

Status Park – Heathrow

Landscape Report

21st June 2024
BD 0205 SD 401 Ro7



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Managing & Maintaining the Public Realm

This section of the D&A Statement describes the public realm design which forms part of the proposed development at Status Park, Heathrow.

This section should be read in conjunction with the rest of the Design & Access statement and the following drawings and documents:

B|D landscape architects drawings:

BD 0205 SD 801	Illustrative Landscape Masterplan
BD 0205 SD 101	Illustrative Landscape Section A-A
BD 0205 SD 102	Illustrative Landscape Section B-B
Ref. 17.1131 / 221 A	Topographical Survey by Oaten Architects dated 13.10.2017
Ref. 010074	Arboricultural Survey by Crown Consultants dated 19.06.2024
Ref. CCL 10074B/TCP	Existing Tree Constraints Plan

Status Park, Heathrow: Landscape Report

Background and Context

Introduction

The landscape proposals set out in this landscape report have been developed from careful study and analysis of the site in its context, together with a strong collaborative approach between the Client, Osel Architects and other associated design disciplines such as environmental, structural, mechanical & civil engineering consultants. The scheme submitted reflects the comments and contributions of these parties.

The approach to the Landscape Design for Status Park reflects a shared aspiration to create an inspiring landscape and robust/ functional setting for residents and visitors.

The landscape design strategy looks to establish the optimum site layout that responds to the surrounding and new proposed building.

In addition, the proposal creates opportunities for wildlife and visual delight new semi mature tree planting whilst at the same time accommodates the necessary servicing, access and turning, parking and pedestrian connections.

The scheme respects the setting and root zone of the existing mature trees, and reflects the most environmentally responsive approach in terms of water management, biodiversity and resource use.

Existing Landscape

The existing site is located North East of Heathrow airport. Bath Road runs along the south boundary and Nobel Drive to the East. Hayes and Harlington train station is 1.5 mile north of the site and there is a good bus route running past.

The site itself is currently a car park. The surface material is dated herringbone block paving. There is poor quality vegetation growing around the edge of the boundary. To the south is a grass mounded area to act as a buffer against Bath Road. Trees lining the edge of the site are also poor to moderate quality.

The levels on site are relatively flat with the AOD approximately +24.1m.



The existing car park setting used for accommodating Heathrow Airport users and has poor quality landscape setting.



View from Nobel Drive showing landscape buffer with semi-mature trees.



View within the site looking towards Bath Road.

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Site Analysis

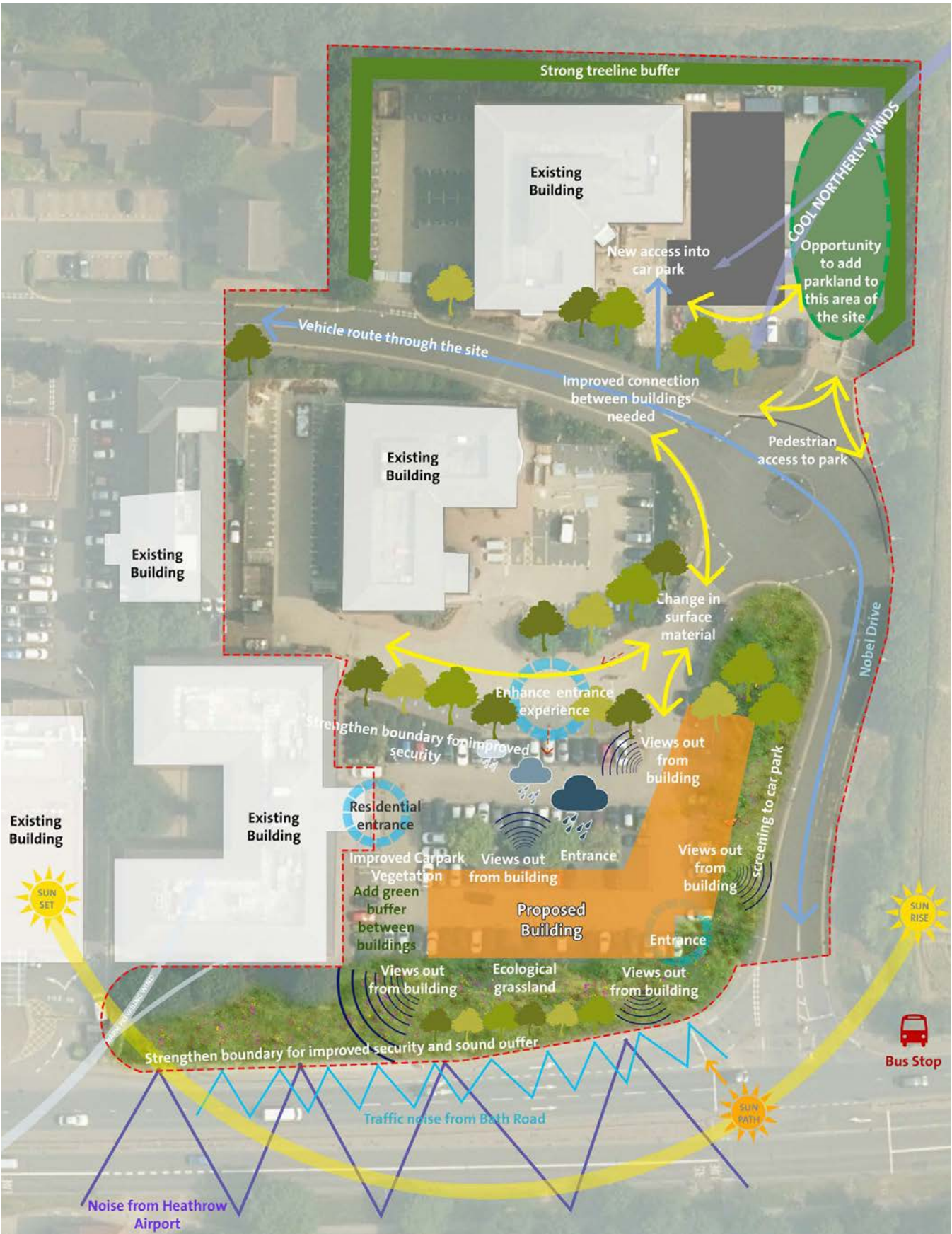
Constraints and Opportunities

Constraints

The biggest constraint is the noise generated from Bath Road and Heathrow airport both south of the site. The landform south of the site is raised by a 1 to 0.5 metres. Vegetation can be introduced to buffer against the noise. A secondary road running on the East adds additional noise and will need vegetation to mitigate against it.

Opportunities

There are many opportunities to enhance the site. The entrances can be enhanced to improve legibility. Pedestrian access to the proposed building can be added. Ecological grassland can be introduced to create a buffer against noise and enhance biodiversity. SuDS features can be integrated within the car park to help surface water runoff and add more vegetation.



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Emerging Landscape Masterplan

Design Development

Through a process of design development, consensus with the client and design team and in response to pre-application feedback from the local authority and other interested parties, the external spaces strategy has evolved from August 2018 to December 2018 and then February 2023 to June 2024.

During the Scheme Design stage of the project the desire was to carefully review the scale, function and character of the external spaces to ensure a design approach that delivers a useful and valuable public realm that integrates successfully with the wider site context providing a clear hierarchy of spaces.

In addition there is a clear desire that the scheme is sustainable in its design ethos and longevity i.e. maintaining and managing the external spaces and public realm.

From a simple landscape standpoint, the external spaces should **inspire, excite & delight**.



September 2018 - First pass of hotel scheme design



October 2018 - Updated hotel layout with rationalised building



November 2018- Updated hotel layout with rain garden



February 2023 - Change to residential site



June 2024 - Change to residential site and additional parkland

Existing Trees, Tree Removal & Mitigation Measures

A detailed arboricultural survey carried out in accordance with the principles of BS 5837:2012 'Guide for trees in relation to construction' clearly helped to identify the importance of individual mature trees and key tree groups on site, and the potential role they will have within the new public realm environment. In particular the survey provides a detailed understanding of the health, vigour and potential longevity of individual specimens and accordingly their suitability for long term retention.

The key landscape design objective is to significantly improve the quality and legibility of the existing carpark and strengthen boundary planting and improve long term tree framework.

Strategy for Retaining/Removing Existing Trees

The rationale for selecting trees to be retained or removed is based on three main criteria:

- A technical and professional appraisal of the tree (arboricultural report)
- An aesthetic appraisal of the tree which also considers the long term planting proposals and objectives for the site and the influence the tree may have on these proposals.
- A site appraisal undertaken by the arboriculturalist and design team to assess any potential impact the new development may have on the existing tree, in particular the tree root zone and any implication or constraints this may have on finished ground levels, etc.

Some tree removal must occur to accommodate the proposed building.

The complete removal of unwanted trees, especially when they are near existing buildings or among groups of trees which are to be retained, will be carefully considered. Where access is a problem and space restricted larger trees will be felled in stages and to best arboricultural practice. After felling, stumps and large root systems will be dealt with to prevent regrowth or fungal infection. Wherever possible complete removal will be achieved by mechanical stump chippers or hydraulic grabs.

The Existing Trees

Of the 63 trees surveyed there are no Category A, 7 Category B and 53 Category C with the remaining being Category U. There are several which require monitoring. The age class of the trees ranges from Young to Semi-mature, with the majority being semi mature. There is a mix of species; predominantly Box Elder, Norway Maple and Cherry. Other species consist of Hornbeam and Italian Alder.



View 01

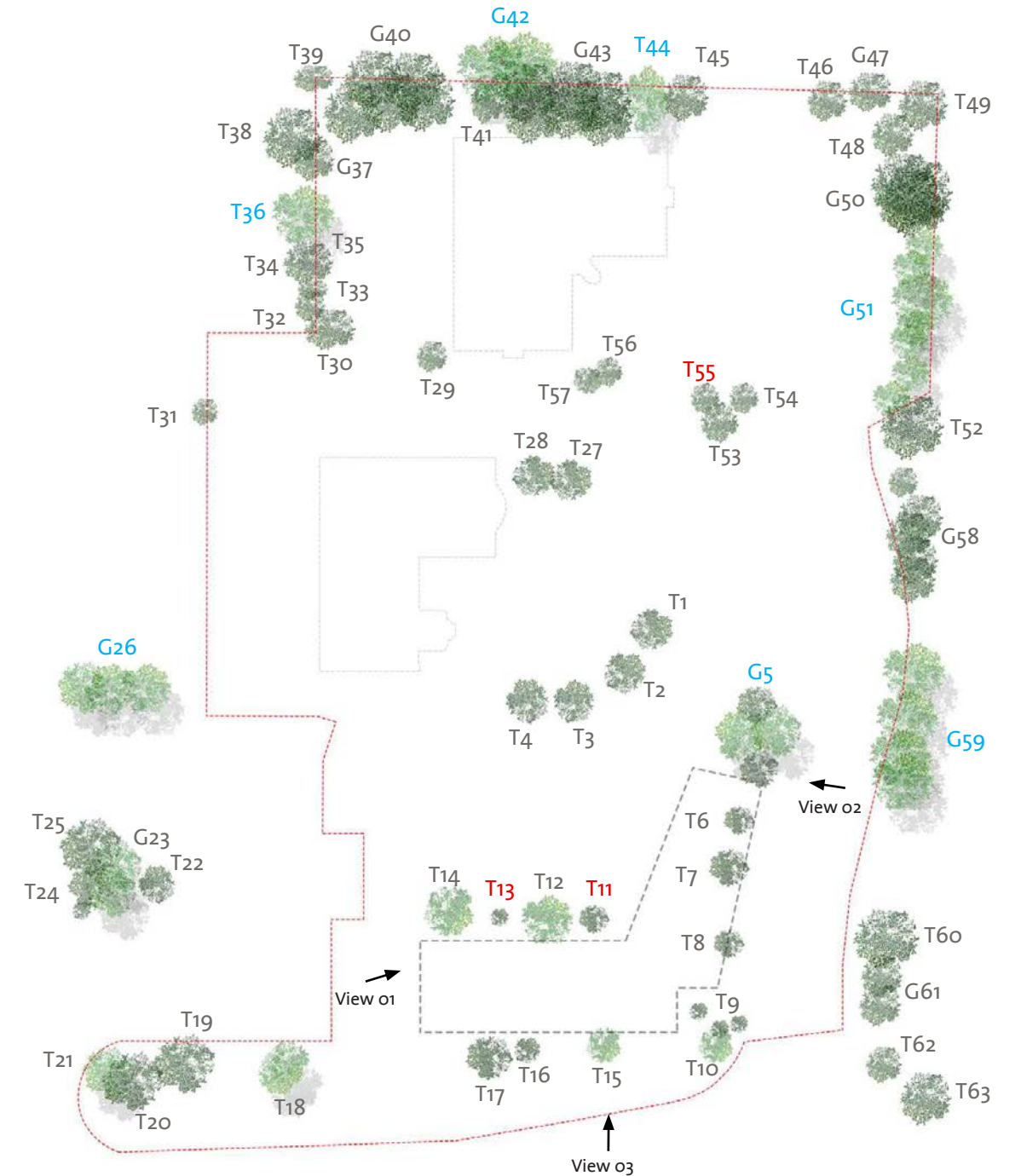


View 02



View 03

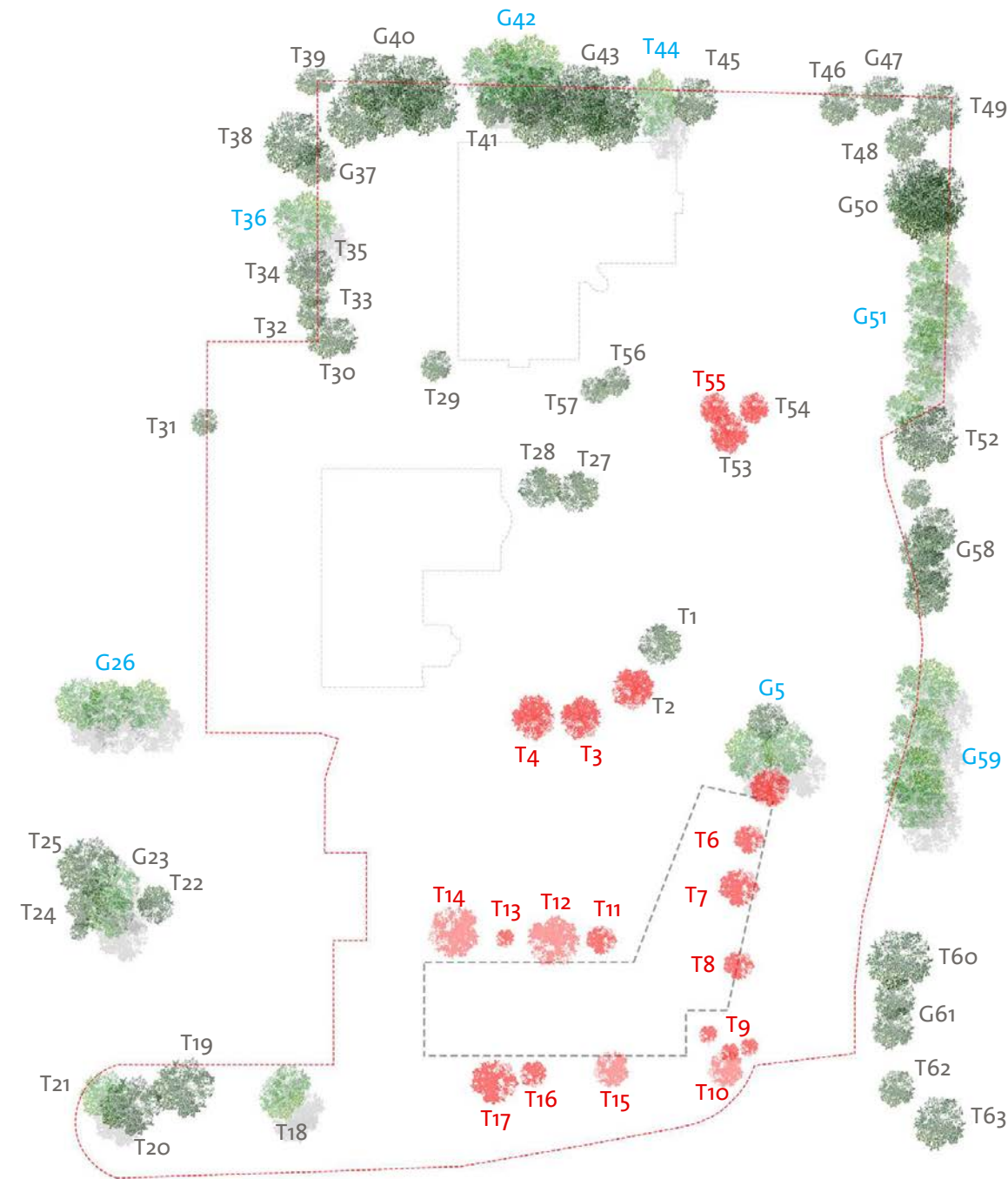
Existing Situation



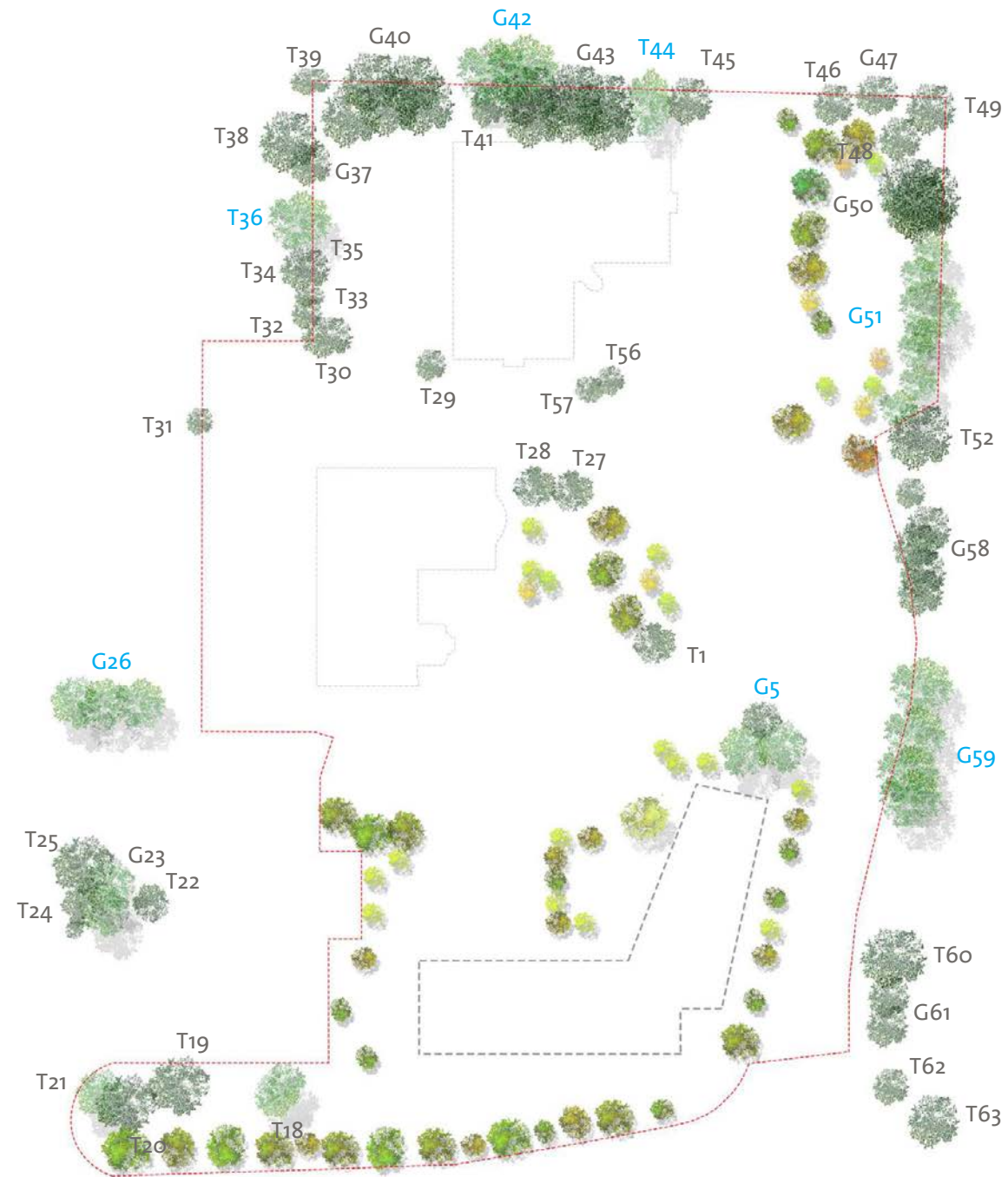
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Existing Trees, Tree Removal & Mitigation

Trees to be Removed - 19no.



Proposed Tree Planting - 68no.



New Tree Planting Opportunities

The object of the soft landscape strategy is to maximise the opportunities for new tree planting with a range of species and sizes (advanced nursery stock – semi mature) to provide immediate character which is further enhanced by the retention of key existing trees.

The overall planting strategy recognises the above desire and the overall object is that there should not be a net loss in the quality of the tree setting within the scheme.

It is a common problem that often designers have tried too hard to retain relatively small & poor quality trees that should not have informed the overall layout. The new landscape proposal recognises that it is often better to retain only those trees that really are of the highest visual significance and shift the emphasis to securing quality landscape to provide the highest level of future benefit.

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Illustrative Landscape Masterplan

Illustrative Landscape Masterplan

The approach to the landscape design of the site reflects a strong aspiration to develop a residential environment that is integrated with the big architectural moves and respond to the opportunities and constraints presented by the site and the brief.

The landscape design has developed to provide a rich and stimulating, yet simple and functional residential setting that will be used and cherished by residents and guests.

The exterior needs to be visually attractive and legible, hardworking, delightful and robust.

We have developed this thinking adopting the design principles and adding a richness of detail that works with the existing and connecting built environment to create usable and habitable spaces.

Site Circulation

Generally, the topography of the site has been considered in respect of ease of access, sight lines, maintaining inter-visibility and desire routes. In principle, the overall topography is a gently sloping plane with cross falls to co-ordinate surface water run-off.

It is very important that the redevelopment creates an integrated residential area with effective pedestrian links between the existing building and proposed building. A variety of safe and comfortable routes are proposed around and through the site to allow for permeability and level access for all.

Landscape Highlights

The illustrative landscape masterplan allows for the enrichment of the site with a planned series of highlights and designed features.

These vary from High quality paving to seating outside main entrance.

Planting Character

The landscape approach comprises a carefully considered balance of hard and soft landscape appropriate to the scale and function of the individual spaces.

The concept of the planting is firstly to improve a sensory rich environment that successfully combines biodiversity, enrichment and communal facilities to create a rich and cherished environment. The planting design will be structured to respond to issues of shelter and microclimate enhancement, secure by design, ecology and maintenance.

Paving Strategy

The proposed hard landscape spaces around the site differ in scale and function but the aim is to create a sense of unity through a common palette of hard materials and furniture.

Longevity of material, ease of maintenance, and related sustainability issues will be considered in the final selection of materials. Sub base design and layout of materials will also consider shared surfaces detailed to accommodate vehicular movements, fire tender routes and the like.



High quality/ robust paving



Permeable parking



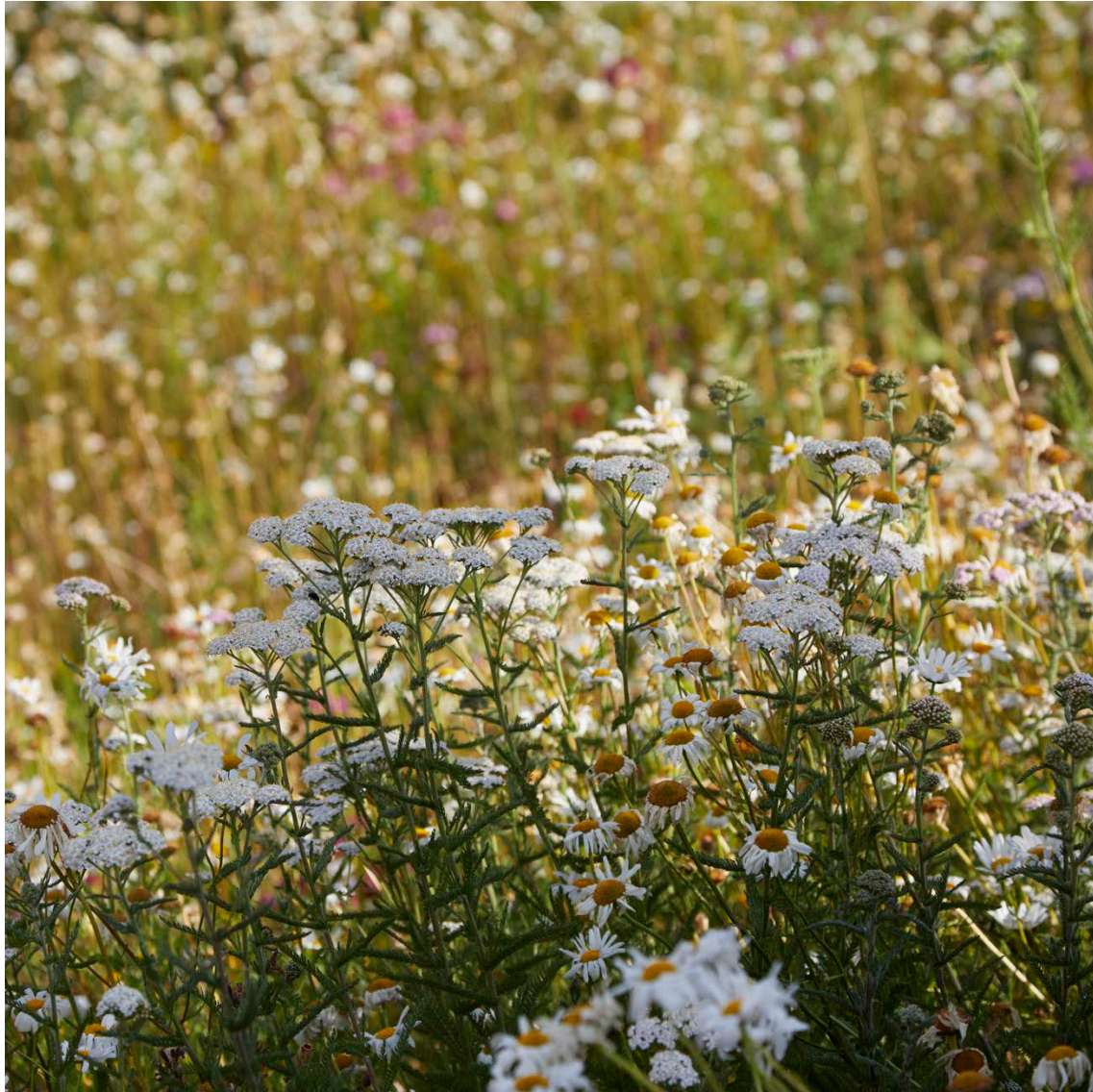
Areas for residents to socialise



Outdoor equipment



Car park planting

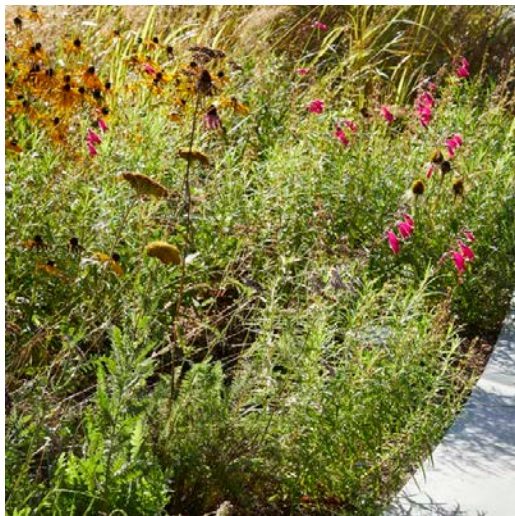


Scope for more biodiverse buffer planting

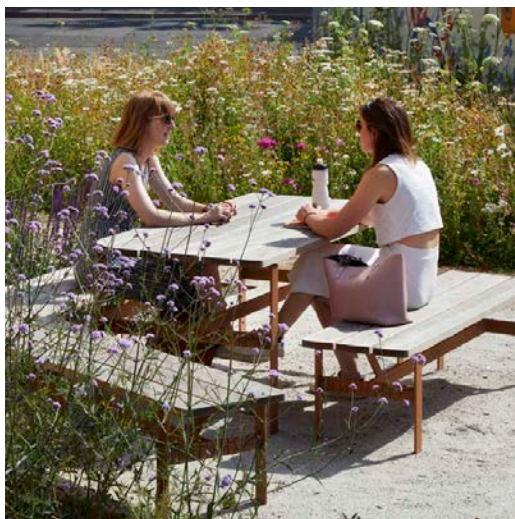
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Illustrative Landscape Masterplan

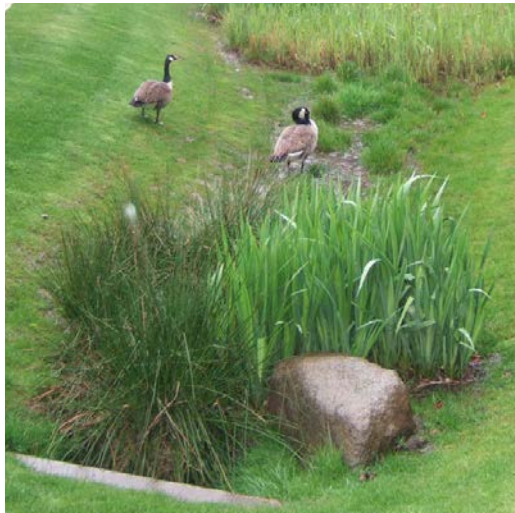
Amenity planting creating a buffer



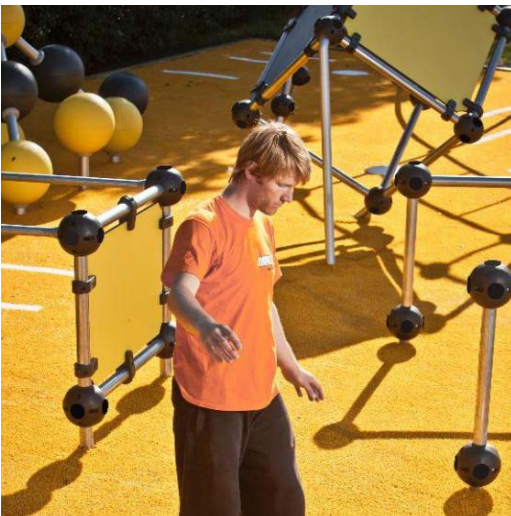
Social area



Rain garden



Play provision ages 13+



Play provision ages 1-12



Green roof



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Illustrative Landscape Section A-A



Existing Section A - A
1:100 @ A1



Proposed Section A - A
1:100 @ A1

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Illustrative Landscape Section B-B



Existing Section B-B
1:100 @ A1



Proposed Section B - B
1:100 @ A1



Status Park, Heathrow: Landscape Report

Hard Landscape Strategy

Hard Landscape Strategy

The proposed hard landscape spaces differ in scale and function but the aim is to create a sense of unity and order through a common palette of hard surfaces.

Hard materials have been chosen to be durable, robust and low maintenance.

The site offers an opportunity to enhance the existing site. Surface profiles and details will be designed to slow down the rate of surface water run-off from parts of the site.

Hard Landscape Strategy - Paving

Paving materials, street furniture and other hard landscape elements have been selected for robustness, longevity and durability.

Paved surfaces to the strategic pedestrian routes are intended to be smooth, even and well laid in a robust and durable high quality finish.

To give the site a distinct character high quality concrete pavers will complement the existing brick buildings and will emphasise the pedestrian hierarchy of the footways through the site.

Hard Landscape Strategy - Street Furniture

The landscape materials are designed to be robust and low maintenance and a management and maintenance regime will be implemented by the hotel company to ensure a long term high quality appearance of the site.

Preference is given to robust surfacing and seating that is low maintenance, vandal resistant and has a timeless design quality whilst also being tactile and comfortable.

Hard Landscape Strategy - Movement & Accessibility

The routes between the buildings are intended to be DDA compliant which will work with the naturally sloping topography to create coherent links between bothe existing and proposed buildings.



Concrete finish



Potential for external seating areas



Play area for residents



Well detailed tree pit with underground guying



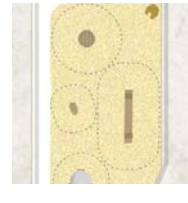



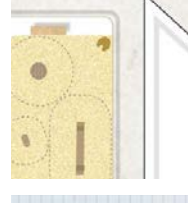
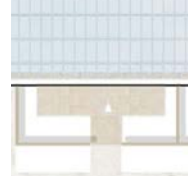


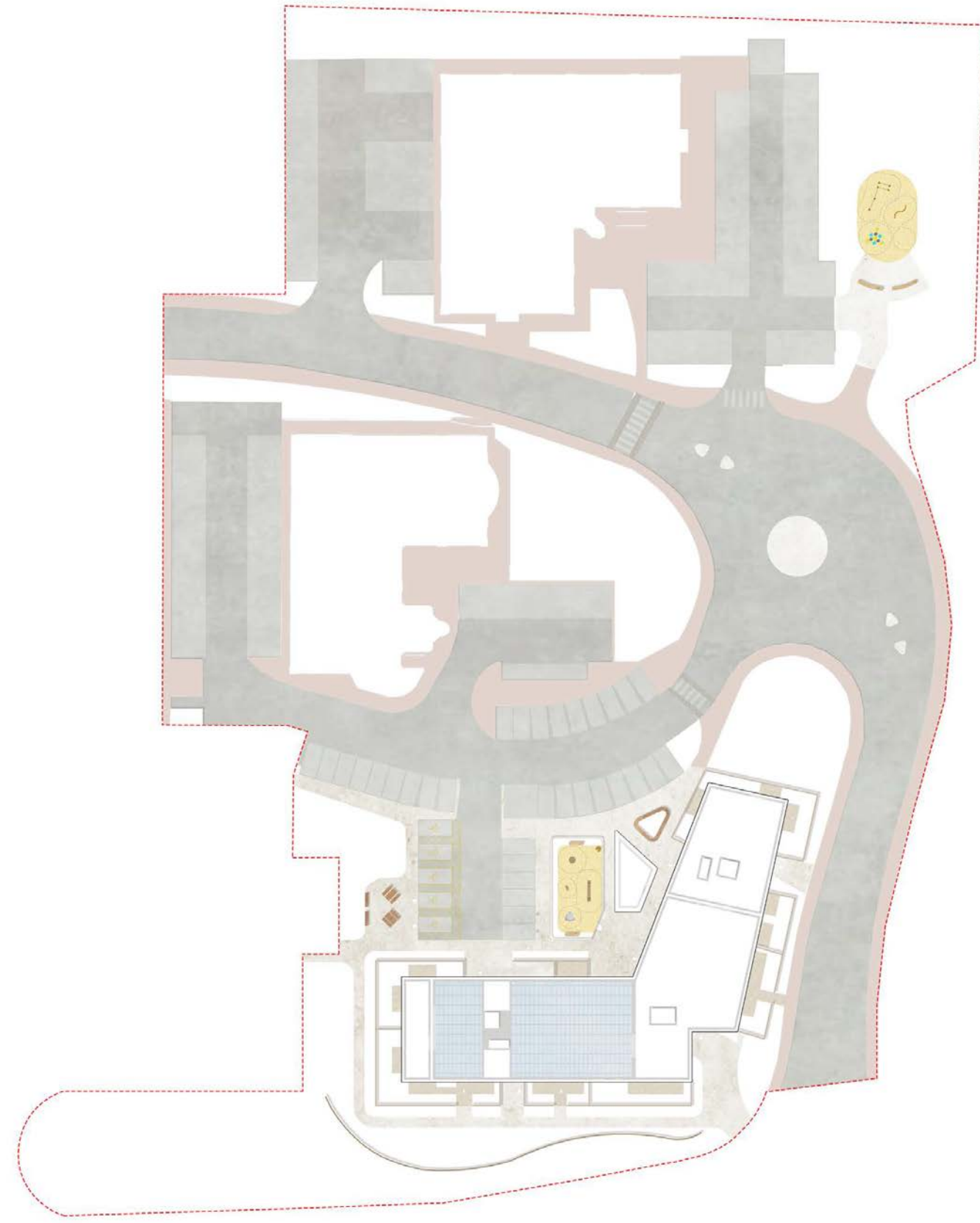
High quality composite decking for external seating areas

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Hard Landscape Strategy

Hard Landscape Key

- 
High Quality Concrete Paving
 Material: Granite or high quality concrete
 Colour: Silver grey
- 
Car Park Surface
 Porous coloured asphalt finish
 Material: Asphalt surface course
 Colour: To match existing
- 
Rubber crumb
 Rubber crumb safety surface
 Colour: Natural buff
- 
Curved Seating
 500mm width curved seating.
 Material FSC certified seasoned hardwood.
- 
Benches
 Seating and table with wheelchair access to the space.
- 
Outdoor Equipment
 A range of outdoor equipment including pull up bars and free running obstacle
- 
Stepping Logs
 Stepping logs leading through landscape and towards the play area.
- 
Private Gardens
 Residential gardens with outdoor patio area and secure fence line.



Soft Landscape Strategy

The planting strategy for the Status Park, Heathrow sets out to form a confident approach to planting by:

- Creating attractive and robust spaces for passive recreation
- Create habitable and treasured spaces
- Increasing the amount of planting where possible
- Improving habitat and biodiversity provision through biodiverse and native planting
- Use shrubs and lower storey planting to create interest and spatial definition and climbing planting to colonise blank boundary walls.
- Use native hedging installed at an 'instant' size to define edges and tie in with the existing boundaries
- Use of wildflower meadows in areas which work with the topography

Planting will respect the need for low maintenance and robustness.

Ornamental Shrubs

As with tree planting, the proposed shrub planting will be designed to provide year round colour and interest. A robust framework of shrubs will provide structure and year-round presence, stands of softer grasses and sedges will provide verticality and movement.

Tree Planting

Tree planting will comprise a mixture of native and ornamental tree species.

An indicative species list with preliminary plant schedule is shown overleaf. It is proposed that semi mature trees are used to provide immediate visual benefit and impact.

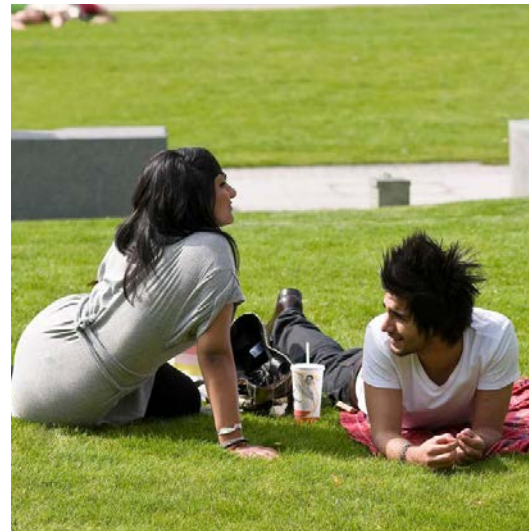
Existing Vegetation

Following the advice in the Arboricultural Survey the tree strategy has been devised to retain existing trees where possible and suitable. The requirements for the felling/clearance of existing vegetation and protection requirements is illustrated on the Arboricultural Report.

Biodiversity

An integral part of the landscape strategy will be the promotion of biodiversity and mitigation of any adverse effects.

The soft landscape areas will be species rich to promote local biodiversity and ecological benefits of the area .



Lawns allows visitors to relax



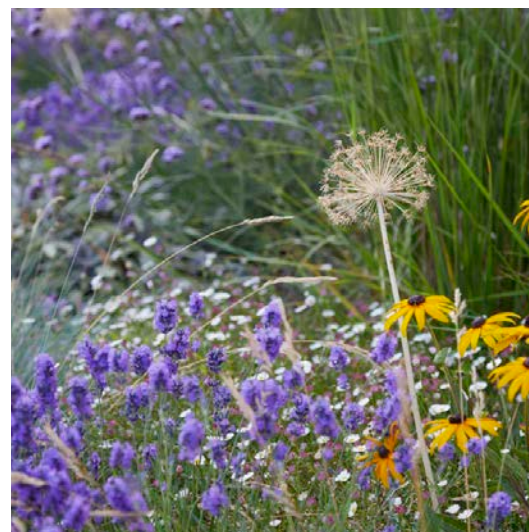
SuDS for water run off



Green roof



1.5m hedge creates buffer against Bath Road




Natural ornamental planting

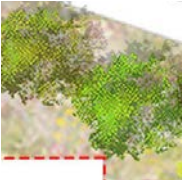


Tree planting around parking spaces to enhance aesthetics

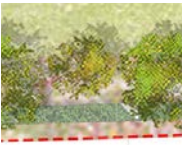
Soft Landscape Key




Semi Mature feature tree
Amelanchier lamarckii
5-6m height
min 3no. stems; 10-12cm girth
2m clear stem
Multistem - Umbrella Form



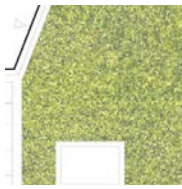
Semi Mature Car Park Trees
Prunus x subhirtella 'Autumnalis Rosea'
4-5m height
20-25cm girth
2m clear stem




Semi Mature Tree Planting Buffer
Betula utilis var. jacquemontii
Acer campestre
carpinus betulus
prunus autumnalis
4.5-5.5m height
20 - 25cm girth, 2m clear stem




Planting
Ornamental Grasses and
perennials, low maintenance
planting to provide visual
interest throughout the year
Mix of 3-10L pot sizes at 6/m²



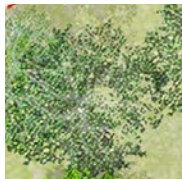
Green Roof
Intensive green roof with a
minimum settled depth of
150mm



Hedging
1.5m hedging around south
boundary
Native mixed hedging;
Hawthorn
Blackthorn
Hazel
Field maple
Holly



SUDs / Rain garden
Planting that will withstand
saturated soil and absorb damp
condition.



Existing Trees to be retained
Refer to Arboricultural
information



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Play Provision

Play Strategy

Our approach for the play area to the scheme is to provide two areas for different age groups. One area will provide for ages 1-12 and the other 13-17.

Both areas will be located close to the new proposed building in order to create a safe and secure play area for the use of the residents. This will include, play seating and dining areas to create a space that all the family can use.

The play equipment will allow for a range of play types, such as motion and balance play and to develop skills such as co-ordination with opportunity for jumping, spinning and sliding.

Play Requirements

The play areas have been calculated with the use of the GLA yield calculator to have a requirement of 161.3m² for the site development of 51 units.

The proposed development is providing 170m² of play provision.

74.4m² of play provision for ages 1-12

95.6m² of play provision for ages 13+

Surfacing

Surfacing to formal play areas will be in line with BS EN 1176 Playground Equipment and Surfacing and BS EN 1177 Impact Attenuating Playground Surfacing Determination of Critical Fall Height to ensure it is the required depth and size for the specified equipment.

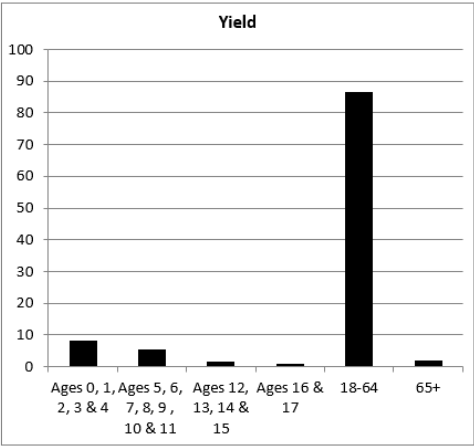
Safety

A RoSPA accredited review of the play elements and their layout should be carried out prior to construction beginning to ensure the scheme is compliant (by others). A post-installation assessment should be carried out to ensure the scheme has been installed in line with the original proposals and is compliant.

Play area aged for 1 -12



Play area aged for 13 -17



Status Park - Heathrow

Job No. 0205

Date: 20th June 2024 (Po3)

Urban Greening Factor

Table 8.2 The London Plan 2021

Surface cover type	Factor	Area (m²)	
		Proposed	Score
Semi-natural vegetation (e.g. trees, woodland, flower-rich grassland) maintained or established on site.	1	0	0
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions ^A	0.8	501.4	401.12
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overview ^B .	0.8	1069.7	855.76
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014 ^C	0.7	0	0
Flower-rich perennial planting – see RHS perennial plants for guidance ^D	0.7	2113.3	1479.31
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies ^E	0.7	116	81.2
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance ^F .	0.6	176.3	105.78
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	25.5	15.3
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview ^G	0.6	0	0
Groundcover planting – see RHS Groundcover Plants for overview ^H	0.5	0	0
Amenity grassland (species-poor, regularly mown lawn).	0.4	2233.4	893.36
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014 ^I	0.3	0	0
Water features (chlorinated) or unplanted detention basins.	0.2	0	0
Permeable paving - see CIRIA for overview ^J	0.1	2655.6	265.56
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	7348.8	0

Total Site Area (m²) 16240.2
Overall Score 0.2523



Managing & Maintaining the Landscape Setting

Caring for the New Public Realm

The success of the new development will rely on an ongoing commitment and regime of maintenance and management for the healthy establishment of the new street trees and soft landscape areas.

Maintaining the Public Realm

Allied to the design, environmental and capital cost considerations for the public realm proposals, a key objective is the need to address and balance the future maintenance and management implications as the development and associated public realm evolves, matures and changes over time.

An integrated approach to the public realm management should be adopted at an early stage of the detailed design process. Due consideration should be given to the financial and resource constraints to ensure an appropriate and robust management and maintenance structure is established to meet the aspirations of the client. The management plan and structure should be flexible to take account of how the spaces can evolve in terms of usage, water management and vegetation growth, as well as being responsive to economic changes.

Materials

Paving materials, street furniture, lighting and other installations will be selected for robustness, durability and longevity. The aim is for a cohesive campus family of fixtures and fittings that is developed over time and set by the Masterplan team. Preference is given to stone paving and robust seating for the timeless design quality, vandal resistance and low maintenance requirement.

Planting

Planting associated with the soft landscape pockets will respect the need for low maintenance and robustness. Semi-mature trees should be used for immediate visual benefit and impact, and to reduce the risk of damage to the trees/plants from vandalism.

Monitoring of the Proposals

A Management Plan will be an essential document to provide a framework within which effective monitoring, management and maintenance can occur.

The purpose of the Management Plan would be to confirm the structure, principles and objectives of the long-term management. In addition the report would highlight key maintenance operations that would be necessary to ensure the long-term health and vigour of the landscape.

On going Maintenance

The Management Plan will be used as a guideline document to help understand the maintenance requirements as well as provide a structure for change.

Soft Landscape Areas; Trees & Planted Zones

- The Soft Landscaped Rain Garden
- Sustainable Drainage System - Swales, Water Detention Areas
- The Existing Mature Trees
- Mowing regime for wildflower & manicured grassed areas
- Watering
- Weed control
- Pruning/feeding
- Plant replacements
- Litter
- Re-cultivation/mulch top-up
- Clipping hedges & cutting back grasses

Hard Landscape Areas

- The pedestrian network paving
- Access Routes
- Vehicular Route
- Cleaning
- Vandalism
- Settlement of paving
- Drainage maintenance
- Litter
- Replacing light fittings over time

Crime prevention

An enhanced and civilized environment generally makes people feel safer and behave in a more responsible and respectful way. In addition a ‘zero tolerance policy’ adopted by the residential estates team on vandalism will help engender a sense of community Pride. For instance, prompt repairs, litter pick up, and graffiti removal are signs of an involved and caring community.

