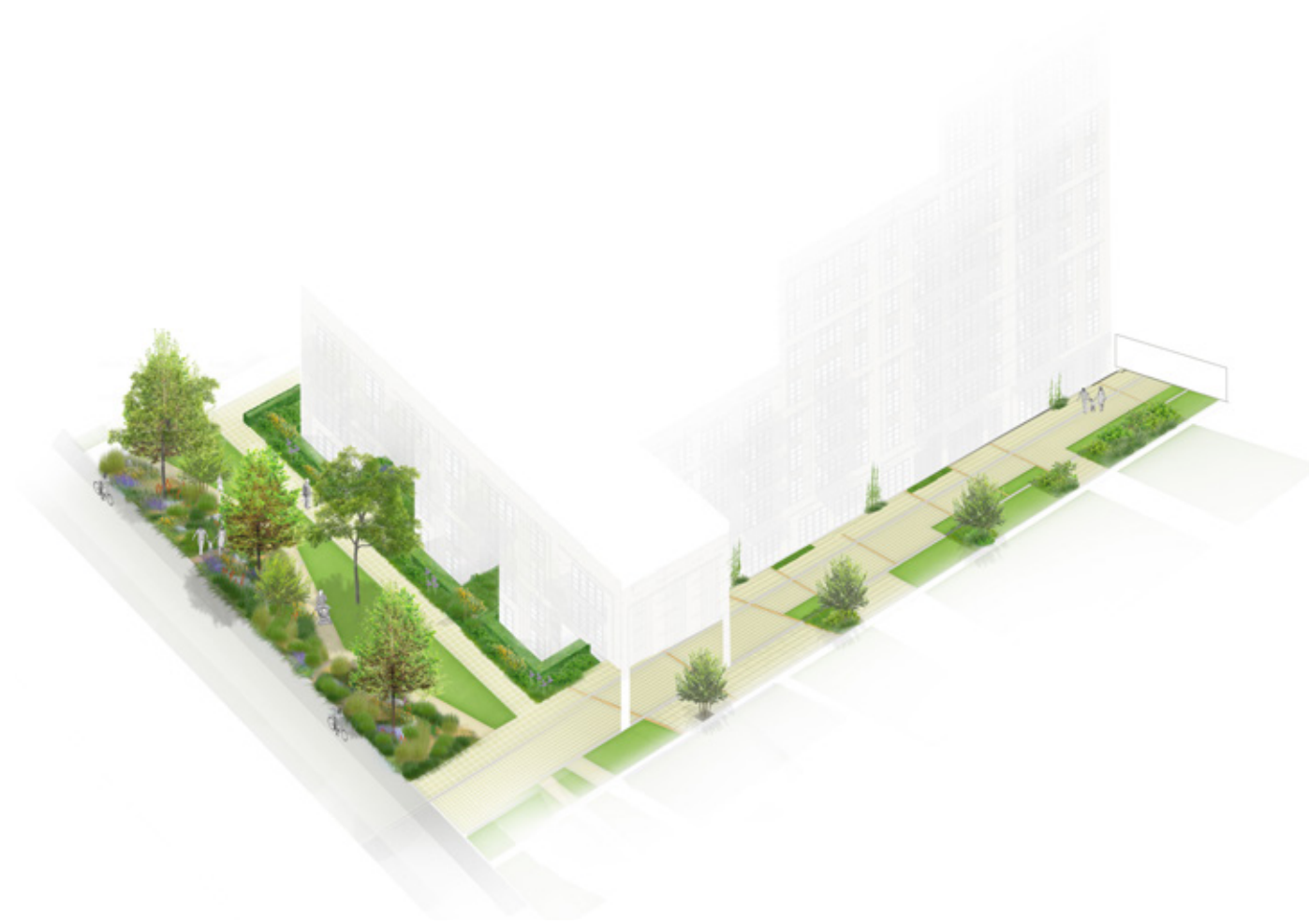




NESTLE AVENUE, HAYES

Landscape Design Report
November 2018

Revision 02

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1.0 LANDSCAPE APPROACH

1.1 Approach

The quality of the landscape will be crucial in the creation of successful, usable streets and spaces within this urban environment. Working with the exciting architectural solution, the success of the landscape scheme will play a major factor in the quality of life for both the existing local community and future residents within the new development. In this regard we have paid great attention to both the physical appearance and human scale issues. In this respect our overall objective is to create a solution that achieves a sense of belonging: to its time, its place and its people as follows:

- 1. Belonging to the time: respecting the special historical characters and events associated with the site whilst promoting a contemporary solution fit for the twenty first century;
- 2. Belonging to the place: understanding and responding to both the wider context of regeneration and the local townscape, promoting an accessible, legible, active and sustainable design;
- 3. Belonging to the people: appreciating the human scale requirements of the community, from social interaction, safety and security, activity and amenity; with the intention of creating spaces for all ages and all seasons.

This report explains our design approach and design product: our strategy and the developed proposals. It initially sets out an analysis of the site's landscape context to provide an understanding of the issues to solve and opportunities to explore. It subsequently describes our concept for a holistic and cohesive masterplan whilst celebrating the character of the individual spaces in the proposals. Finally we provide a guide towards the proposed landscape elements that will make up this masterplan, the paving materials, furniture, planting, play equipment and lighting.



It's HUMAN-NATURE

Creating a sustainable development that integrates into the wider masterplan and promotes human interaction and natural biodiversity





2.0 LANDSCAPE MASTERPLAN

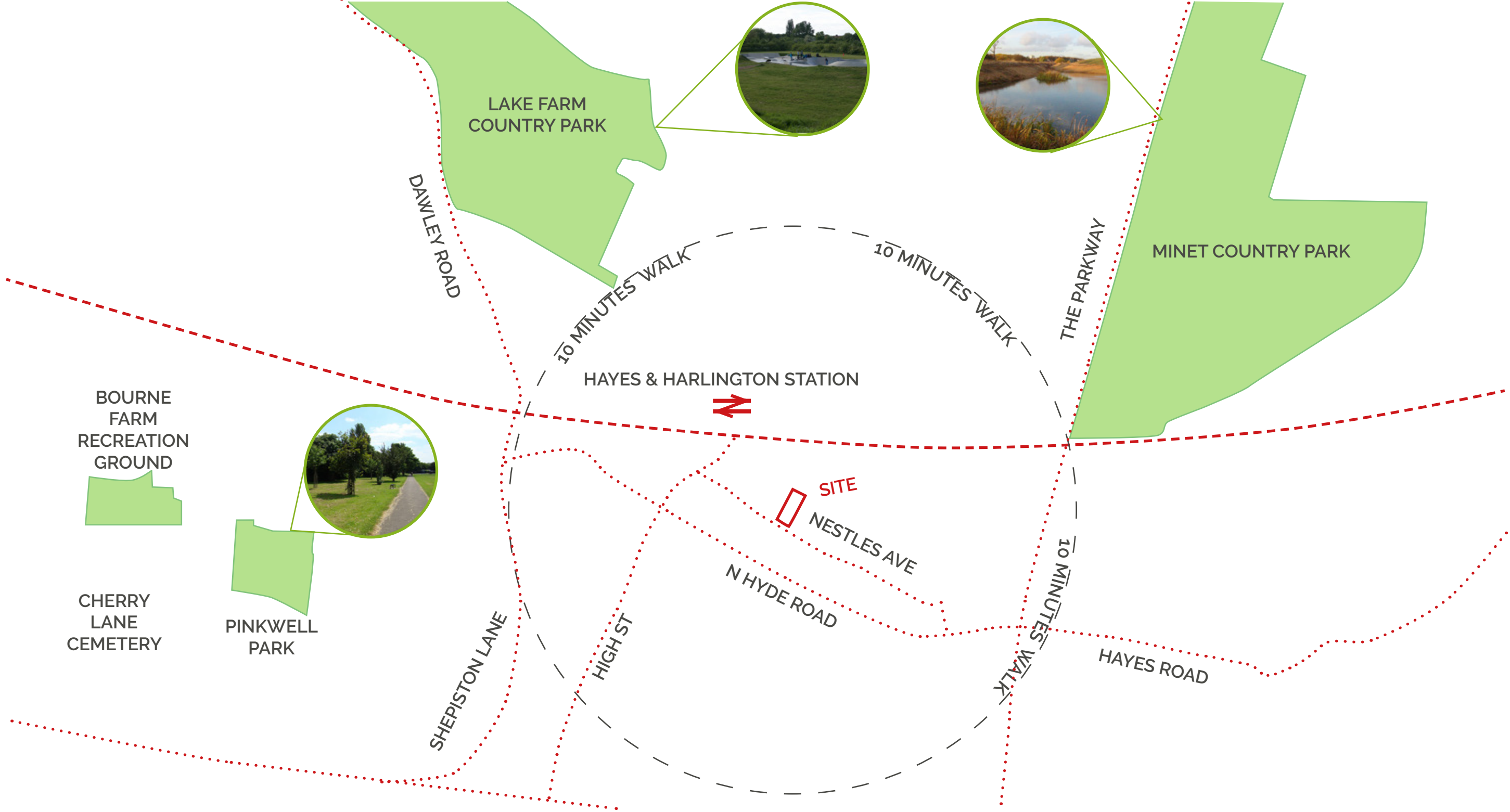
2.1 Wider landscape context

The site sits in the heart of Hayes Town Centre to the west of London. Whilst the countryside beyond Greater London is in relatively easy reach, the area is blessed with large tracts of open space such as Colne Valley Regional Park and Osterley Park beyond.

More locally, there are significant recreation and amenity parks within walking and cycling distance such as Pinkwell Park, Bourne Farm Recreation Ground, Minet Country Park and Lake Farm Country Park.



2.2 Local landscape context



2.3 Landscape masterplan

The architectural scheme for the site ties in with a wider masterplan for Nestle Avenue, for which a series of developments are planned.

Our landscape proposals thus look to promote linkages through the area, especially with an amenity corridor along Nestle Avenue that will extend and support connectivity for both humans and natural biodiversity.

At the higher level a series of cascading roof terraces will offer amenity for the new residents within the development, offering toddlers play and opportunities for social interaction.

The following chapter describes each of these elements in more detail: the Nestle Avenue frontage, the linear landscape courtyard to the side of the building, and finally the cascading amenity roof terraces.

- 1. Nestle Avenue frontage
- 2. Linear landscape courtyard
- 3. Cascading amenity roof terraces





2.4 Masterplan- Nestle Avenue frontage

The frontage to the development is based largely on the Local Authority's vision for a 6m wide Sustainability Corridor. Our proposals thus provide:

- a cycle way adjacent to drop off lay-by's along Nestle Avenue;
- a pedestrian pavement;
- a SUDs and amenity strip.

This SUDs and amenity strip provides an opportunity to absorb local surface water with a shallow basin with marginal planting including grasses, shrubs and semi-mature trees. Within this, a grass lawn with seating along a path winds through the frontage providing incidental play elements.

Beyond this public realm a defensible planting strip for the ground floor apartments provides a low but lush buffer, with pathways through to building entrances.



This composition is illustrated with a section and three dimensional axonometric, showing the quality of the Sustainability Corridor.



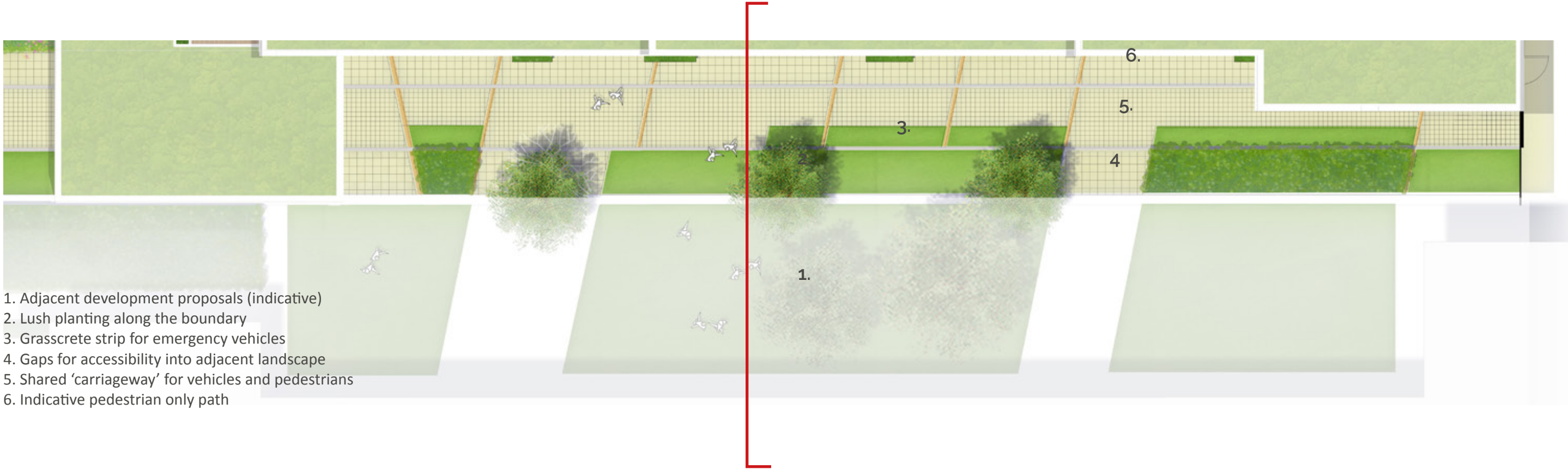
2.5 Linear landscape courtyard

To the side of the proposed development a linear landscape courtyard is being proposed. This will create an attractive and intimate entrance route for pedestrians into the communal lobbies. The courtyard will also be used by cars accessing the car park under the under-croft and also by emergency vehicles on an occasional basis.

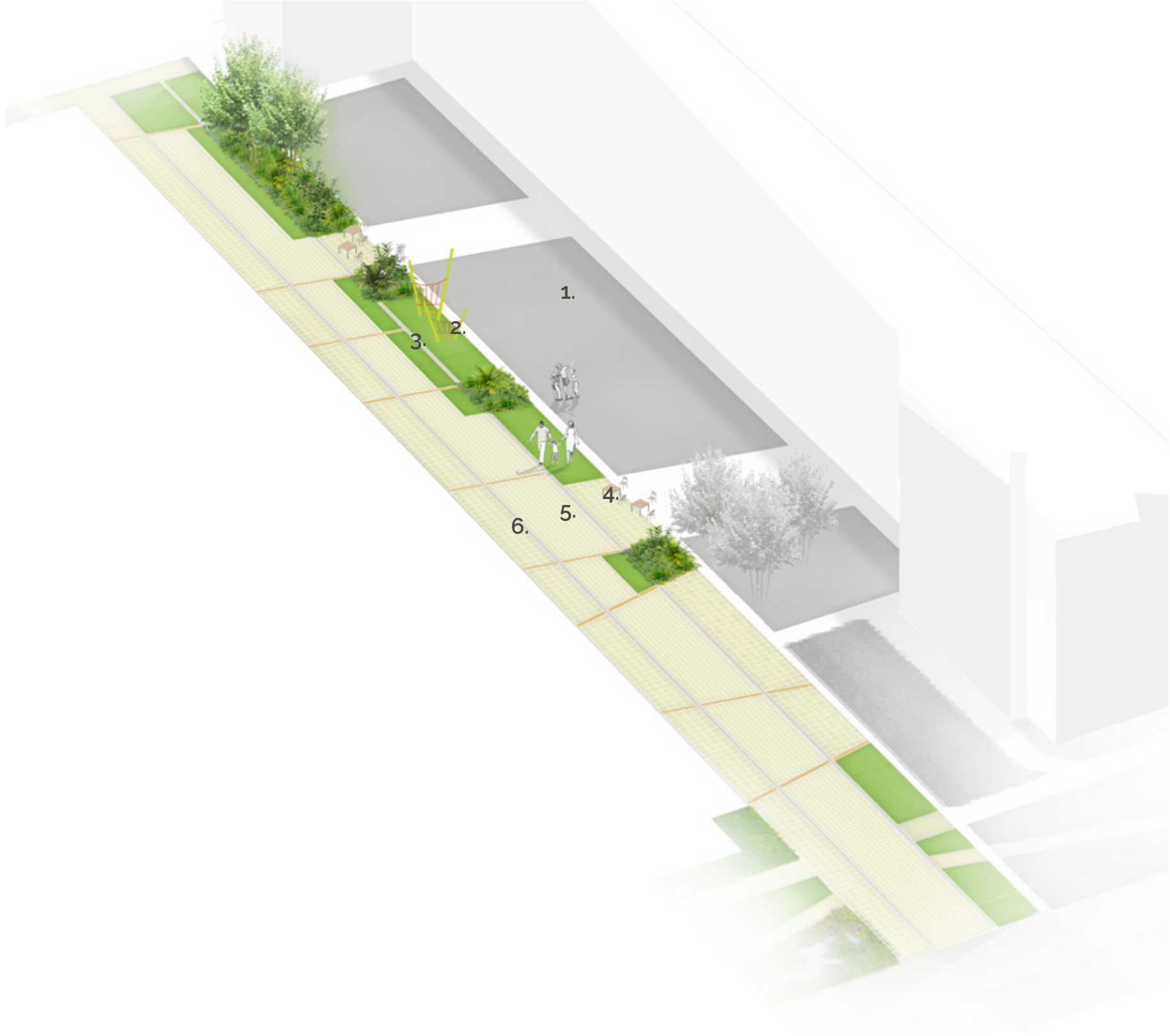
Hence this courtyard will be geared towards a pedestrian orientated streetscape with a shared surface treatment with an indicative 'pedestrian only' path adjacent to the building.

To maintain emergency vehicle access without creating a hard and wide street, a strip of grasscrete will be used along the side.

Similar to the need for wider connectivity along Nestle Avenue, the proposals also look to extend into the adjacent development, with this linear courtyard offering pedestrian links through it.



This composition is illustrated with a three dimensional axonometric, showing the quality of the linear landscape courtyard.



2.6 Amenity roof terraces

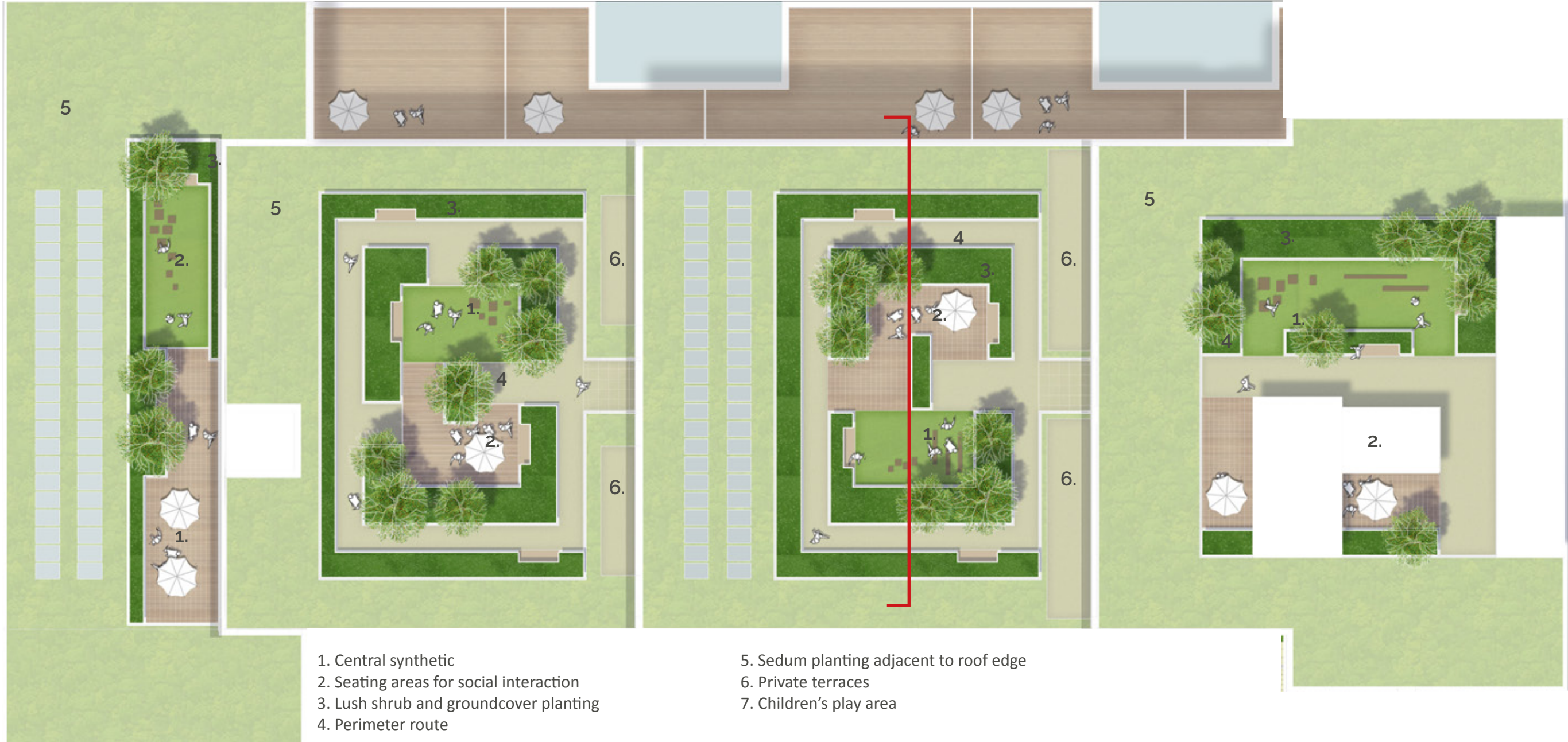
While being elevated well above street level it is intended that these garden terraces will provide the space for all the residents of the new building, and where this community can come together. They will have a south facing sunny aspect with great views across this part of London.

The fifth floor terrace will provide a play space for toddlers and young children, but in a subtle manner so as not to dominate the experience to

the detriment of offering other uses for social interaction. Thus the layouts have combined lush planting for wind mitigation with a more open area for maintaining views.

A central planted ‘island’ will be used to provide a buffer to the play area, providing a subtle separation behind which a space for table & chairs will provide a quieter more ‘grown up’ for the residents.

Each garden terrace will have a similar composition: Central to each will be a synthetic lawn to provide a host of play elements allowing it be used year round. Raised planters with integrated seating will surround this open space, providing residents with the opportunity for interaction with their neighbours.



This composition is illustrated with a section and three dimensional axonometrics, showing the quality of the cascading amenity terraces





3.0 LANDSCAPE ELEMENTS