



# PART 5: Design Development



**Figure 15: View looking north west from access road**  
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# 5. Design Development

## 5.1 Landscape Framework

The Landscape Framework on the adjacent page illustrates the distribution of landscape across the site.

The landscape proposals seek to respond to their context; within the wider landscape of the Colne Valley Regional Park and the Borough of Hillingdon. The main landscape aspects aim to reinforce the character that already exists within the surrounding context. This is defined by field boundaries of mature trees and areas of woodland that serve as green corridors.

The site slopes gradually from north west to south-east and is currently contained on it's north-eastern boundary by mature trees. Views into the site are from the south-east and west. This is intensified by the work currently being undertaken on the HS2 construction site running along the southern edge of this site. The landscape proposals include a new 5m wide strip of woodland screening along the south and western boundaries to mitigate the impact of the proposals on these views. These will also contribute to the green corridors that already exist in the area.

Species rich wildflower is proposed within road verges and around the edges of the site to maximise biodiversity. This is also supplemented by wetland wildflower mixes and marginal planting within SuDS features.

Additional understory planting will supplement the existing scrub planting on the site. This will be predominantly native species.

New specimen tree planting is proposed in the locations shown. These will be native species of local provenance.

The area of existing woodland in the north of the site will be retained and managed as part of the proposals. Opportunities for habitat creation and amenity within this woodland have been investigated. These are outlined in more detail within the Enhancement Plan prepared by prepared by the consultant ecologist. In addition to this a number of existing trees will be retained as part of the development. This has been coordinated with the findings of the arboricultural assessment. Existing trees along the old field boundary will be retained as part of the amenity open space provision.

There will be office space included as part of the proposed scheme and therefore external amenity and breakout space should be provided as part of the proposals. The indicative area for this is indicated on the adjacent plan. Amenity open space would include seating opportunities within a visually appealing landscape setting.

The SuDS scheme has been developed to enhance biodiversity across the site as much as possible. An attenuation pond at the entrance to the site will encourage habitat creation and will be planted with native marginal plants and wetland wildflower. The proposals seek to enhance biodiversity where possible with mown lawn only proposed in areas of amenity open space.



**Figure 16: Design Principles**  
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## 5.2 Biodiversity Strategy

The adjacent diagram illustrates a framework level approach to biodiversity across the site. Existing green corridors have been retained and enhanced through the proposals.

A new network of screening woodland around the north and west of the site connects to the existing woodland to form a wildlife corridor around the site boundary that also connects into the surrounding landscape context.

The proposed green network will be planted with species that promote pollinators. Native tree and shrub species have also been selected to enhance biodiversity.

The proposed blue network will be designed and planted with appropriate native species to maximise biodiversity. The precedent imagery on the opposite page demonstrates the approach to basin, swale, and pond planting to promote biodiversity.



Figure 17: Biodiversity strategy plan



Linear Park, Barton Park, Oxford



Linear Park, Barton Park, Oxford



Linear Park, Barton Park, Oxford



Linear Park, Barton Park, Oxford



Cults Burn Park, Countesswells, Aberdeenshire



Cults Burn Park, Countesswells, Aberdeenshire



Countesswells, Aberdeenshire



Royal Bank of Scotland, Gogarburn, Edinburgh



Cults Burn Park, Countesswells, Aberdeenshire



# PART 6: Proposals



**Figure 18: Impression of view towards office building from wildlife pond**  
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# 6. Landscape Proposals

## 6.1 Design approach

The landscape proposals have been designed to respond to the existing landscape context, to produce a place that contributes to habitat creation and enhanced biodiversity while providing opportunities for users to enjoy landscape amenity within the site.

The proposals represent an improvement from the previous use for the site which had extensive areas of hardstanding and buildings while the incidental areas of landscape between these were offering little in terms of climate resilience, habitat creation and improved biodiversity. While the proposed use for the site is similar, the landscape offering is significantly improved.

Existing woodland screening is retained and additional tree planting is proposed to embed the scheme into the surrounding landscape. SuDS features provide additional areas for habitat creation and form part of a green blue network that connects the site to the surrounding landscape context.

Formal planting areas are reserved for the proposed car park and surrounding amenity areas. These amenity areas will include seating opportunities.

## 6.2 Ecology and landscape

The ecological aspects of the proposed landscape design have been carefully considered.

The existing landscape has been identified as having low ecological value which consists mainly of amenity grassland. The areas which have higher botanical value, such as the existing broadleaved woodland, will be retained as part of the landscape proposals.

The proposed landscape design includes large areas of wildflower grassland to improve biodiversity across the site. The management and maintenance regimes of these areas will be carefully considered to encourage this.

Landscape proposals include locally abundant, native species which can tolerate a range of climatic conditions.

## 6.3 Arboricultural report and landscape

A Tree Survey, and Arboricultural Impact Assessment has been carried out by Brindle and Green.

The tree and woodland cover has been identified as generally in satisfactory health although the majority of these have been categorised as C with only a few category B and one Category A. The approach to existing trees within

the landscape proposals has been to retain as many as possible. They provide good ecological value and will help to screen the development from the surrounding context. However, it has been necessary to remove some of the existing trees in order to develop the site, this has been kept to a minimum.

To help mitigate the loss of these existing trees a number of additional trees are proposed. This includes structural woodland planting around the edges of the site to help screen views into the development and also specimen tree planting which will help visually break up the visual impact of the development. This approach should ultimately mean that the site is likely not really visible from the surrounding landscape.

## 6.4 Engineering and landscape

The coordination of the landscape with the engineering proposals has been an iterative process. Specifically coordination with the proposed levels across the site and the drainage proposals.

The drainage proposals include a number of drainage solutions that will help to increase the biodiversity and habitat creation across the site. Species selection in these areas has had input from the ecologist to ensure we are maximising opportunities for biodiversity.

There are some areas where the level changes are significant over a short distance. Particularly adjacent to the main access road where the drainage and planting proposals have had to be carefully considered. The aim has been to ensure that the slopes of the embankments are not more than 1 in 3 so that they can be richly planted and easily maintained.



#### Legend

1. Pond for amenity and overland flow;
2. Detention SUDs basin;
3. Proposed office building;
4. Car Park associated with offices;
5. Amenity lawn with seating opportunities;
6. Self binding gravel footpath network offering a range of routes for users;
7. Yard;
8. Swale/ rain garden planting scheme;
9. Primary vehicular and footpath access into site;
10. Existing mature trees retained

**Figure 19: Illustrative Layout**

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