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UNIT 4, SILVERDALE INDUSTRIAL ESTATE, HAYES  
Oct 2024 | Landscape Strategy

600-HED-00-XX-RP-L-0001



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## Landcape Strategy

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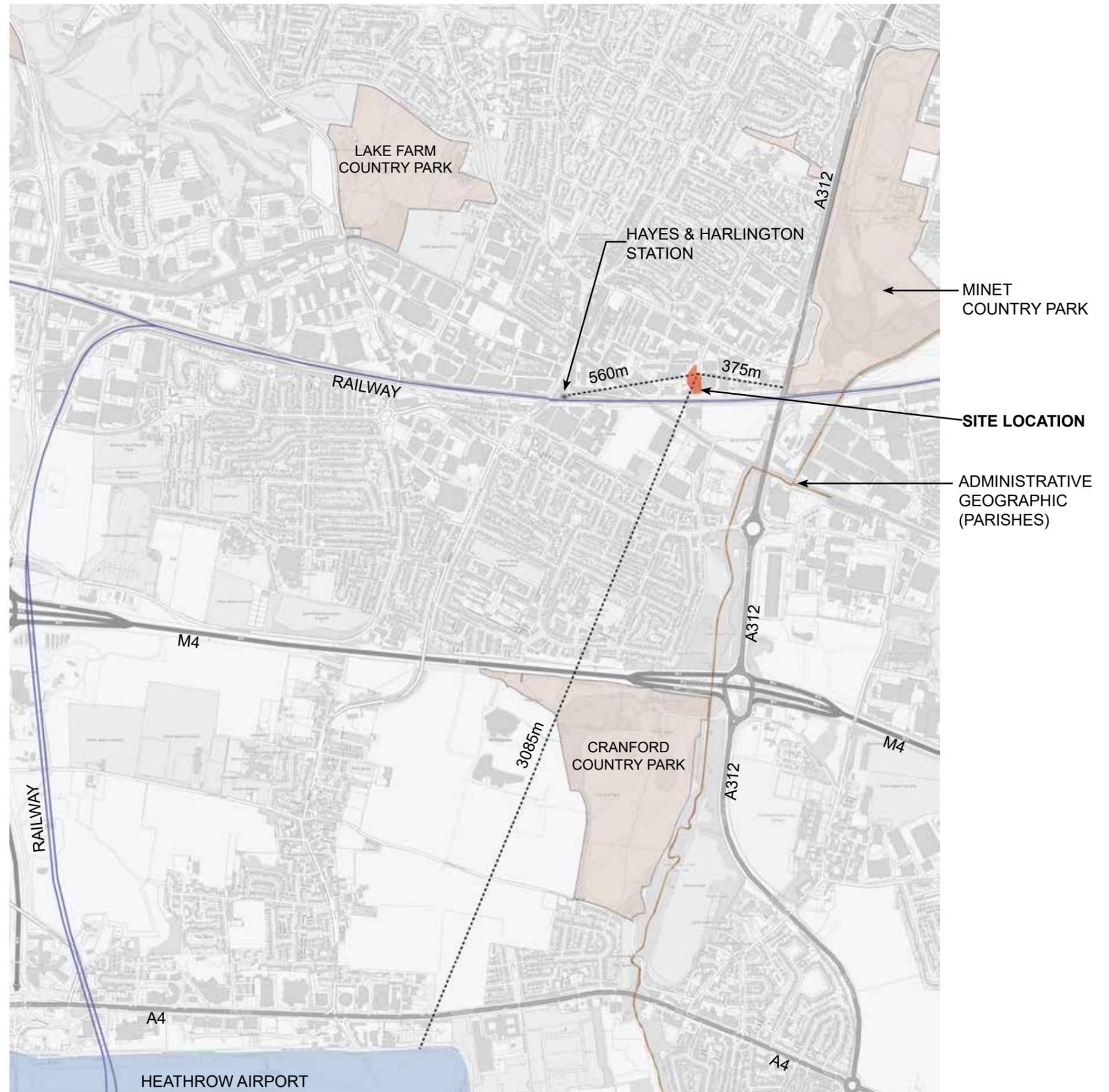
## SITE LOCATION AND DESIGNATION

The site comprises a 0.44ha brownfield site at Unit 4, Silverdale Industrial Estate, Silverdale Road, Hayes, UB3 3BL. The existing site includes a vacant warehouse comprising a ground floor unit with ancillary office floorspace at mezzanine level with hardstanding to the north of the building representing the primary service yard forecourt, a narrow access lane to the west of the building and a small service yard to the rear (south) of the building.

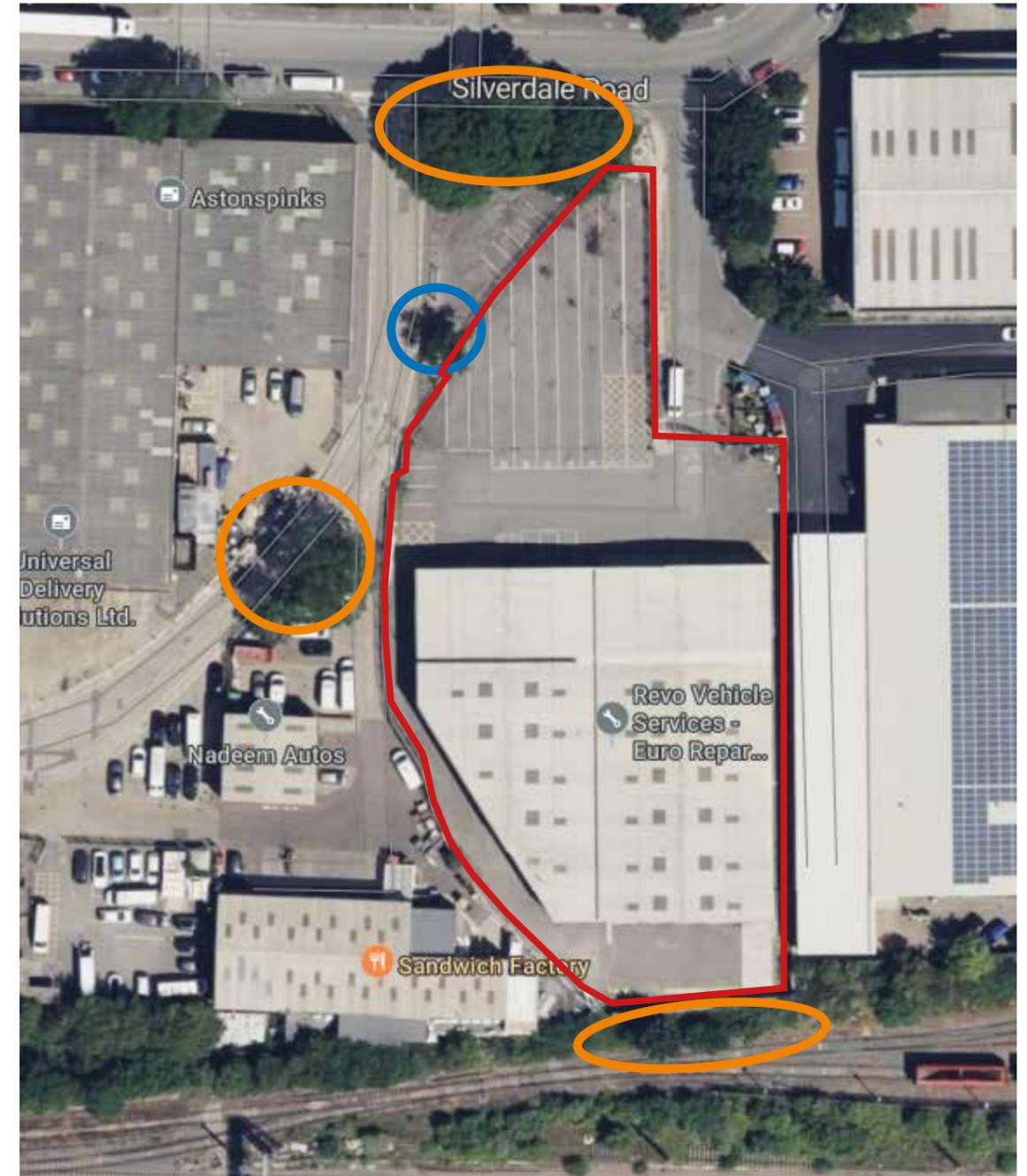
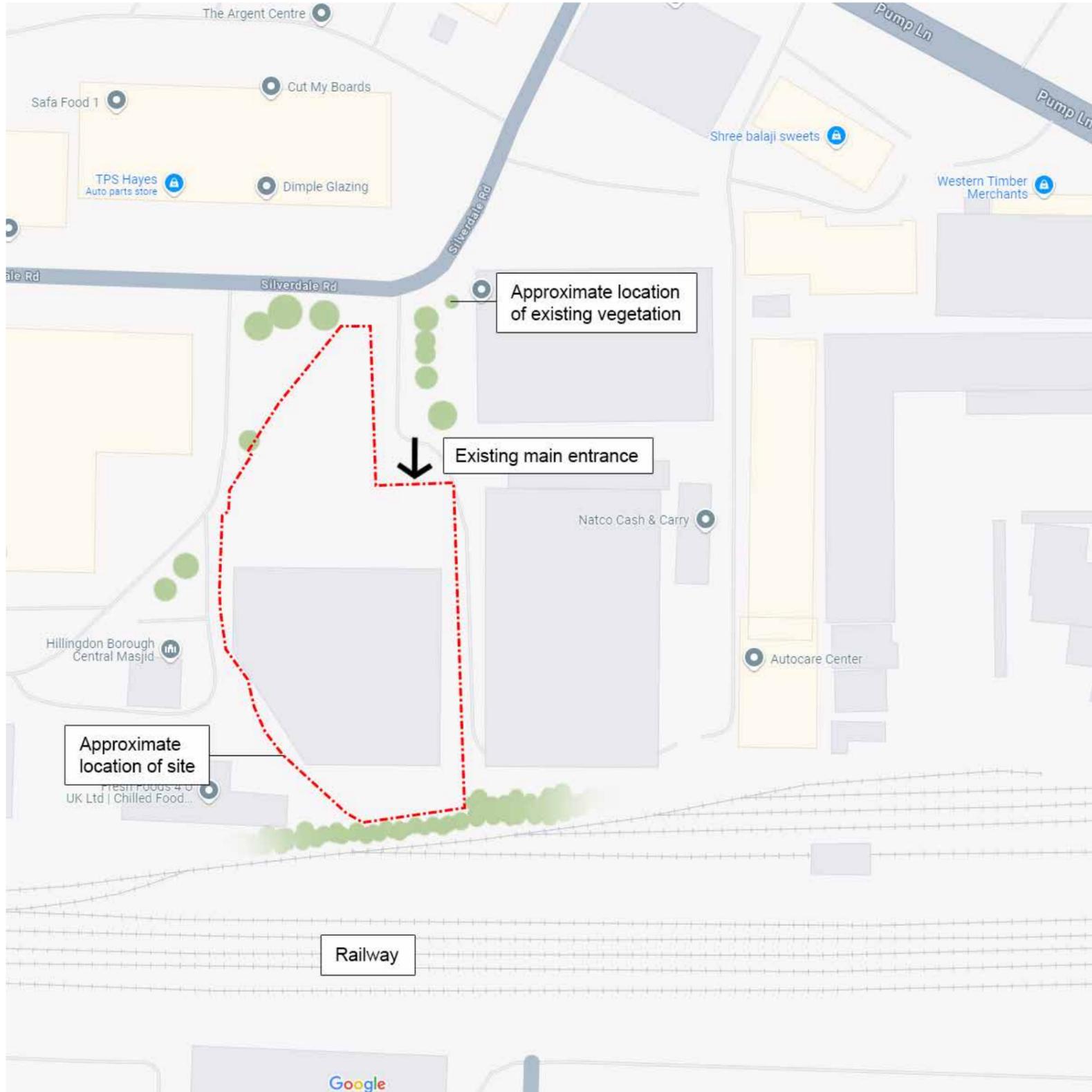
The existing site access is via a two-lane road off Silverdale Road, accessible via Pump Lane. Pump Lane connects to Botwell Lane and the A312 via Bilton Way (c. 400m east of the site), providing direct access to the strategic road network of the M4 (Junction 3) to the south and A40 to the north. Heathrow Airport is located c. 6.1km south of the site.

The average level across the site is circa + 30.8 OD and the existing unit on the site is 7.31m in height.

There is no existing vegetation on the site. 5 trees are located in the immediate vicinity of the site: 3 no. to the north, adjacent to Silverdale Road and 2 no. to the south, adjacent to the application site boundary. All of which comprise Category C trees. There are no Tree Preservation Orders on or immediately adjacent to the Site.

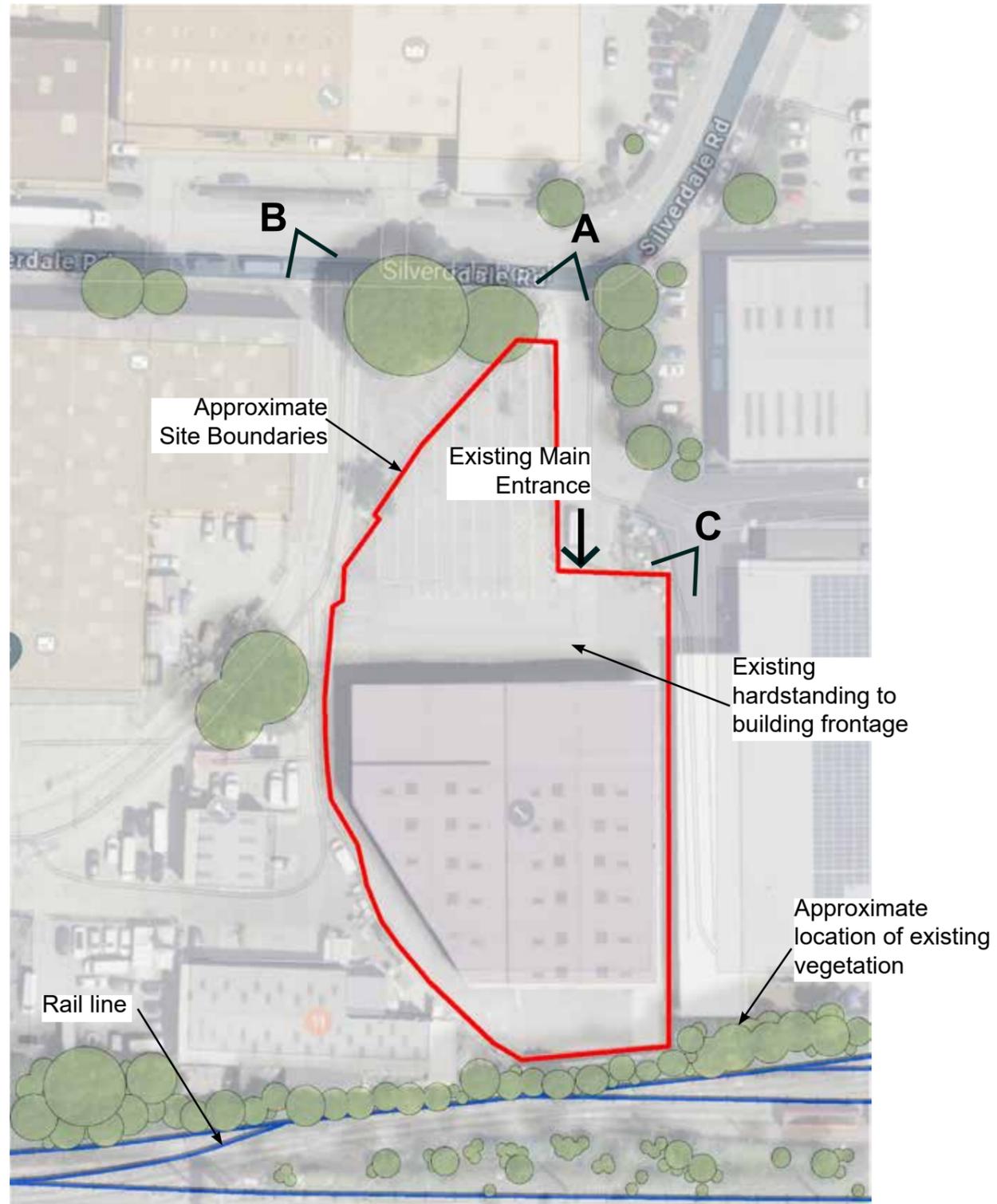


## SITE CONTEXT



- BOUNDARY LINE
- TREE REMOVED
- TREES OUTSIDE BOUNDARIES

## SITE CONTEXT ACCESSIBILITY AND CURRENT CONDITION



A



B



C

## LANDSCAPE - CONSTRAINTS & OPPORTUNITIES

### Baseline

The surrounding area is predominantly characterised by industrial and warehouse units located at Silverdale Industrial Estate, varying between 1-2 storeys. The site is hemmed in with industrial warehouses, a small car park comprising hardstanding and London-Reading railway line to the south, making the immediate environment devoid of greenery, except some existing trees.

The existing site includes a vacant warehouse comprising a ground floor unit with ancillary office floorspace at mezzanine level with hardstanding to the north of the building representing the primary service yard forecourt, without any planting or green elements.

### Landscape Constraints

Due to the nature of the proposed development, there are a number of constraints that effect the landscape proposals.

1. The boundary is required to be hardstanding to allow for security camera visibility. This zone is 1.5m from the internal fence, making this space sterile and devoid of landscape.
2. Any fully grown proposed tree canopies are to be more than 3m away from the internal fence line.
3. The area to the front of the building is required to be hardstanding to allow for the turning movements of the heavy vehicles.
4. There is a large area to the rear, where no trees can be planted due to ownership being not final.

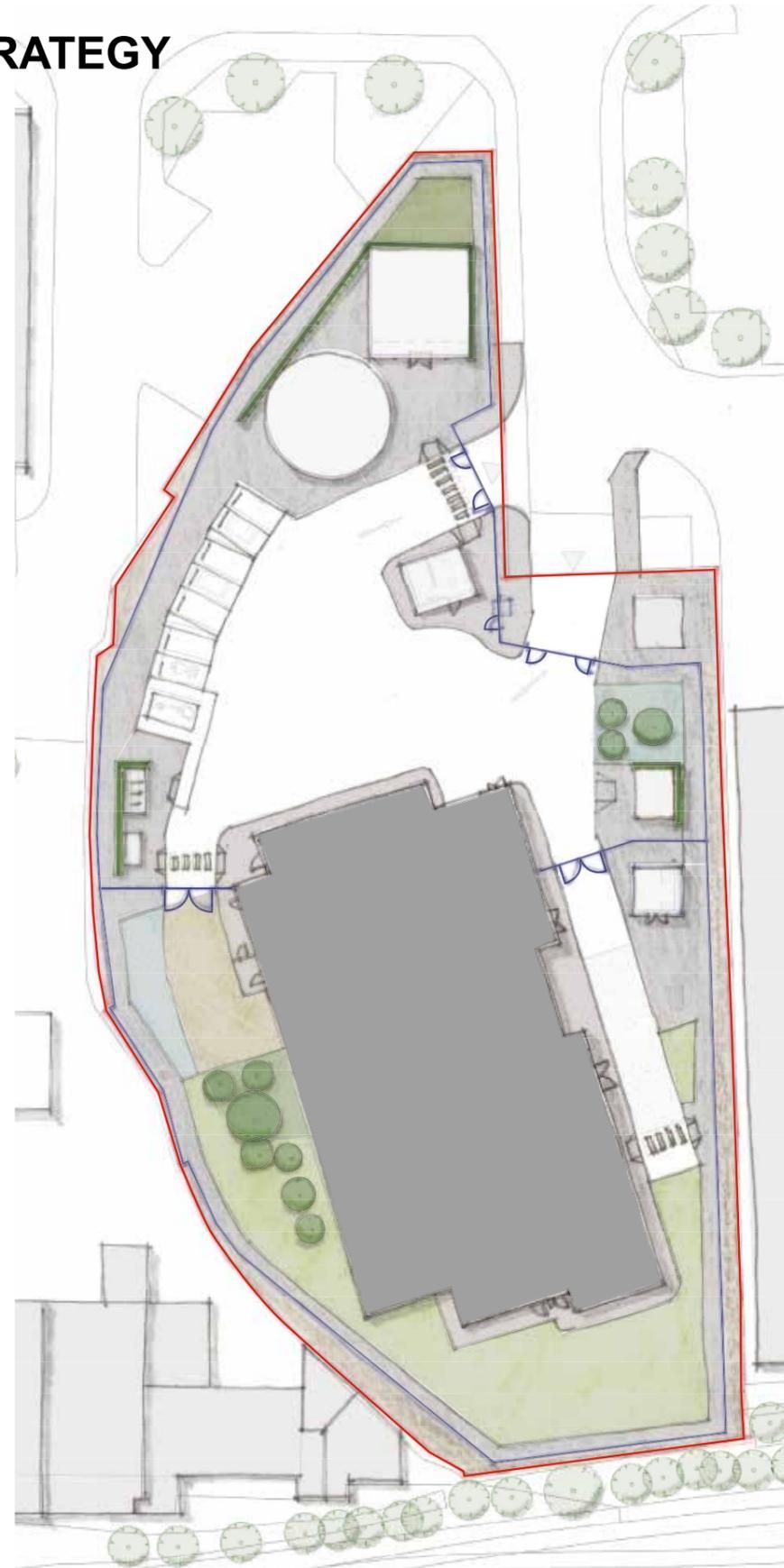
### Landscape Opportunities

The landscape proposals seek to enhance the green cover of the site, with shrubs, groundcovers, limited number of trees, climber screens and green walls.



## LANDSCAPE DESIGN STRATEGY

- Maximise landscape planting within site and security constraints
  - Ensuring the planting does not create camera shadows
  - Trees no closer than 3m from internal security fence
  - Using appropriate planting heights depending on locations
- Provide low maintenance and drought tolerant Shrubs and Groundcovers
  - Perennial species of shrubs and ground cover
  - Drought Tolerant palette
  - Native palette attractive to pollinators
  - Smaller and low maintenance trees
  - No watering once plants have established
- Rain gardens as a means of sustainable urban drainage
  - Coordination with Drainage Strategy to ensure SUDS applications
  - Perennial plants that can stand waterlogging, and drought tolerant plants along the higher edges
  - No watering once plants have established
- Additional green elements to enhance the site conditions
  - Green walls to aid screening
  - Climbers to mesh screens
  - Grasscrete as permeable paving
  - Enhancing the Urban Greening Factor (proportionate to the proposed Class B8 development)



DROUGHT TOLERANT SPECIES



RAIN GARDENS



SMALL TREES



## ILLUSTRATIVE PLANTING PALETTE

### 600 Planting Schedule

#### Trees

Species Name	Common Name
Amelanchier lamarckii 'Robin Hill'	Snowy Mespilus 'Robin Hill'
Crataegus laevigata 'Paulss Scarlet'	Hawthorn 'Paul's Scarlet'
Sorbus 'Autumn Spire'	Rowan

#### Shrubs

Species Name	Common Name
Bergenia purpurascens	Purple Bergenia
Cornus sanguinea	Common Dogwood
Euonymus fortunei 'Emerald Gaiety'	Spindle 'Emerald Gaiety'
Perovskia atriplicifolia 'Blue Spire'	Russian sage
Rosa canina	Dog Rose
Sarcococca hookerana	Sweet box
Viburnum opulus	Guelder Rose

#### Rain Garden

Species Name	Common Name
Ajuga reptans	Bugleherb
Calamagrostis brachytricha	Korean feather reed grass
Cornus sanguinea 'Midwinter Fire'	Dogwood 'Midwinter Fire'
Deschampsia cespitosa	Tufted hair grass
Geranium Rozanne	Cranesbill
Iris sibirica 'Caesar's Brother'	Siberian iris
Luzula sylvatica 'Marginata'	Great wood-rush 'Marginata'
Primula vulgaris	Primrose

#### Rain Garden Slope

Species Name	Common Name
Anthoxanthum odoratum	Sweet vernal grass
Aquilegia vulgaris	Common columbine
Cynosurus cristatus	Crested dog's-tail
Filipendula ulmaria 'Variegata'	Variegated meadowsweet
Iris pseudacorus	Yellow iris
Lobelia cardinalis	Cardinal flower
Lychnis flos-cuculi	Ragged robin
Lythrum salicaria	Purple loosestrife
Oenanthe pimpinelloides	Corky-fruited Water-dropwort



BULBS



DROUGHT TOLERANT AND LOW MAINTENANCE SHRUB PLANTING



SMALL TREES

#### Ornamental Grasses

Species Name	Common Name
Stipa tenuissima 'Pony Tails'	Pony tails

#### Meadow

Mix
Grasscrete Standard Seed Mix No. 2
Basic General Purpose Emorsgate Mixture EM1

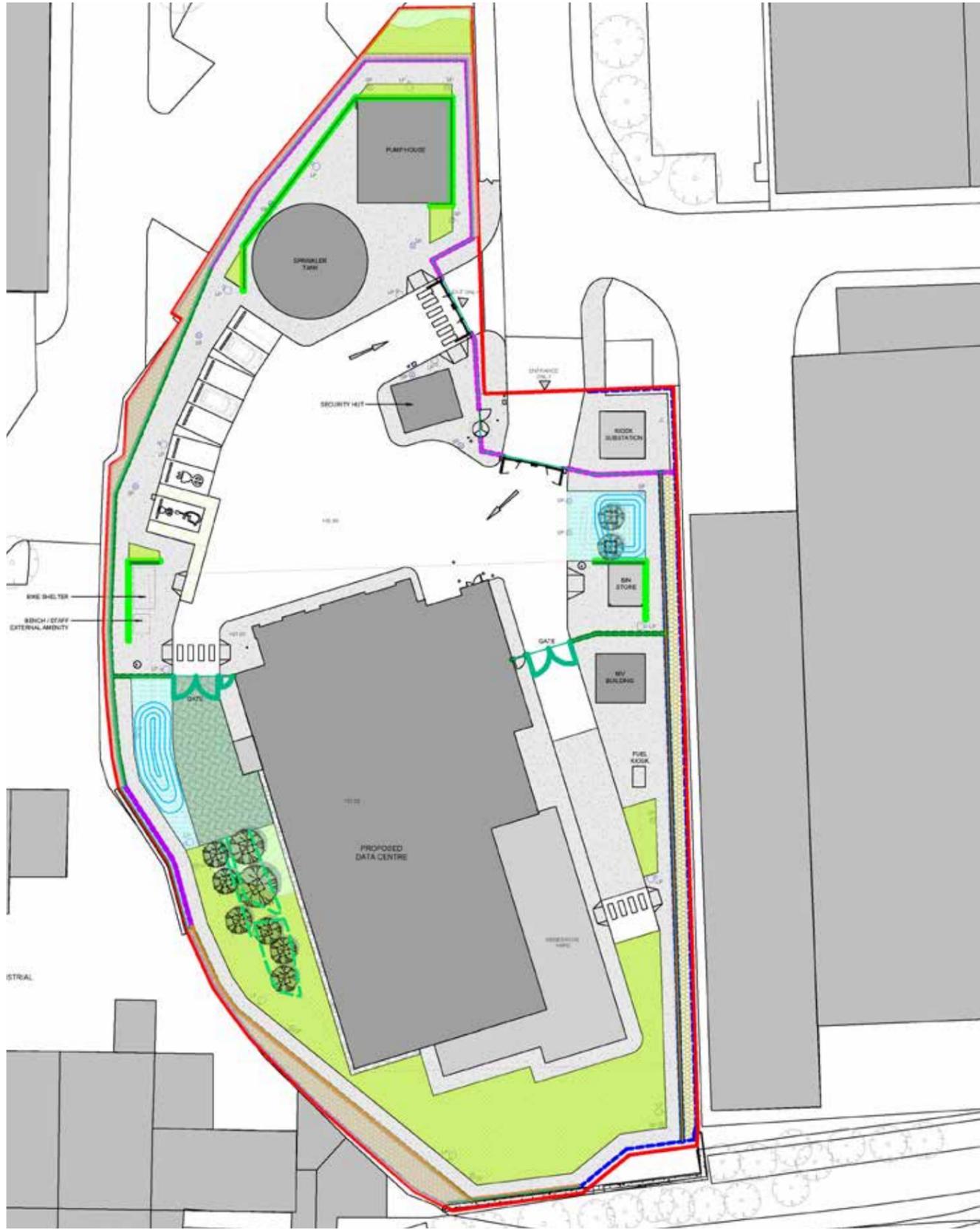
#### Bulbs

Species Name	Common Name
Allium ursinum	Wild Garlic
Eranthis hyemalis	Winter Aconite
Erythronium dens-canis	Dog's tooth violet
Galanthus elwesii	Greater snowdrop
Hyacinthoides non-scripta	Bluebells
Narcissus 'Yellow Sailboat'	Daffodil 'Yellow Sailboat'

#### Climbers for Mesh Screen

Species Name	Common Name
Hydrangea anomala sub. Periolaris	Climbing Hydrangea
Jasminum beesianum	Red Jasmine
Lonicera henryi	Henry's Honeysuckle
Rosa canina	Dog Rose

## Illustrative Landscape Plan



### Current Urban Greening Factor (UGF)

<b>Total site area (m<sup>2</sup>)</b> (include all land within the red line boundary)	4465.85
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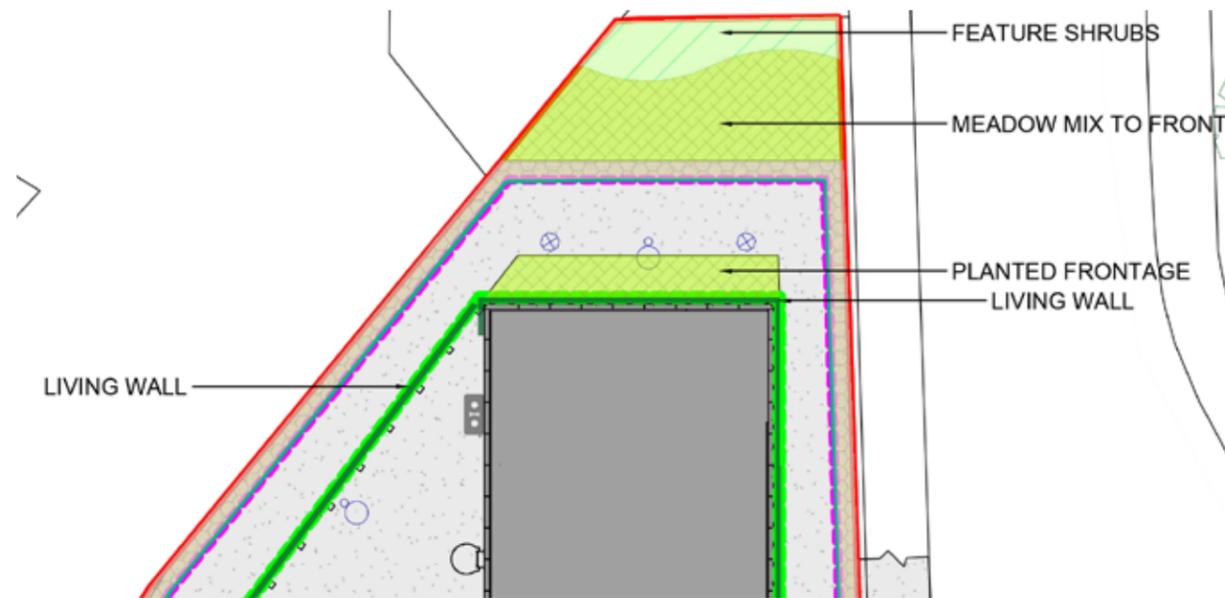
Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m <sup>2</sup> )	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	94.2	75.36	10 trees as shown - Crown assumed to be 3m dia. - canopy area per tree - 9.42 sq.m.
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0	
Flower-rich perennial planting.	0.7	461	322.7	
Rain gardens and other vegetated sustainable drainage elements.	0.7	95.57	66.899	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0	
Green wall –modular system or climbers rooted in soil.	0.6	195	117	Green walls 3.2m high & green mesh screens 2.5m high
Groundcover planting.	0.5	36.79	18.395	
Amenity grassland (species-poor, regularly mown lawn).	0.4	25.57	10.228	Grasscrete - 25% of area
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	269.81	26.981	Gravel surface between fences
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
<b>Total contribution</b>			<b>637.563</b>	
<b>Urban Greening Factor</b>				<b>0.142764087</b>

### Maximising UGF

- The London Plan sets Urban Greening Factor (UGF) targets for predominantly residential and commercial development; this excludes Class B2 and Class B8 development. Notwithstanding, the following measures demonstrate how the proposed development has sought to maximise urban greening:
- Addition of green walls to front of the pump house and around sprinkler tanks
- Mesh screens with climbers creating a vertical greening element
- Additional green spaces with grasses and herbaceous planting
- Rain gardens
- Additional number of trees



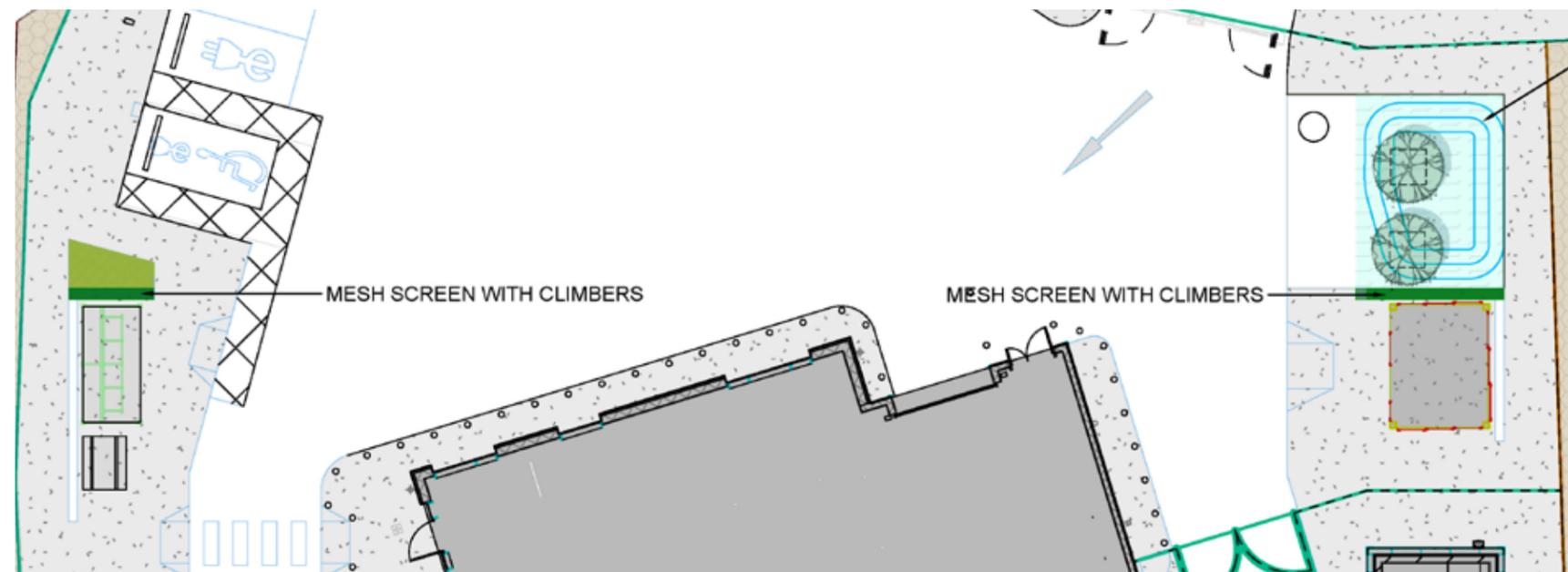
SCREENING ELEMENTS



Living Wall to screen pump house and sprinkler tank



Precedent Images - Living Wall

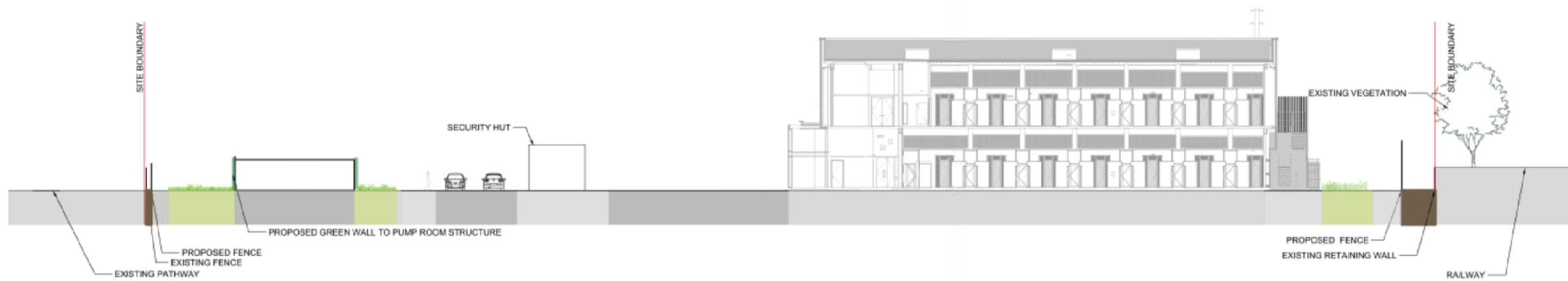


Mesh Screens to Bike Shelter and Bin Store



Precedent Images - Mesh Screen

## ILLUSTRATIVE SITE SECTIONS



## ILLUSTRATIVE SECTIONS

