

LANDSCAPE STRATEGY:

DESIGN STATEMENT &
LANDSCAPE MAINTENANCE

HEATHROW 360

Unit 2, Millington Road
Hayes, UB3 4AZ



LANDSCAPE STRATEGY

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Drawing No.	Drawing Title	Rev
2431-25-02	Landscape Concept: BNG & Refurbishment	-

BCA Design Limited

Studio 3, The Court
Holywell Business Park
Northfield Road, Southam
Warwickshire, CV47 0FS

Reference:	2431-25-RP01
Date:	04/04/2025
Author:	JA
Checked:	GOSH

1.0 LANDSCAPE DESIGN STATEMENT

1.1 INTRODUCTION

This landscape design statement is to be read in conjunction with the latest revisions of BCA Design drawings no. 2431-25-02 Landscape Concept: BNG & Refurbishment. This report refers to the landscape within the red line application boundary shown on drawing 02.

1.2 EXISTING LANDSCAPE

At the north-eastern corner of the offices fronting on to Station Road, there is a planting bed, the shape of which is defined by the curve of the carpark access road. This bed contains an existing multi-stemmed tree and pockets of amenity planting, with the majority of the remaining area composed of bare soil. A strip of grass runs the length of the office frontage, between the carpark bays and the glazed building elevation. This grass strip has been left unmaintained for time and has become tussocky, with weeds along the kerb edge. Either side of the pedestrian entrance into the offices is a small planting bed, containing overmature shrubs. At the south-eastern corner of the offices is a rectangle of lawn, connected to the grass strip running along the eastern elevation. A planting bed is located at the outer corner of the lawn and is defined by the curve of the carpark access road, to mirror the bed at the carpark entrance. The planting bed is now bare, apart from a multi-stemmed Himalayan Birth tree at its centre. Two timber picnic tables are positions in the centre of the lawn. Between the carpark and the service yard, along the building's southern elevation, there is a strip of existing vegetation. This is composed of a ten metre wide thicket of bramble scrub off set from the site boundary, leaving a linear wedge-shaped lawn against the path adjacent to the building elevation.

1.3 DESIGN OBJECTIVES

To ensure the scheme provides significant benefit to the environment and that the refurbished external areas integrate with the existing planting, the landscape design for the project has been guided by the design objectives set out below:

- Retain the existing multi-stemmed trees and incorporate into the new planting scheme, to give a sense of maturity and avoid a negative impact on biodiversity.
- Retain the bramble scrub vegetation to the south of the building, as a valuable habitat within the BNG calculation.
- To enhance the amenity value of the site and provide an attractive and welcoming environment.

- To provide easy, safe, and logical pedestrian access and circulation around the site for staff and visitors. This will be enhanced through the provision of a new pedestrian route from Millington Road to the office entrance, which continues to the southern carpark.
- Replant soft beds within the carpark with appropriate species, in terms of size and their ability to withstand a degree of trampling.
- To enhance the existing outdoor amenity spaces with new planting and furniture, to create a comfortable and safe environment in which staff can enjoy the natural world.
- To take account of the future maintenance requirements by careful selection of plant species and their relationship with each other, with emphasis on achieving good establishment whilst minimising maintenance costs.

1.4 LANDSCAPE PROPOSALS

1.4.1 *Carpark* – The four soft landscape beds at the ends of and within the row of parking bays adjacent to the office frontage, will be recultivated and replanted with amenity planting. The recultivation will be carefully carried out by hand tool only, so as not to damage the roots of the existing multi stemmed trees. Specimen ornamental grasses will be included in the planting design to give height and movement to the new scheme.

1.4.2 *Outdoor amenity space: Office* – The existing lawn will be reduced in size on two sides to accommodate the new pedestrian access route across the site. The edges of the lawn adjacent to the new path will be made good, to marry in seamlessly with the existing amenity grass. Three new Silver Birch trees will be planted around the lawn to provide an element of shade and give privacy for people using the space. The sense of seclusion will be further enhanced by the provision of sections of low evergreen hedge around the edges of the space. Three new picnic tables will be positioned on the lawn.

1.4.3 *Outdoor amenity space: Service Yard* – The bramble scrub habitat forming the backdrop to this space along its southern boundary, will be retained. Gaps in the existing planting will be filled with new transitional shrubs to provide amenity interest and coordinate with the existing shrubs. The existing lawn will be cut and rolled, plus a neat edge to the lawn will be reestablished to enhance its amenity appeal. Six new standard trees will be planted within the edge of the shrub bed to provide shade and a sense of refuge. Five new picnic tables will be positioned on the lawn.

1.4.4 As part the site refurbishment the existing carpark layout and paving will be retained. Therefore, the surface falls and gully locations of the existing design will continue to drain surface water runoff. For this reason, there are no new sustainable drainage features required

to be retrofitted into the current functioning drainage systems. Due to the traditional nature of the existing drainage system, surface water runoff is not diverted into soft landscape beds to irrigate new planting.

1.4.5 The following is a list of the proposed species for planting as part of the site refurbishment:

Extra-heavy Standard Trees

18-20cm stem girth, 4.5-5.0m height, 1.8-2.1m clear stem, Root balled

Species	Common Name
Betula pendula 'Zwisters Glorie'	Silver Birch
Hippophae salicifolia 'Streetwise'	Willow-leaved Sea Buckthorn

Ornamental Hedgerow

Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

Species	Common Name
Escallonia 'Red Hedger' n/a	Red Escallonia

Transitional Native Shrubs

Ultimate plant height above 1m

Species	Pot Size	Height	Density
Rosa rubiginosa	3 Litre	400-600mm	750mm c/s
Rosmarinus officinalis 'Miss Jessops's Upright'	2 Litre	300-400mm	600mm c/s
Rubus 'Betty Ashburner'	2 Litre	300-400mm	750mm c/s
Symporicarpos x chenaultii 'Hancock'	3 Litre	400-600mm	600mm c/s
Viburnum opulus 'Roseum'	3 Litre	400-600mm	750mm c/s
Viburnum tinus 'Eve Price'	3 Litre	400-600mm	1000mm c/s

Specimen Shrubs

Species	Pot Size	Height	Density
Calamagrostis x acutiflora 'Karl'	15 litre	800-1000mm	as drawing symbol

Amenity Planting

Species	Pot Size	Height	Density
Cornus sericea 'Kelseyi'	2 litre	200-300mm	450mm c/s
Hebe rakaiensis	2 litre	200-300mm	500mm c/s
Liriope muscari	1 litre	200-300mm	400mm c/s
Persicaria affine 'Darjeeling Red'	1 litre	200-300mm	400mm c/s
Pennisetum alopecuroides 'Hameln'	3 litre	400-600mm	500mm c/s
Potentilla fruticosa 'Goldstar'	3 litre	400-600mm	500mm c/s

1.5 CONCLUSION

As part of the refurbishment of Heathrow 360, a new pedestrian access is proposed, linking Millington Road with the office entrance and carpark beyond. Along with this improved pedestrian access, the existing lawn areas have been enhanced to create more defined outdoor amenity spaces. As part of the process, the biodiversity of the application site has been assessed and enhanced with the planting of seven new extra-heavy standard trees.

2.0 MAINTENANCE AND MANAGEMENT STATEMENT

(Refer to Appendix C for the Landscape Concept drawing no. 2431-25-02)

The establishment and future success of the external landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives.

Throughout the development period and thereafter a maintenance and management regime will be adopted with the following aims and objectives.

The aims and objectives of the landscape maintenance and management will be:

- To ensure the successful establishment and continued growth through to maturity of the Soft Landscape scheme shown on drawing 2431-25-02 Landscape Concept.
- To ensure that the new and refurbished landscape features at Unit 2 develop in a manner commensurate with the original design intentions.
- To ensure that the maintenance and management of the soft landscape areas is commensurate with and achieves the aims and objectives set out in the ecology reports produced by SK Environmental Solutions.
- To secure a long-term future for the existing retained planting, plus the new tree and amenity planting, with particular emphasis upon achieving enhancement of ecological potential, and visual amenity.
- To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.
- To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.
- To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying, or diseased tree branches.

- To ensure the retention and continued enhancement of the Bramble Scrub area in accordance with the project Ecologist's recommendations, to increase the overall biodiversity of the site.

The soft landscape will, for the initial one year after Practical Completion, be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Refer to Appendix A for the schedule of maintenance for year 1. Thereafter maintenance contracts will be organised by facilities management on an annual basis.

The maintenance and management matrix (Appendix B) provides information on the general techniques and methods to be adopted for the ongoing maintenance operations.

These will be reviewed at regular intervals to respond to natural or man-made changes in the environment which affect the landscape types (e.g. tree disease).

The above approach will ensure that the quality of the landscape improvements created in the early years can be maintained for the benefit of staff and visitors to Unit 2 as well as providing a benefit to persons who live locally and pass by the boundaries. In addition, it will ensure that the landscape develops to maximise the ecological potential of the proposals.

APPENDIX A

LANDSCAPE MAINTENANCE AND MANAGEMENT SCHEDULE FOR YEAR 1

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
	DESCRIPTION	
	During the initial twelve-month period after Practical Completion. Note: Allow for thirteen maintenance visits (11 during the growing season, 2 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	
A	GENERAL	
A.1	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	At each visit
A.2	Check that the plant material is firmly planted and firm in where required.	6 times
A.3	Treat pests and diseases by agreement with the Contract Administrator.	As necessary
A.4	Prune shrubs as necessary to avoid conflict with footpaths, grass mowing, etc.	As necessary
B	TREE PLANTING	
B.1	To extra-heavy standard tree: Check, adjust and replace stakes and ties as necessary. Prune, water, and feed where required.	As necessary
B.2	Check spiral guards and replace when required.	Four times
C	ORNAMENTAL HEDGEROW	
C.1	Keep areas clear of weed growth by hand weeding and spot herbicide as appropriate from mid-April to late September.	Four times
C.2	Prune hedges as necessary to maintain desired height as shown on the drawing.	As necessary
D	TRANSITIONAL SHRUBS AND AMENITY PLANTING	
D.1	Water amenity planting beds to maintain healthy growth.	As necessary
D.2	Prune amenity planting as required to achieve desired form and prevent invasive species smothering less aggressive species.	As necessary
D.3	Prune dead, dying or diseased wood from plant material.	As necessary
D.4	Keep amenity planting areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate.	12 times

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
D.5	Apply a slow-release fertilizer, Enmag CRF or similar approved, composition NPK 11 + 22 + 9 + 6.0% Mg, to shrub areas at a rate of 30 gms / m ² (timing to be agreed with Contract Administrator).	Once only
D.6	Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off. Repeat at each maintenance visit.	At each visit
D.7	Lightly cultivate all amenity planting beds, breaking up soil evenly. Once only. Timing to be agreed with the Contract Administrator.	Once only
E	AMENITY GRASS (EXISTING)	
E.1	Grass will be mown as required. Litter will be collected immediately prior to mowing. Note: at each cut excessive arisings shall be removed from site.	11 times per year
E.2	Fertilizer will be applied.	As necessary
E.3	<u>PROVISIONAL</u> Supply and apply a selective herbicide in accordance with manufacturer's recommendations.	As necessary
E.4	Water grass as necessary to maintain healthy growth.	As necessary
E.5	Shape grass edge with half-moon spade. Timing to be agreed with Contract Administrator.	Two times
E.6	Worn areas will be re-seeded.	May or September

APPENDIX B

LANDSCAPE MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

GENERAL

Tidy up areas removing rubbish, litter, etc. from planted and grass areas.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth.	✓	✓	✓							
Check plant material is firmly planted and firm in where required.	✓	✓	✓							
Dead, dying, or diseased wood to be pruned out.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check shelter guards and re-firm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4 times	4 times	2 times	2 times	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

TREE PLANTING

Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary.	✓	✓	✓	✓	✓					
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

ORNAMENTAL HEDGEROW, TRANSITINAL SHRUBS AND AMENITY PLANTING

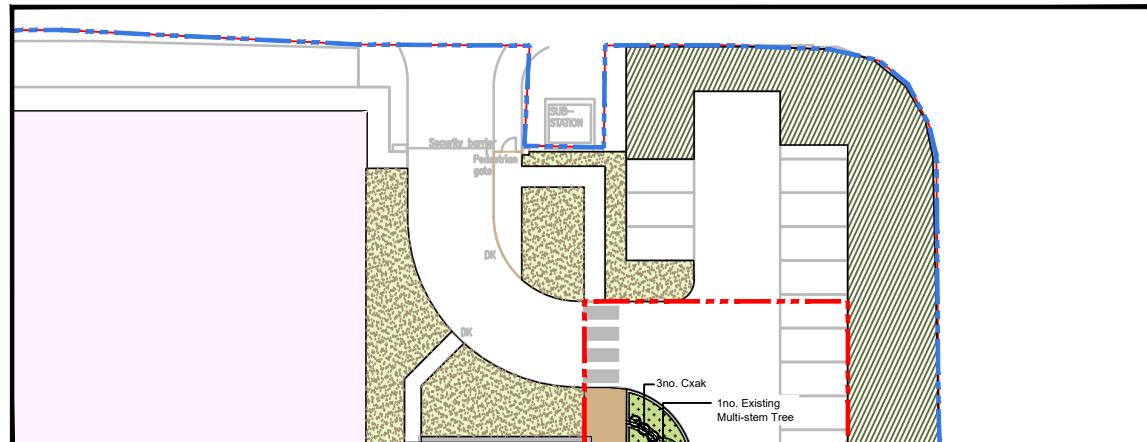
Keep amenity planting and formal hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	12 times	10 times	10 times	6 times				
Prune plants as necessary to prevent invasive species smothering less aggressive species and to prevent plants overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slow-release fertilizer application as appropriate to ensure establishment of planting. N/A to native amenity species.	✓	✓	✓							
Prune formal hedges to heights stated on landscape drawings (approx. timing May and September). Cut sides, tops, and ends to straight and true lines.	✓	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓	✓								
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil wash onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
AMENITY GRASS (EXISTING) Grass cutting with edge trim (where required). Frequency of grass cutting operations to be commensurate with location and visual importance of grass area: Between 11 and 18 no. cuts per year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shape grass edge as necessary with half-moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of fertilizer and selective weedkiller as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-seeding of worn areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

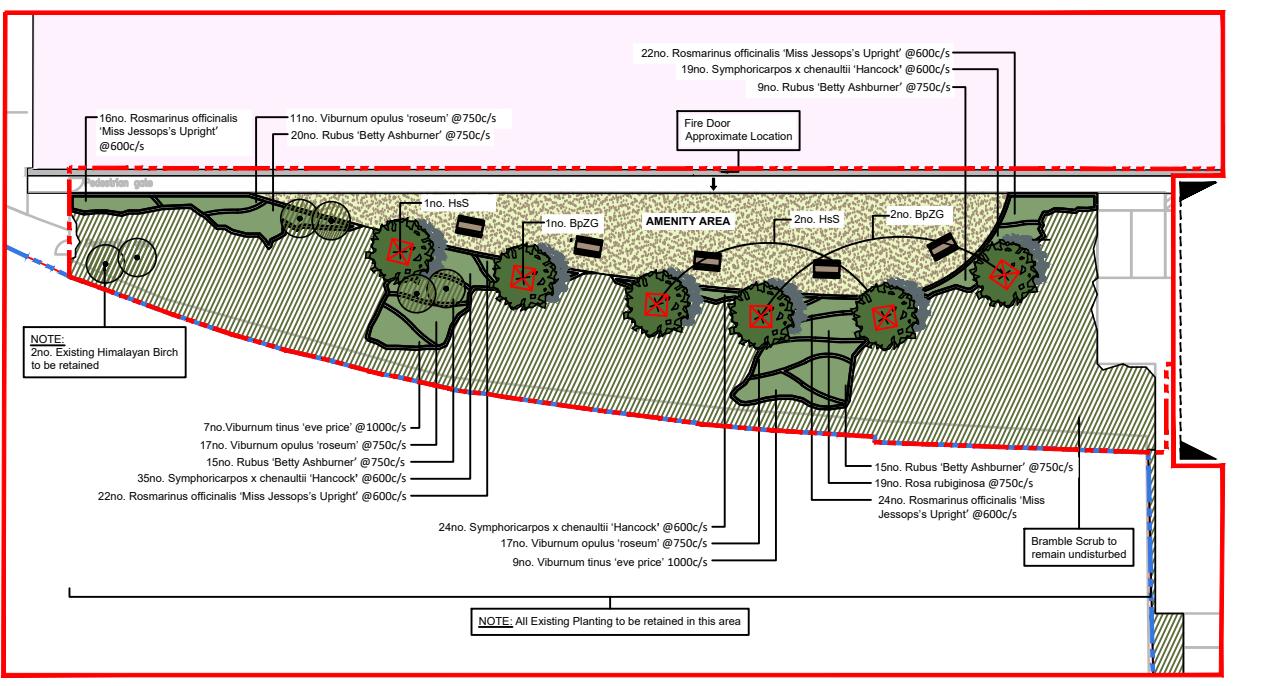
APPENDIX C

DRAWINGS

Drawing No.	Drawing Title	Rev
2431-25-02	Landscape Concept: BNG & Refurbishment	-

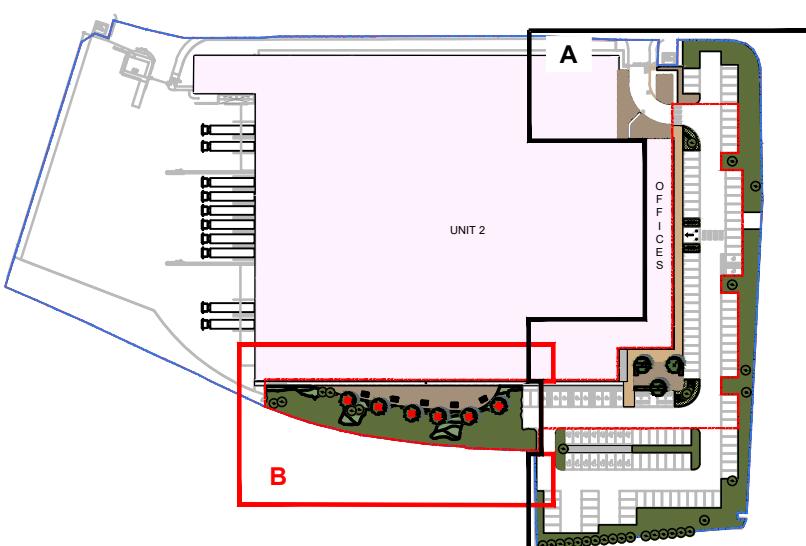


Google Earth Aerial Photo.2017 - Defining original grass edge outline



CALLOUT B - LANDSCAPE CONCEPT PLAN

SCALE 1:250

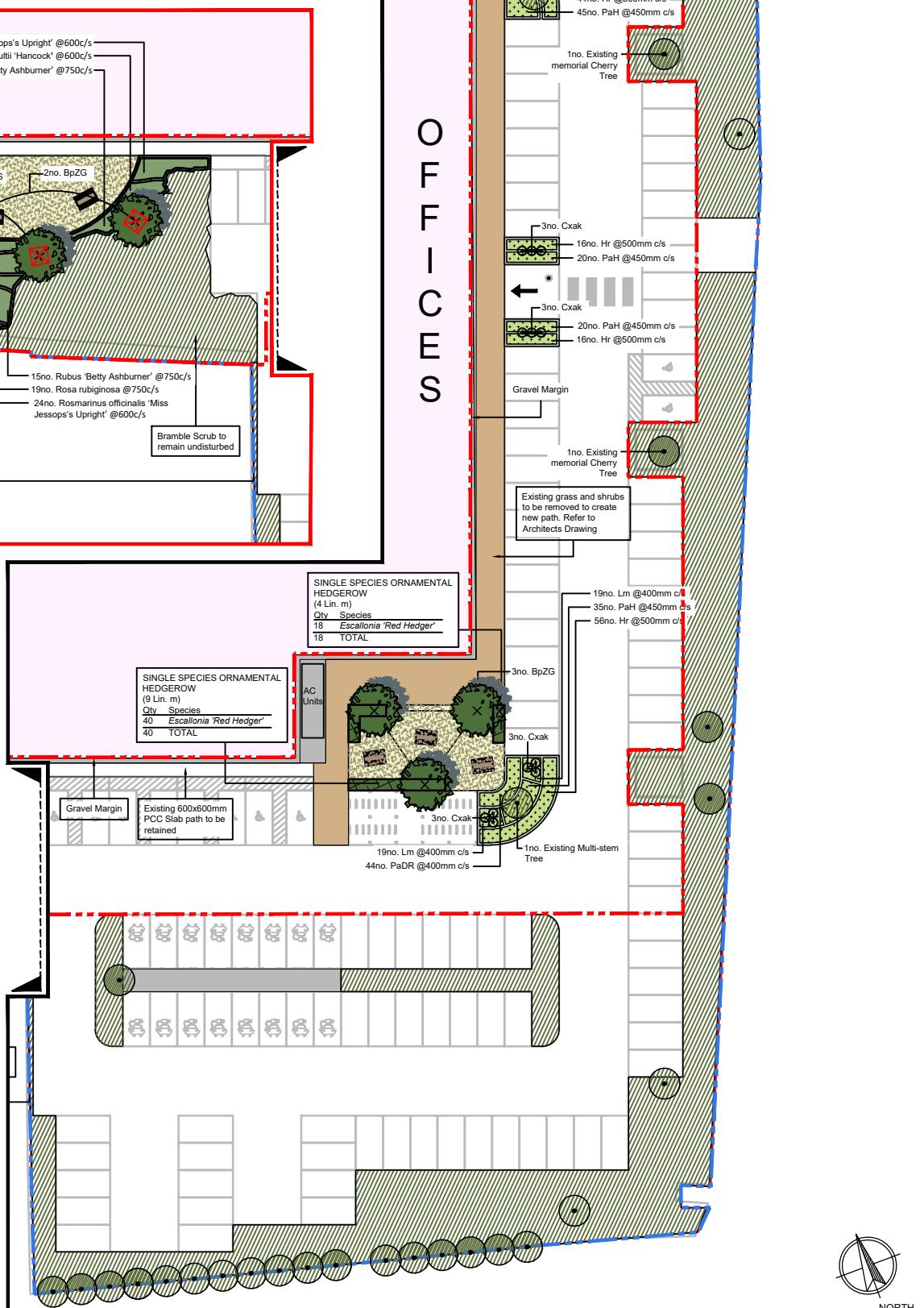


DRAWING LOCATION PLAN

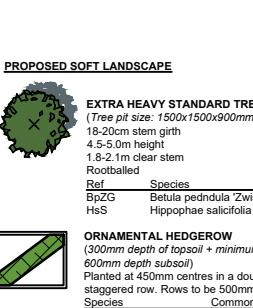
SCALE 1:1000

SCALE 1:250 0 6.25 12.5 18.75 25m

SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm



CALLOUT A - LANDSCAPE CONCEPT PLAN
SCALE 1:250



TRANSITIONAL NATIVE SHRUBS (300mm depth of topsoil + minimum 300mm depth subsoil)				
Ultimate plant height above 1m				
Species	Pot Size	Height	Density	
Rosa rubiginosa	3 Litre	400-500mm	600mm c/s	
Rubus 'Miss Jessop's Upright'	2 Litre	300-400mm	600mm c/s	
Rubus 'Betty Ashburner'	2 Litre	300-400mm	750mm c/s	
Symporicarpos x chenaultii 'Hancock'	3 Litre	400-600mm	600mm c/s	
Viburnum opulus 'Roseum'	3 Litre	400-600mm	750mm c/s	
Viburnum tinus 'Eve Price'	3 Litre	400-600mm	1000mm c/s	

SPECIMEN SHRUBS (300mm depth of topsoil)				
Ref	Species	Pot Size	Height	Density
Cxak	Calamagrostis x acutiflora 'Karl'	15 litre	800-1000mm	as drawing symbol

AMENITY PLANTING (300mm depth of topsoil)				
Ref	Species	Pot Size	Height	Density
CsK	Cornus sericea 'Kelseyi'	2 litre	200-300mm	450mm c/s
Hr	Hebe rakaensis	2 litre	200-300mm	500mm c/s
Lm	Liriope muscari	1 litre	200-300mm	400mm c/s
PaDR	Persicaria affine 'Darjeeling Red'	1 litre	200-300mm	400mm c/s
PaH	Pennisetum alopecuroides 'Hamelin'	3 litre	400-600mm	500mm c/s
PIG	Potentilla fruticosa 'Goldstar'	3 litre	400-600mm	500mm c/s

PLANNING
PLEASE NOTE THIS DRAWING IS TO BE USED FOR THE STATED PURPOSE
ONLY AND SHOULD NOT BE USED FOR ANY OTHER

REV	DESCRIPTION	BY	CKD	DATE
BCA DESIGN Landscape Architects				
CLIENT				
PROJECT Heathrow 360 Unit 2 Millington Road				
DRAWING TITLE Landscape Concept: BNG & Refurbishment				
CONTRACT NUMBER: 2431/25		DATE: 25/03/25		
DRAWING STAGE: Planning		CAD REFERENCE: 2431/25/02		
DRAWN BY: JA		CHECKED BY: GH		
SCALE: 1:250		ORIGINAL SHEET: A1		
PROJECT ORIGINATOR VOLUME LEVEL TYPE ROLE NUMBER STATUS REV				
2431 BCA ELS 00 DR L 2431-25-02 S5 -				