

Living Wall/ Green Roof Statement

In ref to Condition 4.3.b of application
71371/APP/2019/2699 dated 28th January 2020

Unit 7b Hayes Bridge Retail Park
Uxbridge Road
Hayes
Middlesex

September 2020

190139-LD-12

Project	190139-LD-12 – Hayes Bridge Retail Park
Report Type	Living wall and green roof statement
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Checked by	SD and RP
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GREEN ROOF STATEMENT

The site landscape has been significantly enhanced, with 7 semi-mature trees and 8 extra heavy standard trees proposed within the car park, along with significant shrub and perennial planting. Native tree and shrub planting is also proposed along the eastern boundary parallel with Yeading Brook. The sites current landscaping does not have any semi mature trees and the current shrub planting is needing to be replaced and of low ecological value.

The landscape planting abutting Yeading Brook as well as the planting throughout the car park has been replaced by more ecologically valuable species including native shrubs and plants recommended for pollinating invertebrates. This represents a significant enhancement of habitat quality particularly for insects and breeding birds.

The only opportunity for living walls to the building would be to the eastern elevation. This wall borders the native planting along Yeading Brook which is of substantial ecological value. Once established this planting will overshadow this elevation and any proposed living wall. It is proposed that this native planting is preferred due its ecological value and connection to Yeading Brook. This elevation is also not visible from the retail park or neighbouring properties and so would provide minimal amenity value in comparison to the extensive planting within the car park and to the eastern boundary.

Green roofs are not deemed suitable to the building as the existing roof structure is unable to support the green roof system. PV Panels are also proposed, which would shade any proposed vegetation. Maintenance access would also be required which does not leave enough space for a green roof system to be implemented on this scheme.

We therefore propose that enhancing the existing landscape within and around the car park with mature trees, shrub and perennial planting provides a greater benefit to the site both aesthetically and ecologically.