RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

20.02.2026 FOR PLANNING

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Studio Super Natural

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INTRO & CONTEXT

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

INTRODUCTION

The Record Store is a locally listed building within the London Borough of Hillingdon and forms part of the historic EMI / His Master's Voice complex. Originally constructed in 1927 as an inter-war factory designed by Wallis, Gilbert & Partners, the building was later converted to office accommodation in 2018. Despite this refurbishment, the building has remained largely unoccupied and the surrounding external environment continues to reflect its commercial function.

The proposed development seeks to secure the long-term viable use of the building through conversion to residential accommodation, delivering 121 new homes. Central to the proposal is a reimagining of the site's external environment and roofscape to create a landscape setting that supports residential living, enhances visual quality and ecological performance, and responds positively to the evolving character of the wider area.

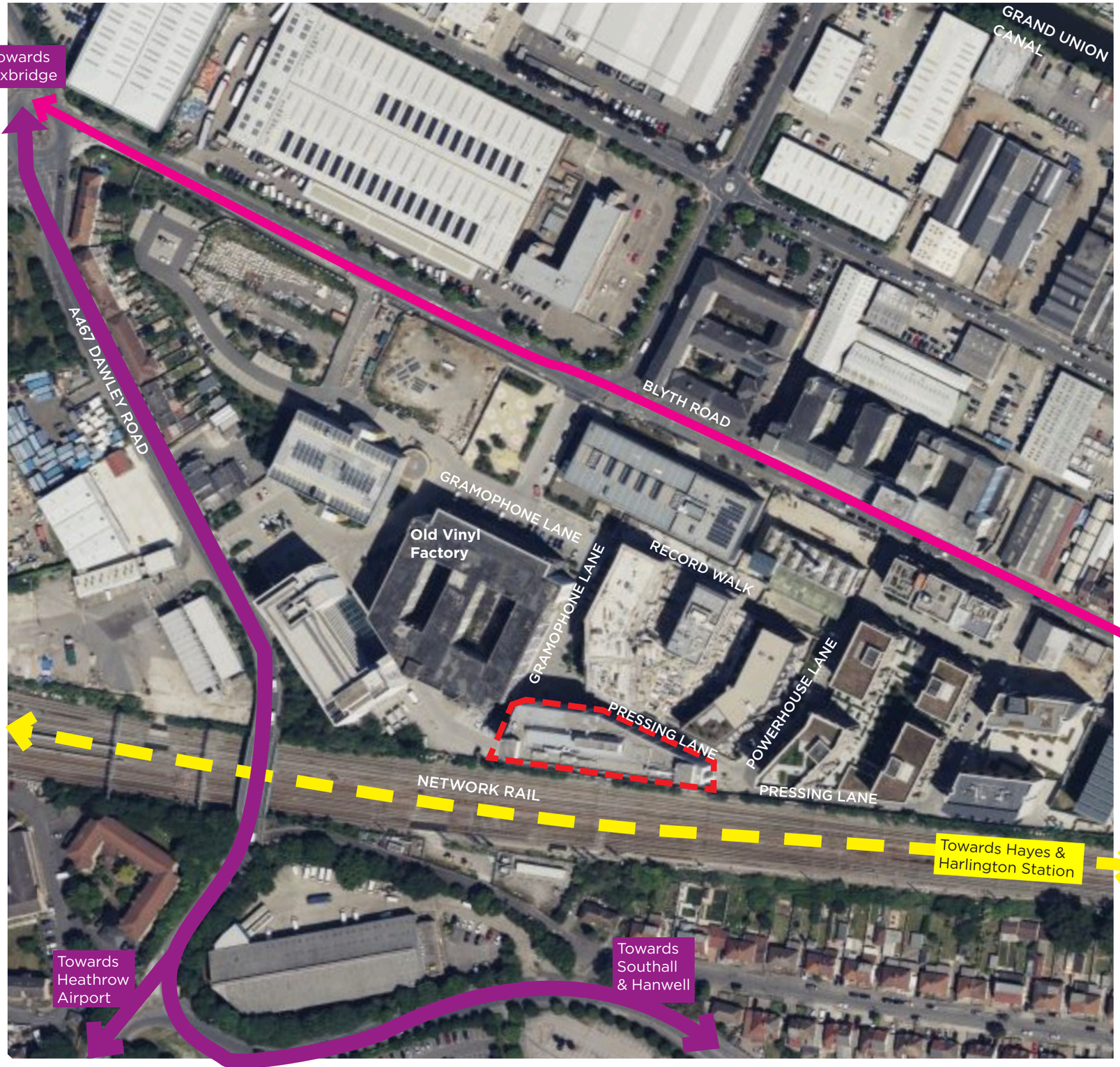
The landscape strategy focuses on softening the existing commercial character through increased planting, improved boundary treatments and enhanced communal amenity provision, including roof gardens incorporating dedicated play space. Hard-standing areas will be rationalised and rebalanced with integrated green infrastructure, including living walls, structured planting areas and biodiverse roof planting. The proposals aim to create usable, attractive outdoor amenity spaces for residents of all ages, while strengthening visual connections to the surrounding public realm.

A single-storey roof extension is proposed to facilitate the residential conversion, and the external works include carefully considered alterations to entrances and façade elements to support improved legibility and a stronger residential identity. The landscape proposals complement these architectural interventions, creating a cohesive transition from office to residential character.

Overall, the scheme represents an opportunity not only to bring a largely vacant building back into productive use, but also to transform its external environment from a secure commercial setting into a greener, more welcoming and residentially appropriate landscape. The proposals seek to enhance amenity, improve environmental performance, increase biodiversity value and contribute positively to the wider neighbourhood context.



Image 01. Conservation area appraisal, The old vinyl factory, Hillingdon council 2025



KEY:

Record Store, Hayes

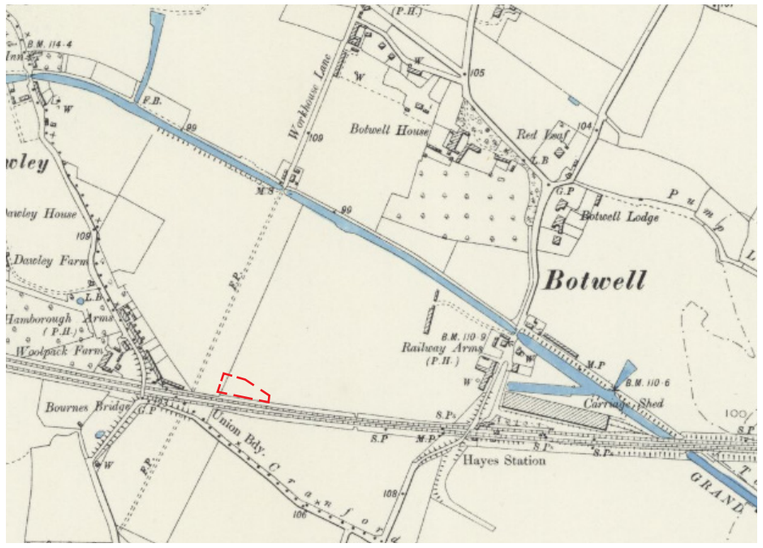
Note: buildings have since been developed.

- Planning boundary
- Nearby main road
- Nearby secondary road
- Network rail

Image 02. Aerial view of the Record store Hayes (The Old Vinyl Factory (OVF), Hayes)

LOCAL HISTORY

The Record Store sits within a historically industrial landscape defined by transport infrastructure, large-scale factory architecture and limited green space. This context informs the approach to landscape enhancement, ensuring that new interventions respond sensitively to the site's industrial heritage while improving amenity and environmental quality.

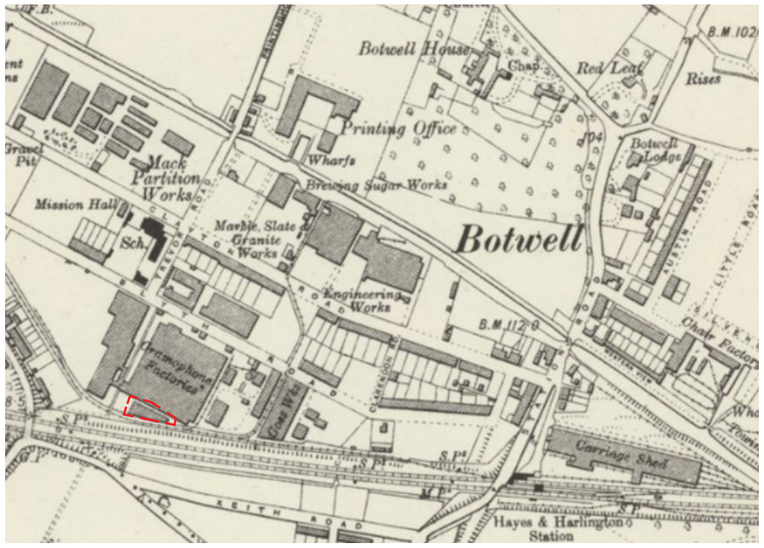


Map 1. 1894 Map of the site

The Record Store forms part of The Old Vinyl Factory Conservation Area, located between the Grand Union Canal to the north and the Great Western Main Line to the south. Historically, the area was rural farmland within the parish of Botwell, remaining largely agricultural until the late 19th century. The arrival of the canal and subsequently the railway established the infrastructure that enabled industrial development.

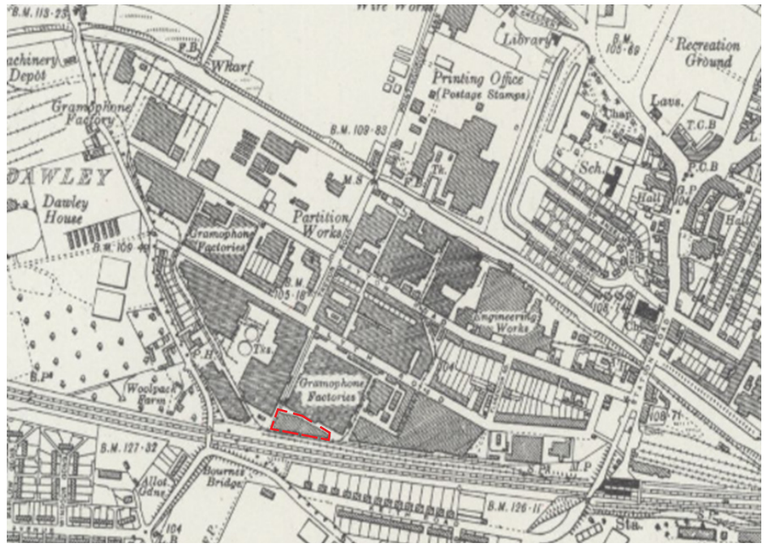
KEY:

Record Store, Hayes site planning boundary



Map 2. 1912 Map of the site

At the turn of the 20th century, the Hayes Development Company promoted the area for industry. The Gramophone and Typewriter Company established its works here in 1907, marking the beginning of large-scale record manufacturing in Hayes. The site rapidly evolved into a fully integrated industrial complex producing gramophones, cabinets and records, with the Record Store building constructed in 1927 to designs by Wallis, Gilbert and Partners . By the inter-war period the factory buildings adjacent to the railway formed a cohesive group of substantial, horizontally expressed industrial blocks that became a defining feature of the townscape.



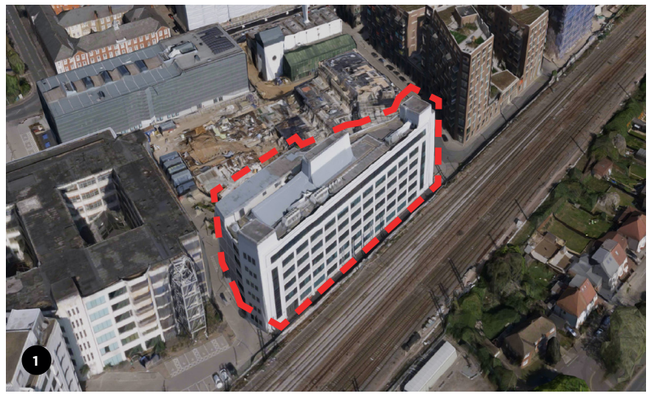
Map 3. 1938 Map of the site

The proximity of the railway was fundamental to the site's development, enabling the movement of raw materials and finished goods, and shaping the linear arrangement of buildings parallel to the tracks. The industrial character resulted in large building plots, long unbroken frontages and minimal landscaped space . Historic mapping demonstrates the progressive infilling of the site with factory buildings between the early 20th century and the 1930s. Production continued throughout the 20th century, peaking in the 1960s before declining and eventually ceasing in the 1990s

Since closure, parts of the wider factory complex have been converted to residential and mixed uses, though the spatial structure, relationship to the railway and predominantly hard industrial landscape remain key characteristics of the area.

The information above is summarised from The Old Vinyl Factory Conservation Area Appraisal (London Borough of Hillingdon, 2025). For full details, please refer to the original document.

SITE CONSTRAINTS



1. Rail proximity

The site is significantly influenced by its relationship to the adjoining railway corridor along the southern boundary. The building sits in close proximity to the railway infrastructure, with approximately 4.5 metres between the building façade and the boundary fence, and approximately 6 metres between the building and the railway tracks beyond. This limited separation creates spatial, environmental and technical constraints that directly inform the landscape and public realm strategy.



2. Railway boundary

The southern boundary is currently defined by secure fencing and extensive hardstanding. The proximity to the railway introduces constraints relating to safety, maintenance access, asset protection requirements and potential restrictions on vegetation height and root spread. Opportunities for large tree planting along this edge are therefore limited, as root growth and canopy spread must not conflict with railway infrastructure, overhead lines or future maintenance access. Similarly, climbers or vegetation attached directly to boundary fencing may be restricted where they could interfere with inspection access or operational requirements.



3. Ground condition

The existing ground condition across much of the southern and western parts of the site is dominated by tarmac and hard paving associated with office use. Beneath these surfaces there are likely to be existing utilities and service runs, which constrain opportunities for deep excavation and traditional in-ground planting. The presence of services limits the potential for below-ground tree pits and extensive soft landscaping without significant intervention.

In response to these constraints, the landscape strategy adopts a no-dig approach in sensitive areas. Sections of asphalt will be scraped and replaced with build-up, raised planting beds formed above existing ground level as well as larger free standing planters and living walls. This approach minimises disturbance to potential utilities, avoids deep excavation adjacent to the railway boundary and reduces risks associated with underground infrastructure. It allows meaningful soft landscape and biodiversity enhancements to be introduced without compromising asset protection requirements.

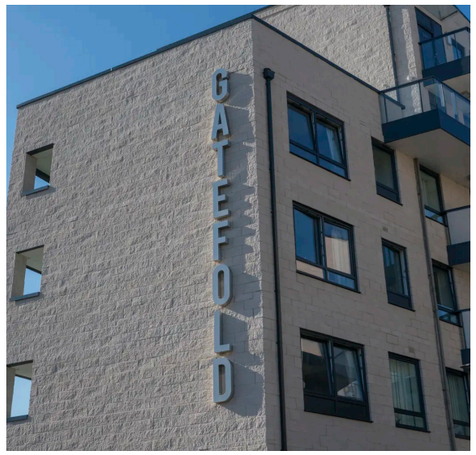
Finally, the constrained width between the building and the railway limits the extent of ground-level amenity space that can be accommodated. As a result, roof-level amenity and planting play an important role in delivering residential-quality outdoor space, biodiversity improvements and integrated play provision.

In summary, the key site constraints include the close proximity to railway infrastructure, limited depth available for excavation, potential underground utilities beneath hardstanding, retained secure boundaries and heritage considerations. The proposed landscape strategy has been carefully developed in response to these constraints, prioritising no-dig construction at ground floor level, rationalisation of hardstanding, raised planting solutions and the strategic positioning of amenity and play space on the roof.

RECENT LOCAL DEVELOPMENT

The Record Store sits within the wider regeneration area known as The Old Vinyl Factory, which has undergone significant phased redevelopment since outline consent was granted in 2013.

Completed developments within the immediate context include Gatefold, Boiler House and The Venue, delivering residential accommodation with associated courtyard landscapes and new public realm. The Material Store and Shipping Building have been refurbished to accommodate commercial and creative workspace uses, contributing to the area's mixed-use character. The Music Box multi-storey car park has also been delivered as part of the wider infrastructure strategy.



The Gatefold was one of the first residential phases delivered as part of The Old Vinyl Factory regeneration. Referencing the industrial heritage of the site and includes streetscape planting



The Boiler House scheme incorporates communal courtyard space and contributes to the emerging residential character of the wider masterplan.



The Venue is arranged around a central landscaped courtyard, forming a key communal open space within the masterplan.



The Material Store is a refurbished heritage building converted to workspace use. The scheme retains its robust industrial character



The Shipping Building has been restored and adapted for commercial and creative employment uses. The refurbishment maintains the historic façade



The Music Box is a multi-storey car park. Its distinctive façade references the site's musical heritage and forms part of the supporting infrastructure for the residential and commercial.

FUTURE DEVELOPMENT



Image 04. Rendered aerial view of The Old Vinyl Factory, strategy by Egret West

Since development began in 2013, several buildings have been completed as part of the masterplan, delivering new homes, commercial space and associated public realm improvements. These phases have introduced landscaped courtyards, tree planting and enhanced pedestrian routes.

Further residential, commercial and cultural phases are planned, with continued public realm and green infrastructure enhancements supporting the transformation of the former industrial estate into a residential-led neighbourhood.

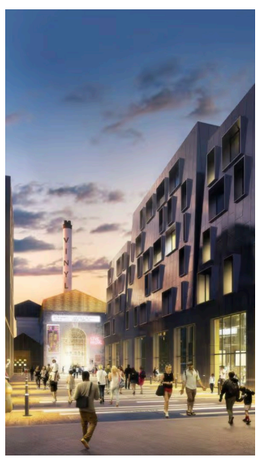
Within this changing environment, the proposed conversion of The Record Store aligns with the established regeneration trajectory. The landscape proposals respond to the character set by recent developments while addressing the specific constraints of the site, particularly its proximity to the railway corridor and its locally listed status.



Vue cinema



1 Vinyl Square



View towards the Power House

SITE SURVEY
& ANALYSIS

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

EXISTING EXTERNAL CONDITIONS



Locally listed six-storey building, with the building footprint extending across the full site.



Developed land; sealed surface: The site is currently completely covered with hard-standing, including block paving to the front and sides (just outside the site boundary) and asphalt within the site boundary to the South. The hard surface will be reduced within the proposed landscape.



HABITAT SUMMARY

A BNG Metric and Letter Report has been carried out by Cherry Orchard ecology..

It states that no issues of significant environmental concern are noted, and lists no habitats present on site.

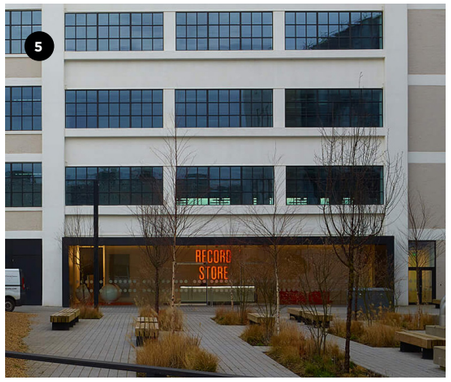
EXISTING BOUNDARIES, ENTRANCES & ACCESS



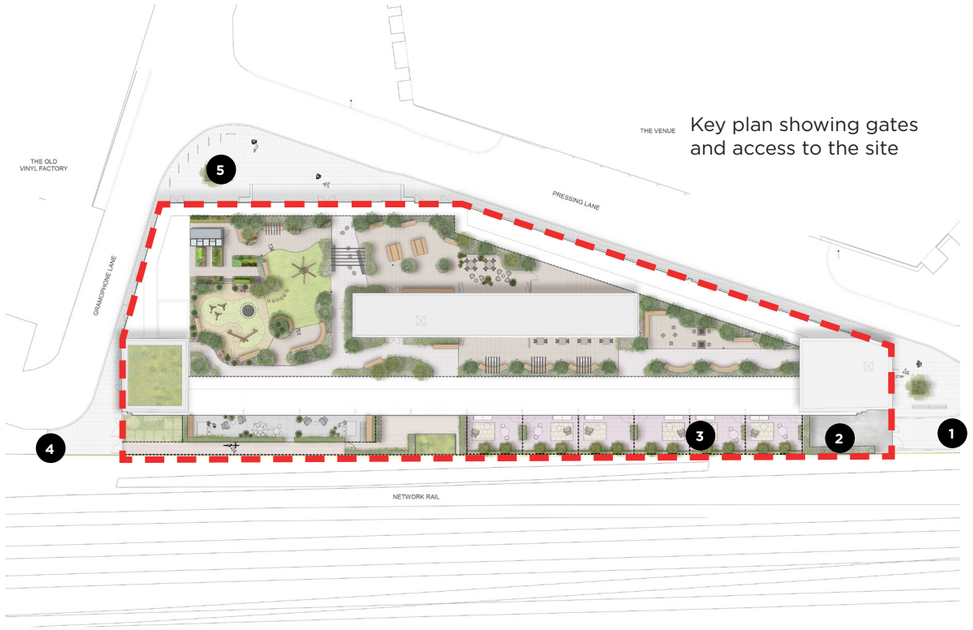
4: To the west, the site benefits from a gated vehicular entrance incorporating security measures appropriate to its office use. Boundary treatments in this location comprise metal fencing and controlled access gates.



3: To the southern boundary, the site is enclosed by a tall concrete wall with security fencing above, forming a robust edge adjacent to the railway corridor. This provides visual screening and acoustic separation from the rail infrastructure.



5: The northern frontage is more publicly visible and interfaces with the adjacent highway. Boundary treatments here are more open and formalised access points that provide pedestrian entry to the building.



Key plan showing gates and access to the site

EXISTING BOUNDARIES

The application site is currently occupied by a commercial office building and is defined by a combination of secure perimeter treatments.

Overall, the existing boundary treatments prioritise security and servicing requirements associated with office use. As part of the proposed change to residential use, the boundary strategy will be reviewed to ensure it provides an appropriate balance between security, residential amenity and streetscape quality.



1: The eastern boundary is defined by secure metal fencing and gated access associated with the existing service and maintenance entrance. This area currently accommodates servicing functions for office use.



2: The eastern boundary is defined by secure metal fencing and gated access associated with the existing service and maintenance entrance.

EXISTING BOUNDARIES, ENTRANCES & ACCESS



Surfacing and Ground Treatment

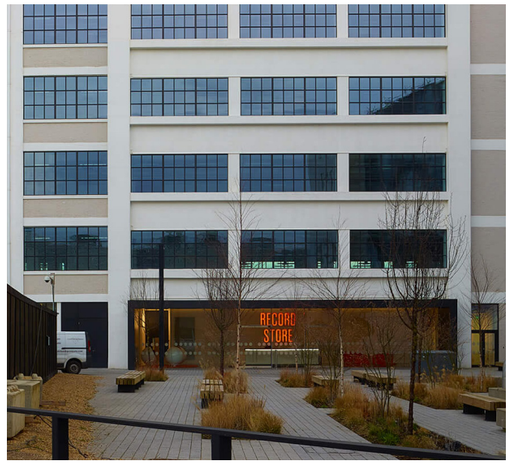
The majority of external circulation areas are finished in tarmac, particularly along the eastern and southern boundaries where servicing and maintenance access is located. These areas are functional in nature and prioritise durability over visual quality.



Boundary Treatments

The southern boundary is defined by tall precast concrete security panels with additional security fencing above, creating a robust and defensive edge adjacent to the railway corridor.

Elsewhere, boundary treatments comprise steel palisade and mesh security fencing associated with the existing commercial use. Gated access points are formed in matching metal fencing systems, reinforcing the secure and controlled character of the site.



Built Form Materials

The building itself is finished in a light-toned render or cladding system with aluminium-framed glazing. The façade treatment is contemporary and relatively neutral, with large window openings at ground level.



Frontage

The public realm is of a higher quality, incorporating concrete and block paving with areas of permeable surfacing. Flush kerb detailing and defined tree pits contribute to a more pedestrian friendly environment at the site entrance.

EXISTING BOUNDARIES

The application site is currently occupied by a commercial office building and is defined by a combination of secure perimeter treatments.

Overall, the existing boundary treatments prioritise security and servicing requirements associated with office use. As part of the proposed change to residential use, the boundary strategy provides an appropriate balance between security, residential amenity and streetscape quality.

OVERALL CHARACTER

Overall, the existing material palette reflects a secure commercial office environment, with an emphasis on durability, defensible boundaries and service access. While the principal frontage benefits from higher quality paving and landscape elements, secondary areas are dominated by hard surfacing and security infrastructure.

LANDSCAPE PROPOSALS

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

LANDSCAPE MASTERPLAN



Ground Floor

A Entrance court (as existing)

B Existing public realm retained

C Access to bike store / general amenity space

D Utility areas, including bin store

E Outdoor shared lounge area

F Private rear gardens

Roof Garden

G Play space

H Lawn with play features

I Central gathering space

J Growing Space

K General amenity seating areas / Circulation

L Lounge & bar area / event space

Upper Roof

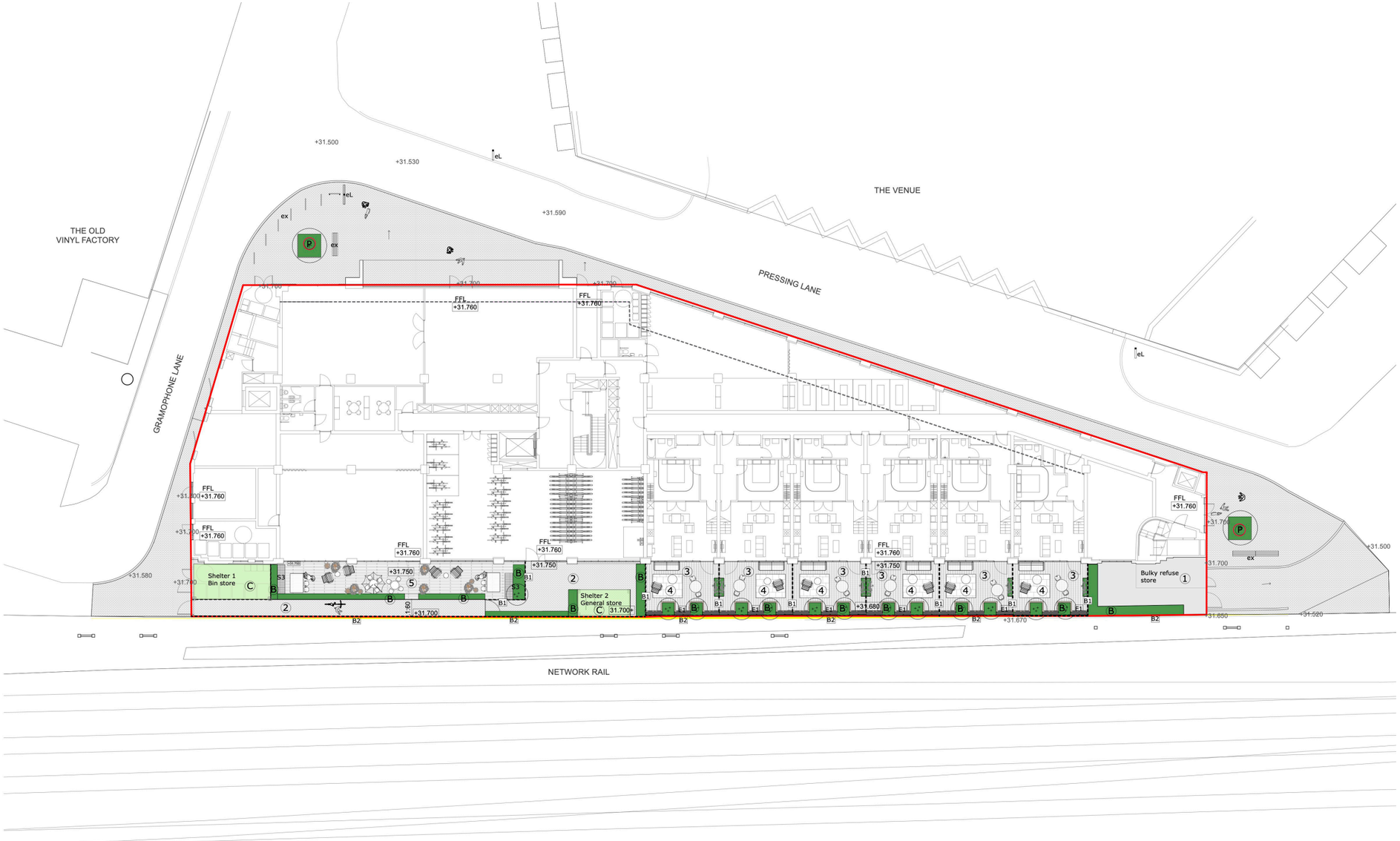
M Biodiverse Roof

NOT TO SCALE

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

GROUND FLOOR LANDSCAPE PLAN



KEY

Planning boundary

LEVELS

+31.700 Existing levels TBC

+31.700 Proposed Levels

1:60 Proposed surface falls

HARD LANDSCAPE:

1 Asphalt over existing base

2 Permeable block paving: Marshalls Tegula Priora (or similar approved).

3 Clay pavers: Allgreen Falmouth Clay paver (or similar approved).

4 Limestone paving slabs: Allgreen Zara beige etched (or similar approved).

5 Hardwood / bamboo composite deck: Eg. Bamboo X-tream (or similar approved).

EDGING:

E1 Aluminium edging eg. Kinley AluExcel, laid flush

E2 Gravel strip with flush aluminium edge between paving and gravel (as above): 100mm depth CED Thames buff (or similar).

BOUNDARIES:

B1 B1: Proposed 1.8m high solid tongue & groove style treated timber fence with horizontal boards

B2 B2: Proposed 2.45m high solid tongue & groove style treated timber fence with horizontal boards

STRUCTURES & FURNITURE:

eL Existing lamp posts and sign

ex Existing benches retained

S3 Timber seat with back - built-in to planter

Free-standing furniture

'Sheffield' style steel cycle hoops. Existing in street + 2no. in shelter.

Free-standing steel trough planters. Powder coated dark grey

Raised powder coated steel planters. Raaft Planterline (or similar approved). Height and colour: 700mm / 200mm height from ground level, Dark grey

Shelter 1 - Residents bin store with biodiverse roof. Metal frame, slatted timber and metal screen on all sides.
Shelter 2 - Residents general store with biodiverse roof f or buggies, trailers, other items. Metal frame, slatted timber and metal screen on 2 sides.

TREES:

P New large tree pits to replace existing

Proposed trees (Standard/Multi-stem)

Existing damaged/poor tree removed

SOFT LANDSCAPE:

B Proposed shrub and perennial planting in built-in steel raised planters

C Biodiverse roof on shelter

Proposed Living wall panels fixed to boundary fence within private gardens

Free-standing plant pots

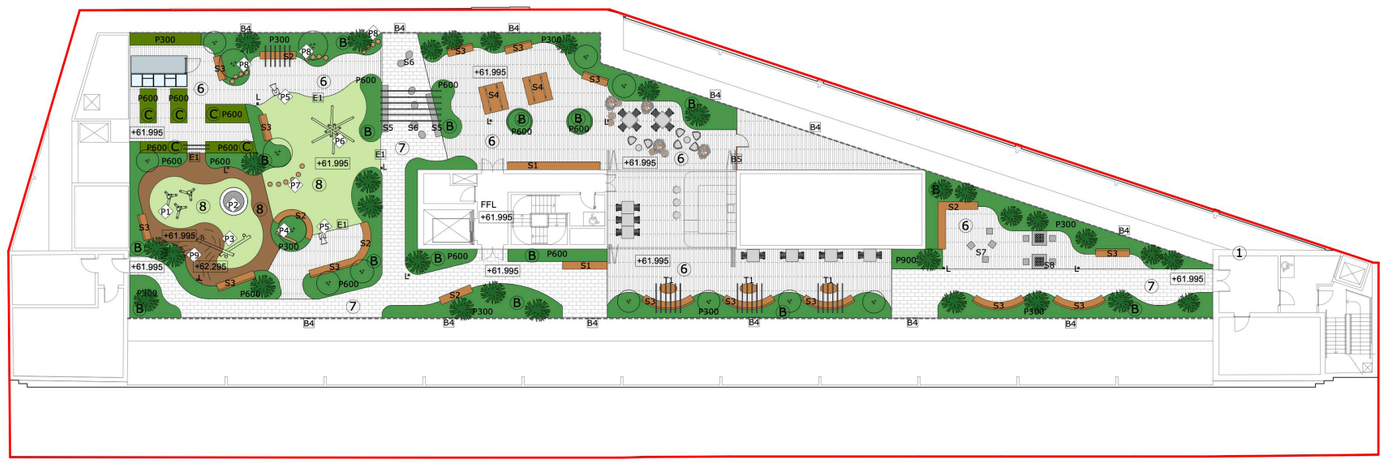
NOT TO SCALE

RECORD STORE, HAYES

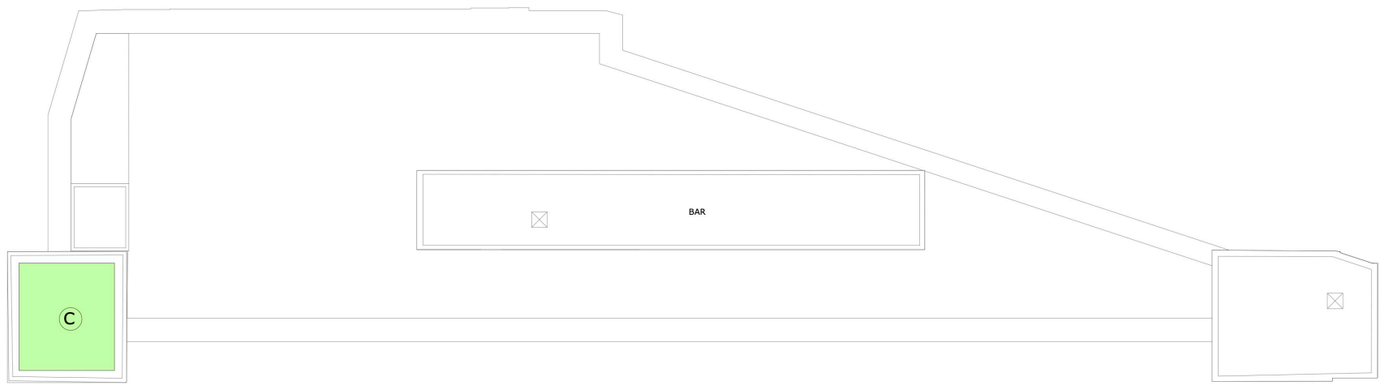
LANDSCAPE DESIGN AND ACCESS STATEMENT

LOWER ROOF LANDSCAPE PLAN

LOWER ROOF PLAN:



UPPER ROOF PLAN:



RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

KEY

Planning boundary

LEVELS

+61.995 Proposed levels

HARD LANDSCAPE:

6 Hardwood / bamboo composite deck: Eg. Bamboo X-tream (or similar approved).
On pedestal & joist system (by Raaft or similar).

7 Pale grey porcelain tile
eg. Lucca grey 600x400x20mm.
On pedestal & joist system (by Raaft or similar).

8 Astro-turf on rubber play shock matt - Astro turf colour: brown and green

EDGING

E1 Aluminium edging: Kinley AluExcel, laid flush - where required between roof materials. Generally materials will be contained within the roof flooring system.

BOUNDARIES:

B4 1.5m high glass balustrade (providing 1.5m height from paved areas and 1.2m height when adjacent to 300mm high planter.

B5 1.4m high timber slatted fence & matching gate with lock

STRUCTURES & FURNITURE:

Free-standing / event furniture to be selected by client

Fixed seating / Furniture:
S1: Timber bench with steel base (to match planters)
S2: Timber seat built-in to planters (no back)
S3: Timber seat built-in to planters (with back)
S4: Timber picnic table with metal frame
S5: Concrete bench
S6: Concrete 'Pebble' informal seats
S7: Concrete cube seating
S8: Concrete chess table with cube seating
T1: Timber oval table to match seating

Tubular steel pergola, custom-built L-profle posts (Large pergola U-profile)
Posts inside planters.

Raised powder coated steel planters.
Raaft Planterline (or simialr approved).
Height and colour:
P300 = 300mm height from floor level, Light grey
P600 = 600mm height from floor level, Mid + dark grey

Vegetable growing beds (to match steel planters above)

LIGHTING:

Pendant light with lamp shade hanging from pergola

L Square light pillar 2.5m tall

LED strip light under seating

Adjustable directional ground spike lighting within planting beds

PLAY:

Play equipment and features
P1: Climbing tree post
P2: Round Trampoline
P3: Log trail Robinia
P4: Natural log 2m Robinia
P5: Playground telephones
P6: Tipi Robinia
P7: Robinia Stepping Stump
P8: Log stepping stones
P9: Mound

TREES:

Proposed trees: Standard / multi-stem
Refer to planting plans

SOFT LANDSCAPE:

Free-standing pots with plants

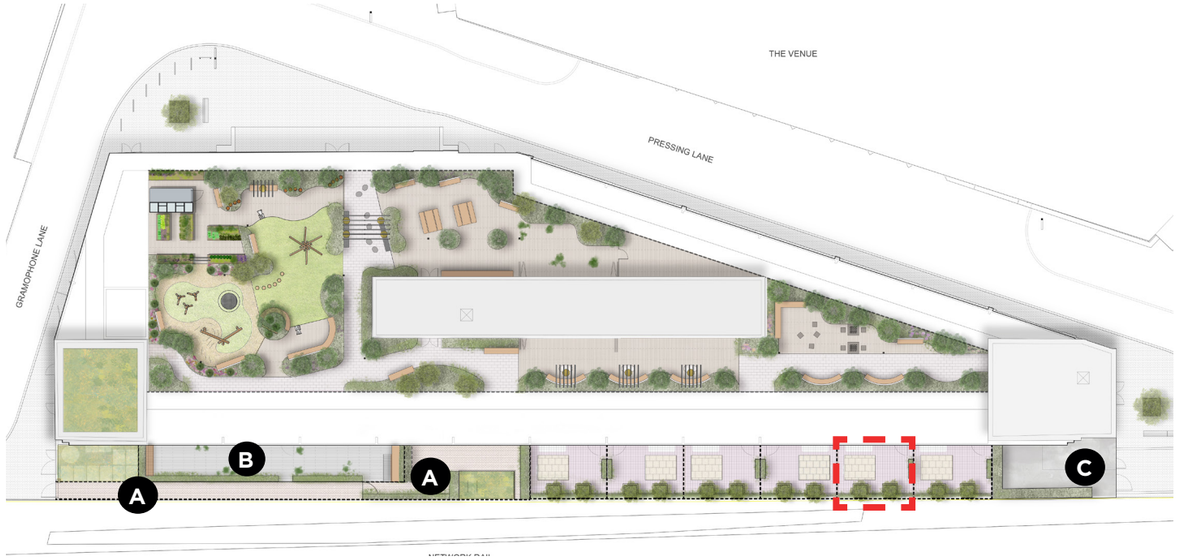
B Shrub and perennial planting in raised beds

C Biodiverse roof

NOT TO SCALE

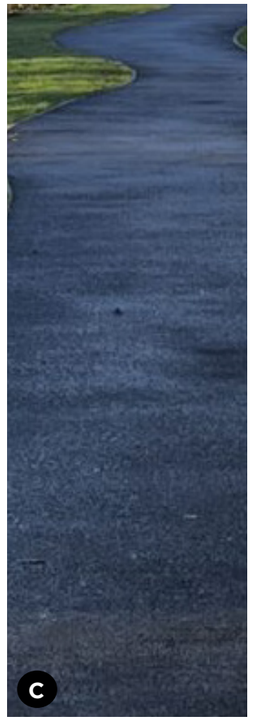
SURFACE MATERIALS PALETTE

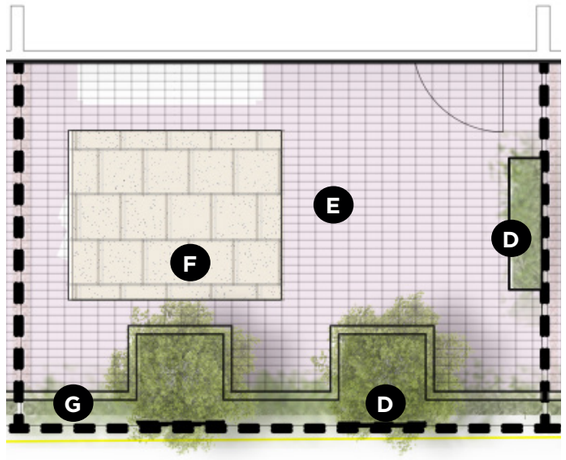
GROUND FLOOR

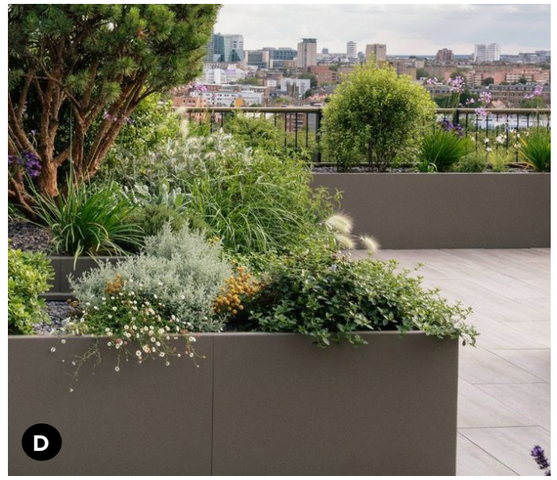
















A Bike/buggy area: Permeable block paving: Marshalls Tegula priora colour: 'Traditional' (or similar)

B Hardwood deck 'Bamboo X-treme' (or similar)

C Asphalt

D Powder coated steel planters

E Clay paver

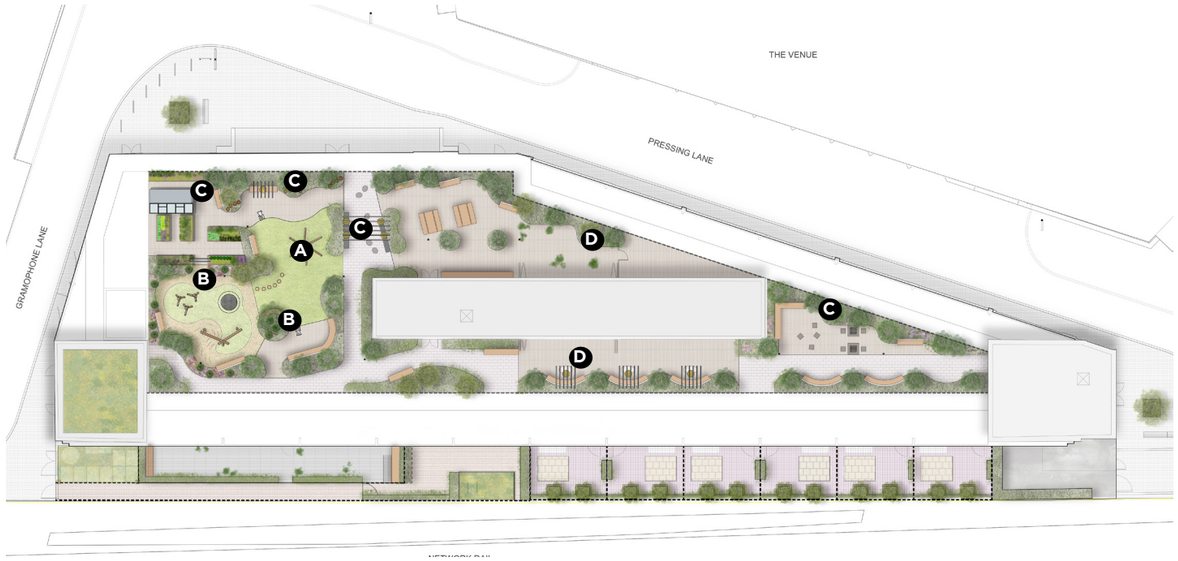
F Stone seating area (Zahra beige etched or similar to be approved)

G Gravel strip Thames buff chippings (or similar to be approved)



SURFACE MATERIALS PALETTE

ROOF GARDEN



A Astro-turf green

B Astro-turf coloured - brown

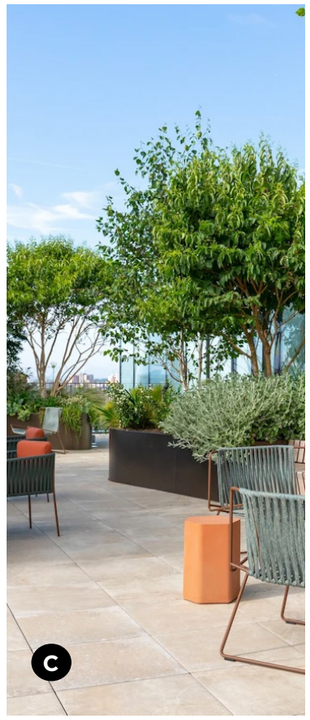
C Pale grey Lucca Grey (or similar) porcelain tile raaft 900x450x20cm

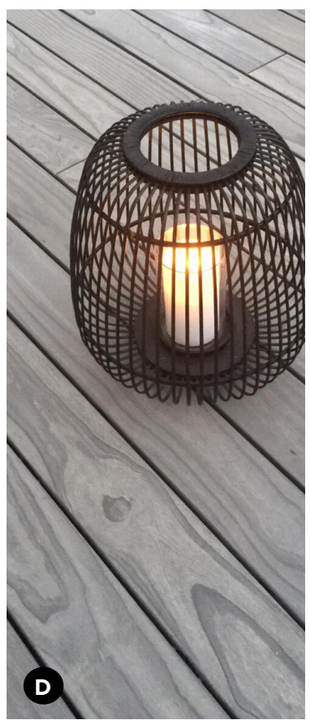
D Hardwood / Composite Decking (e.g. Xtreme Bamboo or similar approved)

E Powder-Coated Steel Planters. Colours: Pale grey, dark grey







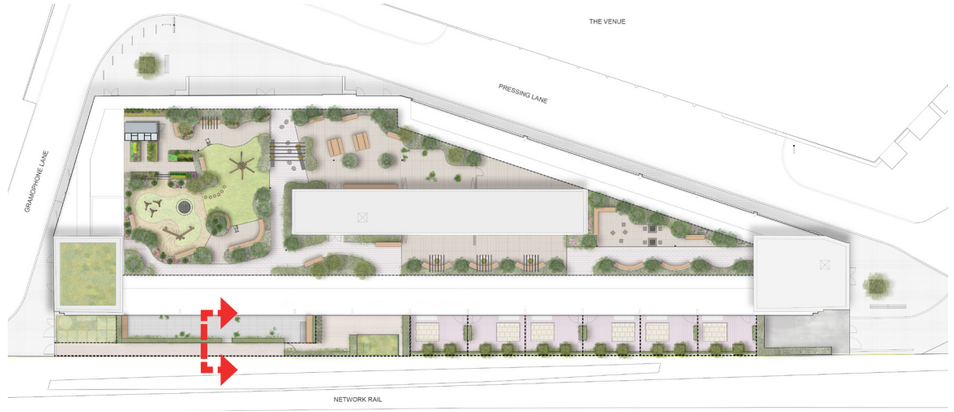


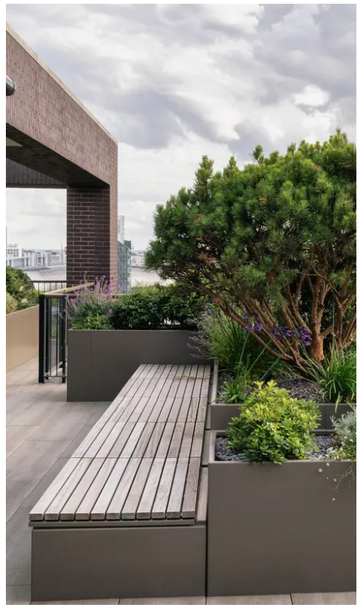


LANDSCAPE SECTIONS

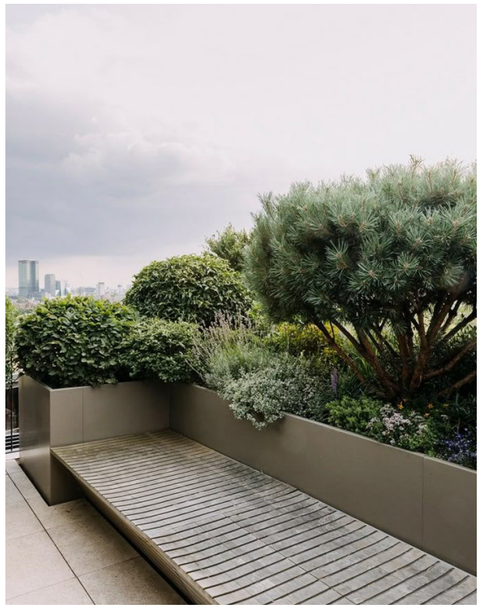
GROUND FLOOR AMENITY SPACE & ACCESS TO BIKE STORE

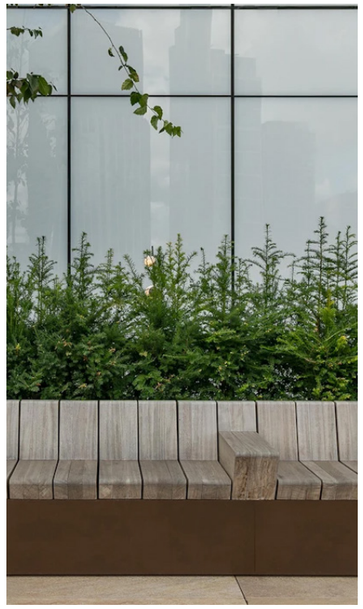


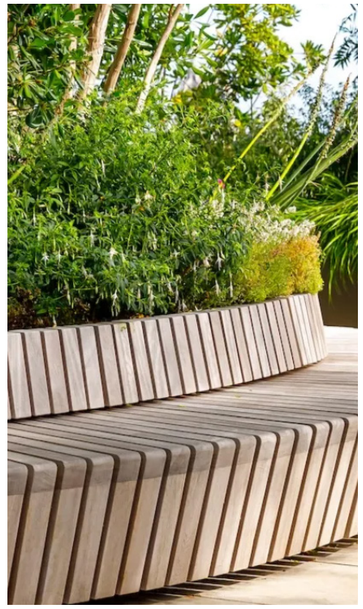






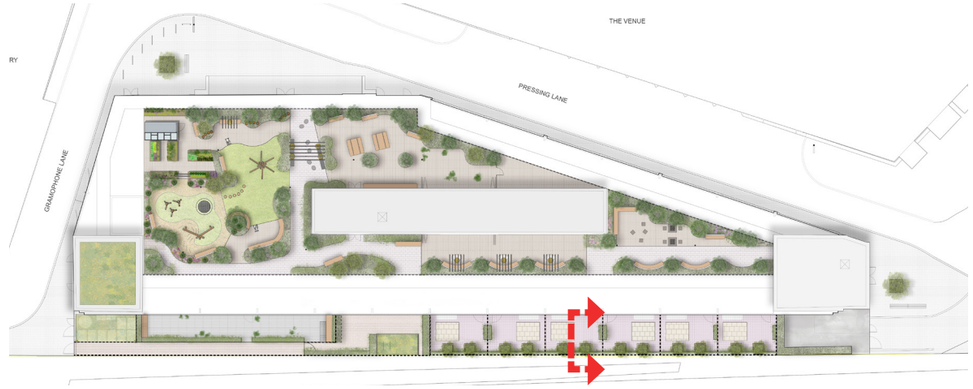


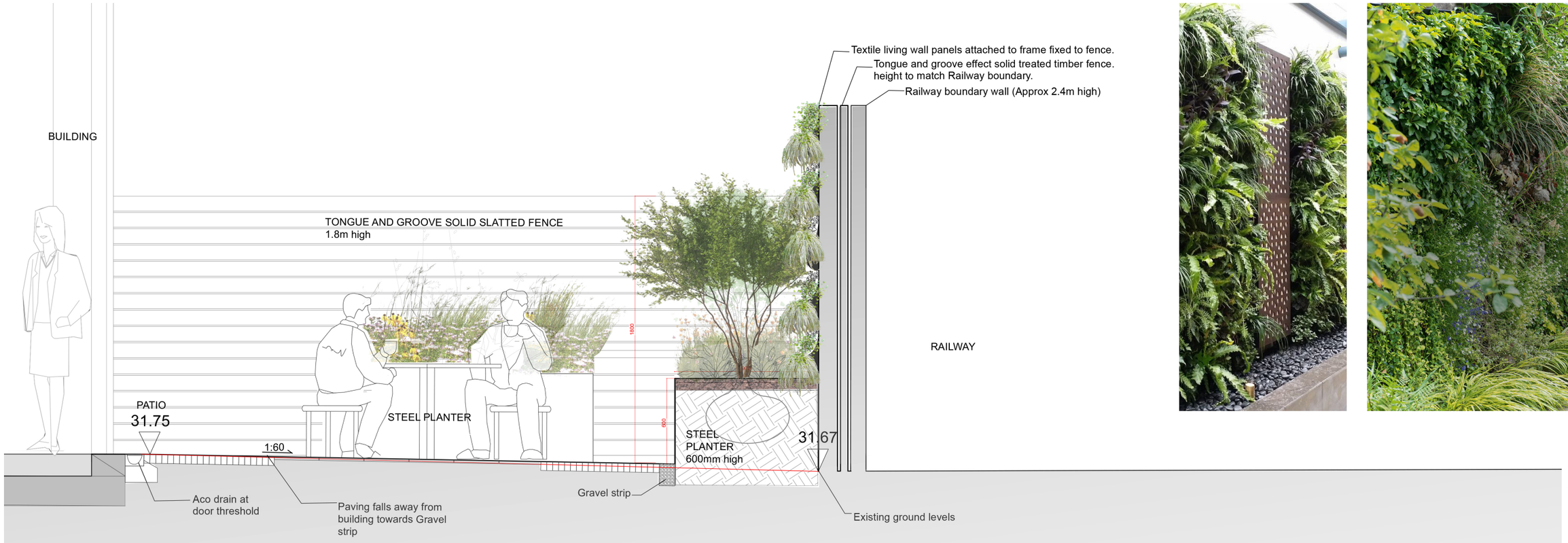




LANDSCAPE SECTIONS

GROUND FLOOR PRIVATE GARDENS



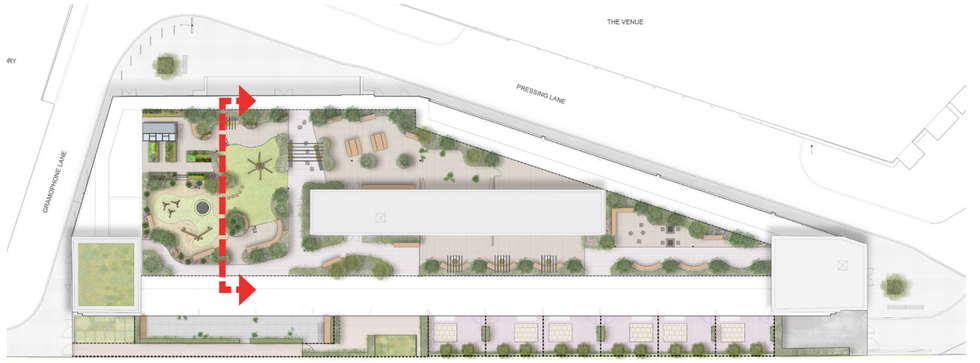


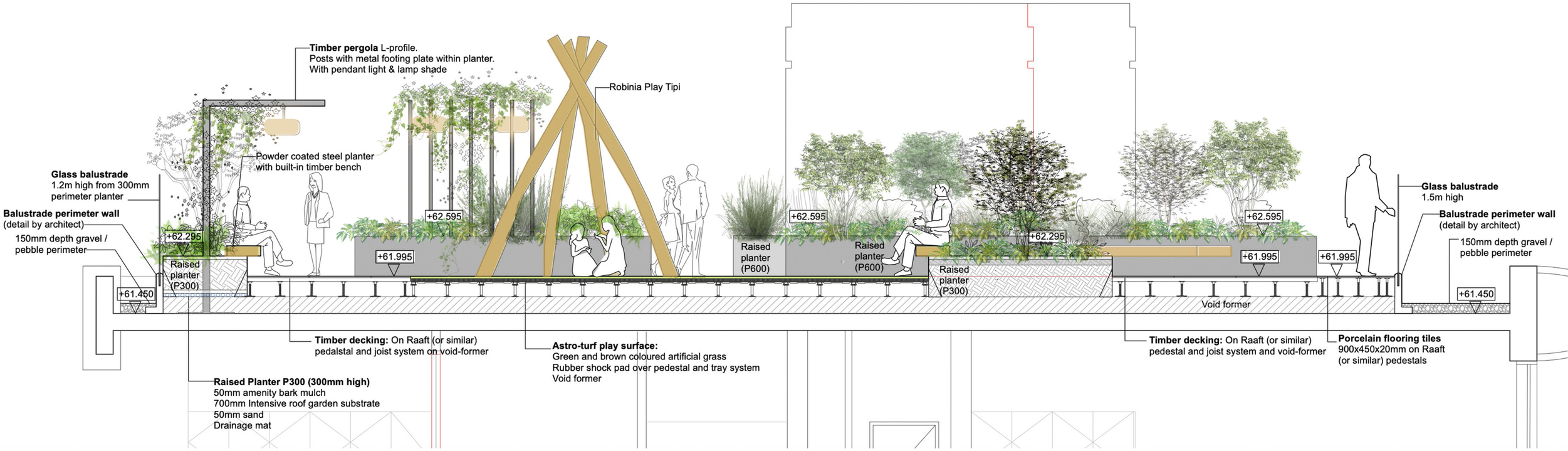
RECORD STORE, HAYES

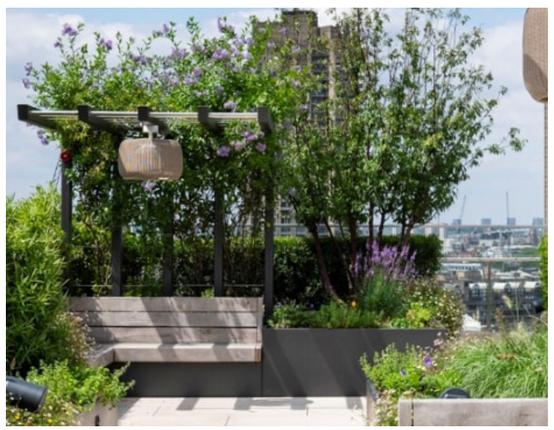
LANDSCAPE DESIGN AND ACCESS STATEMENT

LANDSCAPE SECTIONS

FAMILY LAWN AREA WITH PLAY FEATURES & SEATING AREAS













RECORD STORE, HAYES

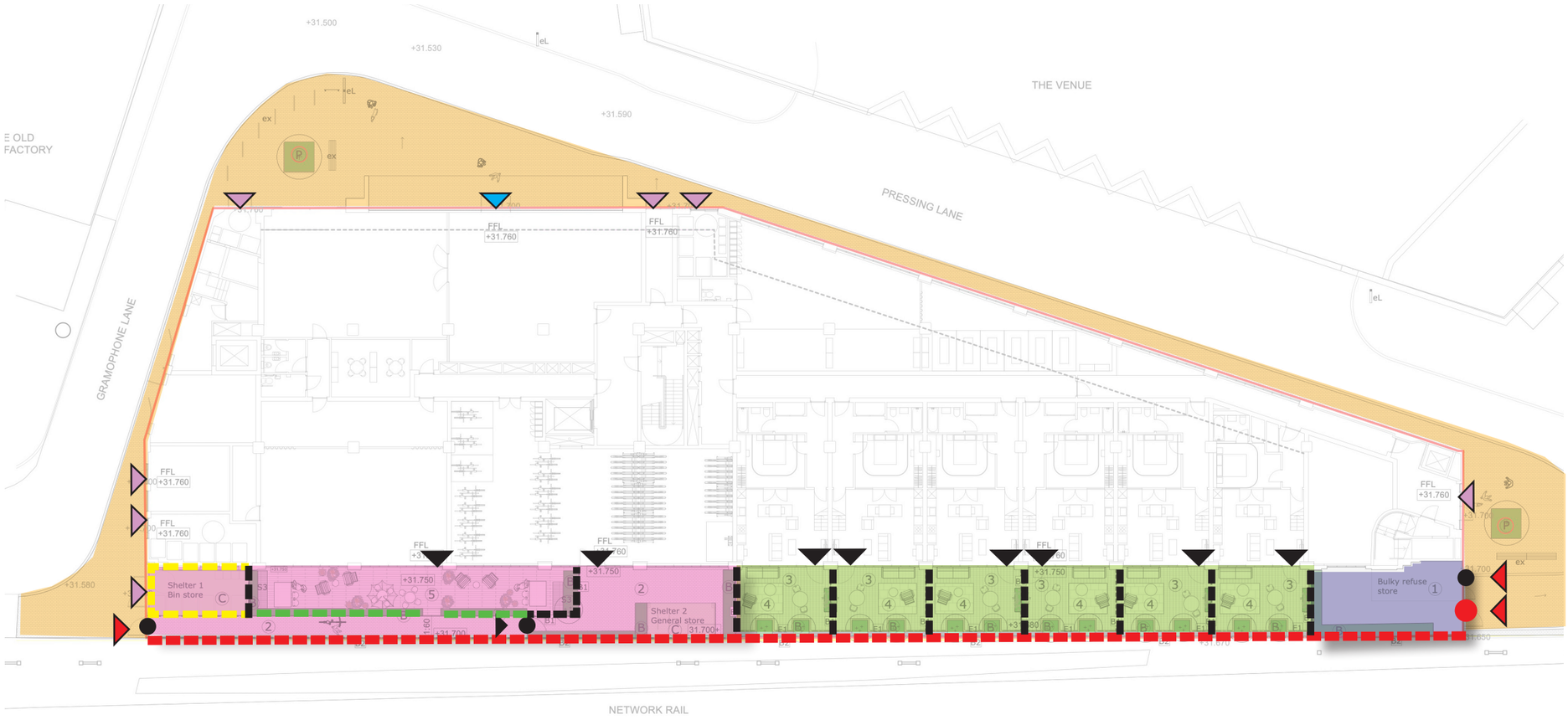
LANDSCAPE DESIGN AND ACCESS STATEMENT

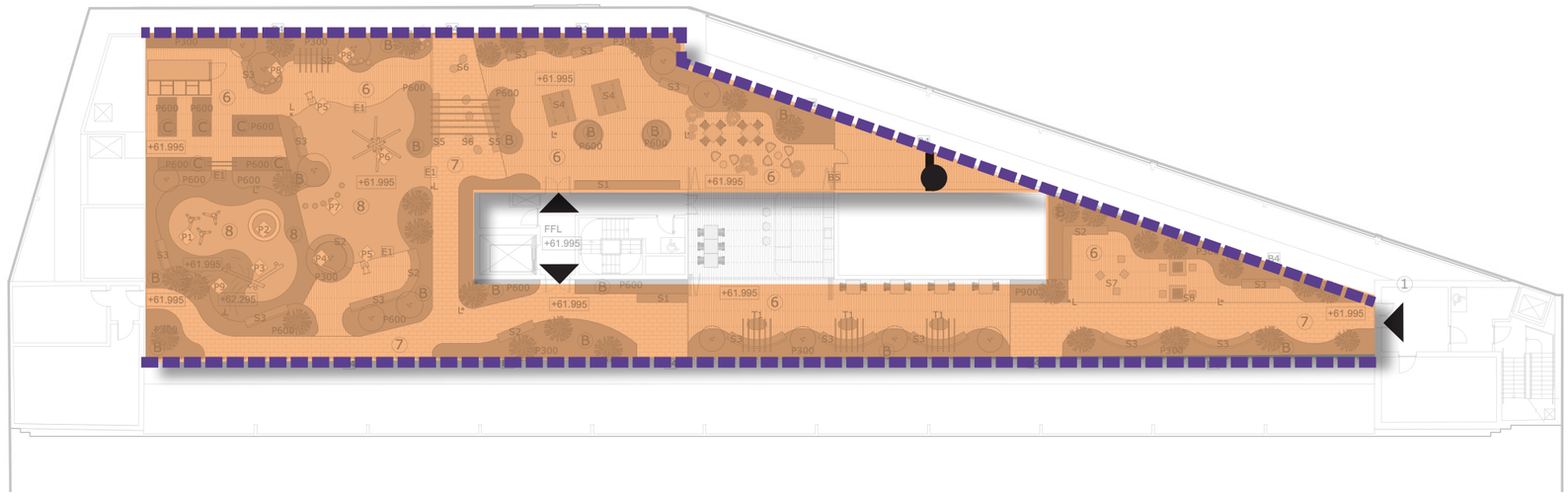
LANDSCAPE STRATEGY

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

BOUNDARIES & SECURITY STRATEGY





BOUNDARIES

Fence 1: 2.45m (approx.*) high tongue & groove effect treated softwood fence - horizontal boards. Eg. Jacksons Tongue & Groove Effect panels or similar.
* Height to match height of railway boundary.

Fence 2: 1.8m high tongue & groove effect treated softwood fence - horizontal boards.

Bin store boundary fence: Steel frame shelter with metal and timber slatted walls

Informal planter boundary: Areas separated by 750mm high steel planter with varying heights of plants.

Roof Balustrade: 1.5m high glass balustrade forming minimum 1.2m high barrier against planting areas in 300mm raised planters and 1.5m against paved areas..

Gate with controlled access from public spaces

Entry to secured external areas from building

New double gate

New single gate

Main entrance

Residents access to bin stores and other areas

ACCESS ZONES

Shared amenity and access to communal terrace and bike storage

Maintenance Parking Access

Roof terrace: Shared amenity. Locked with controlled access for residence

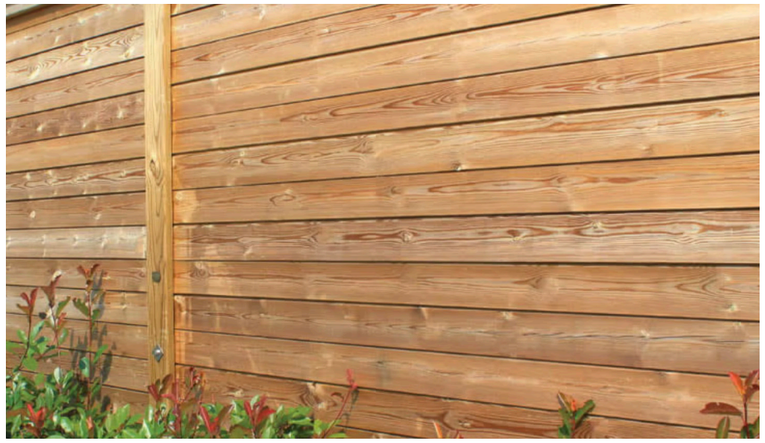
Public space

Private rear gardens accessed from individual homes

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

BOUNDARY PROPOSALS
FENCE & BOUNDARY IMAGES



Fence 1: Southern boundary fence

The Southarn boundary will be treated with a 2.45m (approx.) high tongue & groove effect treated softwood fence with horizontal solid boards with a capping rail. To match the height of the existing Railway fence.
(Eg. Jacksons Tongue & Groove Effect panels or similar.)

The barbed wire will be removed from above the existing boundary.

Fence 2: Ground floor external areas

1.8m high tongue & groove effect treated softwood fence - horizontal boards between private courtyard garden areas and external amenity / utility areas. The design provides privacy while maintaining a consistent and high-quality boundary treatment across the development.



Green Wall Panels

Green wall panels are proposed to enhance visual quality and provide additional acoustic and environmental benefits. Living planting will assist in mitigating airborne pollutants, softening the boundary treatment and contributing to biodiversity.



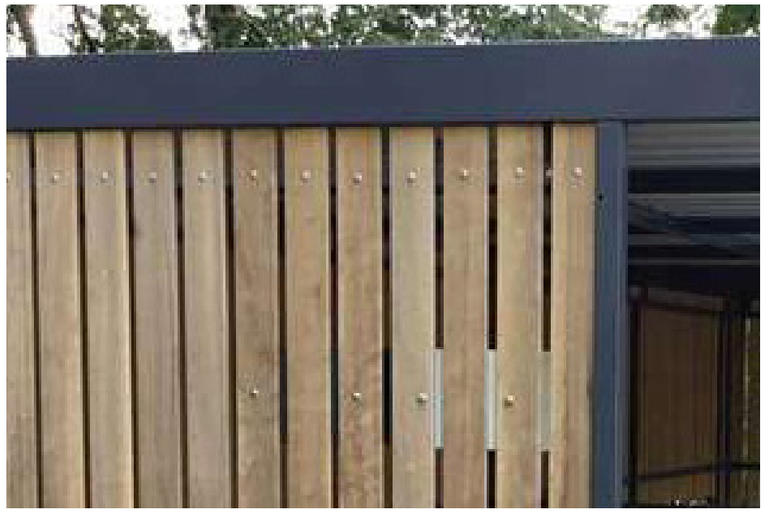
Glass balustrade on roof garden

1.5m high glass balustrade with no top rail. Stands 1.4m higher than paved areas, and 1.2m higher than 300mm perimeter planters.



Informal planter boundary

Raised planters are proposed in place of solid fencing to provide subtle spatial separation while retaining clear sightlines to the cycle store walkway. This approach supports passive surveillance, enhances visual openness and contributes to a more integrated communal garden environment.

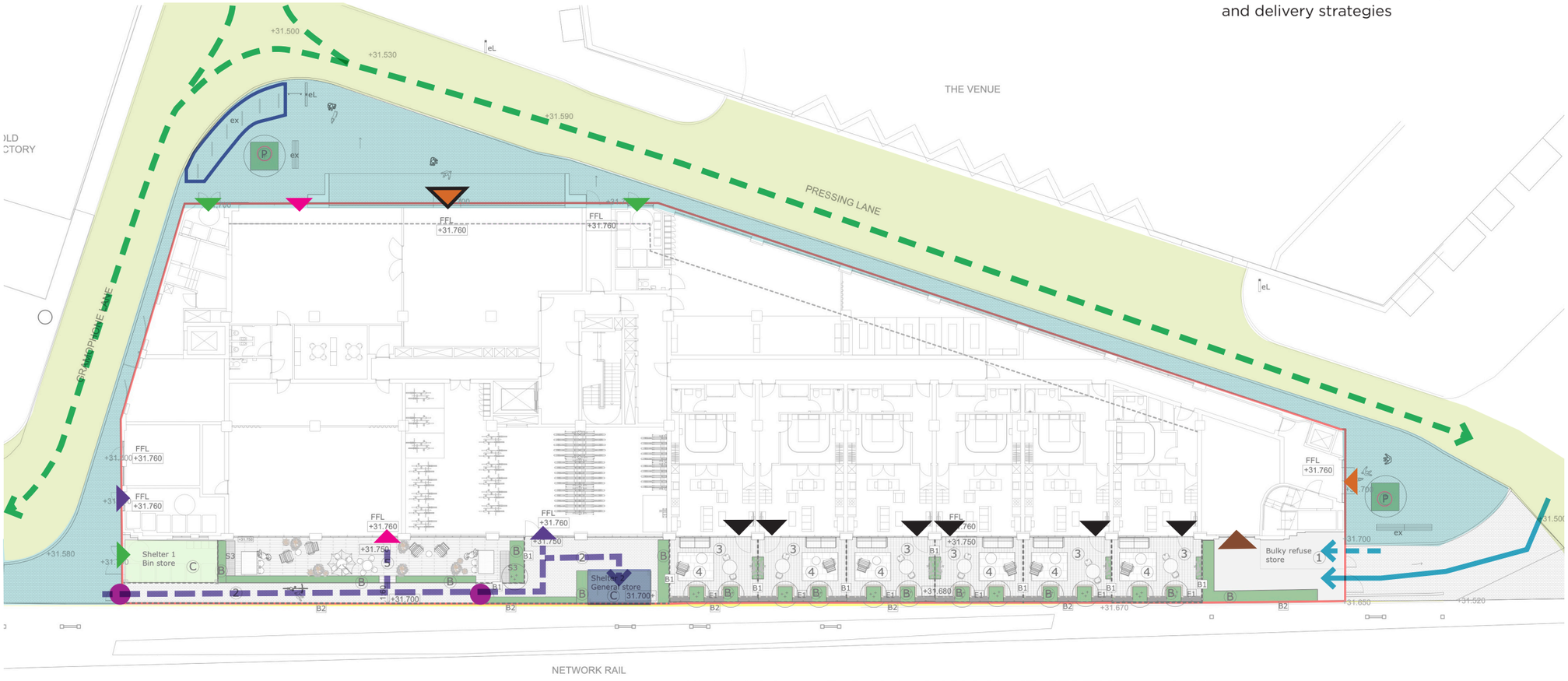


Bin store boundary fence:

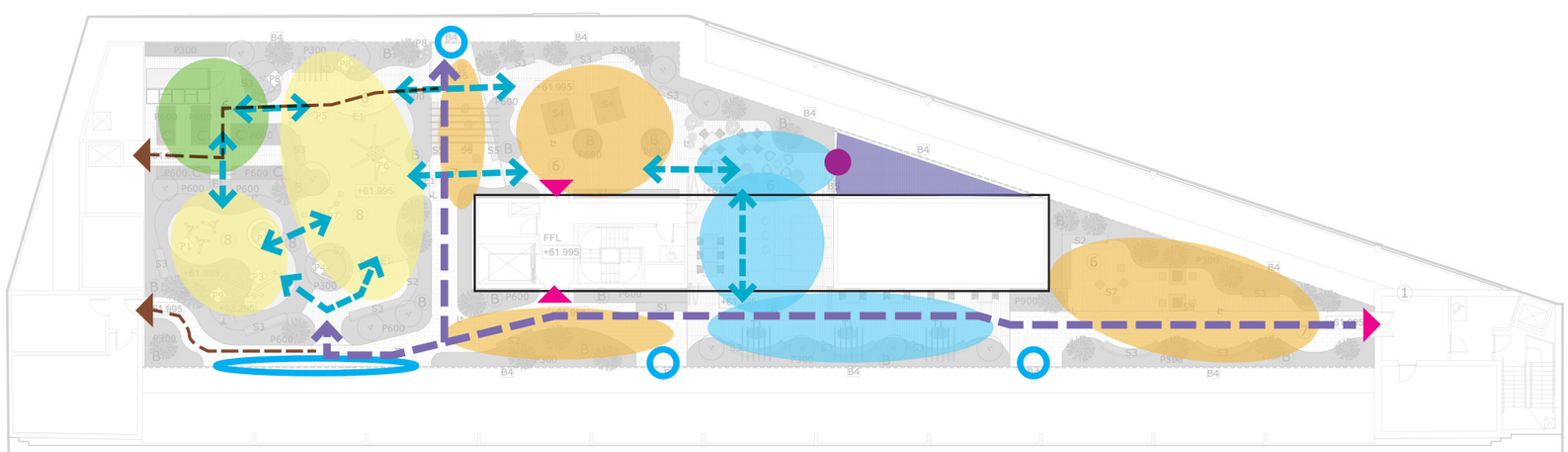
The bin store will be approximately 2.1m high, steel frame with steel and timber slatted fencing with gaps to allow ventilation and light penetration.

VEHICULAR & PARKING, CYCLE & PEDESTRIAN CIRCULATION

GROUND FLOOR



ROOF



For more details follow architects separate waste management, access and delivery strategies

GROUND FLOOR

- Public Highway
- Public accessible pedestrian areas outside building
- Main Reception Entrance
- Residents Access
- Entrance to internal amenity space
- Resident access to Private Courtyard Gardens
- Gate to residents external areas
- Shelter for prams, kids bikes etc

CYCLE:

- Cycle store entrance
- Residents route to secure cycle and general storage areas
- Existing visitor cycle parking (6 stands / 12 spaces)

REFUSE:

- Residential bin store entrance
- Bin collection route

PARKING:

- Pedestrian access to parking
- Vehicular access to parking

ROOF GARDEN

SPACES:

- Play / family
- Food growing / gardening
- Lounge
- General gathering /amenity space
- View points
- Lounge / bar external storage

ACCESS:

- Residents access to/from building
- Maintenance access
- Gate to storage
- Main circulation routes
- Connections between spaces
- Routes to maintenance access

NOT TO SCALE

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

DRAINAGE STRATEGY

HARD SURFACES

- Existing external paving retained
- Asphalt (non-permeable) following existing ground levels, surface fall towards railway as existing
- New block paving (non-permeable) laid to 1:60 fall in gardens and 1:40 fall (as existing) in other areas.
- Decking on frame over existing ground -existing surface course removed.
- Concrete block paving - permeable if possible. TBC by engineer.

DRAINAGE OPPORTUNITIES

- Arrows indicating surface falls, generally following existing levels, with minor modifications. Minimum 1:60 grade.
- Gravel drainage strip along planters and Southern fence to accept surface water run-off. French drain included where possible / required
- ACO drain at threshold as per Architects specification. (Existing drains retained around North, East and Western entrances)
- Increased tree pit size
- Proposed raised planters connected to ground / draining into ground

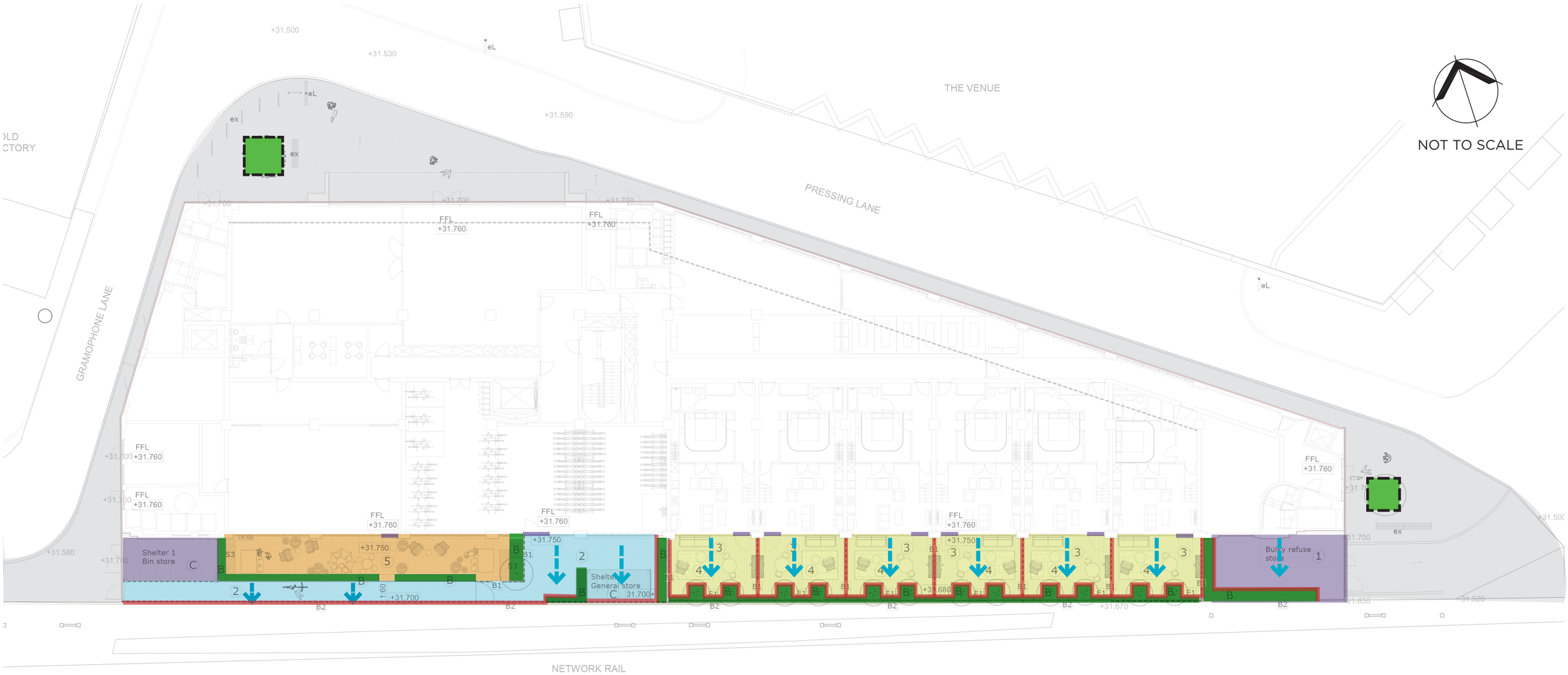
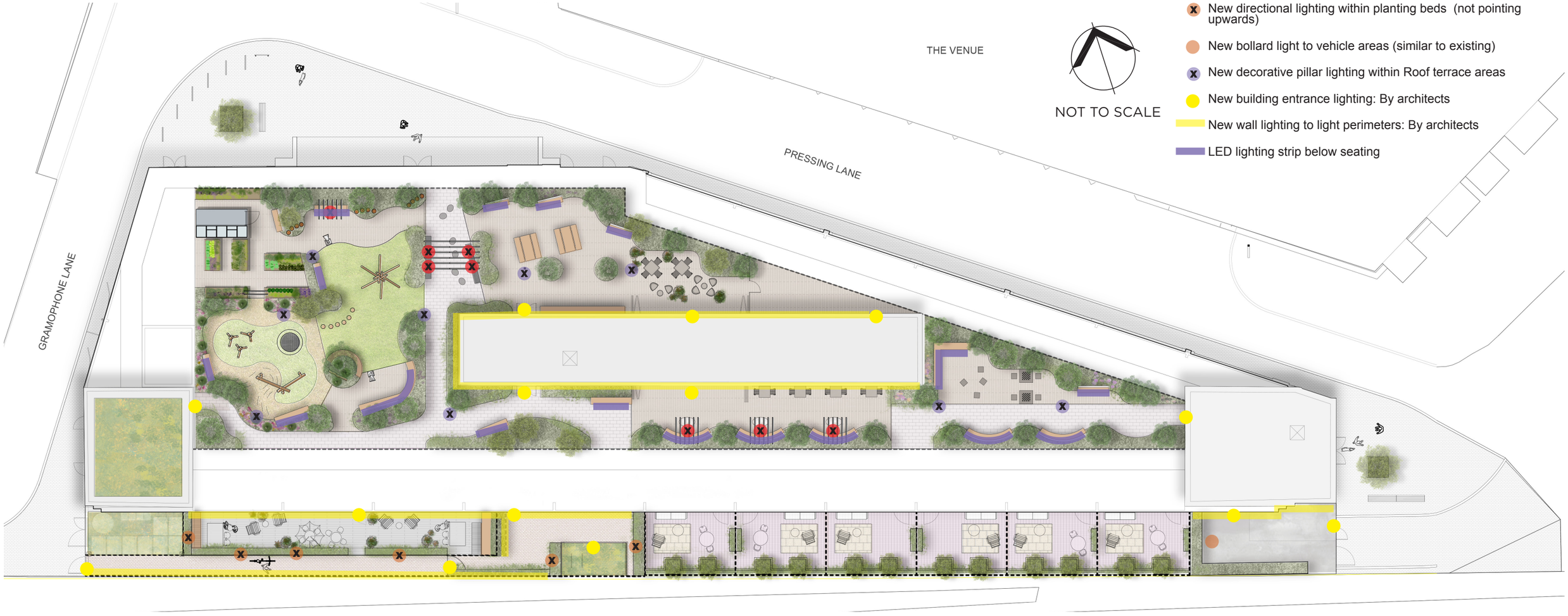


Image 31: Sustainable Drainage Strategy Plan

LIGHTING STRATEGY





Paths within roof terrace pedestrian areas to be lit with simple down-lighter bollards. The intention is to light the paths, but not cause unnecessary light pollution.



Pendant lighting



Directional ground spike lighting within planting beds in areas and amenity areas



LED strip lighting below seating



Light pillars 3m high

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

PLAY &
AMENITY STRATEGY

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

LOCAL PLAY SPACE PROVISION



PLAY REQUIREMENT:

Although play requirement has been provided on site, additionally there is access to local play areas and sports provision for all ages, including Botwell Leisure Centre Playground, Navnat Community Centre Playground, as well as Harlington Sports Centre and local sports fields, which provide more in terms of NEAP (Neighbourhood Access to Play), catering for all ages, including over 11's. Most of these are within a 15-20 minute walk.

In addition to this, several new local developments have provided play spaces for their own residents on site, some of which are also accessible to the public.

MAP KEY:

Recreation and public spaces

The Record Store Site

200 m increments from the site

LOCATION KEY:

A Botwell Leisure Centre Playground

B Sport fields

C Navnat Community Centre Playground

D Harlington Sport Centre

Image 05. Aerial view of the Record store Hayes (The Old Vinyl Factory (OVF), Hayes) and surrounding area

PLAYSPACE REQUIREMENT CALCULATIONS

GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	82	34	5	0
Social Units	0	0	0	0

Total Units	**121**

Geographic Aggregation	**London**
PTAL	**PTAL 0-2**

Notes
Sample size of 46 sites
Shaded cells require user input
Select both geography and PTAL
For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

Yield from Development (persons)

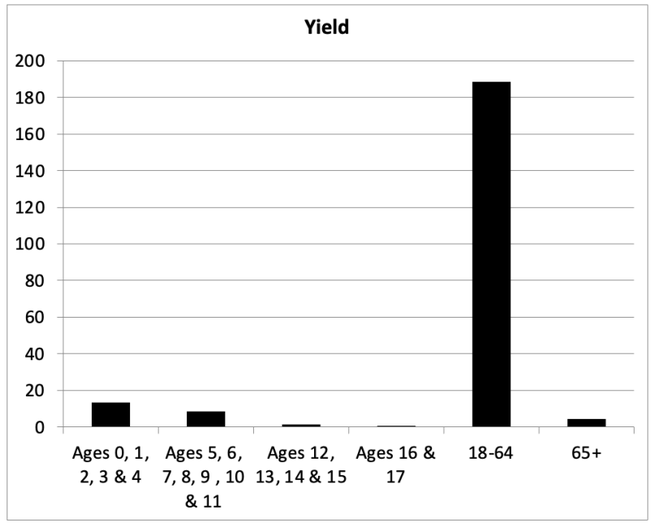
	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	13.5	0.0	13.5
Ages 5, 6, 7, 8, 9 , 10 & 11	8.6	0.0	8.6
Ages 12, 13, 14 & 15	1.6	0.0	1.6
Ages 16 & 17	0.8	0.0	0.8
18-64	188.6	0.0	188.6
65+	4.5	0.0	4.5
Total Yield	**217.7**	**0.0**	**217.7**

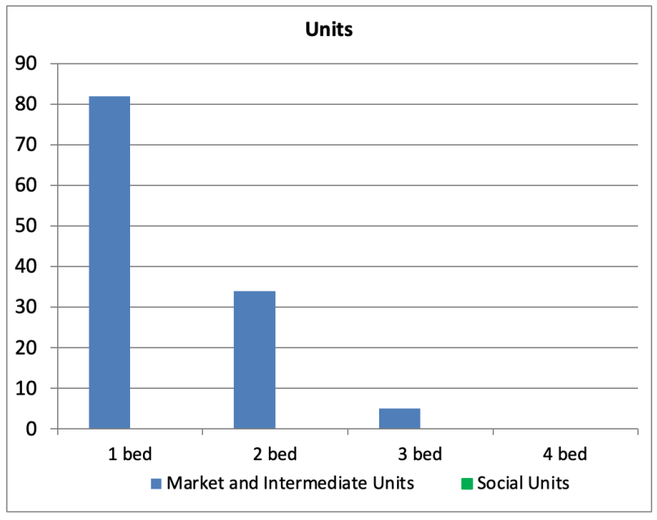
Play Space Calculator

Total Children	**24.6**

	Benchmark (m^2)	Total play space (m^2)
Play space requirement	10	245.8

Estimated yield from a development of 121 units
Located in London with a PTAL of 0-2





PLAYSPACE CALCULATIONS:

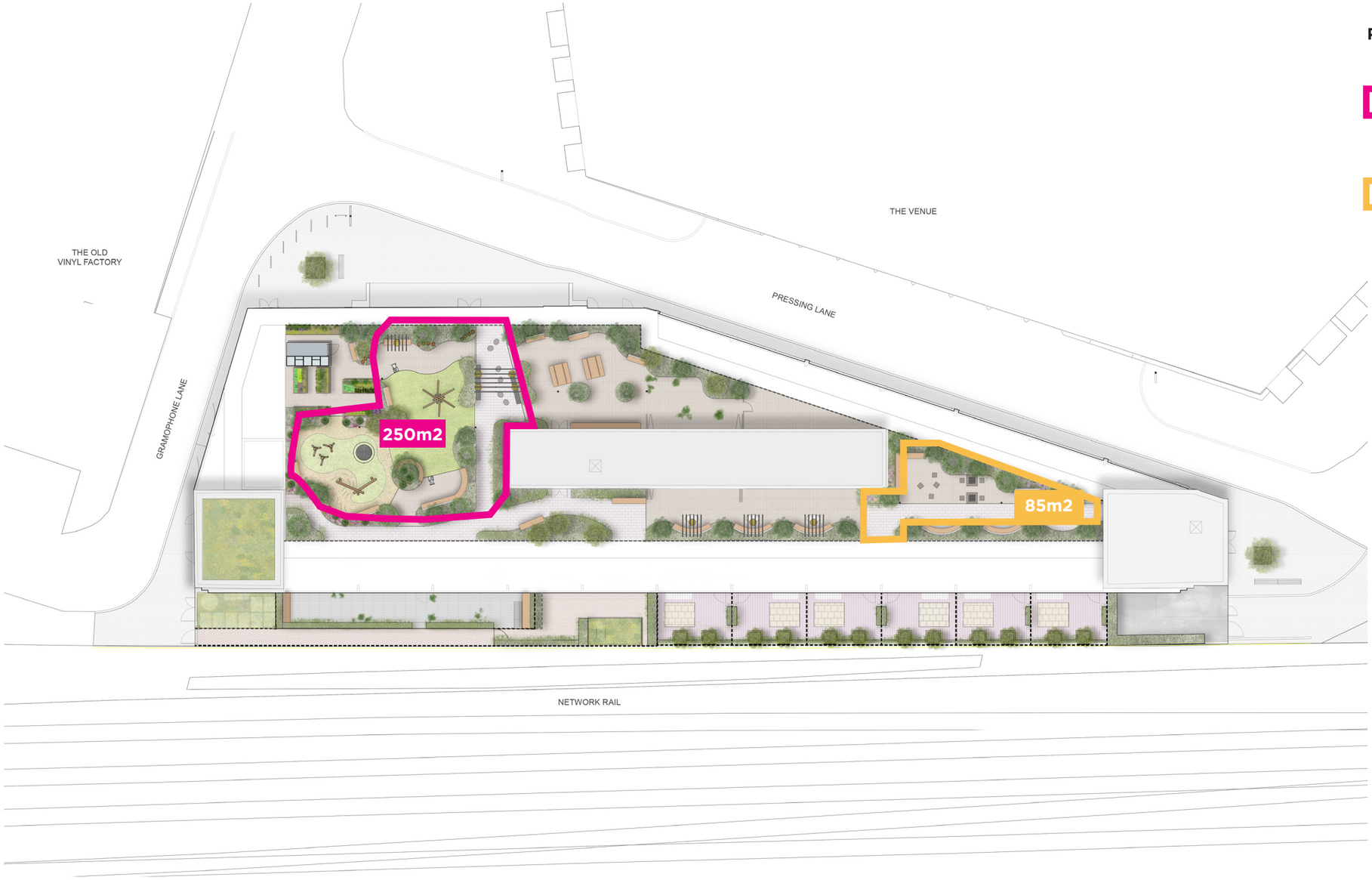
The total number of homes within this development is 132, comprising of 82 1-bed (7 of which are studios), 34 2-bed and 5 3-bed apartments. This location has a PTAL score of 2 which is classed as 'Poor Access to public transport'.

This suggests a child yield of:

Ages 0-4: 13.5, Ages 5-11: 8.6, Ages 12+ 2.4.

Play provision within the roof garden focuses on the 0-11 age groups, but does provide specific areas for over 11's, although it does provide teen-friendly spaces.

PLAY SPACE STRATEGY



PLAY PROVISION ON SITE:

ROOF: 250m2
0-11 PLAY SPACE INCLUDING DEDICATED PLAY SPACE AND INFORMAL PLAY SPACE

ROOF: 85m2
INCIDENTAL PLAY (POTENTIAL) OR TEEN-FRIENDLY SPACE

TOTAL PLAY: 335m2
Including dedicated and Informal play

RECORD STORE, HAYES

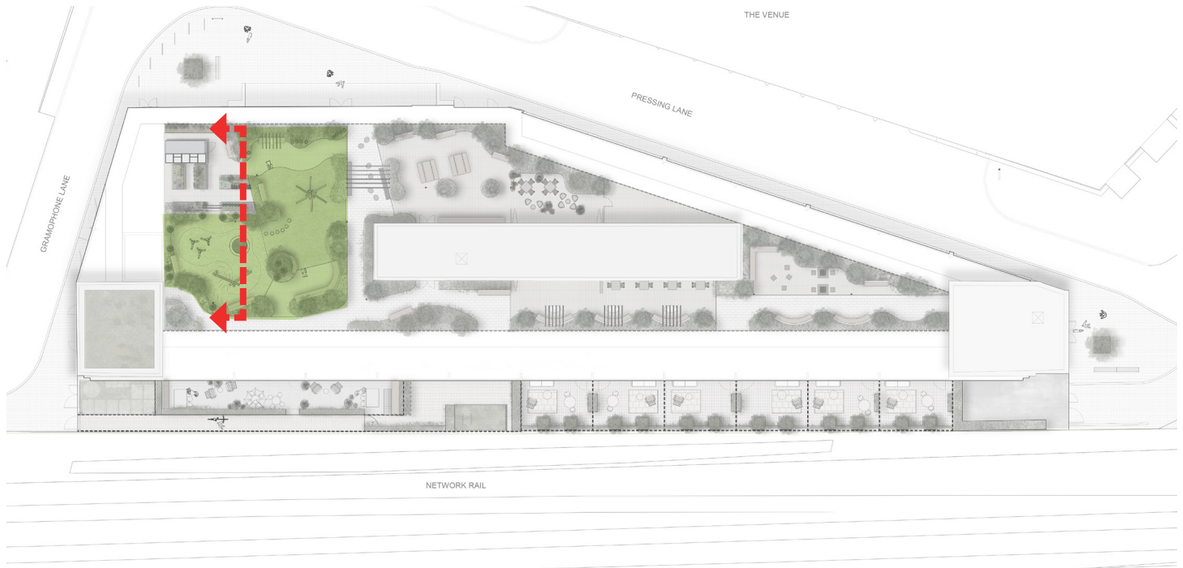
LANDSCAPE DESIGN AND ACCESS STATEMENT

PLAYSPACE CHARACTER - PLAYGROUND AGES 0-11

GENERAL CHARACTER:
The space is enclosed by raised planters on all sides, with several access points. These planters give a sense of enclosure and safety, while still being overlooked by adjacent areas, including the family lawn area and the food growing area. 2 tones of play surface in natural colours give a softness, while remaining clean and easy to maintain. Linked but separate spaces encourage exploration within safe limits, and give a sense of subtle visual separation from other amenity spaces.

PLANTING:
Planting spilling over the planters all around provides a richness of sensory experience for those using the play areas.

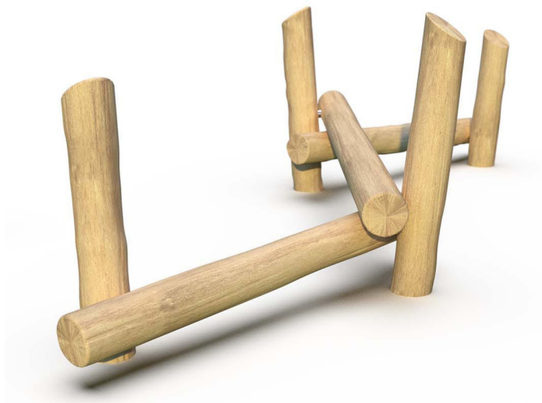
PLAY EQUIPMENT & FURNITURE:
Materials and features are natural-looking where possible, to try to make the play area feel a little more grounded.
Play equipment is generally Robinia, an attractive light-coloured wood, with timber seating and pergolas, giving a soft and natural palette. Generous seating areas offer places for parents / families to sit in the play areas, with in a peaceful and sheltered setting.
Subtle mounding in the play surface offers additional play value.



PLAYSPACE CHARACTER - PLAYGROUND AGES 0-11

This small play area provides timber equipment for 0-11 year olds, including;

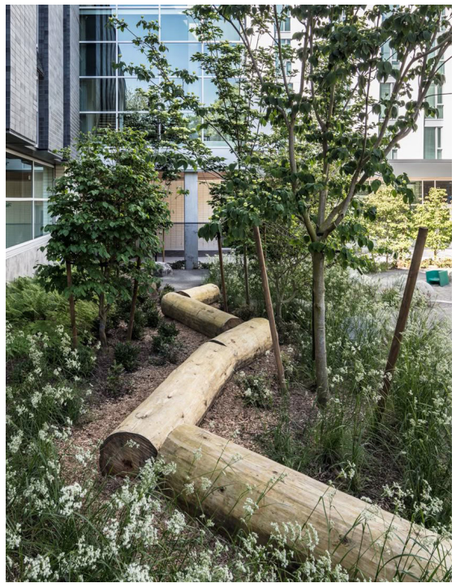
- a trampoline, which is fully accessible to all ages and those with accessibility constraints.
- Robinia stilt walk onto a gentle mound
- Stepping log through planting bed, with playful grasses
- Robinia play trees, which encourage climbing as well as setting a scene of natural play.















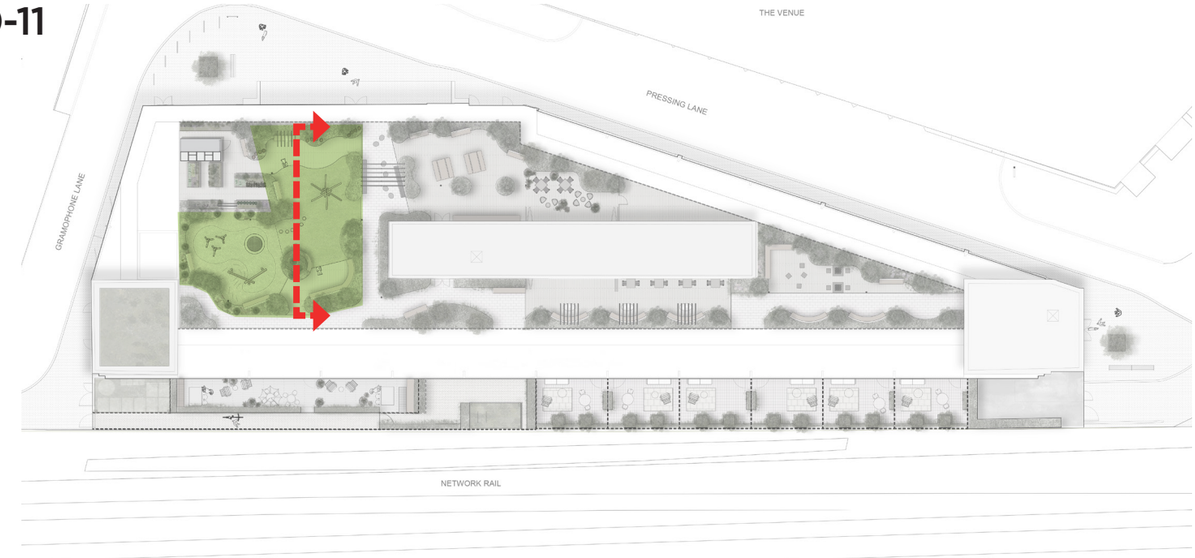
PLAYSPACE CHARACTER - LAWN / FAMILY AREA / PLAY AGES 0-11



RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

PLAYSPACE CHARACTER - LAWN / FAMILY AREA / PLAY AGES 0-11

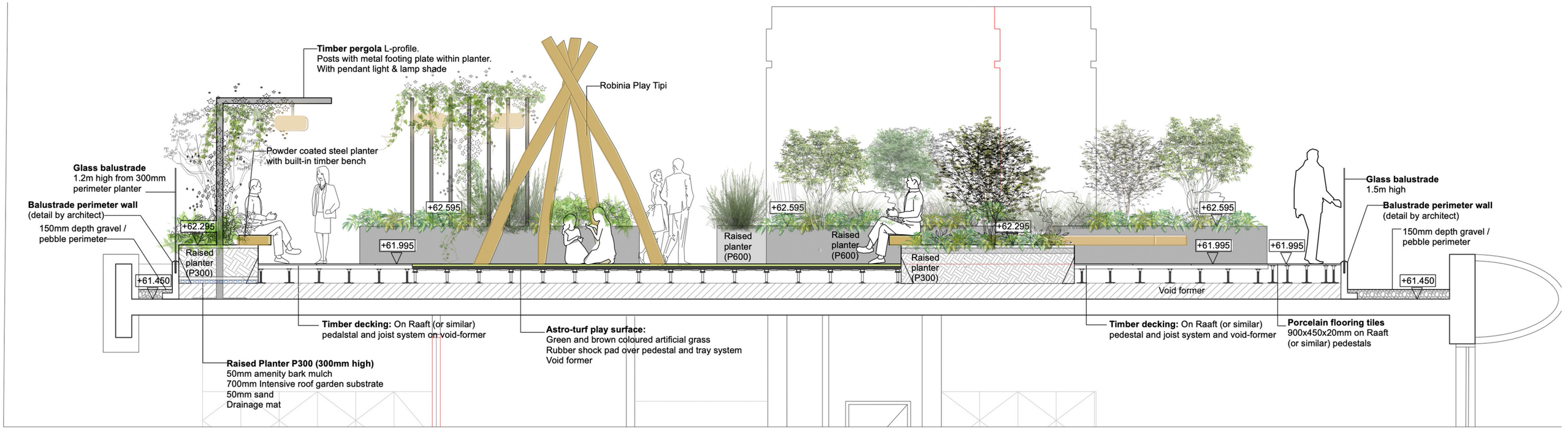


FAMILY LAWN:
This area invites all ages to sit, gather and play. The space includes an artificial turfed lawn, with informal and attractive timber playful features, such as stepping logs in the lawn and a Robinia Tipi, which is accessible and perfect for multi-generational play and roleplay.

Surrounding planters and trees give some visual enclosure as well as protecting the space from wind and providing dappled shade in summer.

The space is enclosed by raised planters on all sides, with several access points. These planters give a sense of enclosure and safety, while still being overlooked by adjacent areas, including the central gathering space and the food growing area. Planting spilling over the planters all around provides a richness of sensory experience for those using the play areas.

Children are encouraged to explore planting as stepping logs lead between tall ornamental grasses within the planters. The planters are 30cm high, which allows only children old enough to step up onto the planter to explore these spaces.



PLAYSPACE CHARACTER - LAWN / FAMILY AREA / PLAY AGES 0-11

This small play area provides timber equipment for 0-11 year olds, including;

- Playground ‘Telephones’ either side of the lawn, to encourage children to communicate at distance and provide a nod to the Record Store audio theme
- Robinia play tipi - accessible to all ages and abilities, encouraging roleplay and creative play
- Artificial for gathering, picnics and various play
- Timber stepping logs within grass and planting areas, encouraging children to explore planting







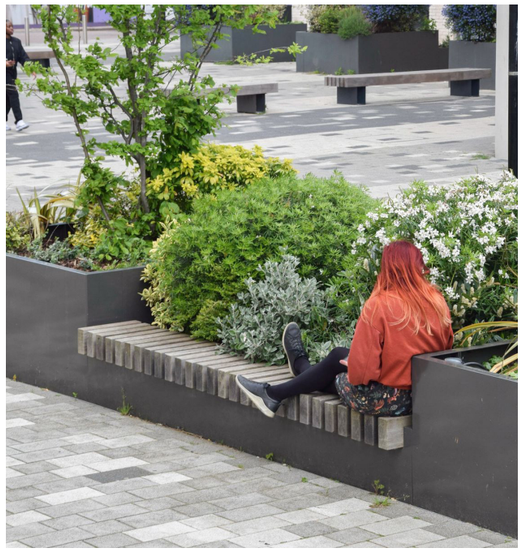




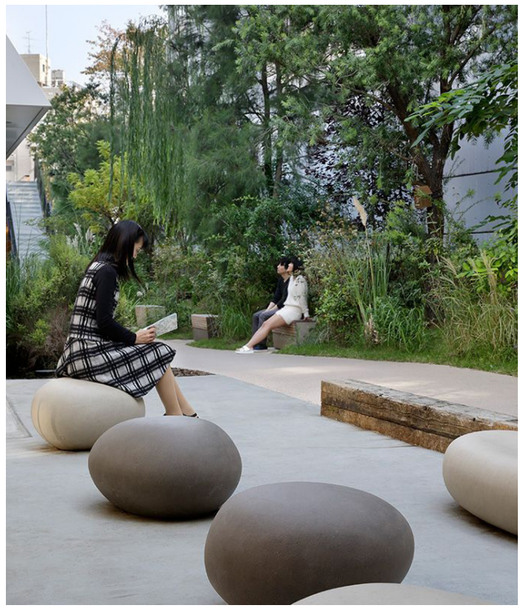


PLAYSPACE CHARACTER - TEEN-FRIENDLY AMENITY AREAS

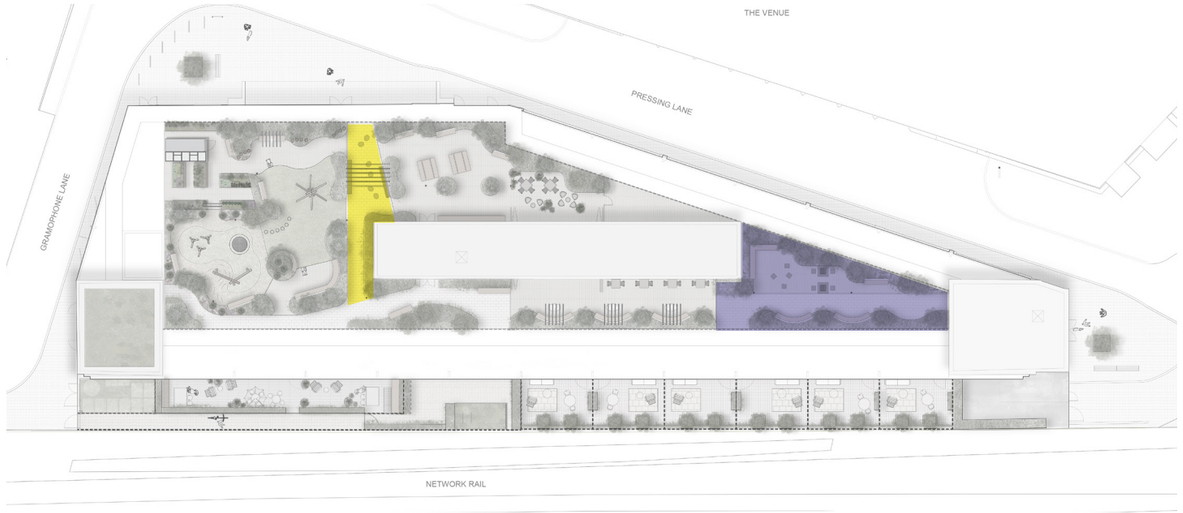
RELAX & GATHER AREA

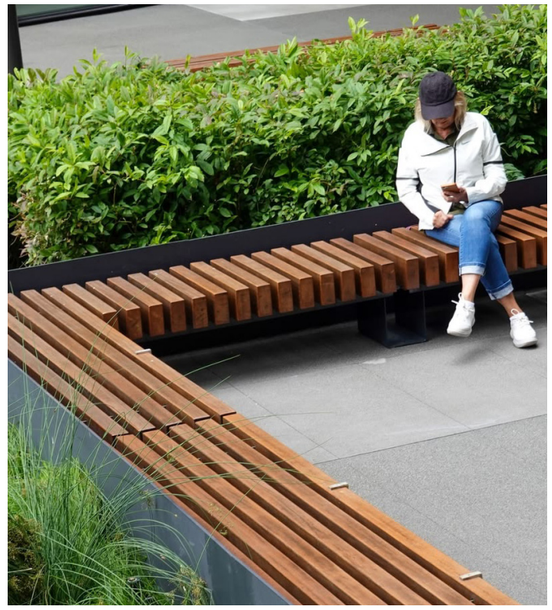












CENTRAL GATHERING SPACE:

A fun space for all ages, with playful pebble seating and long informal benches, allowing gathering, balancing and other creative play. The hard surface and ‘obstacles’ provide a fun place for children to move around, and also forms part of the main central circulation of the roof.

A large pergola with pendant lighting covers the space, encouraging people to stay longer and making it a welcoming evening space.

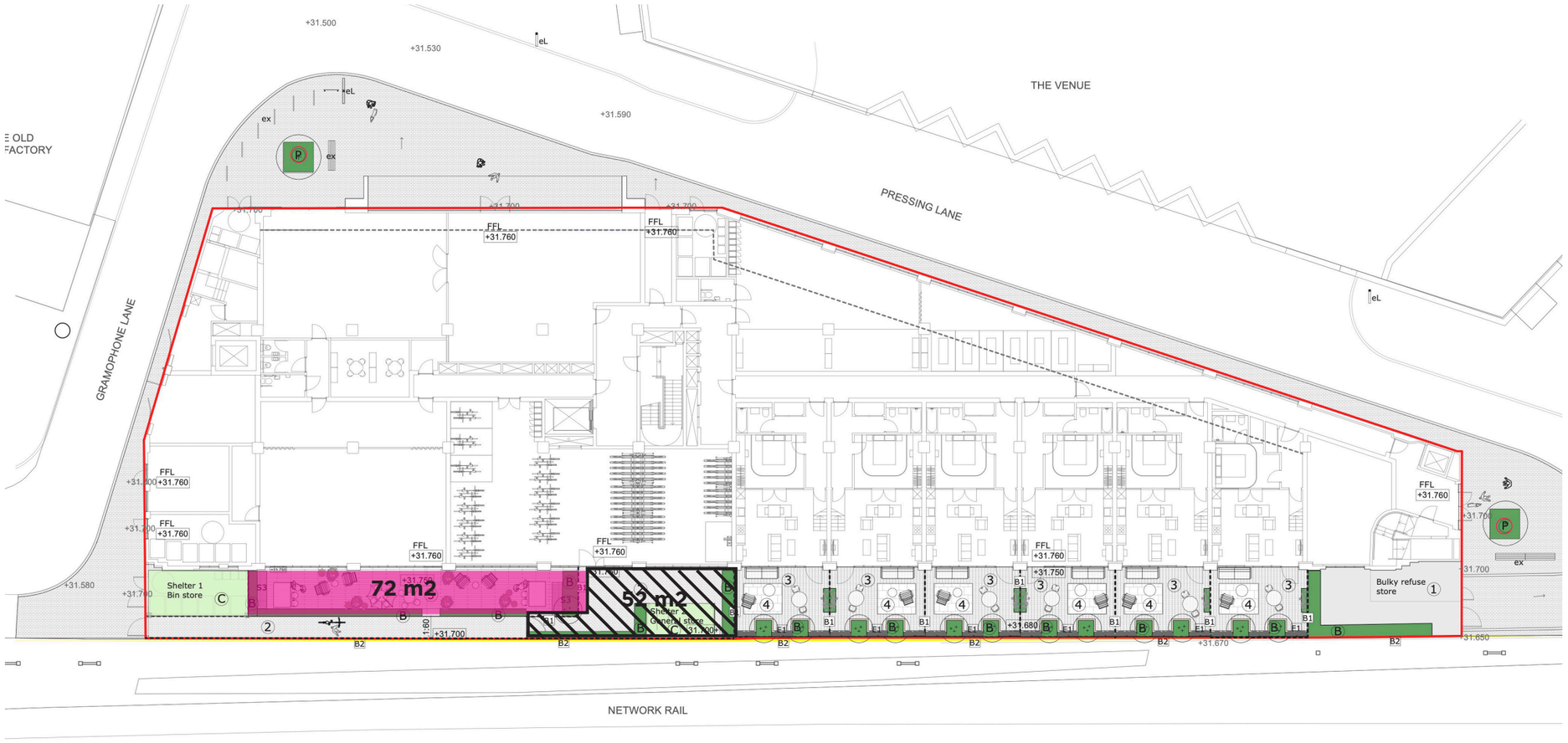
Gaps in planters at each end allow open views outwards through the glass balustrades.

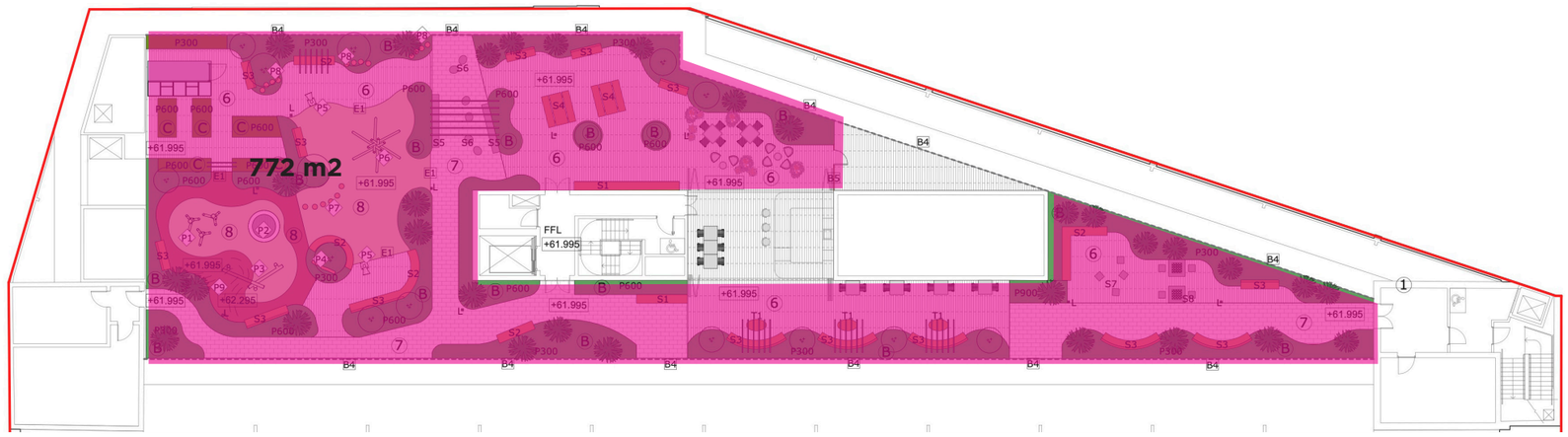
TEEN-FRIENDLY GATHERING SPACE::

A space for all ages, but potentially appealing to small groups of teens, with a large L-shaped bench, playful scattered cube seating to accommodate groups of friends. The space is set away from the other areas, which may mean teens feel more relaxed and not overlooked, as well as not disturbing other users.

Built-in chess tables encourage play for all ages, as well as curved benches to the South for those wishing to sit and reflect in the sun.

AMENITY SPACE PROVISION





Amenity

Access to bike stores/amenity

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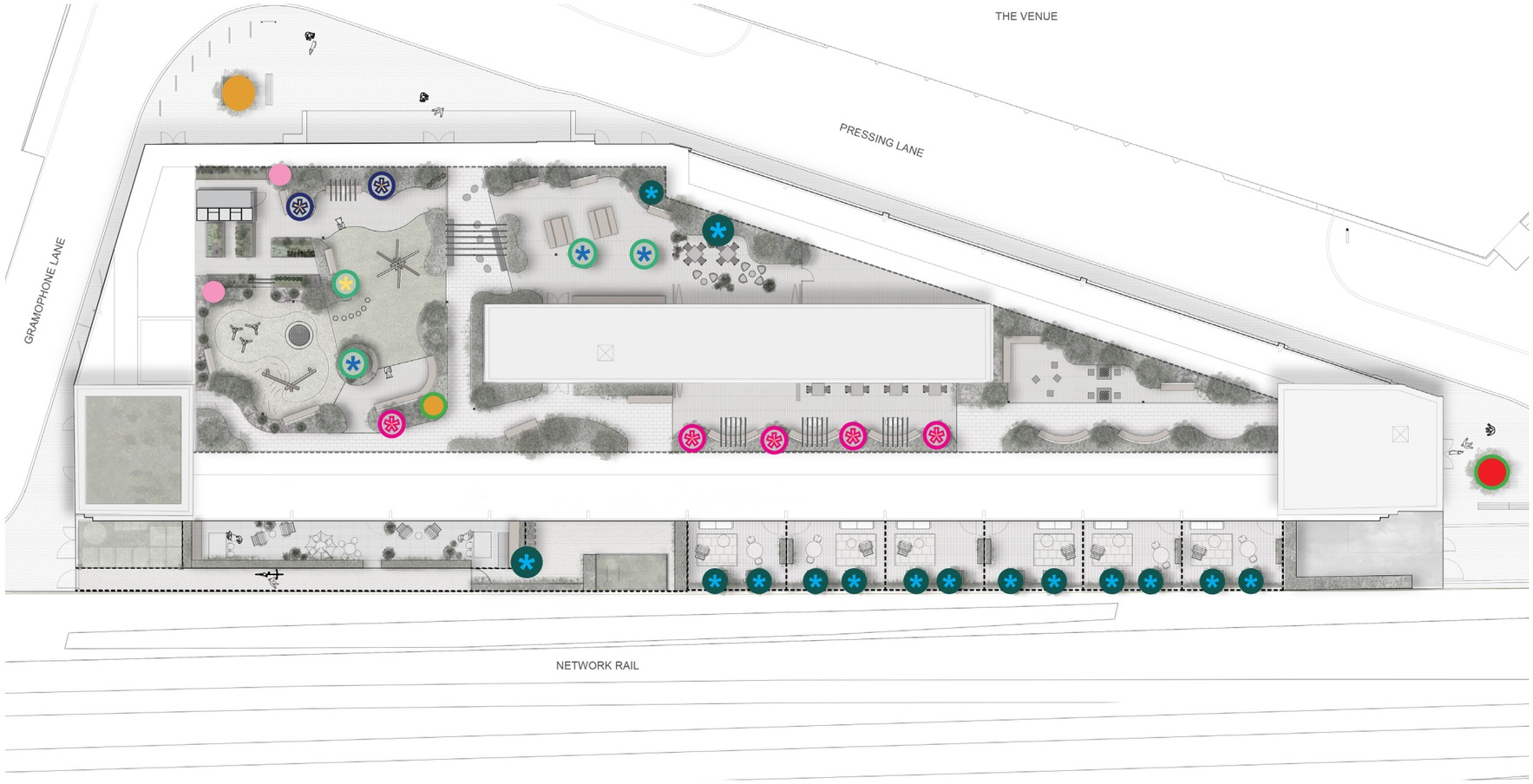
LANDSCAPE DESIGN AND ACCESS STATEMENT

PLANTING & ECOLOGY

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

TREE STRATEGY PLAN



TREE SPECIES:

- Betula albosinensis ‘China Ruby’ (Multi-stem 3.5m)
- Pinus Sylvestris ‘Watererii’ Multi stem (Multi-stem 2m)
- Ficus carica ‘Brown Turkey’ Multi stem (Multi-stem 2m)
- Osmanthus x fortunei Multi-stem (Semi mature 3-4m tall)
- Magnolia Stellata: Multi stem (Multi-stem 2m)
- Acer campestre ‘William Caldwell’ 16-18 cm girth (Mature 3-4 meters tall)
- Liquidamber styraciflua ‘Lane Roberts’ 16-18 cm girth (Mature 3-4 meters tall)
- Amelanchier Lamarckii (Multi-stem 3.5m)
- Acer griseum (Multi-stem 3.5m)

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

TREE SPECIES IMAGES

FEATURE TREES:

Ground floor trees:



Liquidambar Styraciflua



Acer campestre ‘William Caldwell’

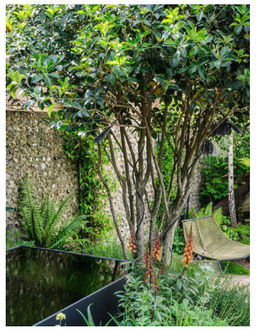
Roof terrace trees:



Pinus sylvestris ‘Watererii’ multi-stem



Ficus carica ‘Brown Turkey’



Osmanthus x fortunei (Multi-stem)



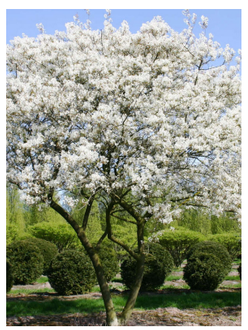
Betula albosinensis ‘China Ruby’ (multi-stem)



Acer griseum (Multi-stem)



Magnolia Stellata



Amelanchier lamarckii (Multi-stem)

NATIVE

TREE PLANTING:

The proposed tree strategy introduces a diverse and carefully considered mix of native and ornamental species across the site, including both ground level and roof terrace planting. The selection responds to the site’s constraints, microclimate, pollution and structural requirements, while reinforcing the evolving residential character of the wider Old Vinyl Factory masterplan.

At roof level, species have been chosen for their suitability to container planting, wind exposure and shallow substrate conditions. Multi-stem forms and medium-sized trees provide seasonal interest, light canopy structure and visual softness without imposing excessive loading. All trees have been chosen for their biodiversity value and year-round interest.

At ground floor level, a larger specimen tree is introduced to the east street planting bed, where the existing tree has been damaged.

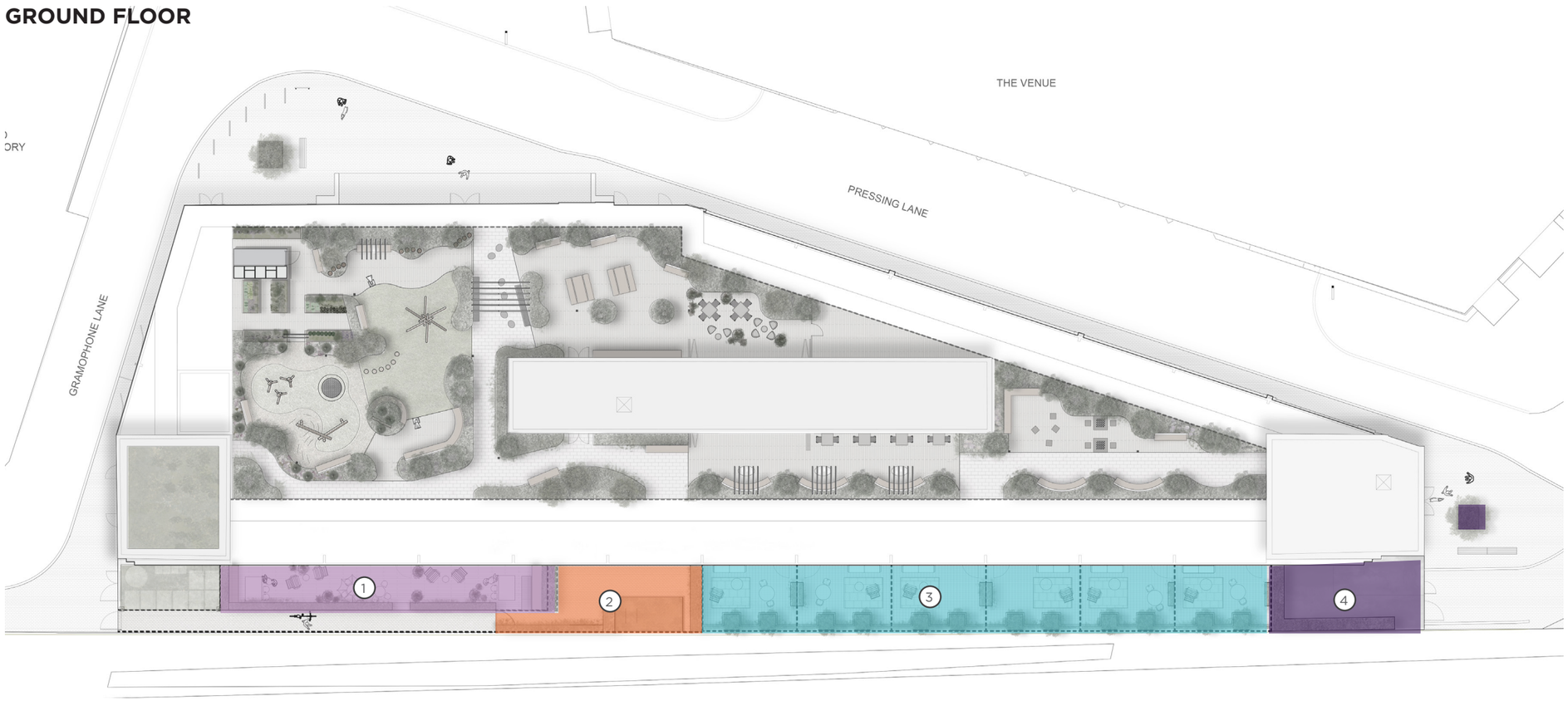
Trees are arranged in small groupings rather than large monocultures to increase ecological resilience and reduce vulnerability to pests and disease. A combination of evergreen and deciduous species ensures seasonal variation, habitat value and visual continuity throughout the year.

Where feasible, “air-pot” grown specimens or equivalent high-quality nursery stock will be specified to promote healthy root establishment and long-term performance.

Overall, the tree strategy strengthens biodiversity, improves microclimate conditions, gives shade on the roof terrace and contributes to the transition from a former commercial setting to a greener, residential-led environment.

PLANTING STRATEGY

GROUND FLOOR



Communal garden Area 1: Enclosed relaxed seating area - Shady/partial sun shade

Bike/buggy store Area 2: Circulation and amenities area - partial sun, shady

Private gardens Area 3: Enclosed courtyard gardens - shady/partial sun

Maintenance vehicle parking Area 4: - Parking area - shady/partial sun

Roof garden Area 5:North/East - Shade/ partial sun

Roof garden Area 6: Sunny/partial sun with pergola

Roof garden Area 7: Sunny/partial sun

Roof garden Area 8: Sunny

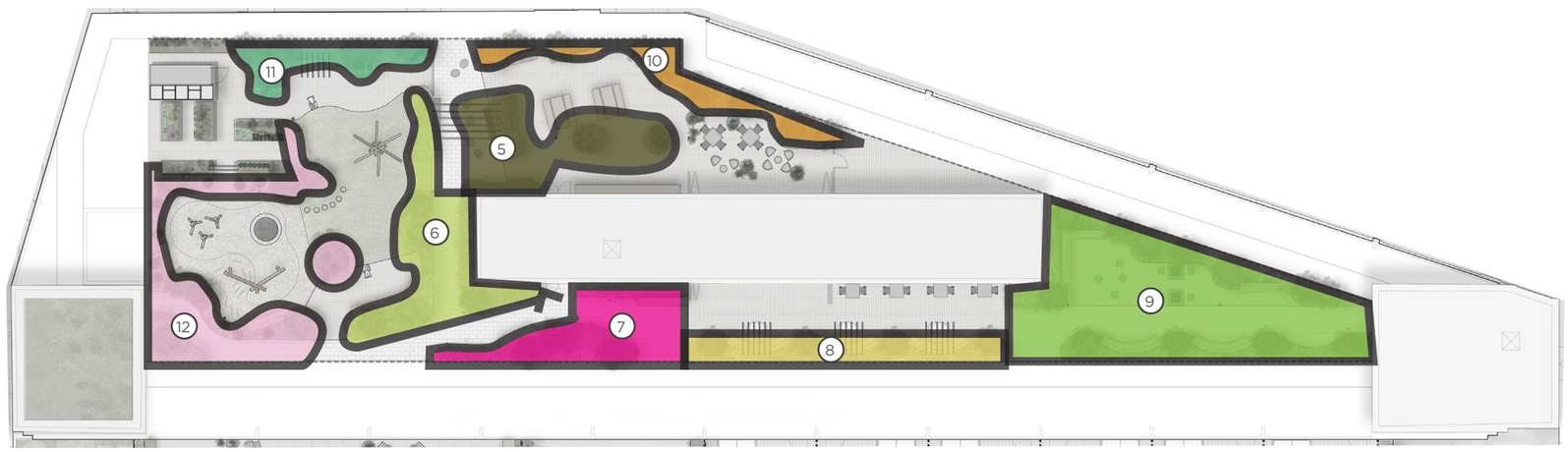
Roof garden Area 9: Sunny/partial sun

Roof garden Area 10: North/East - Shady/partial sun

Roof garden Area 11: Sunny/partial sun

Roof garden Area 12: Sunny

ROOF GARDEN



RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

PLANTING STRATEGY

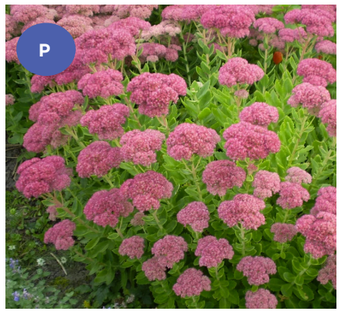
PLANTING SPECIES: FULL SUN AND PARTIAL SUN



Ceanothus thyrsiflorus Repens



Convolvulus cneorum



Sedum spectabile ‘Brilliant’



Spiraea x arguta



Kniphofia uvaria



Geranium phaeum ‘Album’



Erigeron karvinskianus



Miscanthus sinensis ‘Ferner Osten’



Miscanthus ‘Starlight’



Stipa tenuifolia



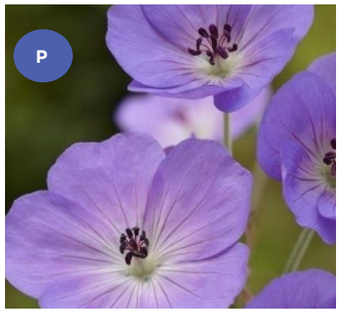
Pennisetum alopecuroides ‘Hameln’



Hemerocallis ‘Pink Damask’



Philadelphus Manteau Hermine



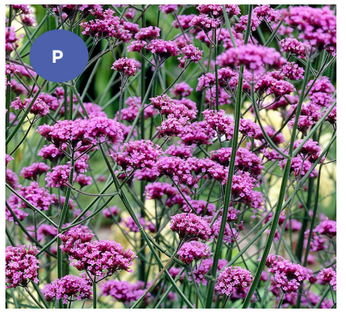
Geranium rozanne



Phlomis fruiticosa



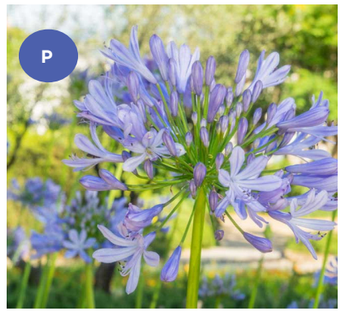
Lavandula angustifolia



Verbena bonariensis

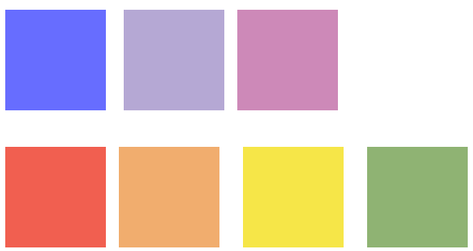


Bergenia ‘Silberlicht’



Agapanthus ‘Peter Pan’

COLOUR PALETTE



(N) = Native

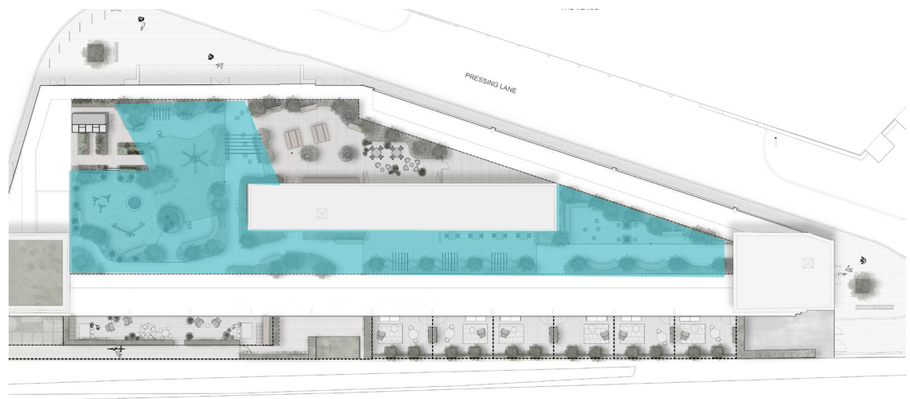
(P) = Useful for pollinators



Stachys Silver Carpet



Allium ‘Globemaster’



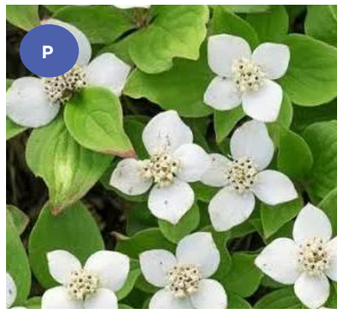
Key Plan

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

PLANTING STRATEGY

PLANTING SPECIES: SHADE AND PARTIAL SHADE



Cornus canadensis



Blechnum spicant



Dryopteris affinis



Ajuga reptans



Helleborus Foetidus



Vinca minor

COLOUR PALETTE





(N) = Native

(P) = Useful for pollinators



Hydrangea ‘Lanarth White’



Hebe ‘Midsumer Beauty’



Euonymus fortuneii ‘Dart’s Blanket’



Pittosporum tenuifolium compacta



Euphorbia ‘Wulfenii’



Acanthus mollis



Helleborus argutifolius



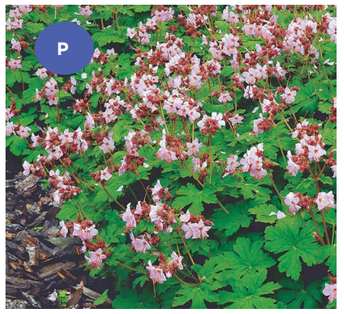
Anemone ‘Honorine jobert’



Matteuccia struthiopteris



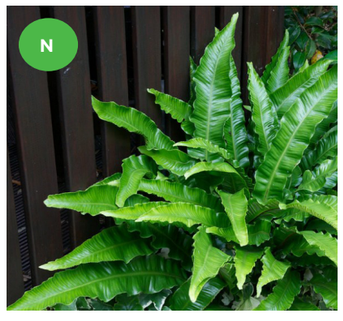
Hedera helix



Geranium macrorrhizum
‘Ingwersen’s Variety’



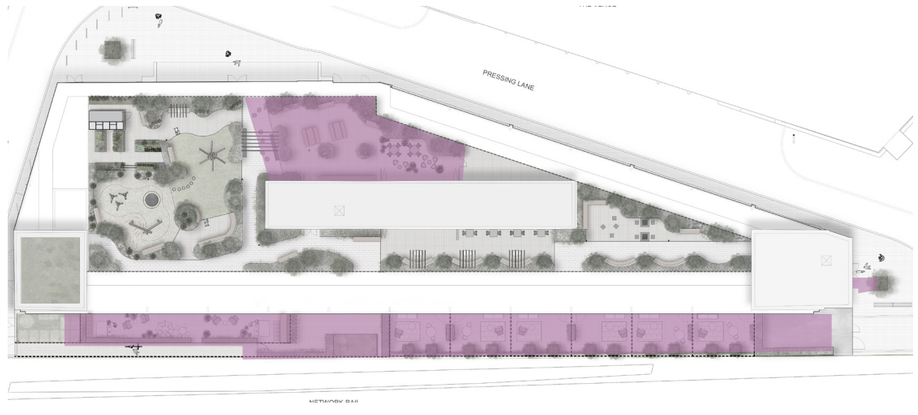
Liriope muscari



Asplenium scolopendrium



Viburnum davidii



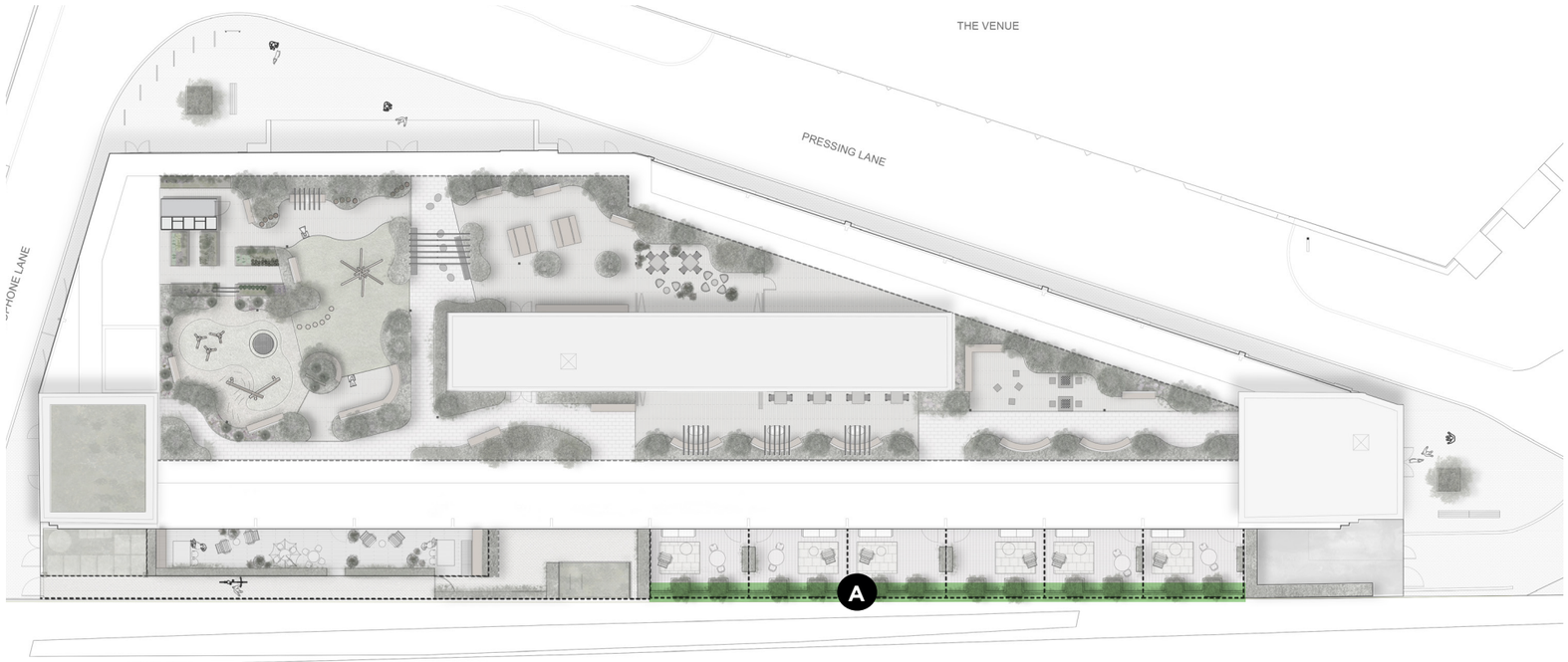
Key Plan

RECORD STORE, HAYES

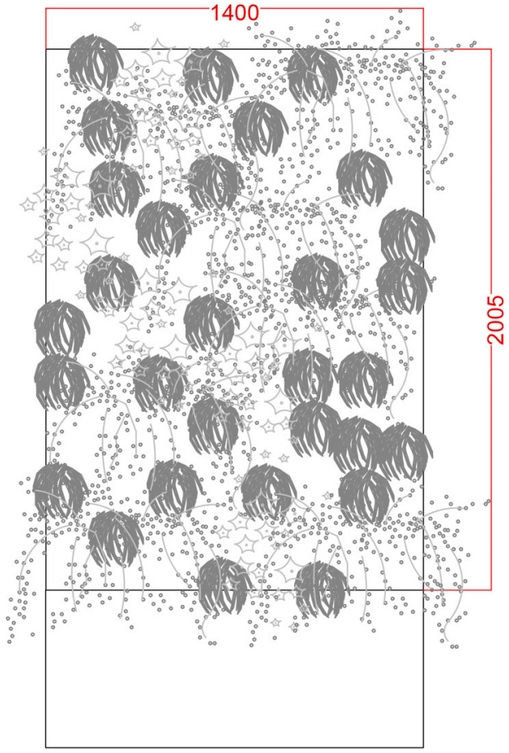
LANDSCAPE DESIGN AND ACCESS STATEMENT

LIVING WALL: PLANTING STRATEGY

PLANTING PRECEDENTS:







A **Ground floor – Living wall with Ecological Enhancements**

A living wall is proposed along the ground floor boundary between the railway wall and mounted onto the inside boundary fence to introduce vertical planting and enhance biodiversity within the site. The planting palette includes shade-tolerant evergreen species, ferns and groundcover plants that are well suited to the building's aspect, creating a layered vegetated surface that improves the visual quality of the façade while providing habitat opportunities for invertebrates and pollinators.

The living wall will also contribute to environmental performance by helping to mitigate urban air pollution. Vegetation captures airborne particulate matter and absorbs pollutants such as nitrogen dioxide, improving local air quality. In addition, the planted surface provides a degree of acoustic buffering, helping to reduce and soften traffic noise from the surrounding streets.

18x panels. Surface area 2.8m2 each.

COLOUR PALETTE

(N) = Native

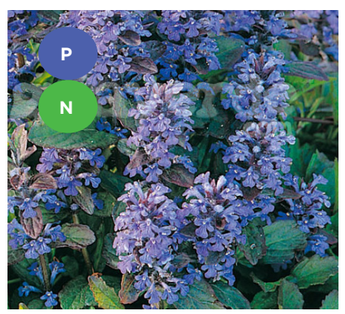
(P) = Useful for pollinators



Blechnum spicant



Hedera helix



Ajuga reptans



Dryopteris affinis



Asplenium scolopendrium



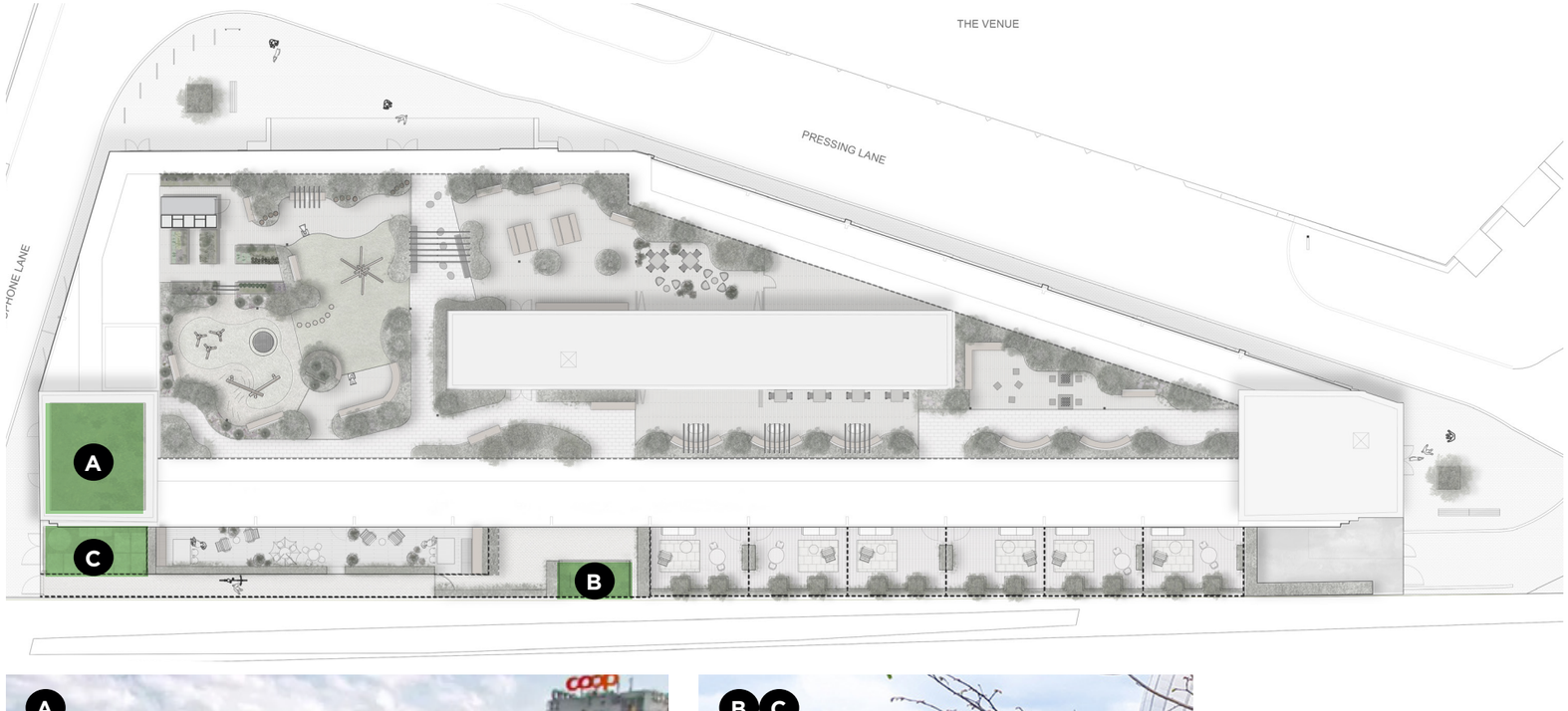
Vinca minor

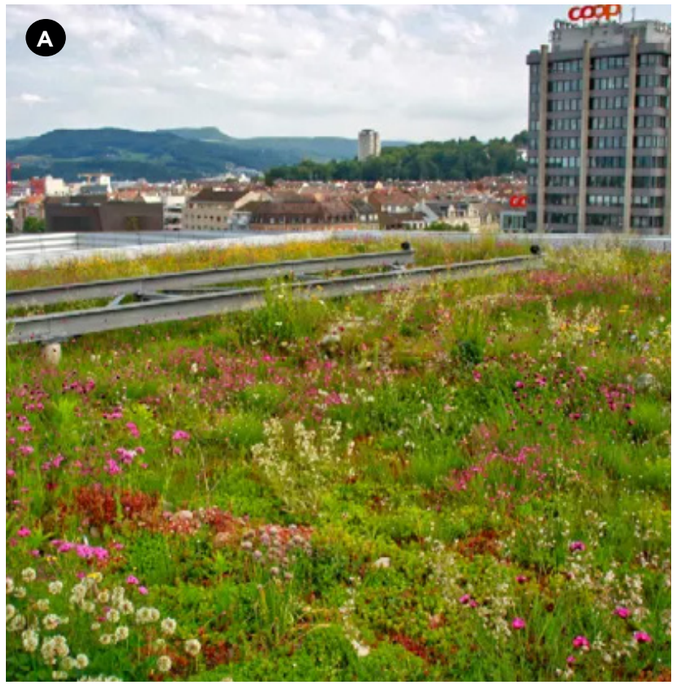

Matteuccia struthiopteris


Muehlenbeckia complexa

ROOF PLAN: BIODIVERSE ROOFS

PLANTING PRECEDENTS:







A **Upper Roof – Biodiverse Green Roof with Ecological Enhancements**

A biodiverse extensive green roof is proposed to the upper roof area, comprising a native wildflower substrate designed to enhance biodiversity. Ecological enhancements include log piles and stone piles. The planting mix will provide habitat value for invertebrates and pollinators, while contributing to urban greening, rainwater attenuation and thermal performance.

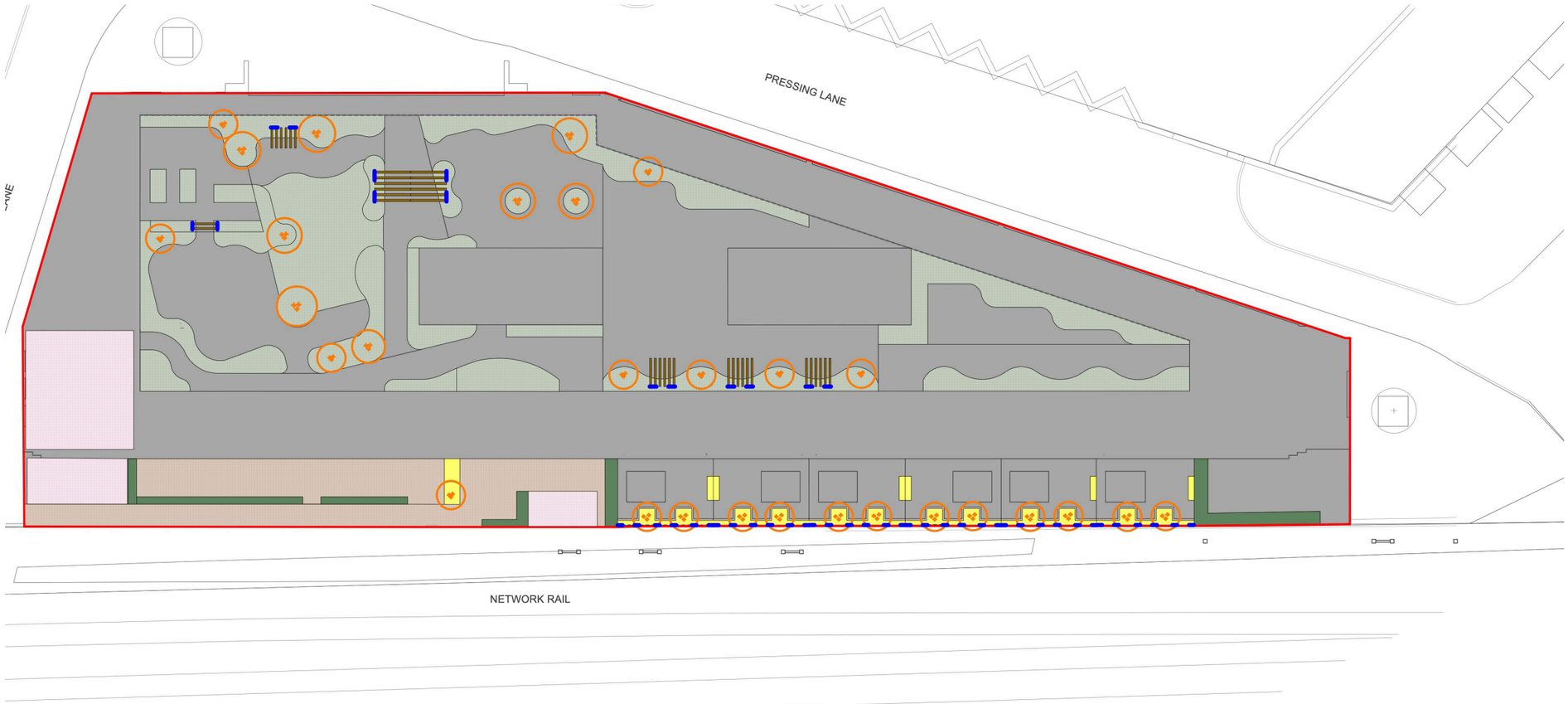
B **Buggy Store Roof – Biodiverse Green Roof**

A biodiverse green roof is proposed above the buggy store. This will incorporate varied substrate depths and ecological enhancements to increase habitat diversity and resilience. The roof will support urban wildlife and improve visual amenity.

C **Bin Store Roof – Biodiverse Green Roof**

A biodiverse green roof is proposed above the bin store. This will incorporate varied substrate depths and ecological enhancements to increase habitat diversity and resilience. The roof will support urban wildlife and improve visual amenity.

URBAN GREENING FACTOR PLAN



NOT TO SCALE

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

URBAN GREENING FACTOR CALCULATIONS

Project The Record Store, Hayes **Revision** P04
Job No 140
Sheet Urban Greening Factor

Total Site Area 2114 m2

Surface Cover Type	Total Area (m2)	GLA Factor	GLA UGF
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	0	1	0.0
Wetland or open water (semi-natural; not chlorinated) created on site.	0	1	0.0
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm.	286	0.8	228.8
Standard trees planted in natural soils or 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	0.8	0.0
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014C.	88	0.7	61.6
Flower-rich perennial planting.	0	0.7	0.0
Rain gardens and other vegetated sustainable drainage elements.	0	0.7	0.0
Hedges (line of mature shrubs one or two shrubs wide).	30	0.6	18.0
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	797.6	0.6	478.6
Green wall –modular system or climbers rooted in soil.	79.5	0.6	47.7
Groundcover planting – see RHS Groundcover Plants for overview	29	0.5	14.5
Amenity grassland (species-poor, regularly mown lawn).	0	0.4	0.0
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014I.	0	0.3	0.0
Water features (chlorinated) or unplanted detention basins.	0	0.2	0.0
Permeable paving & Artificial Unsealied Surfaces- see CIRIA for overview	126	0.1	12.6
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	1551	0	0.0
Total Urban Greening Factor		GLA:	**0.41**

TREE	Native	MAX Spread (m)	MAX Canopy Area (m2)	QTY	TOTAL AREA (m2)
Acer griseum		6	28.3	2	56.6
Amelanchier lamarckii		6	28.2	3	84.9
Ficus carica 'Brown Turkey'		6	28.3	2	56.6
Betula albosinensis 'China Ruby'		8	50.3	1	50.3
Magnolia Stellata		3	7.1	1	7.1
Osmanthus x fortunei		6	28.3	15	424.5
Pinus sylvestris 'Waterii'		5	19.6	6	117.6
					797.6

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

MAINTENANCE & MANAGEMENT STRATEGY







MANAGEMENT

Following completion of the development, responsibility for the management and maintenance of the external landscape areas will rest with The Record Store (or an appointed managing agent). A suitably qualified landscape maintenance contractor or in-house gardener will be appointed to implement and oversee the ongoing maintenance regime in accordance with an approved Landscape Management and Maintenance Plan.

MAINTENANCE

A detailed Landscape Management and Maintenance Plan will be prepared following planning approval. The key objectives are outlined below:

ESTABLISHMENT & PLANTING

Ensure all trees, shrubs and grass areas are properly maintained during the establishment period, with any failures replaced in the next available planting season.

Protect and manage new and retained planting to secure long-term health and resilience.

Monitor and control invasive or undesirable species.

QUALITY & AMENITY

Maintain all external areas to a high visual and functional standard appropriate to a residential development.

Retain clear sightlines for safety and natural surveillance.

Keep paving and hard surfaces clean, weed-free and in good repair.

Promptly repair or replace any damaged planting, furniture, surfaces or fixtures.

BIODIVERSITY AREAS

Biodiverse planting areas will follow a low-intervention management regime, with approximately two maintenance visits per year to manage unwanted growth and support habitat value.

IRRIGATION

Where irrigation systems are installed (e.g. raised planters), these will be seasonally inspected, decommissioned during winter where necessary, and recommissioned in early spring by a qualified maintenance operative.

PLAY AREAS

Any play equipment or informal play features will be inspected and maintained in accordance with RoSPA (Royal Society for the Prevention of Accidents) guidance and relevant safety standards, with regular inspections undertaken to ensure ongoing compliance.

LIGHTING

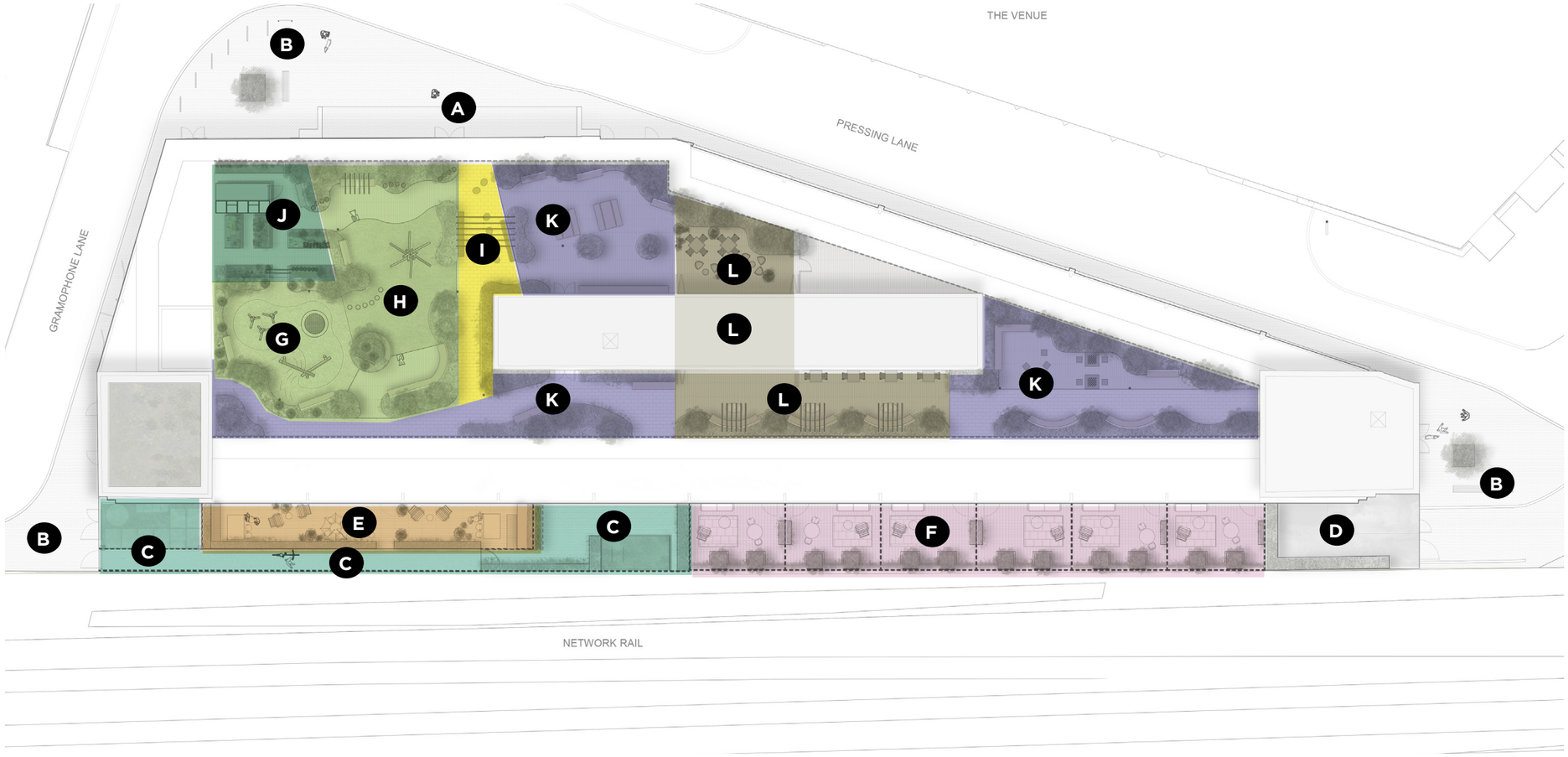
External lighting will be maintained in accordance with the approved scheme, with failed units replaced promptly.

LANDSCAPE CHARACTER AREAS

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

CHARACTER AREAS KEY PLAN



GROUND FLOOR

- A Entrance area
- B Existing public realm
- C Access to bike store / general amenity space / external bin store
- D Utility / maintenance areas
- E Outdoor shared lounge area
- F Private rear gardens

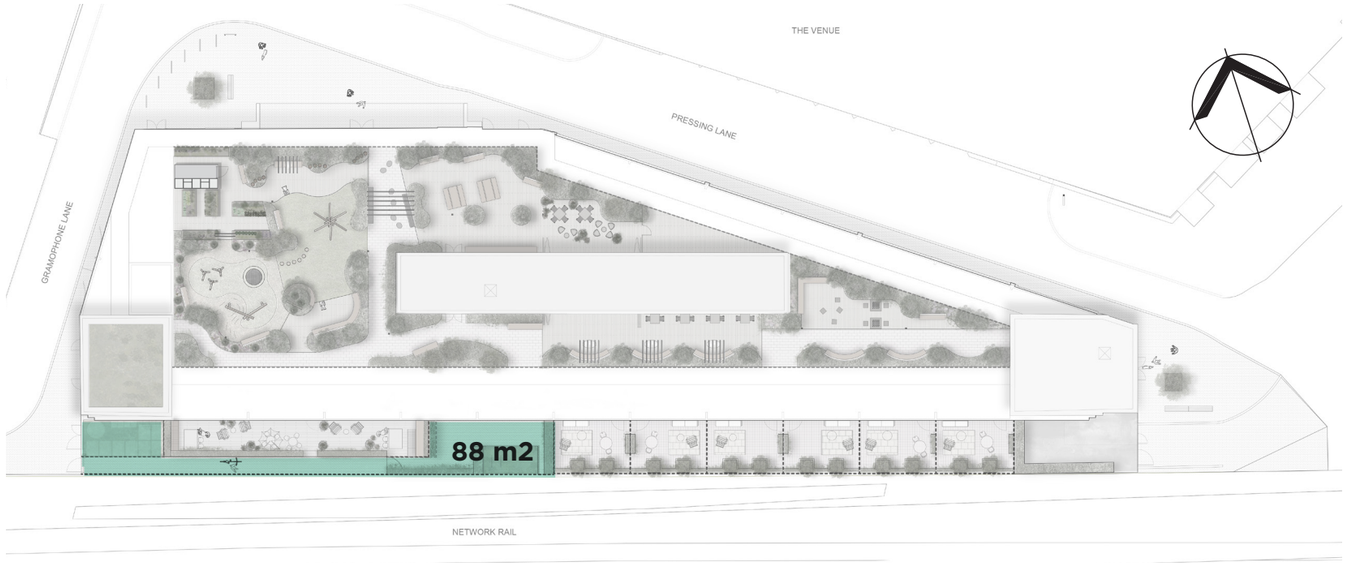
ROOF GARDEN

- G Play space
- H Lawn with incidental play
- I Central gathering space
- J Growing Space
- K General amenity seating areas / Circulation
- L Lounge, event space & bar area (including bar area within building)

RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

CHARACTER AREAS : ACCESS TO BIKE STORE / GENERAL AMENITY SPACE







KEY:

Access to bike store and general amenity

88m2 Total

This character area forms the primary access route to the cycle store.

BIODIVERSE ROOFS:
The buggy shelter and external resident bin store incorporate biodiverse green roofs, contributing to urban greening and ecological enhancement within the site. The extensive roof substrate will support a low-maintenance wildflower mix, improving biodiversity value while softening.

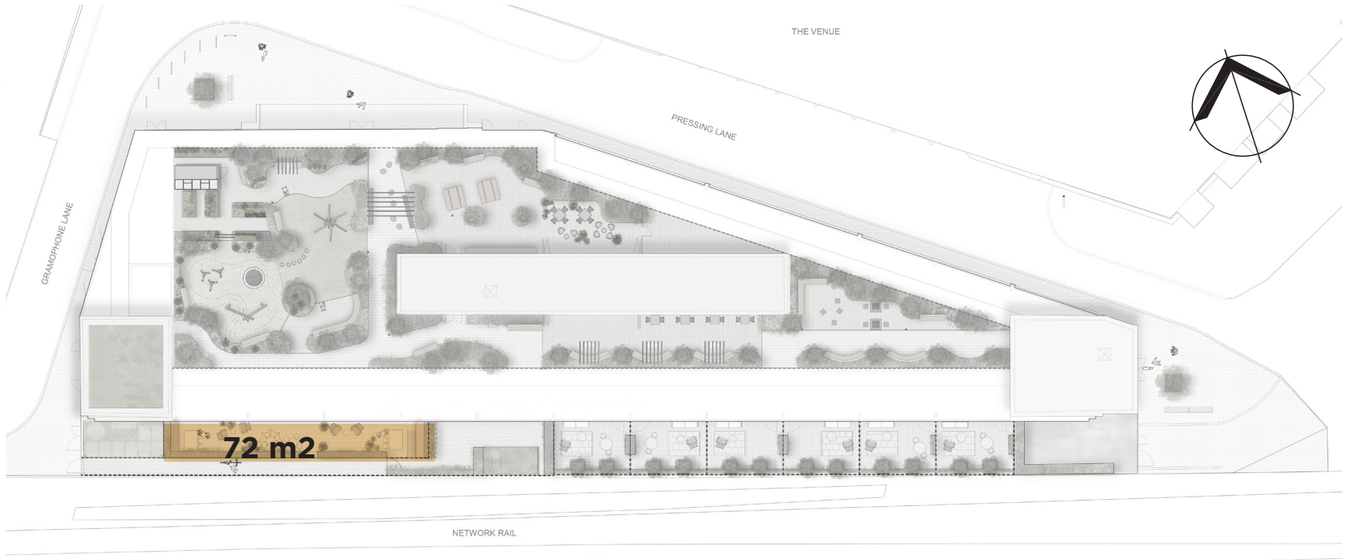
BIKE ACCESS:
At ground level, the space is structured around a clear and lit pedestrian path providing direct access to the bike store. Lower raised planters to define the route, create spatial enclosure without feeling enclosed and introduce planting without the need for deep excavation. These planters are designed as build-up elements avoiding disturbance to underlying services and respond to rail constraints.

MATERIAL FINISHES:
Referencing the Old Vinyl Factory palette, powder coated steel planters complement the industrial character. The overall approach transforms what would otherwise be a functional access corridor into an integrated, green amenity space that contributes to visual quality, biodiversity and residential amenity.

MAINTENANCE:
Two or three maintenance visits per year are anticipated by trained operatives. An irrigation system will support the no-dig raised planters, with the controller discreetly housed within the green roof pram/buggy store.



CHARACTER AREAS : GROUND FLOOR OUTDOOR SHARED LOUNGE



KEY:

Ground floor outdoor shared lounge

88m2 Total

This character area forms the outdoor shared lounge. The design balances circulation requirements with opportunities for informal seating, planting and social interaction.

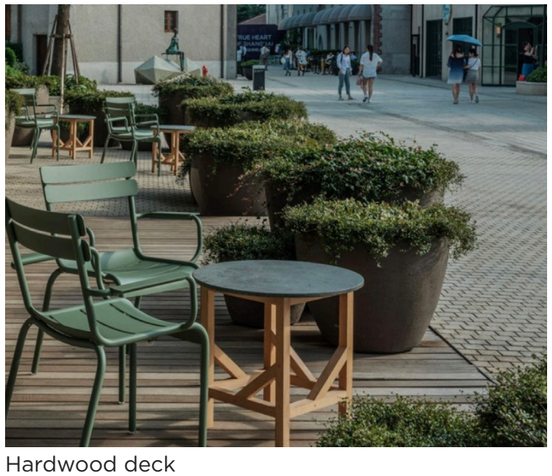
ACCESS:
Access is provided via the western gate and directly from the internal communal amenity space. The layout avoids narrow or concealed corridors to support passive surveillance of the cycle store route.

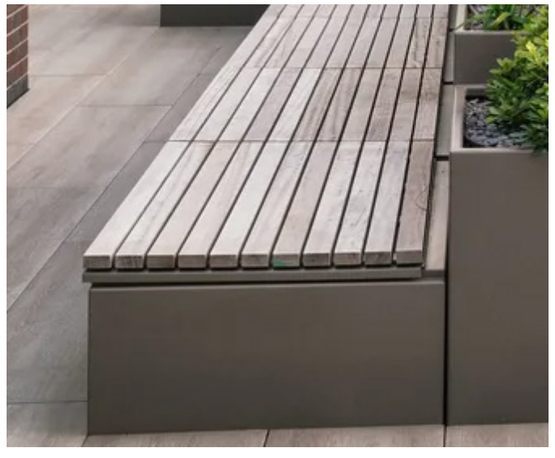
PLANTING:
Planting includes a mix of evergreen shrubs, seasonal perennials. Species are selected to provide year-round structure and biodiversity value.

MATERIAL FINISHES: Materials reference the industrial heritage of The Old Vinyl Factory, with powder coated steel planters complementing. The shared lounge area incorporates hardwood decking to create a warmer, more domestic setting distinct from the surrounding hard landscape. Free-standing seating elements reinforce the garden-like character of the space and Contemporary lighting supports ambiance and safety.

MAINTENANCE: Two to three maintenance visits per year are anticipated, undertaken by trained operatives. An irrigation system will support the no-dig raised planters.

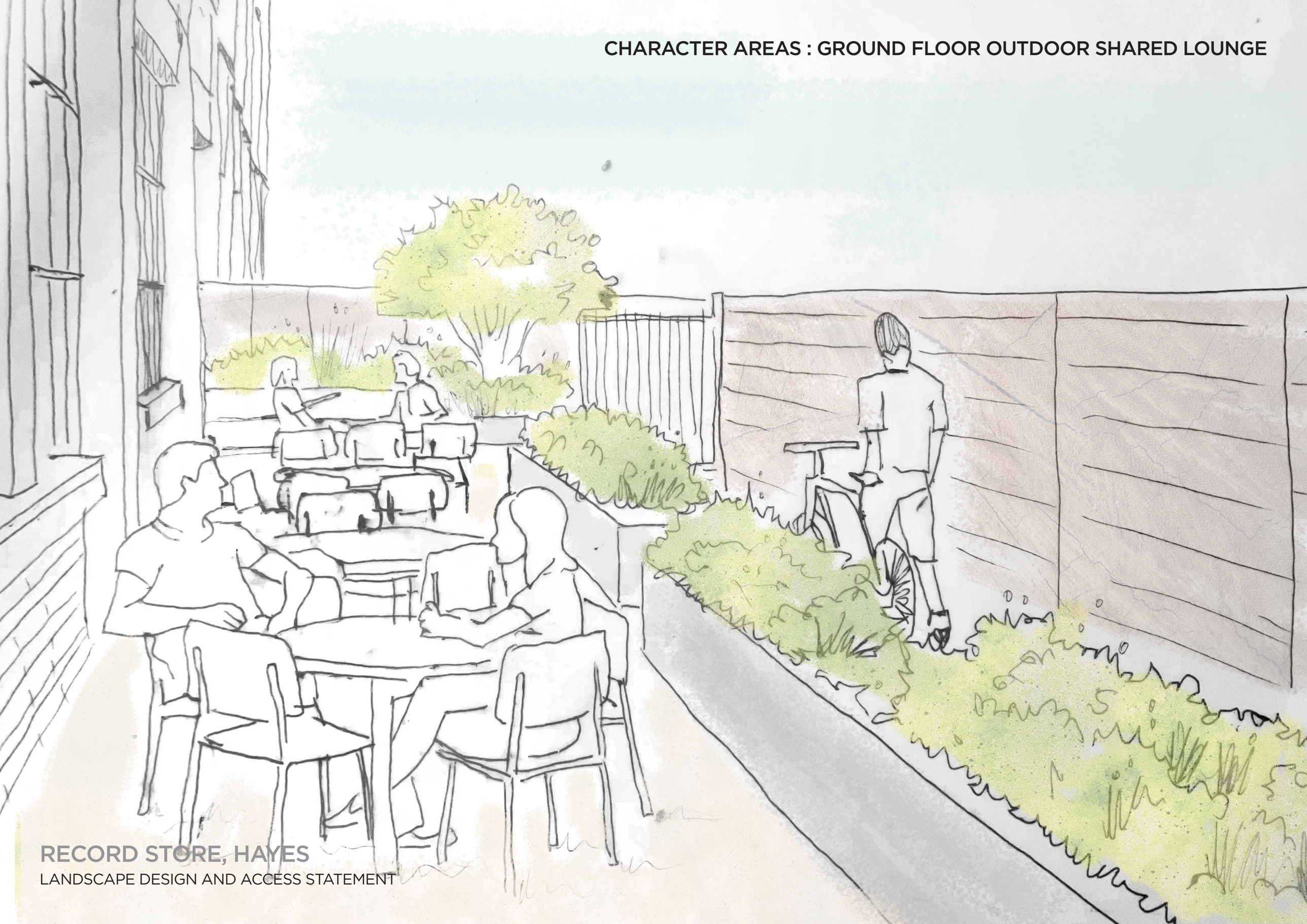

Powder coated steel planters


Hardwood deck


Built-in bench and planters with timber seat


Large free-standing clay planters

CHARACTER AREAS : GROUND FLOOR OUTDOOR SHARED LOUNGE



RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

CHARACTER AREAS : PRIVATE REAR GARDENS



KEY:

Rear Private gardens

171.5m2 Total

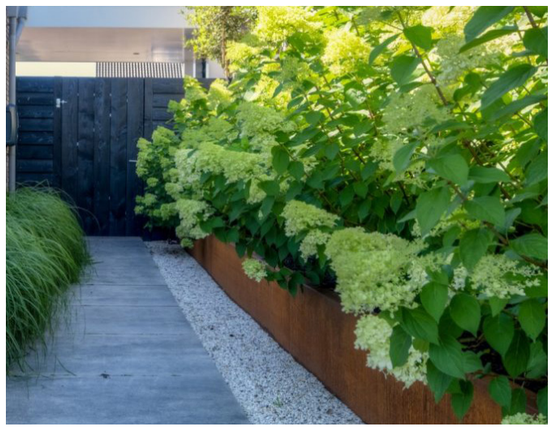
This character area comprises the private rear gardens serving ground floor residential units. The design balances the need for circulation and defensible space with opportunities for planting and the introduction of vertical green elements.

ACCESS: Access to the rear gardens is provided directly from the residential units, ensuring private and secure use. Privacy screening is incorporated between neighbouring gardens through a combination of boundary treatments and living green walls. Along the railway wall, planting and decorative screening panels provide additional enclosure while acting as a visual and acoustic buffer.

PLANTING: Planting includes a mix of evergreen shrubs, ornamental grasses and seasonal perennials to provide year-round structure and biodiversity value. Species have been selected for resilience and low maintenance, with planting also contributing to improved air quality and mitigation of air pollution associated with the adjacent railway.

MATERIAL FINISHES: Materials reference the industrial heritage of The Old Vinyl Factory. Powder coated steel planters complement the robust architectural character of the site and a gravel strip adds textural interest and drainage. while clay pavers are proposed to create a warm, garden-like setting with a subtle industrial reference.

MAINTENANCE: An irrigation system will support the no-dig raised planters, ensuring successful establishment and long-term health of planting.



Gravel strip



Living wall

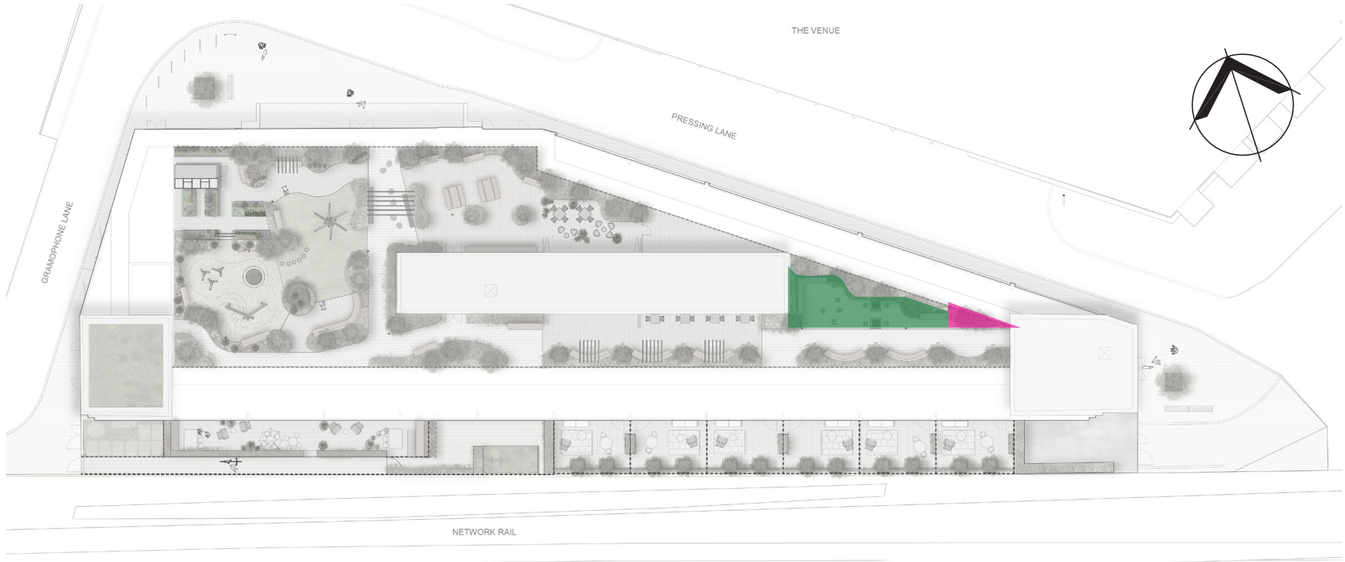


Timber fencing



Pavers & stone paving

CHARACTER AREAS : ROOF GARDEN EVENT SPACE



KEY:

Roof garden event space

60m2 Total

This character area forms the event gathering space at roof level, providing a flexible and sociable outdoor space. Flexible event space designed to support informal seating, shared dining and group interaction. Stackable furniture can be brought out solely in these areas for booked events

ACCESS: Access is provided directly from the communal roof garden and adjacent internal amenity spaces. The layout ensures clear circulation routes around seating and planting areas. The space connects visually and physically to the surrounding planting beds, creating a cohesive and inclusive roof environment and forms part of the bar area, with the timber flooring running throughout.

PLANTING : Planting comprises a mix of evergreen shrubs and ornamental perennials to provide year-round structure and biodiversity value. The planting beds help define seating areas and gathering spaces while improving visual amenity.

MATERIAL FINISHES: Planter beds are proposed in powder-coated steel with a neutral finish, complementing the contemporary roof setting. A lightweight pergola structure is proposed to provide shade and wind mitigation within the exposed roof environment.

KEY:

Roof garden lockable storage area

This area can store bookable event furniture for temporary event use.









CHARACTER AREAS : ROOF GARDEN LOUNGE & BAR AREA





KEY:

Roof garden bar & lounge area

150m2 Total

Bar and lounge area inside building

This character area forms the primary communal roof garden gathering space, designed to support social interaction, relaxation and informal events within a landscaped setting.

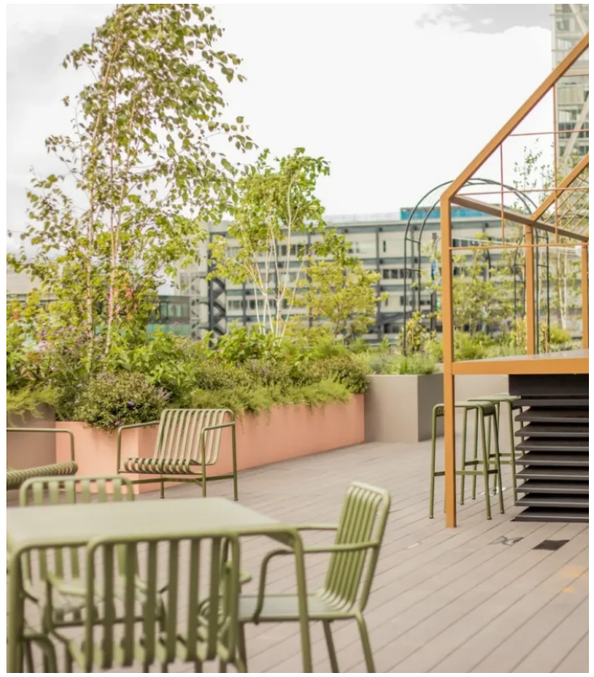
ACCESS: Access is provided via the communal roof garden, with clear and legible circulation routes connecting the central space to adjacent play, growing and amenity zones. The layout ensures safe and intuitive movement across the terrace.

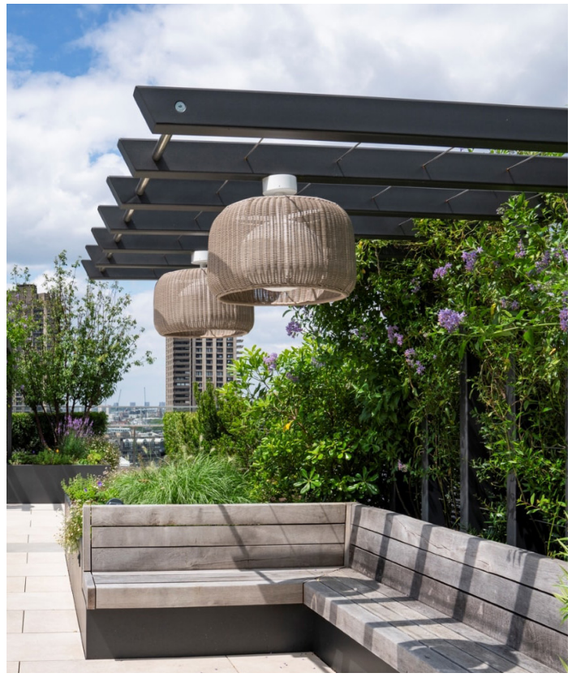
PLANTING : Planting comprises a mix of evergreen shrubs and ornamental perennials to provide year-round structure and biodiversity value. The planting beds help define seating areas and gathering spaces while improving visual amenity.

MATERIAL FINISHES: Planter beds are proposed in powder-coated steel with a neutral finish, complementing the contemporary roof setting. Decked areas provide a warm and tactile surface, creating a clear distinction between circulation routes and seating zones and play areas. The hardwood timber decking extends across the principal external dining and event areas, visually linking these spaces with the adjacent internal bar areas and reinforcing a consistent, high-quality material language.

MAINTENANCE: An irrigation system will support the raised planters.

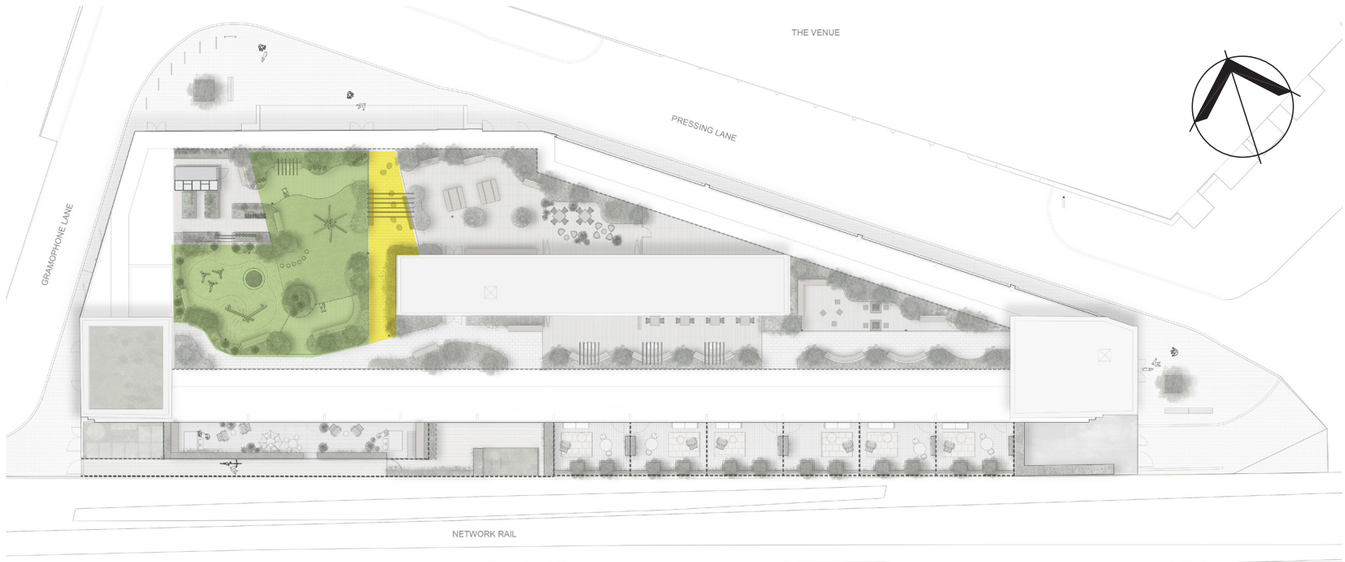








CHARACTER AREAS :
ROOF GARDEN FAMILY AREA & CENTRAL GATHERING SPACE



KEY:

Roof central gathering space

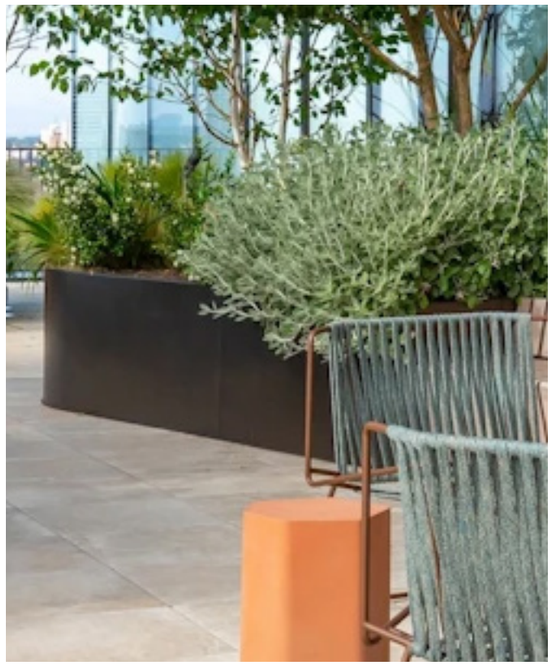
40m2 Total

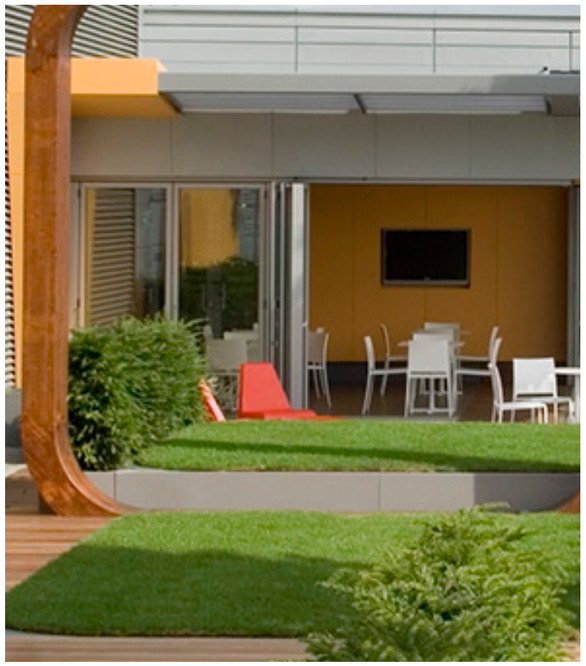
This character area forms the event gathering space at roof level, providing a flexible and sociable outdoor space. The space is designed to support shared group interaction and play.

ACCESS: Access is provided directly from the communal roof garden and adjacent internal amenity spaces. The layout ensures clear circulation routes around seating and planting areas. The space connects visually and physically to the surrounding planting beds, creating a cohesive and inclusive roof environment and forms part of the wider terrace including shared dining and bar areas and growing areas and further seating with pergolas.

PLANTING : Planting comprises a mix of evergreen shrubs and ornamental perennials to provide year-round structure and biodiversity value. The planting beds help define seating areas and gathering spaces while improving visual amenity.

MATERIAL FINISHES: Planter beds are proposed in powder-coated steel with a neutral finish, complementing the contemporary roof setting. A lightweight pergola structure is proposed to provide shade and wind mitigation within the exposed roof environment. The flooring in this area is a mixture of real grass and resin bound gravel and rubber play surface.







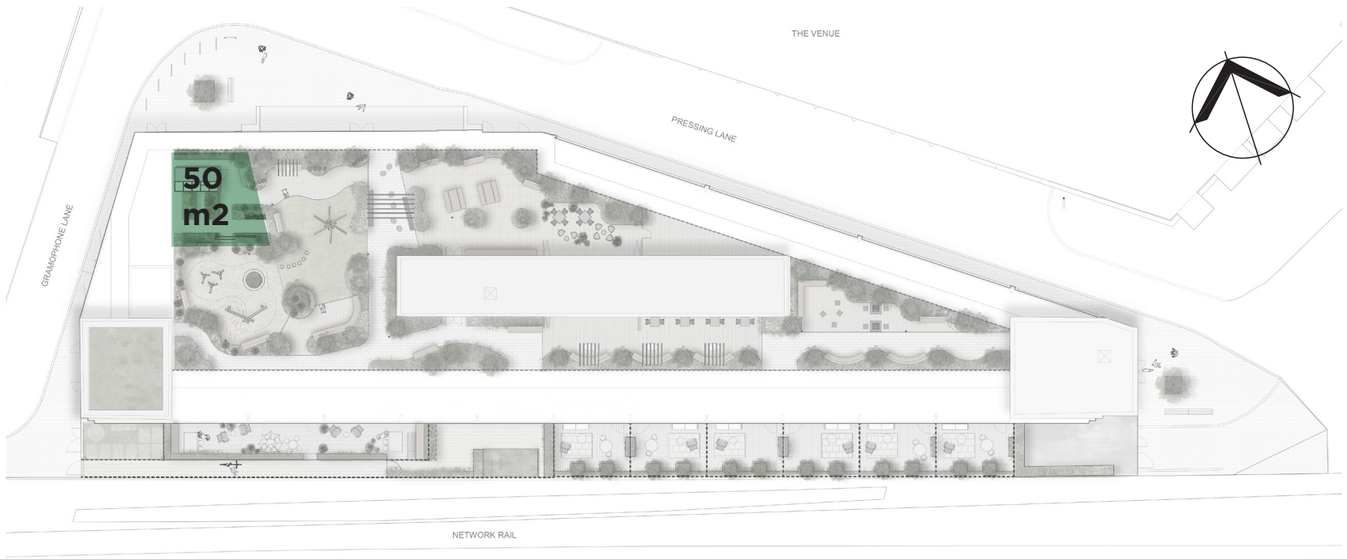
Family area / Lawn and play area

(See Play chapter)

210m2 Total



CHARACTER AREAS : ROOF GARDEN GROWING SPACE



KEY:

Roof garden growing space

50m2 Total

A dedicated roof-level growing space for residents, forming part of the wider communal roof terrace. The area is designed to encourage food production, social interaction within a managed residential setting.

ACCESS: Access to the growing space is provided via the communal roof garden. The layout ensures clear and safe circulation, with defined routes connecting the planting beds to the main terrace. A secured small shed or greenhouse structure is proposed for the storage of gardening equipment, helping to maintain a tidy roof environment.

PLANTING : Raised planter beds will accommodate peat-free growing compost to support edible planting. The space is intended to encourage collaborative use by residents, promoting well-being and outdoor activity. Planting will be flexible and seasonally responsive, allowing residents to participate in the management of the space.

MATERIAL FINISHES: Planter beds are proposed in powder-coated steel with a neutral finish, complementing the contemporary roof setting. A lightweight pergola structure is proposed to provide shade and wind mitigation within the exposed roof environment. The flooring is a self binding gravel.

MAINTENANCE: The growing area will be primarily managed by residents, supported by building management where necessary. The structure and planter beds are designed for durability of long-term maintenance.





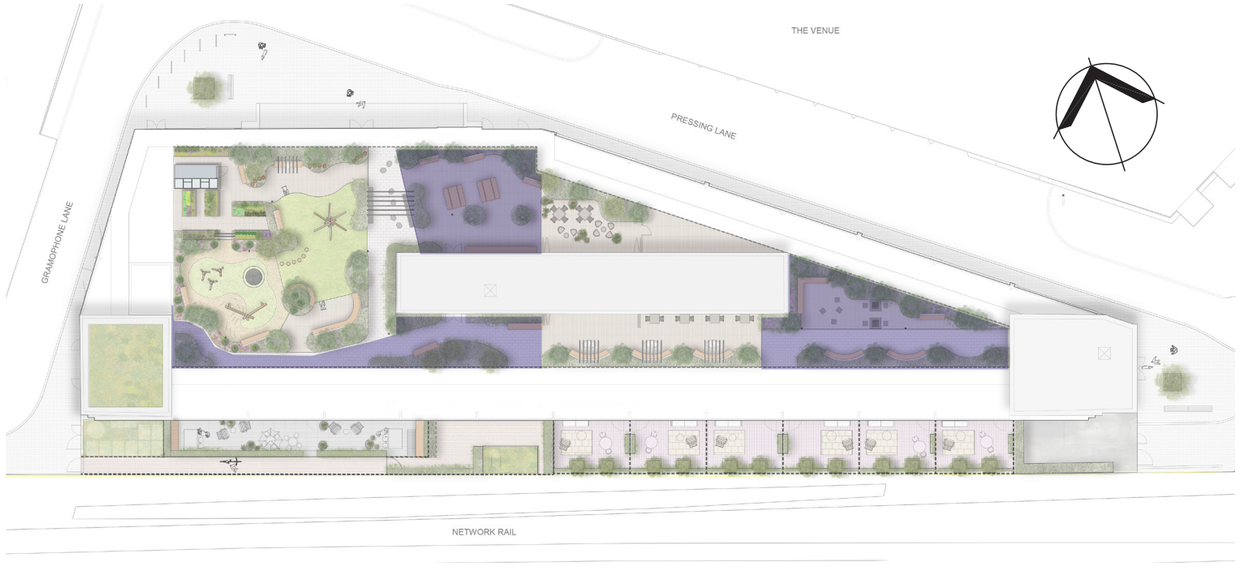




RECORD STORE, HAYES

LANDSCAPE DESIGN AND ACCESS STATEMENT

CHARACTER AREAS : ROOF GARDEN GENERAL AMENITY SEATING AREAS & PATHS



KEY:

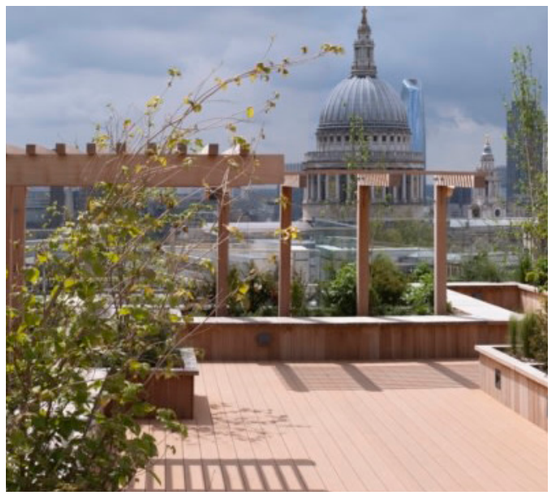
Roof garden general amenity seating areas

200m2 Total

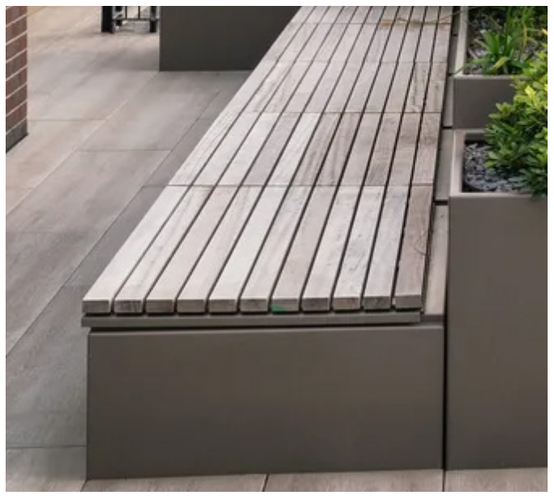
This character area provides a series of roof-level seating and gathering spaces designed to support informal recreation, small group interaction and community use. The layout accommodates a range of activities, from quiet relaxation to shared dining and social events, with furniture arranged to maintain clear circulation routes and inclusive, accessible movement throughout.

Material Finishes:
Seating is integrated with raised powder-coated steel planters to create durable and cohesive built-in elements. Loose, free-standing furniture will be limited to designated event areas and used only for temporary occasions, with all permanent furniture fixed in place to ensure safety and longevity. A lightweight pergola structure is proposed in key locations to provide shade and shelter, enhancing comfort and year-round usability of the roof terrace.

Hardwood timber decking extends across the principal external dining and event areas, visually linking these spaces with the adjacent internal bar areas .Porcelain paving is proposed in circulation and transitional areas, including routes connecting from the entrances, central gathering areas, dining and play-spaces; to provide a durable, high quality surfaces.







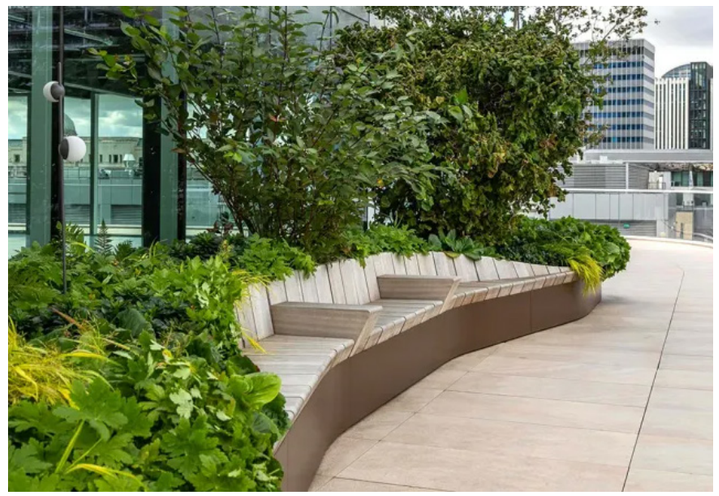


IMAGE REFERENCES

Image 01.
Conservation Area Appraisal – The Old Vinyl Factory, London Borough of Hillingdon, 2025.
Information source:
https://share.google/BF9C9pVL1enaPDyAL

Image 02.
Aerial view of the Record Store, Hayes – The Old Vinyl Factory (OVF).
Information source:
Bing Maps

Image 03.
Contextual information: history summarised from The Old Vinyl Factory Conservation Area Appraisal (London Borough of Hillingdon, 2025). For full details please refer to the original document.
Background image source:
https://share.google/BF9C9pVL1enaPDyAL

Image 04.
Recent developments – rendered aerial view of The Old Vinyl Factory, strategy by Egret West.
Information source:
https://studioegretwest.com/places/the-old-vinyl-factory

Image 05.
Contextual Plan: Play Spaces Network.
Information source:
Google Maps
https://maps.app.goo.gl/5EYozhdXkbENcYW7A

The following plans were created by Studio Supernatural:

Image 13. Current Landscape Masterplan
Image 14. Current Landscape Ground Floor Masterplan
Image 15. Lower Roof Masterplan
Image 16. Surface Materials Palette (Rendered Plan)
Image 17. Rendered Ground Floor Section
Image 18. Rendered Ground Floor Section
Image 19. Family Lawn Area and Features – Rendered Section
Image 20. Boundaries & Security Strategy
Image 21. Vehicular & Parking, Cycle & Pedestrian Circulation
Image 22. Drainage Strategy
Image 23. Lighting Strategy
Image 24. Play Space Strategy
Image 25. Playspace Character – Playground Ages 0–11 (Rendered Sections)
Image 26. Playspace Character – Lawn / Family Area / Play Ages 0–11 (Sketch Rendered View)
Image 27. Playspace Character – Lawn / Family Area / Play Ages 0–11 (Rendered Sections)
Image 28. Amenity Space Provision
Image 30. Tree Strategy Plan
Image 31. Planting Strategy
Image 31. Character Areas Key Plan
Image 32. Character Areas – Ground Floor Outdoor Shared Lounge (Sketch Rendered View)
Image 28. Amenity Space Provision
Image 30. Tree Strategy Plan
Image 31. Planting Strategy
Image 31. Character Areas Key Plan
Image 32. Character Areas – Ground Floor Outdoor Shared Lounge (Sketch Rendered View)