

NESTLES AVENUE , HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

JULY 2020

EX
A

EXTERIOR ARCHITECTURE

NESTLES AVENUE, HAYES

LANDSCAPE - DAS

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01 INTRODUCTION

1.1 PURPOSE OF THIS DOCUMENT

Exterior Architecture (ExA) have been commissioned by Healey Development Solutions (Hayes) Ltd to undertake landscape architectural services for the redevelopment of 'Nestles Avenue, Hayes.'

The Architects, TateHindle Ltd, have been appointed to develop the scheme in conjunction with ExA. The purpose of this Landscape DAS is to detail the approach ExA have taken to form the landscape proposals for the site, as part of a detailed planning application for the site.

The following information and drawings for the landscape portion of this submission are to be treated as illustrative. The application seeks approval for the landscape strategy/design approach only. It is envisaged that additional detailed information will be submitted to the council pursuant to any conditions imposed on the grant of a planning consent. For additional information refer to the architectural Design and Access Statement (DAS).

1.2 SITE LOCATION

The 0.23 hectare site is situated a third of the way down Nestles Avenue, in close proximity to Hayes town centre. The existing site is located in an industrial zone with the closest transport hub of Hayes and Harlington Railway Station only a 5 minute walk away. The north edge of the site shares a boundary with Squirrels industrial estate. The Railway sits to the North of this estate. To the west are industrial units and to the east is the former Nestle Factory site, which is currently under development for a mixed use scheme including over 1300 homes and substantial industrial/distribution space. South of Nestles Avenue includes subdivisions of mainly two storey housing.



Figure 1. Site Location

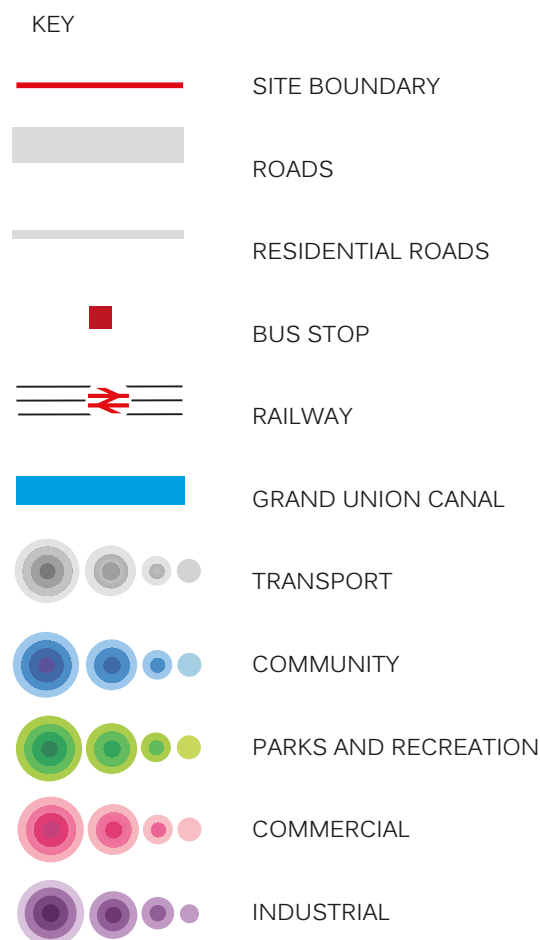
KEY
SITE BOUNDARY

02 CONTEXT ANALYSIS

2.1 EXISTING PHYSICAL CONTEXT

The landscape has a significant role to play within the development of Nestles Avenue, London. It serves to unify the built form within it's landscape context, improve play provision, and enhance green infrastructure elements to create a unique and ecologically diverse outdoor environment.

This section sets out the site opportunities and constraints, analyses site spatial division, and exhibits the resultant design, materiality, and strategies of the external public and private realms. The design shows aspirations for the site that are the result of coordination workshops with the design team, and refinement of the client's brief.



SITE POSITION



2.2 GREEN INFRASTRUCTURE CONTEXT & PLAY ANALYSIS

The required play space provision was calculated using the Greater London Assembly (GLA) population yield calculator (Assessing Child Occupancy and Play Space Requirements 2019) and based on the residential units matrix. The recommendation is 10M² of play space per child.

The table shows that to meet the GLA requirements for play we are required to provide 264m² of play space, comprising 120m² for under 5's, 89M² for 5 to 11 year olds and 56M² for 12+.

The majority of play quantum is to be provided within the development, The roof top terrace level 06, level 09 and ground floor will look to provide the majority of play yield of the site.

Within close proximity to the site are a large number of green spaces and play facilities, notably Lakae Farm Country Park's BMX park, Minet Country Park, Pinkwell Park and more. Together they form a network of spaces which provide a variety of play and exercise opportunities and will supplement the play provision within our site.

2.2.1. PLAY REQUIREMENT

NESTLES AVENUE	
REQUIREMENT (m²)	
GLA Total	264m2
Breakdown	
0 to 4 YRS	120
5 to 11 YRS	89
12+ YRS	56



1. LAKE FARM COUNTRY PARK

- BMX Park
- Lake Farm Park Academy ages 3-6
- Recreational grounds



2. MINET COUNTRY PARK

- Childrens play park
- Diverse wildlife habitats
- Hillington cycle circuit



3. PINKWELL PARK

- Outdoor gym
- Children's playground
- Variety of sports facilities: Football pitches, ball-court & skateboard area



4. SOUTHHALL RECREATIONAL GROUND

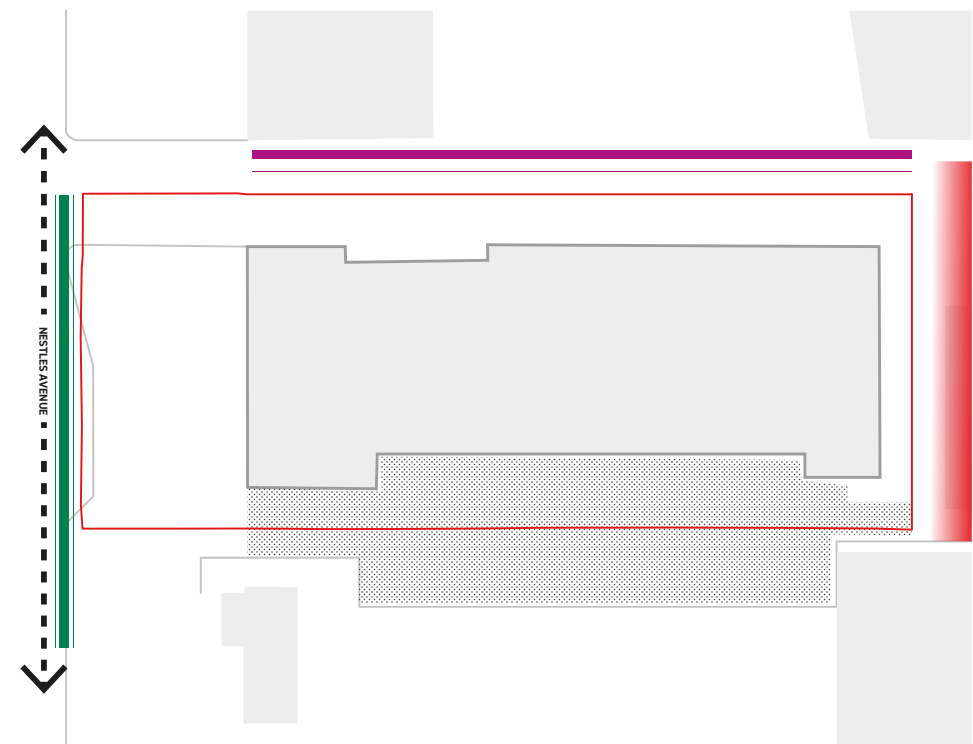
- Large and new adventure playground
- Variety of sports facilities: Football & cricket pitches & tennis courts



03 MASTERPLAN ANALYSIS

3.1 OPPORTUNITIES AND CONSTRAINTS SUMMARY

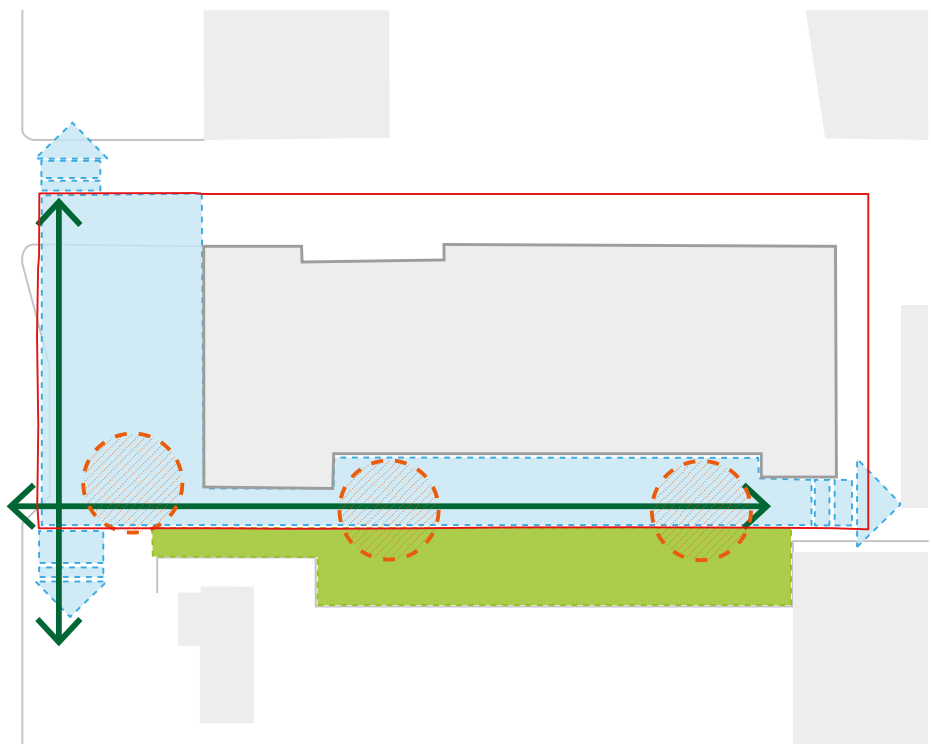
3.1.1. CONSTRAINTS



KEY

- Site boundary
- Existing vehicle movement
- Visual restrictions due to existing industrial built form
- Noise constraint from existing traffic
- ▨ Potentially shady Aspect due to neighbouring buildings
- Possible Noise from Rail corridor to the north

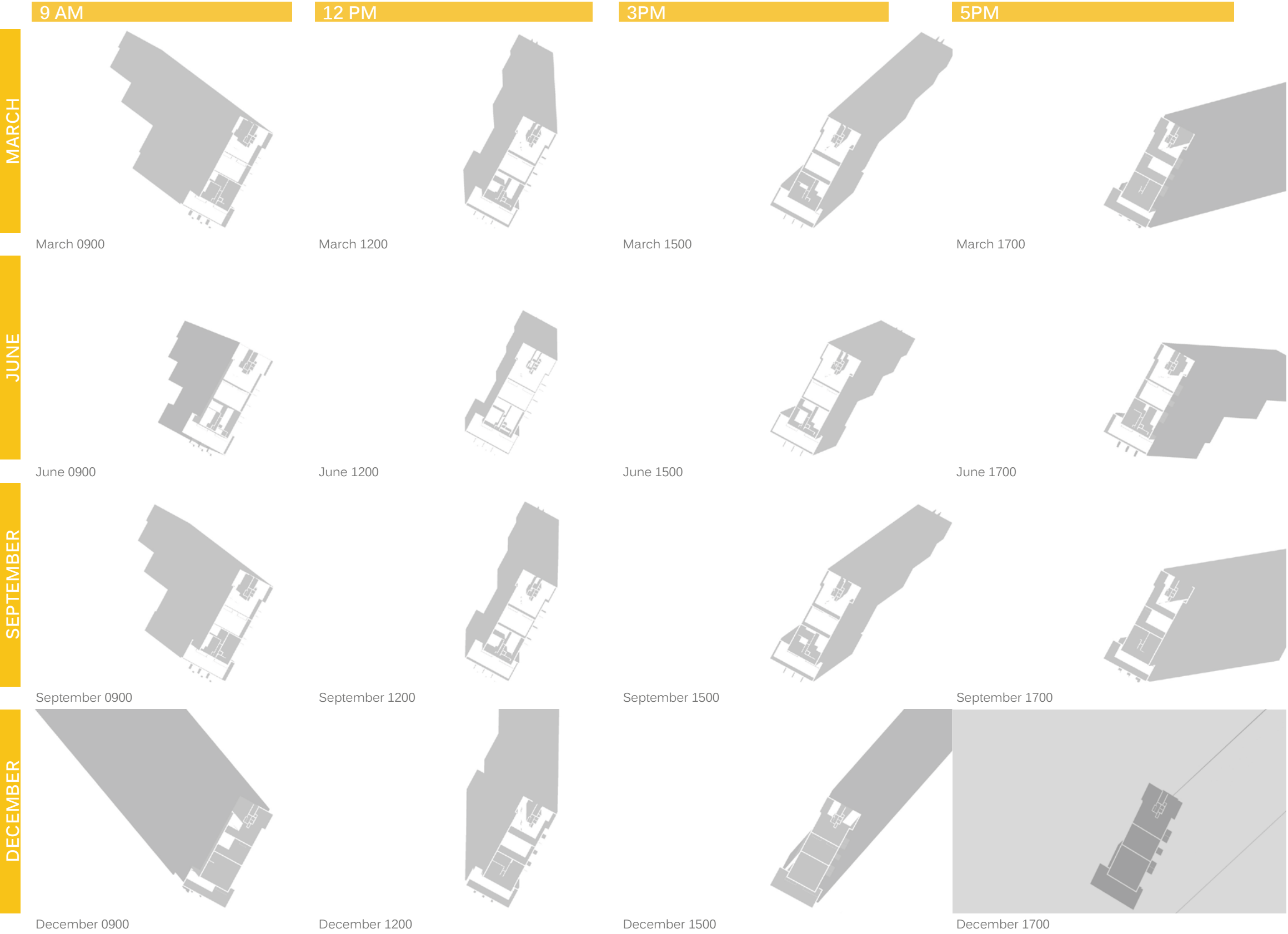
3.1.2. OPPORTUNITIES



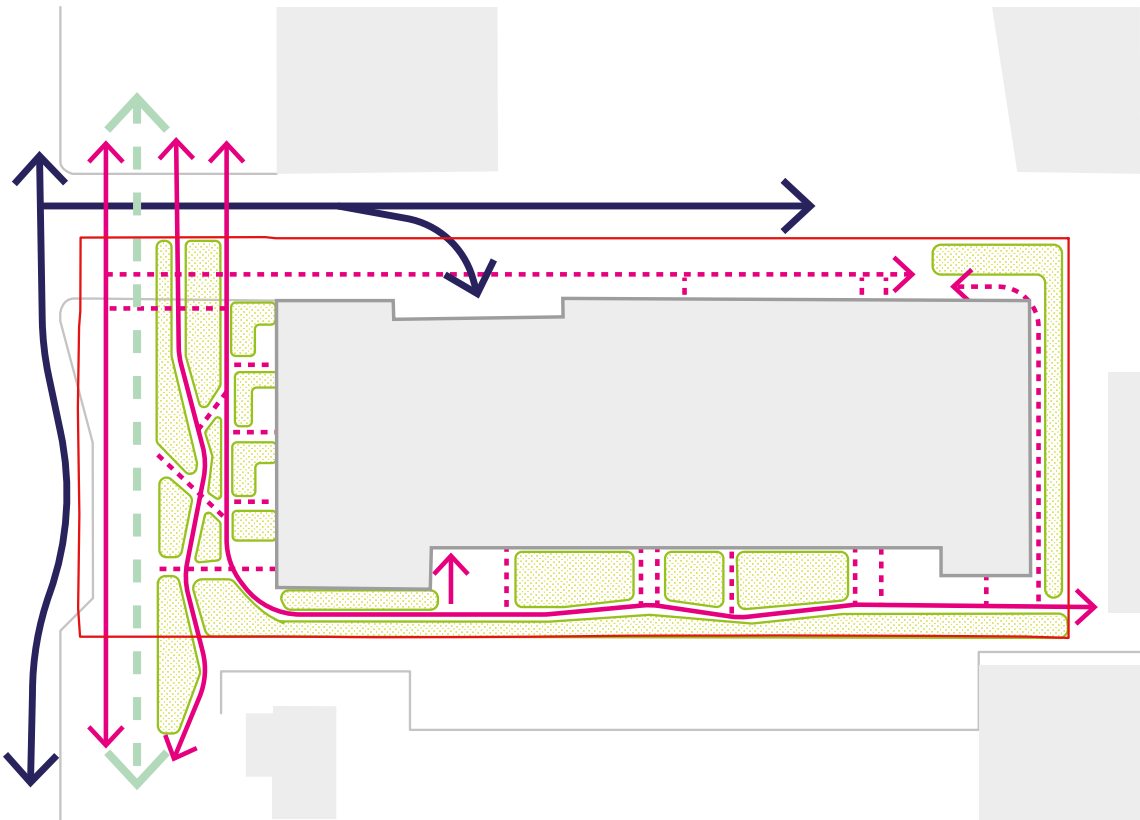
KEY

- Site boundary
- Opportunity to intergrate landscape with wider public
- Enhance ecological buffer to existing green
- Nodal point potential for threshold space
- Opportunity to create & enhance sustainable green linkage to wider Nestles public realm

3.1.3. SUN / SHADE ANALYSIS

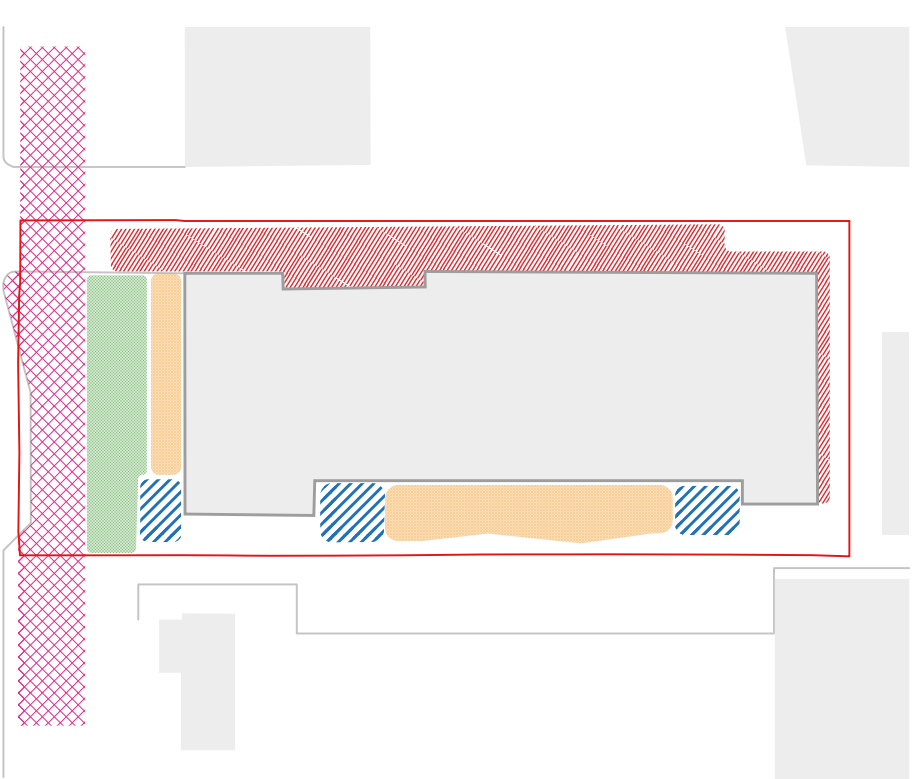


3.1.4. ACCESS AND MOVEMENT



- KEY
- Site boundary
 - Primary Pedestrian route
 - ... Secondary pedestrian route
 - Soft landscape
 - Vehicle movement
 - Cycle movement

3.1.5. ZONING



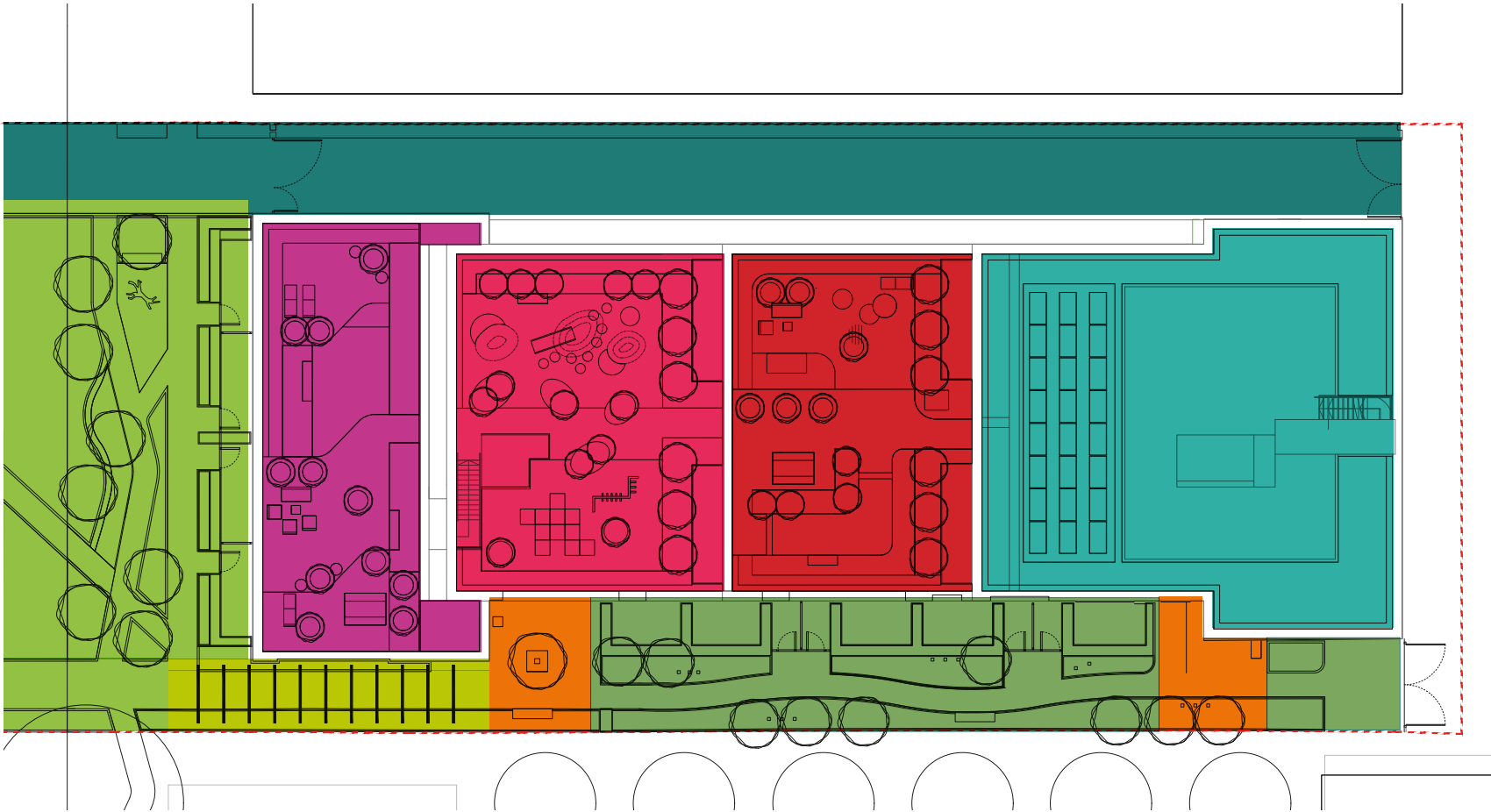
- KEY
- Site boundary
 - 9 Nestles Avenue
 - Garden walk
 - Service Mews
 - Sustainability corridor
 - Courtyard

04 LANDSCAPE DESIGN

4.1 DESIGN APPROACH

ExA have developed the landscape brief in direct response to:

- > Existing site constraints and opportunities. These are diverse with the main considerations being, but not limited to; people movement; equality in accessibility; micro-climate; above and below ground infrastructure; and emergency access and egress;
- > Creating a modern neighbourhood - Taking an approach to place making which aims to cater to the diversity of the local resident. This has involved scripting spaces for a variety of curated uses such as relaxation, play, and socialising
- > Maintaining a focus on a progressive and dynamic living space that can enhance the experience of urban living, by allowing the opportunity for socialisation within a green and verdant setting; and
- > Placing importance on pedestrian comfort levels, navigation and ease of flow, through provision of a clear and uncluttered pedestrian spaces



4.1.1. LANDSCAPE CHARACTER TYPOLOGIES

Nine character areas have been developed for the Nestles Avenue landscape:

LEVEL 00 NINE NESTLES AVENUE

Green Link / Sustainability Corridor / Suds / Rain Garden / Verdant / Nature Play Trail / Biodiversity Ribbon

LEVEL 00 MAIN ENTRANCE

Sculptural / Gateway / Lush Planting / Linear Rhythm

LEVEL 00 GARDEN COURTYARDS

Nodes / Feature Trees / Seating Area / A Moment / A Place To Pause

LEVEL 00 GARDEN WALK

Garden Feel / Lush Planting / Seating Areas / A Journey

LEVEL 00 MEWS

High Quality Paving Finish / Green Boundary

LEVEL 04 COMMUNAL TERRACE

Social / Space To Meet / Seating Areas / Sensory Garden / Lawn / Self-Grow Beds / Solo Respite / Dining Area

LEVEL 06 COMMUNAL PLAY TERRACE

Playful / Colourful / Seating Areas / Biodiverse Planting / Exploration

LEVEL 09 COMMUNAL TERRACE

Social / Space To Meet / Seating Areas / Ecology Trail / Lawn / Playful Seating / Solo Respite/ Dining

LEVEL 11 GREEN ROOF

Functional / Verdant / Biodiverse

4.1.2. VISION

The vision for the 9 Nestles Ave scheme embodies
4 Key Principles:



1) PRIORITISE ECOLOGICAL STRENGTH & SUSTAINABILITY

Design with sustainable practices at the forefront of the design goal. In order to create an aesthetically pleasing and functional design, incorporate sustainable interventions such as:

- A) SUDS & rain gardens
- B) Specimen trees and biodiverse planting to encourage birds, pollinators and create habitats for insects and small mammals
- C) Incorporate bird/bat boxes and insect hotels on roof terraces
- D) Solar panels on roof terrace



2) SEQUENCING OF SPACES TO CREATE MOVEMENT

Implement a design which creates a rhythm of movement from space to the next, connecting the pedestrian environment in a seamless way through transitions between one usable space to the next by:

- A) Creating a sequence of courtyards acting as meeting points
- B) Creating seamless visual transitions using planting or hardscape features
- C) Framing views using vegetation or structural features
- D) Use repetition in the landscape to guide the visitor through the site



3) CREATE AN IMMERSIVE VERDANT OASIS

Incorporating functional and lush planting with distinct typologies will help define each space. The design creates spaces where planting creates an escape from the urban, city environment through:

- A) Lush planting and tree cover encouraging visitors to get lost in their natural surroundings
- B) Integrate play within planted areas
- C) Incorporate biodiverse planting into seating areas on roof terraces; a new approach to green roofs



4) BUILD A CONNECTED NEIGHBOURHOOD

Allow the way people live their lives day-to-day to dictate spaces, use, and layouts, by creating...

- A) A modern urban community with spaces for people to relax, play, gather, and socialise
- B) A calming space to escape the urban landscape
- C) A landscape to suit the diversity of community; for all ages & abilities

4.2 OVERALL LANDSCAPE MASTERPLAN

DAY 1 SCENARIO



Figure 2. Illustrative Masterplan: Day 1 Scenario

DAY 2 SCENARIO

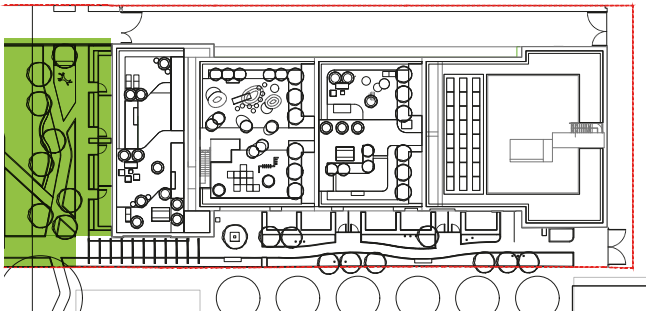


Figure 3. Illustrative Masterplan Day 2 Scenario

4.2.2. LEVEL 00 NINE NESTLES AVENUE

Serving as an important link to wider development frontage, this space looks to adopt the principles of a sustainability corridor. Organic in its form, the suds and amenity strip provides the opportunity for site surface water to be absorbed into a controlled (SUDS) basin feeding the rain garden planting and trees. The geometry of the space holds and frames the facade and allows permeability through the garden and along Nestles Avenue. Play will be introduced into these spaces to bring children of all ages closer to nature we look to allow children chance to explore, with biodiversity ribbon walkways over planting for a immersive experience.

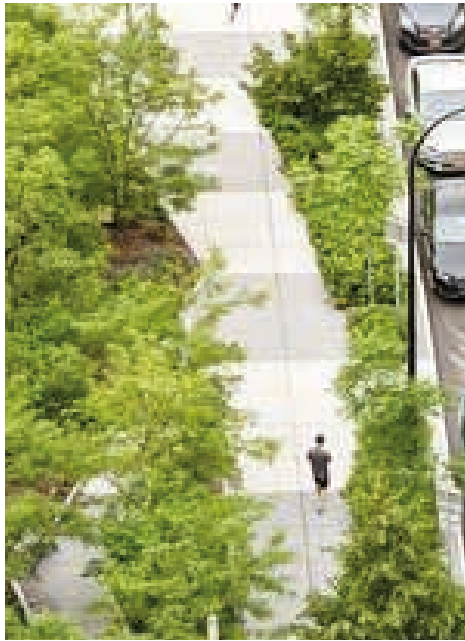
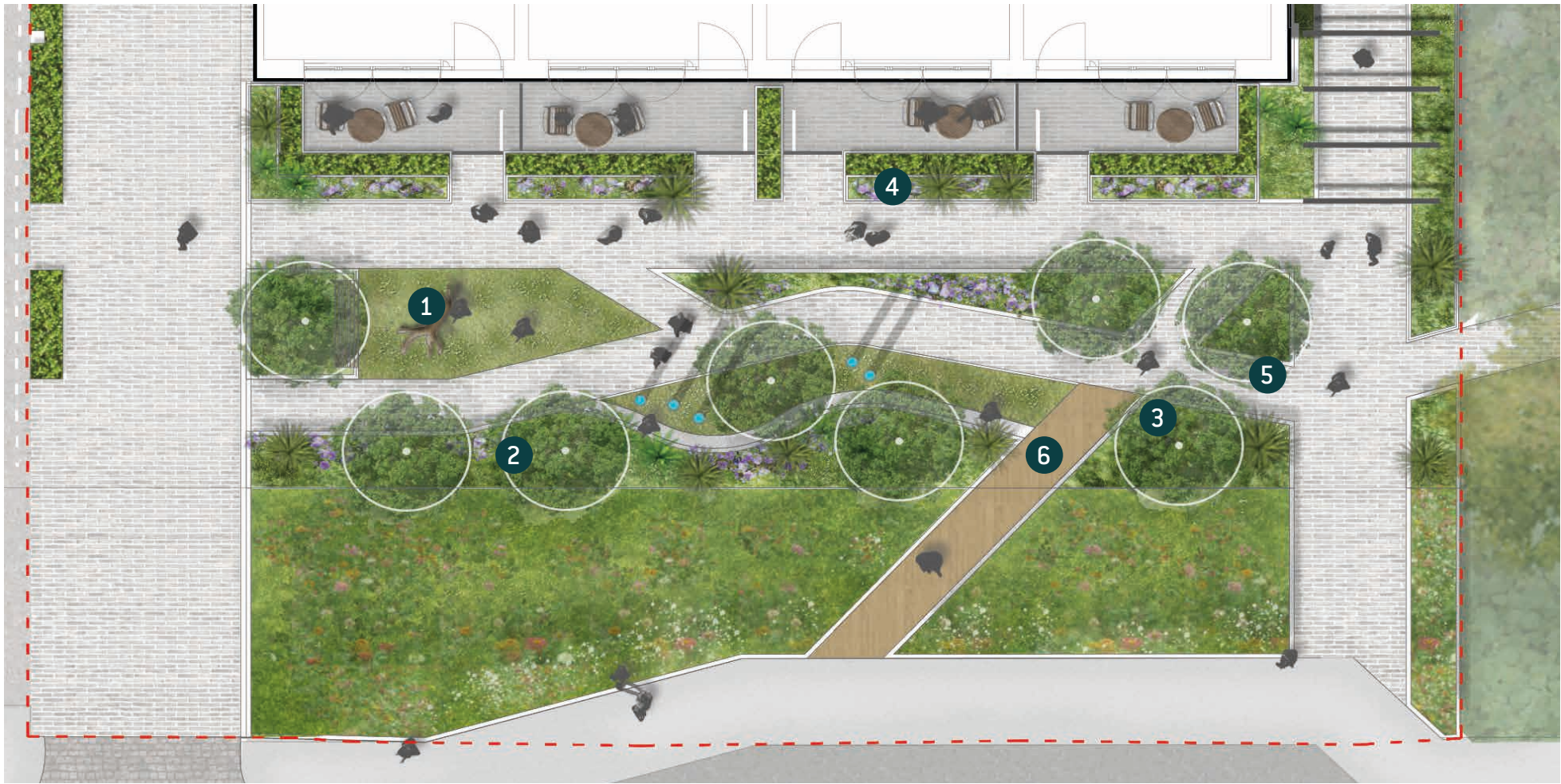
- Rain Gardens (SUDS)
- Sustainability corridor
- Opportunities for play; and
- Enhancement of biodiversity and ecology (Ribbon)
- Lush framing to the development



Location Plan



1 Lawn play area



2 Sustainability corridor



3 Rain gardens



4 Defensive Buffer planting to private terraces



6 Timber board walk



5 Tree lined footpath

NINE NESTLES AVENUE SECTION



Location Plan



A

A'

Section A - A' Day 1



A

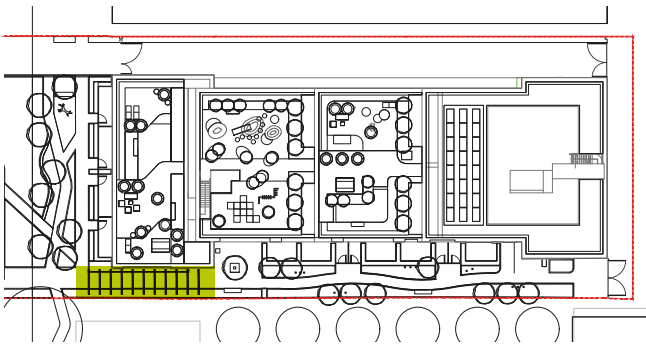
A'

Section A - A' Day 2

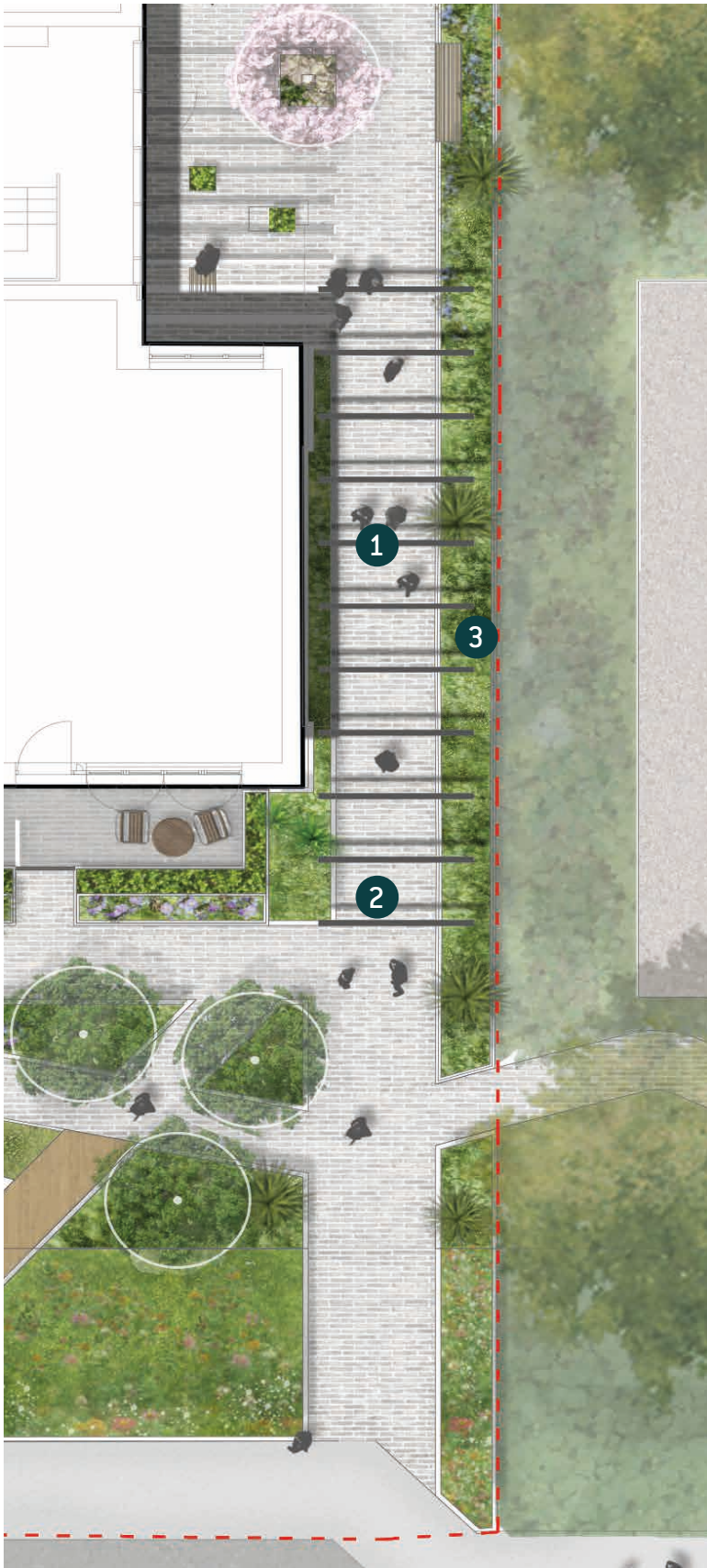
4.2.3. LEVEL 00 MAIN ENTRANCE

The main entrance to the ground floor is defined by a sculptural colonnade. The colonnade feature aims to create a defined and celebrated entrance into the courtyard. The rhythm created by the linear beams of the colonnade lends itself to the visual and physical transition towards the relaxed space of the courtyard, creating a calming journey. The colonnade is flanked by planting to create a lush, green transition.

- Linear, rhythmic overhead trellis feature
- Colonnade structure created from metal and timber sandwich flinch beam
- Path lined with lush, verdant planting
- A calming, transitional journey



Location Plan



1 Colonnade feature



2 Sleek and simple paving



3 Lush verdant planting lining footpath

MAIN ENTRANCE SECTION



Location Plan



B

B'

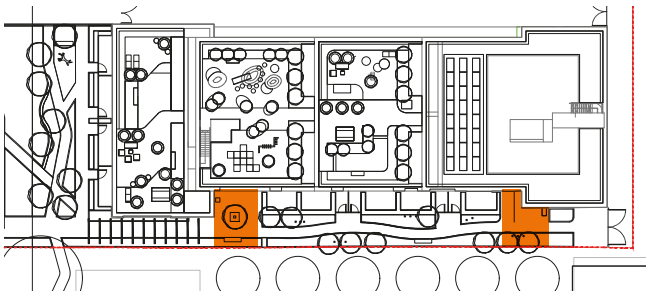
Section B - B'

4.2.4. LEVEL 00 GARDEN COURTYARDS

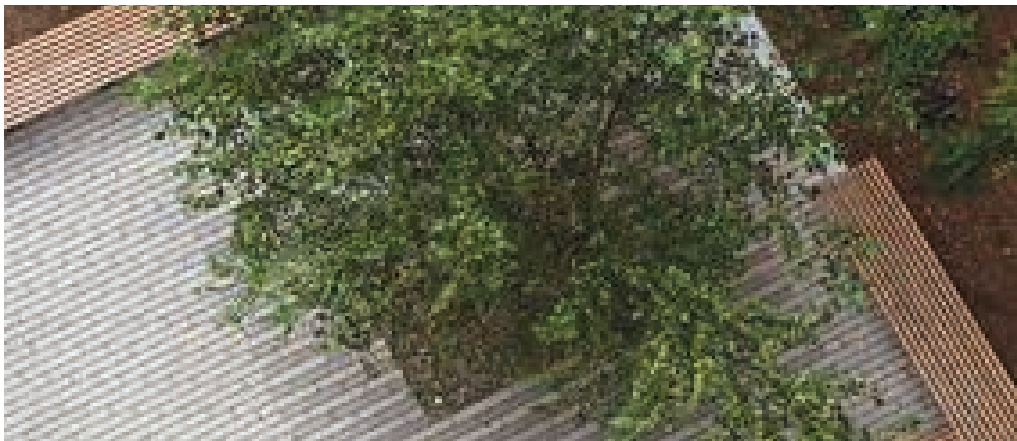
We identify two nodal spaces at the main entrances and intersection points around the building that create a sequence in arriving or meeting points.

These spaces lend themselves to courtyards, creating a place people to pause or slow when moving through the development. With defensible terraces in proximity the courtyards will make the volume and link feel more private, linking seamlessly into the garden walk.

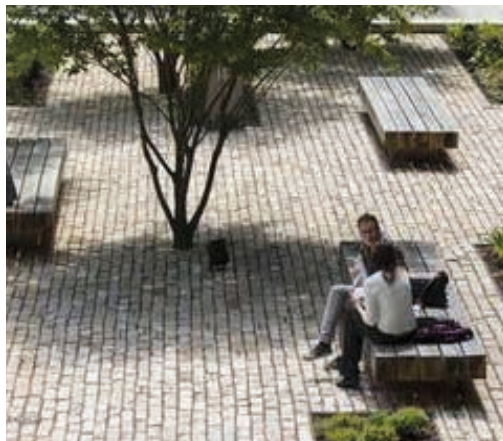
- Seating areas catering for both small groups and individuals.
- Playful courtyard character referencing
- Centre pieces, in the form of flowering trees or paving changes, sculpture
- Places of atmosphere (A Moment)



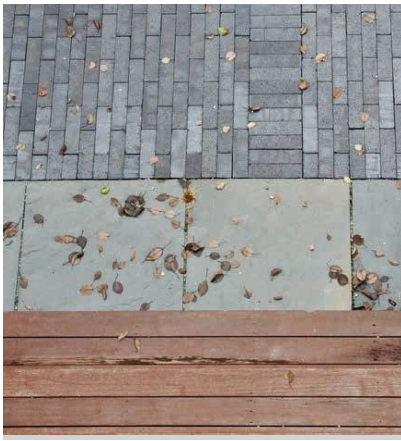
Location Plan



1 Linear and defined paving and seating



4 Linear planting and simple bench forms



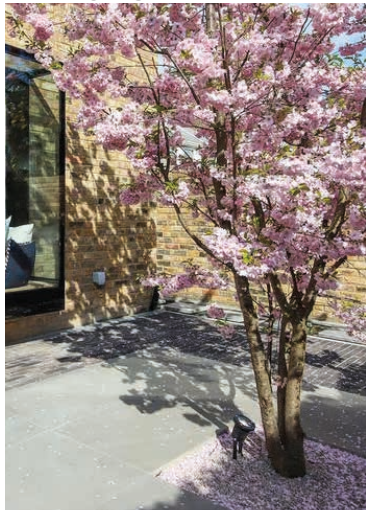
5 Simplicity in paving materials and changes



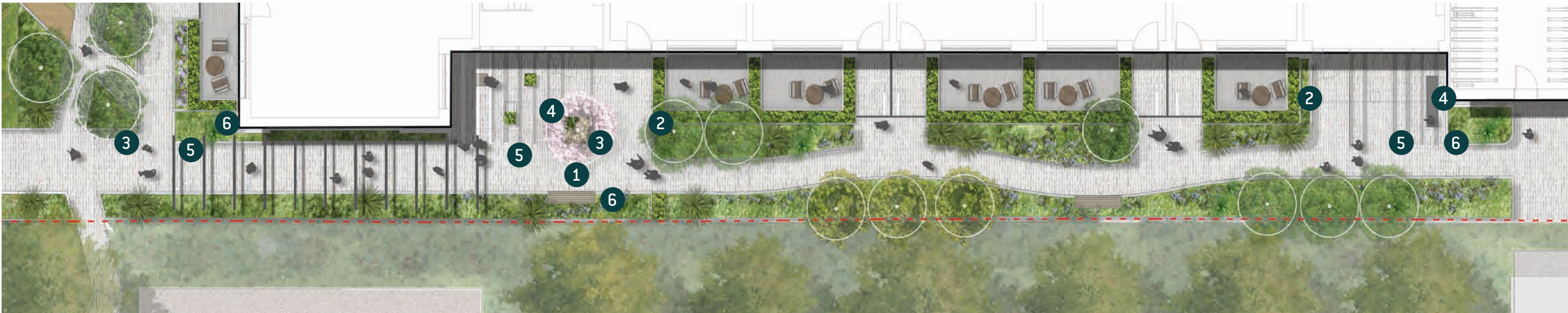
2 Simple and sleek hedge planting



3 Feature tree planting



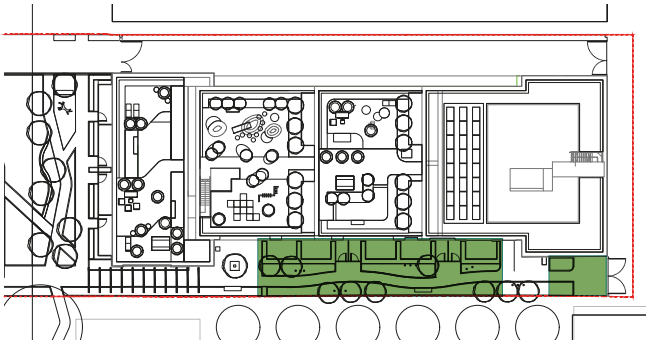
6 Soft edge planting



4.2.5. LEVEL 00 GARDEN WALK

While being suppressed in width, the garden walk will trick pedestrians in an illusion that no boundaries exist. The space will look to immerse the widening footpath in lush planting and tree canopy cover which will providing privacy to duplex terraces and people who transition to and from the north and wider development. Bench seating and lighting set along the route within planting will allow resting points and comfortable illumination at night.

- Garden feel
- Lush planting with tree cover
- Seating areas catering for both small groups and individuals
- Playful interaction



Location Plan



1 Immersive planting along footpath



3 Seating set back within planting



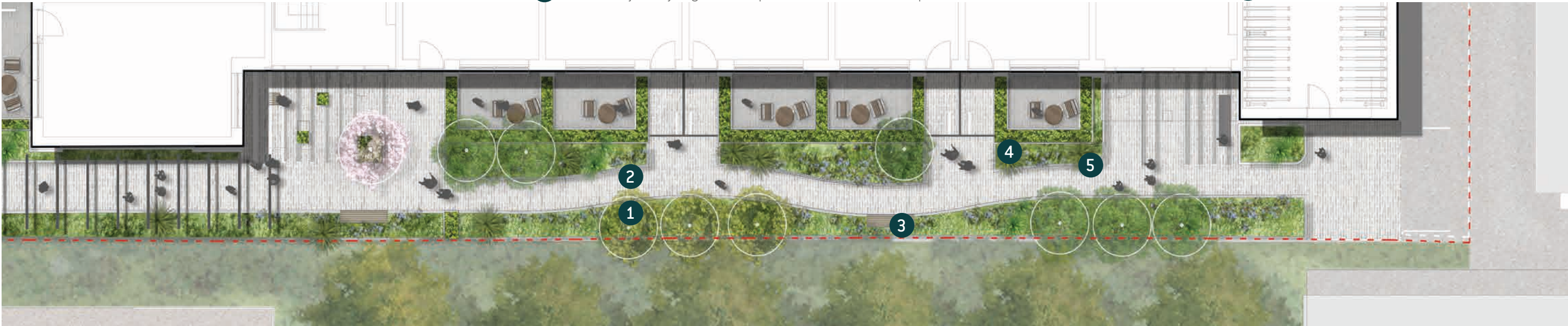
4 Rhythmic marker features within planting



2 A verdant journey: a green escape from the urban landscape



5 Sleek, inviting paving



GARDEN WALK SECTION



Location Plan



C

C'

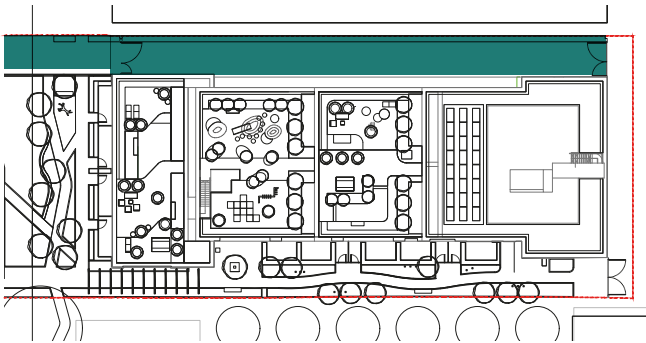
Section C - C'

4 LANDSCAPE DESIGN

4.2.6. LEVEL 00 MEWS

The service mews will provide a (back of house) access for all building operations and vehicle movement for the site. Surface finishes will give this space a mews an elegant feeling. Green screening to the boundary edge will soften surface volume to the neighbouring site.

- High quality mews paving finishes
- Green boundary edging
- North boundary tree planting



Location Plan



1 Pleached tree perimeter planting



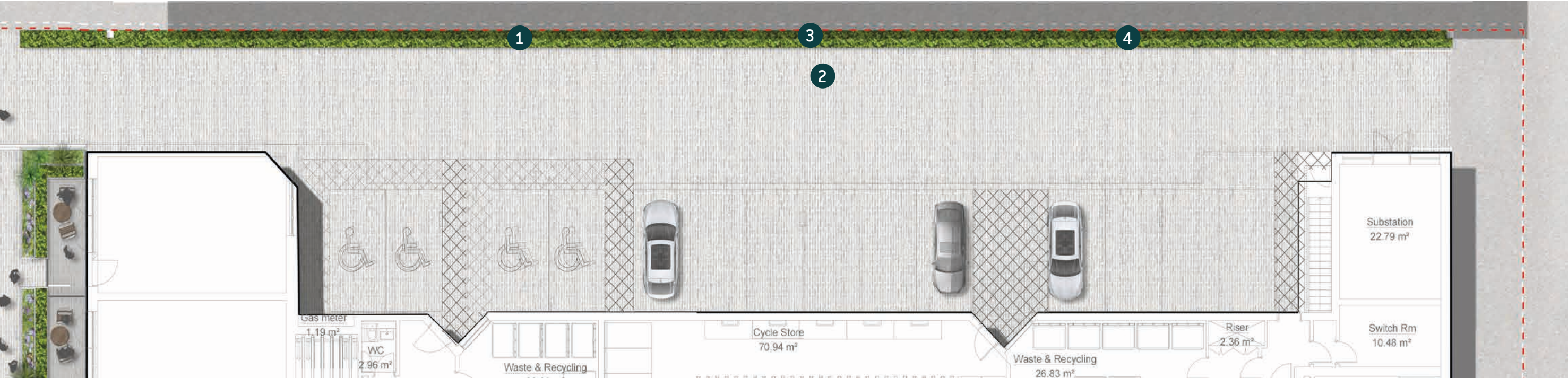
2 Durable and sleek linear paving



3 Pleached tree uplighting



4 Lush fern planting



MEWS SECTION



Location Plan

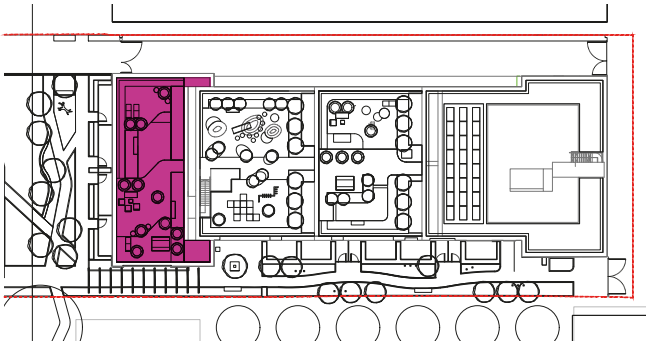


Section D - D'

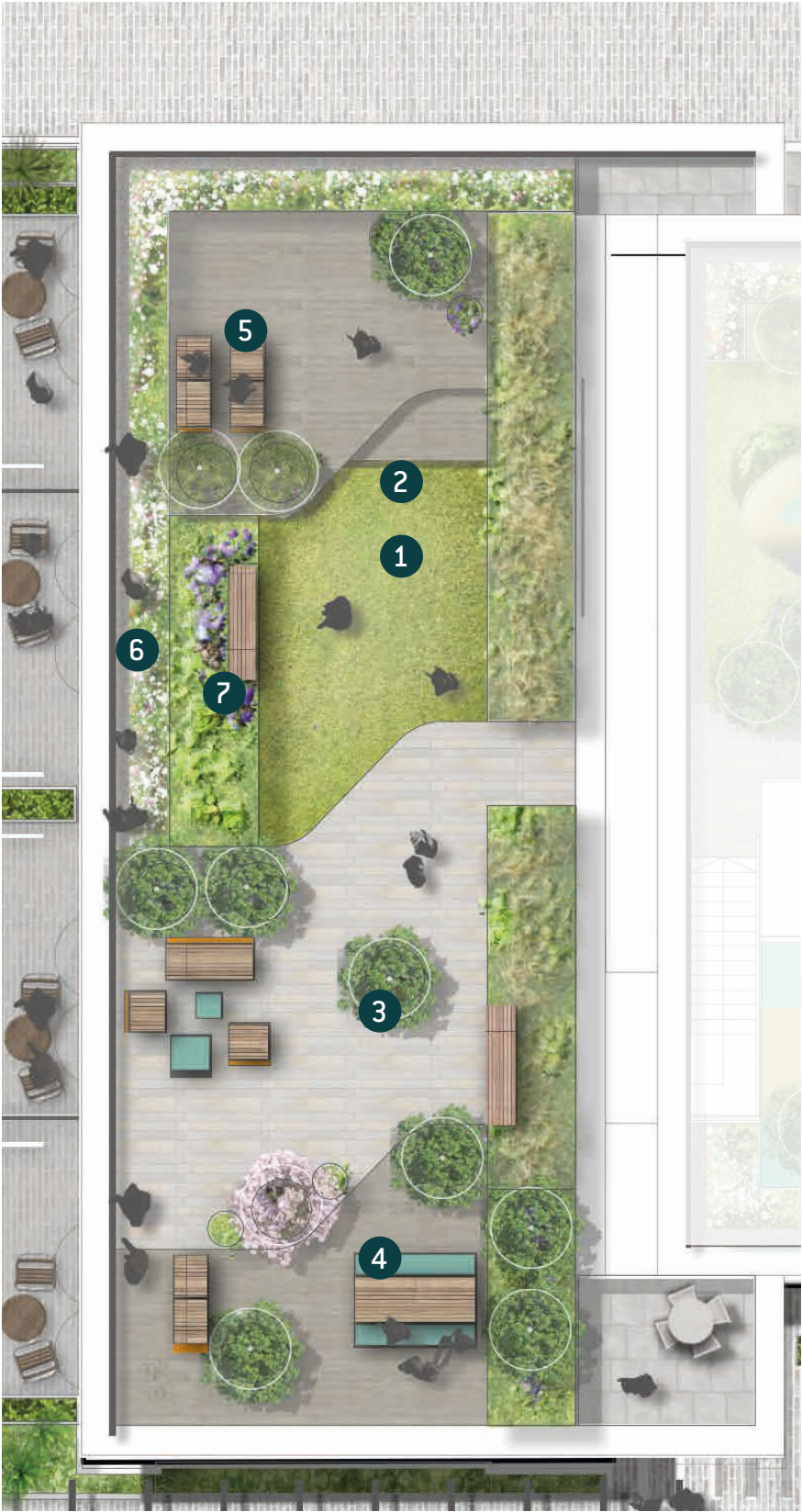
4.2.7. LEVEL 04 COMMUNAL TERRACE

The roof terrace on Levels 04 provides an elevated amenity area for residents of the development. The terrace will incorporate a variety of functions to create a community minded space that is inclusive and accessible for all user groups. These include;

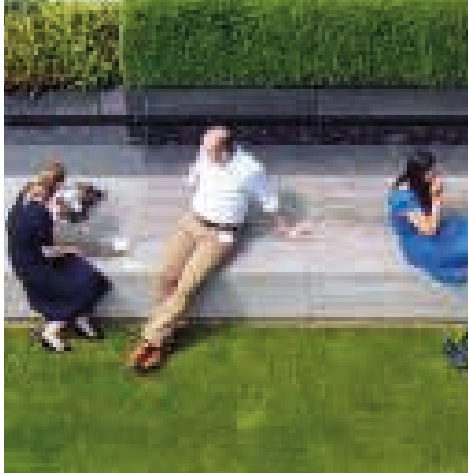
- Gathering areas catering for small groups and individuals;
- Seating areas that maximise aspect and sunlight;
- Lawn area;
- Soft material selection in timber and neutral hard paving finishes
- A biodiverse roof that provides habitat for invertebrates as well as other ecological and sustainability benefits;
- Planting which enhances on-site biodiversity and ecology;
- Door step play



Location Plan



1 Lawn play



2 Lawn seating



3 Trees in planters



4 Social dining area



5 Deck lounge area



6 Biodiverse meadow planting

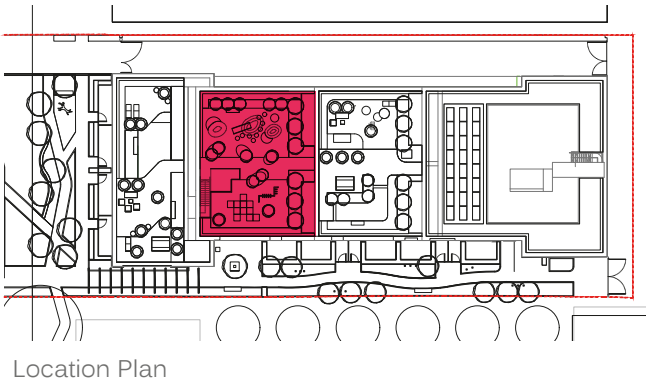


7 Sensory planting

4.2.8. LEVEL 06 COMMUNAL PLAY TERRACE

Based on play calculations for the site, we designate the majority of play to the six floor. The play space appearance will be a combination of soft landscape and interned colourful play interjection. This is important for the play space to feel naturally nested into the development with play elements integrated as one.

- Play elements provide opportunities to jump, run and scramble, and create immersive and informative experiences embedded in nature.
- Provide a range of physical challenges for play
- Provide educational opportunities through play
- Provide a diverse range of activities that are usable throughout the year
- Imaginative and incidental play
- Defensible planting to residents private amenity terraces



1 Prescriptive play with berms and balancing balls



2 Prescriptive box climbing play



3 Chalk board wall



6 Amenity planting



7 Tree planting



4 Prescriptive play with climbing bars

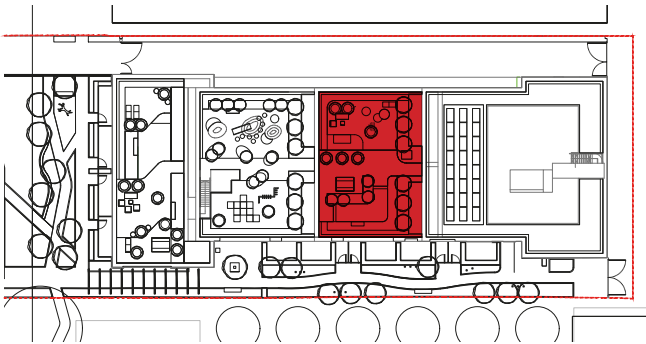


5 Defensible planting to private amenity terraces

4.2.9. LEVEL 09 COMMUNAL TERRACE

The roof terrace on Levels 09 provides an elevated amenity area for residents of the development. The terrace will incorporate a variety of functions to create a community minded space that is inclusive and caters to all residents. These include;

- Gathering areas catering for small groups and individuals;
- Seating areas that maximise aspect and sunlight;
- Lawn area;
- Soft material selection in timber and neutral hard paving finishes
- A biodiverse roof that provides habitat for invertebrates as well as other ecological and sustainability benefits;
- Planting which enhances on-site biodiversity and ecology;
- Sensory planting
- Defensible planting to residents private amenity terraces



Location Plan



1 Solo respite seating within planting



2 Lawn play



3 Playful lounge seating



4 Social dining area



5 Hammock seating



6 Bug hotel within biodiverse meadow planting



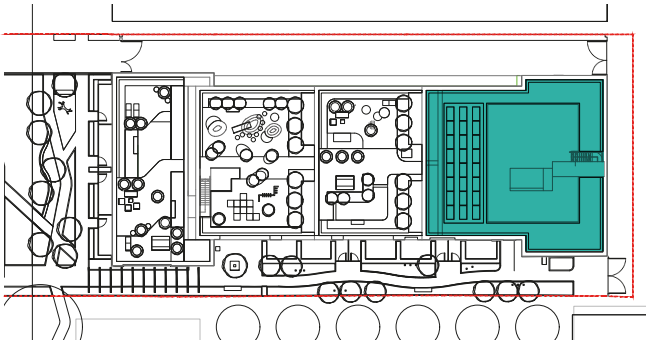
4.2.10. LEVEL 11 GREEN ROOF

The roof terrace on Level 11 acts as a functional space for the development and includes many PV panels. Within the area of the solar panels, crushed gravel is used to ensure low maintenance. In the area around the roof perimeter a biodiverse wildflower meadow mix has been included which increases the value of the development's biodiversity enhancement.

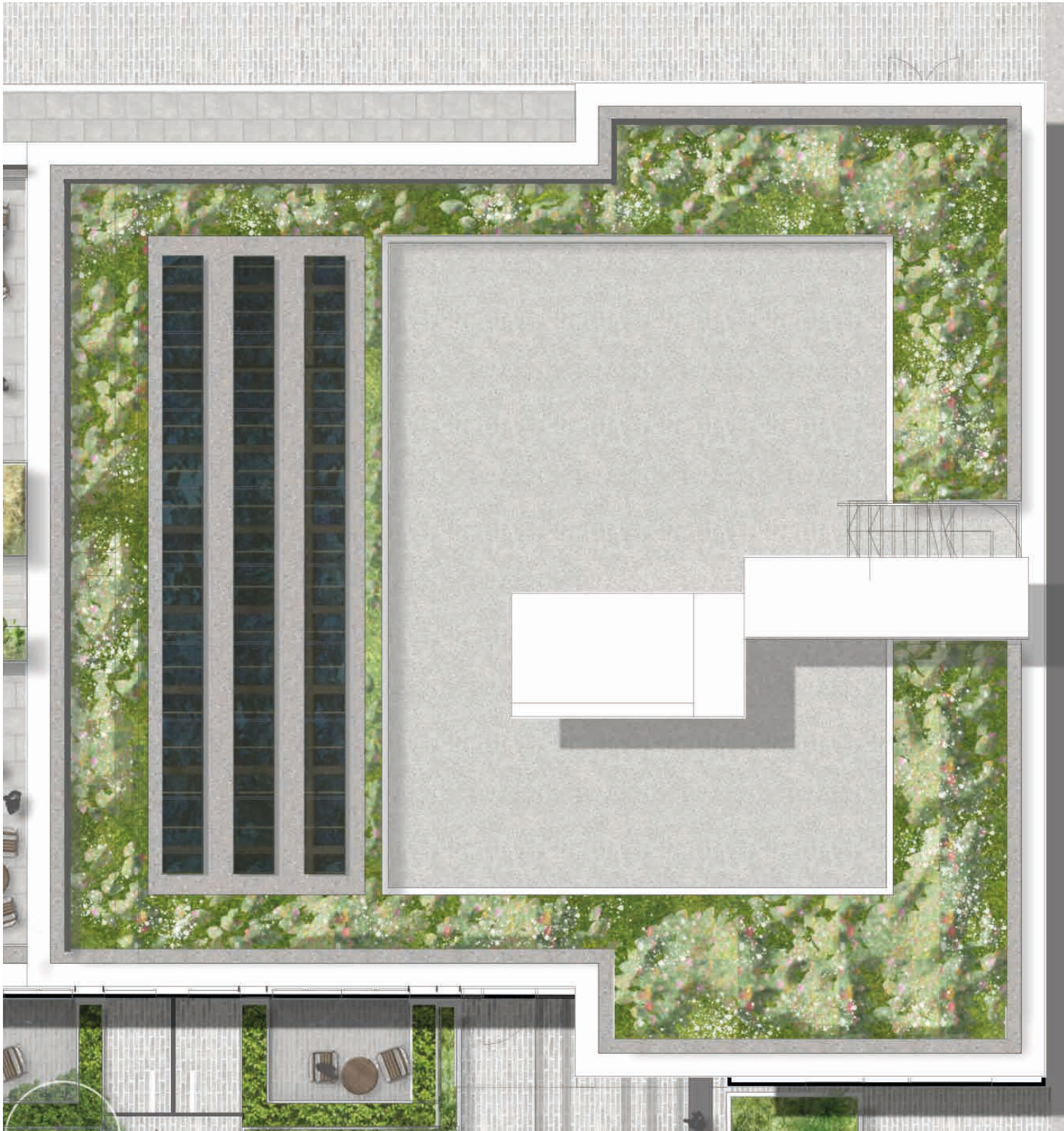
London roofscapes are changing. Initiatives such as the All London Green Grid, the GLA's policies on Biodiversity and Access to Nature, coupled with identification of priority habitats in local authorities Biodiversity Actions Plans (BAP) are driving an important and significant agenda of ecological focused spaces to support delicate and threatened urban ecologies.

Roofs are an excellent opportunity to provide a variety of habitats to support a range of local birds and insect species.

- PV panels with crushed gravel below
- Low maintenance
- A biodiverse wildflower meadow mix with slightly undulating profile roof that provides habitat for invertebrates as well as other ecological and sustainability benefits
 - > invertebrates loggeries, bird / bat boxes;
 - > shallow depressions for rain water for birds to bathe



Location Plan



1 Biodiverse wild flower meadow planting



2 Log piles for insect habitats



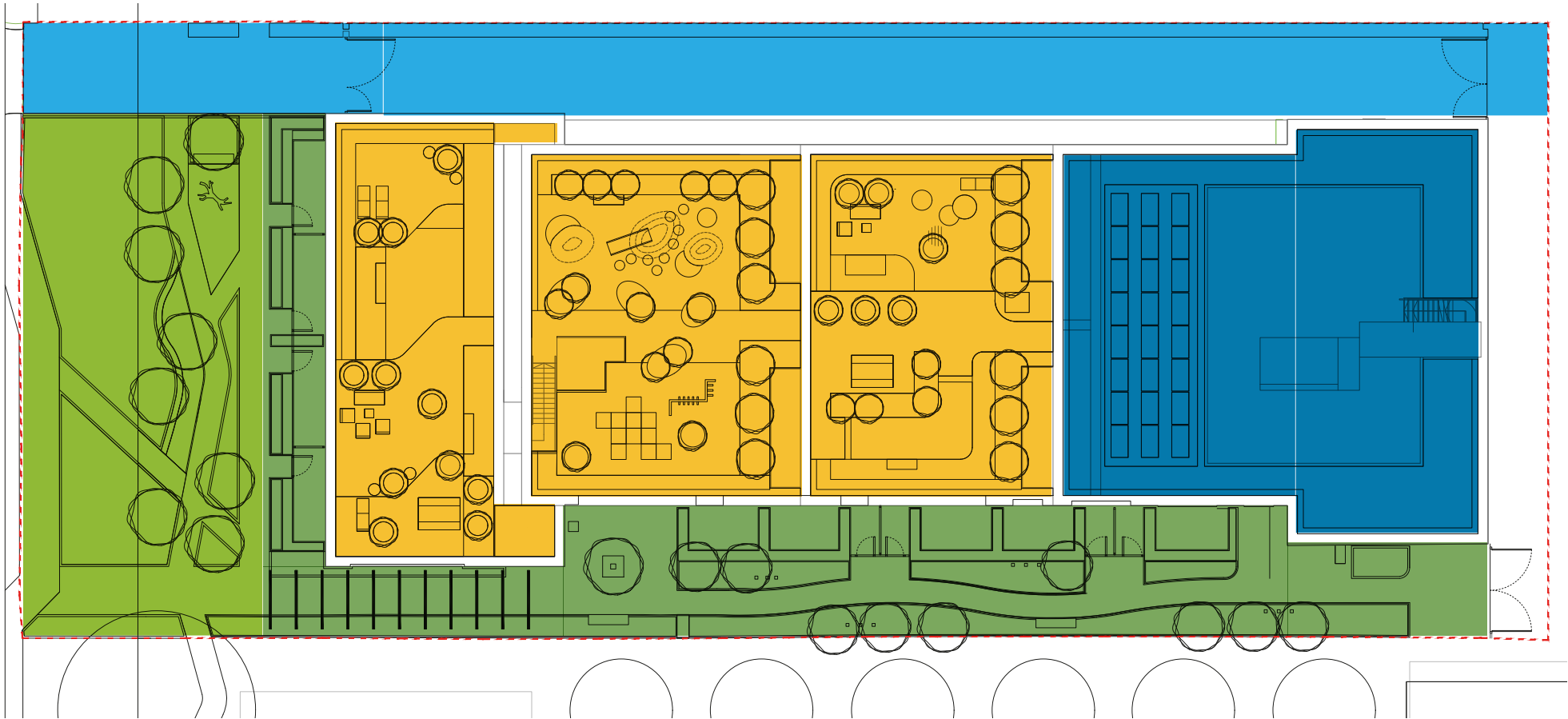
3 Rock clusters for spider habitats

05 LANDSCAPE STRATEGIES

4.3 PARAMETERS

The landscape parameters for the outline areas will follow the landscape principles established as part of the detailed part of the application

Five key landscape parameters have been set as part of the outline planning application:



KEY

- Public Open Space

Key Characteristic: Must be fully publically accessible. Must contain:

 - Hard landscape
 - Soft Landscape & tree planting
 - Service Vehicle Access
- Ground floor Amenity Space

Key Characteristic: Communal space that is accessible only by residents within building. Public access is not permitted. Must contain:

 - Hard landscape
 - Soft Landscape& tree planting
 - Private amenity space to residential units

- Roof and Podium Amenity Space

Key Characteristic: Communal space that is accessible only by residents within building. Public access is not permitted. Must contain:

 - Hard landscape
 - Soft Landscape& tree planting
 - Play space
 - Private amenity space to residential units
 - Building core & access
 - Plant & PVC (Ancillary areas should be minimised)

- No Access Green Roof Space

Key Characteristic: No access permitted by residents. Must contain

 - Hard Landscape
 - Soft Landscape
 - Solar Panels
- Servicing Space

Key Characteristic: No public access permitted. Must contain

 - Hard Landscape
 - Soft Landscape

5.1 PLAY TYPOLOGIES

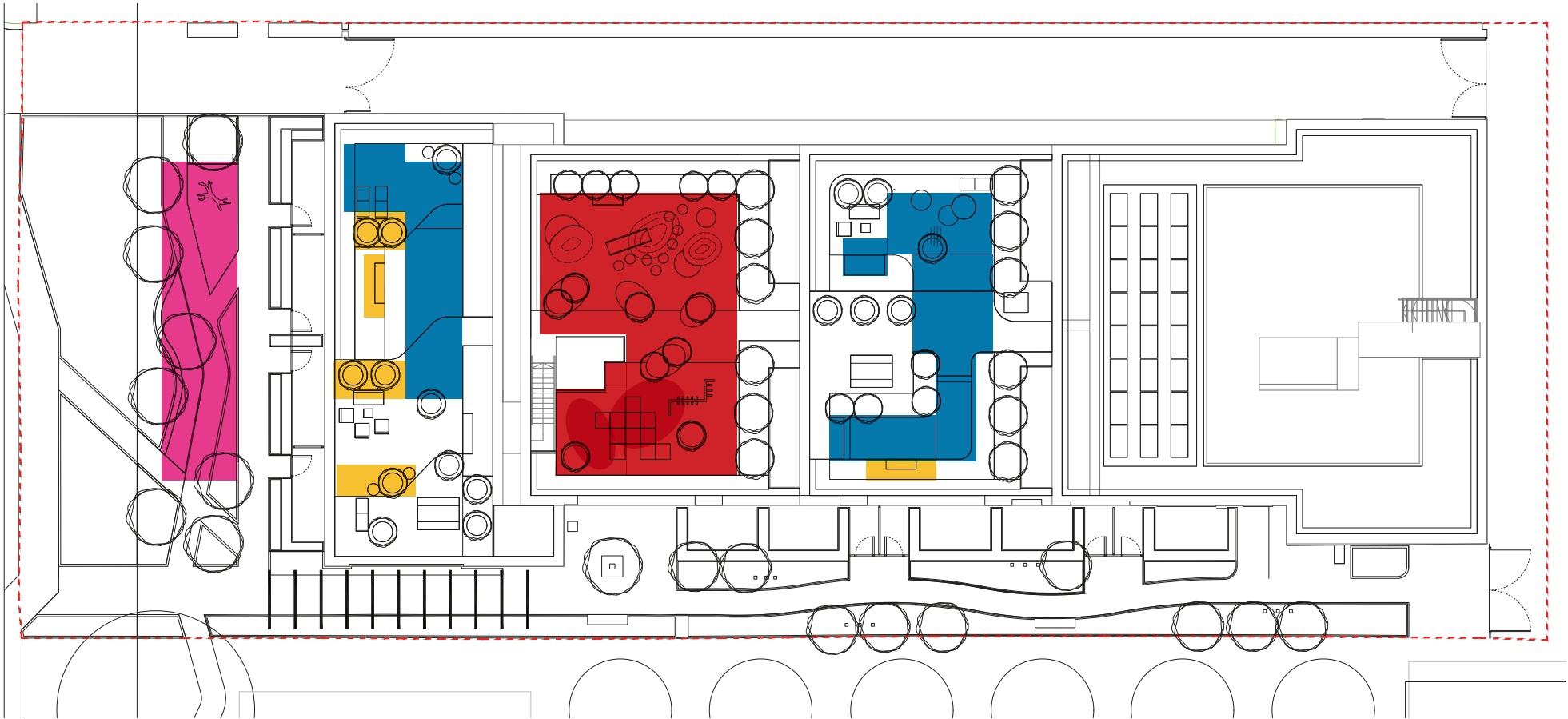
Incorporating various types of play within the scheme creates an exciting and unique play value for each area, and encourages children to maintain an active lifestyle and engage with their surroundings.

Natural play aims to incorporate natural elements and planting into a play area to increase biophilia within children, and strengthen their connectivity to nature. These areas can include species rich flowering lawn, wild-flower meadow planting, and stepping and balancing logs and boulders.

Prescriptive play includes elements that can be used to climb, slide, balance, and jump. These elements lend themselves to more colourful, playful spaces.

Incidental play incorporates seating and lawn elements that can double as playable structures. These elements can be used in creative ways to encourage imaginative play. Incidental play can include lawn areas, playful loungers and hammocks, and seating platforms.

Sensory play is incorporates the sensory planting and explorational play. Exploring sound and touch within the planting encourages an immersive play experience within the terrace garden areas.



KEY

	Natural Play
	Prescriptive Play
	Incidental Play
	Sensory Play

Play area totals:

The combined area of play provided is 272 m2, which exceeds the 264 m2 target.

Ground floor:	48 m2
Level 04 Terrace	39 m2
Level 06 Terrace:	125 m2
Level 09 Terrace:	60 m2
Total Play Provided:	272m2