

Landscape Strategy

Conex House, 148 Field End Road,
Eastcote, Pinner, HA5 1RJ

Client: Conex Ltd
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Executive Summary - Landscape

Introduction

This document has been compiled by Urban Landscape Partnership with input from Urban Infill and MJP Planning, on behalf of Conex Ltd. The document provides an explanation of the proposed approach for the development of 148 Field End Road, Eastcote, Pinner, HA5 1RJ. The landscape strategy has been informed by Local Policy and the pre-application response.

Full planning application is sought for the demolition of a 3 story office building and construction of new 5-storey residential building with associated landscaping and cycle parking.

Public and Private Realm

The public and private realm will be welcoming and of a high quality. The main access point will form a safe and attractive arrival as part of public realm strategy. The landscape design of the site will consist of a clear hierarchy of green infrastructure and a robust palette of hard materials, that will reflect the design aspirations of Hillingdon Council. The private amenity patios will form a green oasis and defensible space for the residents.

Green Infrastructure

The landscape proposals aim to maximize the opportunity for green infrastructure on the site through tree planting, hedges, shrubs, perennials and sedum roofs.

Maintenance and Management

An active management and maintenance strategy is integral to the success of the landscape and public realm strategy. The strategy will be in place to ensure the high quality of public and private space is protected and maintained.

A management company will have overall responsibility for the general management of all aspects of the public realm and landscape environment. This mechanism will ensure that consistent high standards are maintained across the site for the benefit of all and will ensure that the spaces feel safe and secure.

Drawings

This document should be read in conjunction with the following landscape drawings:

L055-PL-01_ LANDSCAPE GENERAL ARRANGEMENT PLAN

L055-PL-02_ HARD LANDSCAPE GA PLAN

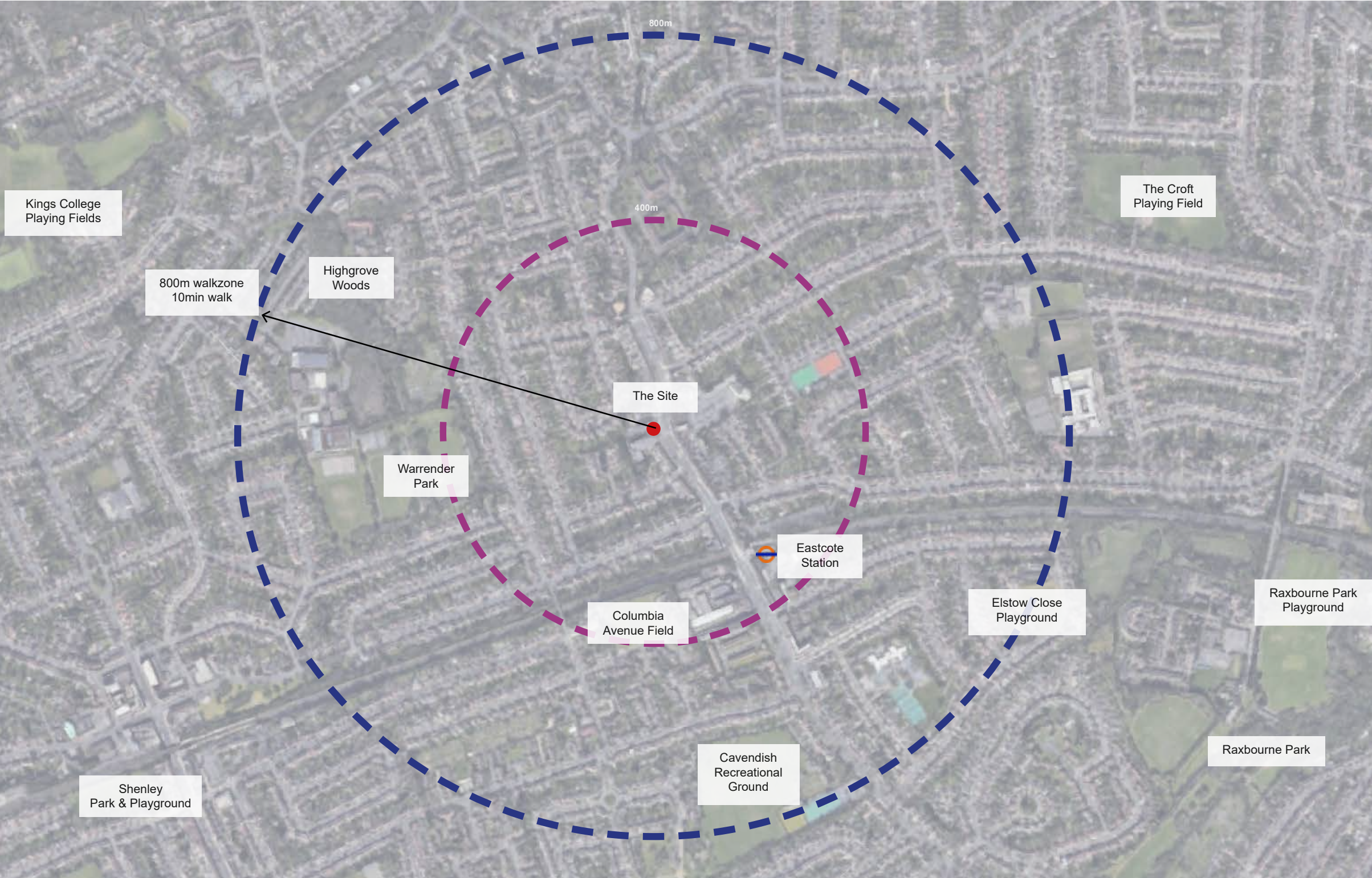
L055-PL-03_ PLANTING PLAN

1.0 Context Analysis

Context Analysis

The site is highly accessible, being located in close proximity to Eastcote underground station, on the Piccadilly and Metropolitan Line, to the south. The site is serviced regularly by buses, with bus stops located a short walk from the site.

There are a number of parks and open spaces in the vicinity of the site, namely Warrender Park to the west and Columbia Avenue Field to the south.



KEY:

- 400m walkway zone (5mins)
- 800m walkway zone (10mins)

Existing plan with 400m and 800m walk zone from the centre of the site



Landscape Principles

Defining Landscape Principles for the site is imperative as it creates a legible environment for people to live and enjoy.

The following principles will be considered in order to create a successful public and private realm.

Key Design Principles - Tree Planting

- + Create new green infrastructure;
- + Provide a tree infrastructure that will contribute to the overall legibility of the design;
- + Opportunity to improve the streetscape and outlook for neighbouring properties while providing a green buffer ;
- + Plant appropriate species - height and canopy spread;
- + Create spaces that serve the whole community;
- + Low maintenance planting; and
- + Enhance biodiversity and benefit to wildlife.

Key Design Principles - Planting

- + Planting generally will be low maintenance, multi-layered and successional, with items of interest provided for each season;
- + A hierarchy of shrubs, groundcovers and perennials will define the character;
- + Proposed sedum roofs to provide another habitat typology;
- + A variety of species providing an extended pollination window and long term performance; and
- + Vertical greening of boundaries to enhance visual amenity of environment and create a soft habitat friendly buffer.

Key Design Principles - Hard Landscape

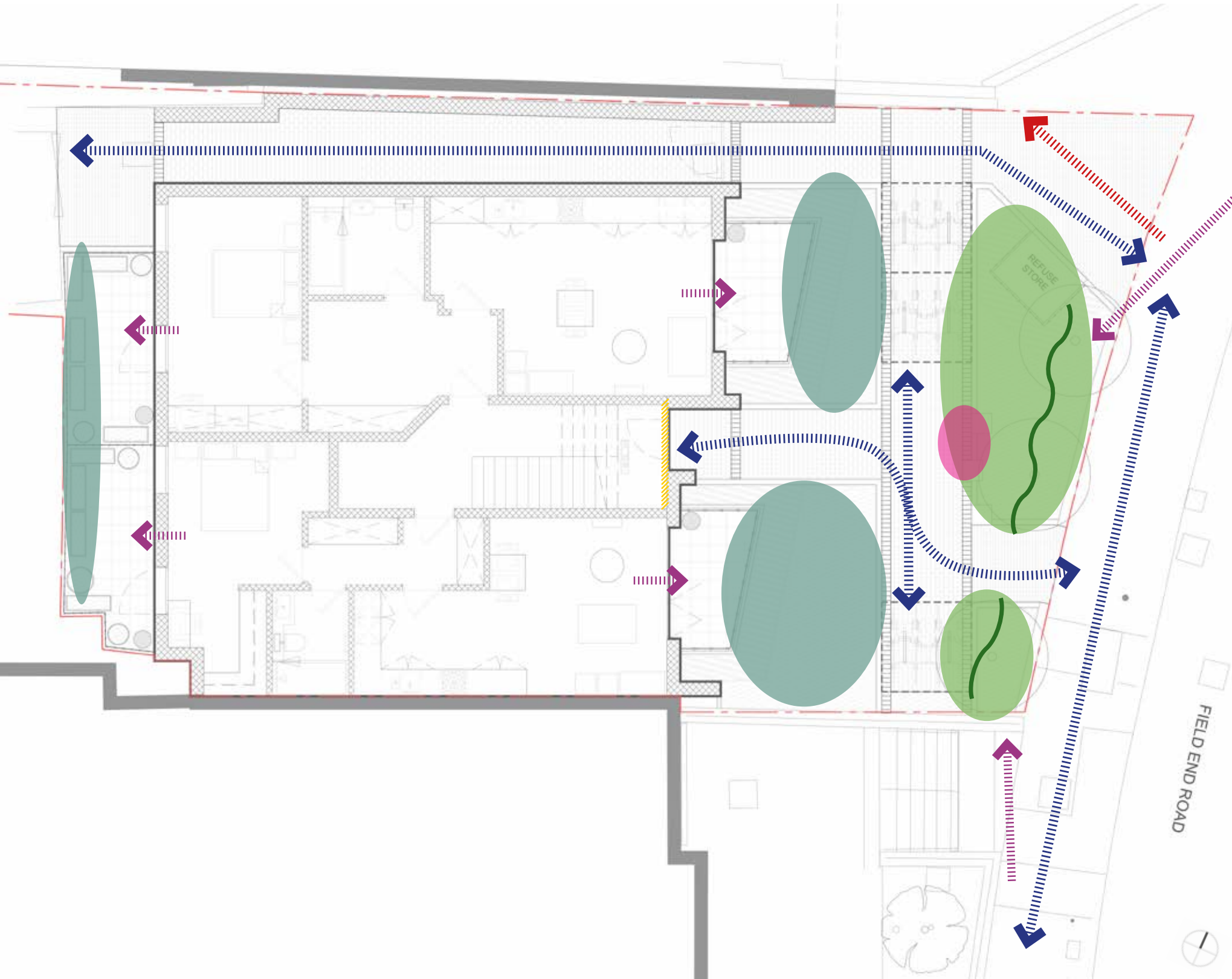
- + Promote pedestrian and cycle movement through use of paving type, colour and layout;
- + Visually connect spaces and identify uses to create a sense of place;
- + Use of robust materials;
- + Create a high quality setting;
- + Easy to maintained and replaced;
- + Simple and consistent ground plane; and
- + Work as part of the wider drainage strategy for the development

Key Design Principles - Boundary Treatment & Lighting

- + Create clearly defined boundaries between public and private space;
- + Provide a coherent palette of materials;
- + Boundary treatments to create a sense of enclosure and security; and
- + The lighting strategy will aim to provide lighting that is safe, efficient and causes the least disturbance to residents.



Landscape Concept



The key design principles are described as follows:

- Create active frontages / highlight entrances
- Create urban greening, improving the streetscene
- Create defensible space
- Create green infrastructure / tree lined street
- Create green views for passers by and visitors on the ground floor, and residents from upper levels
- Create opportunities for seating
- Positive pedestrian movement and circulation
- Create a car free development whilst maintaining vehicular movement to the adjoining site

Landscape Concept Plan

2.0 The Masterplan and Character

Ground Floor Layout Plan

The proposals aim to provide residents with attractive urban greening and a sense of arrival, whilst providing a strong street character connecting the adjacent landscape conditions. Residents' experience will be enhanced through the following key principles:

Create a high quality environment:

- Maximise views out - all units will have views to greening
- Access to green space and urban greening
- Seating cubes for residents
- Robust paving and planting.

Create a Legible Environment:

- Propose a hard landscape palette which is attractive, robust and visually aids access/permeability
- Propose a low maintenance and attractive planting palette for all year round interest.

Legend

- Site Boundary
- 1 Existing street tree
- 2 Proposed street trees
- 3 Hedge planting
- 4 Ornamental planting
- 5 Permeable paving (vehicular access)
- 6 Permeable paving
- 7 Seating cubes
- 8 Private terrace defensible planting
- 9 Low walls (max height 600mm)
- 10 Cycle stand with bespoke cycle shelter
- 11 Substation access route
- 12 Planters / pots on terraces



Landscape Layout - Ground Level

3.0 Landscape Strategies

Soft Landscape Strategy

INTRODUCTION & PLANTING PRINCIPLES

Planting will include appropriate levels of maturity and contribute to biodiversity.

A simple green framework of trees, hedging, shrubs and perennials will be proposed. The planting palette will be assembled within a set of overarching criteria to ensure that the planting is:

- Robust
- Hardy
- Maximizes biodiversity potential
- Contributes to seasonal variation
- Provides nectar
- Is not onerous to maintain

TREE PALETTE

‘Right tree, right place’ principles will be considered when selecting the tree palette.

The *Acer campestre* ‘William Caldwell’ tree has been selected because of its narrow canopy spread at maturity. It provides an array of seasonal colours, allowing light into dwellings during winter.



Canopy

Acer campestre ‘William Caldwell’
“Field Maple”

2.5m wide max. canopy at maturity x 7m high



Foliage

FORMAL HEDGING

Hedges are proposed to make a valuable contribution to the soft landscape structure, with particular reference to the provision of:

- Visual and physical enclosure between private space and wider access.
- Low level shelter and wind mitigation around amenity/ dwell space
- Wildlife habitat and biodiversity by creating refuge



Photinia x fraseri ‘Red Robin’ -
Christmas berry ‘Red Robin’

Maintained at 1.0-1.2m high



Ilex Crenata -
Boxed Leafed Japanese Holly

Maintained at 1.0-1.2m high

Planting Strategy

PLANTING MIX

Planting will be selected with reference to biodiversity value, colour, scent, texture and form. A number of plants will be selected from the RHS Plants for Pollinators list.

Planting will provide variety in texture and form and winter flowering species will provide colour and interest outside on the warmer months. Overall, the plants will create a pleasant and welcoming environment whilst supporting local biodiversity.



Ajuga reptans - Bugle
Native
Ultimate height - 0.5m
Ultimate spread - 1m



Perovskia atriplicifolia 'Blue Jean Baby' - Russian Sage
RHS Plants for Pollinators
Ultimate height - 0.75m
Ultimate spread - 0.5m



Vinca minor f. alba 'Gertrude Jekyll' - Lesser Periwinkle
Ultimate height - 0.1m
Ultimate spread - 0.5m



Rudbeckia fulgida - Coneflower 'Goldsturm'
Ultimate height - 0.6m
Ultimate spread - 0.5m



Verbena bonariensis - Purpletop Vervain
Ultimate height - 2m
Ultimate spread - 0.5m



Lavandula angustifolia - Lavender
Ultimate height - 0.5-1m
Ultimate spread - 1m



Stipa tenuissima - Mexican Feather Grass
Ultimate height - 0.6m
Ultimate spread - 0.6m



Colchicum autumnale - Autumn Crocus (bulb)
Native
RHS Plants for Pollinators
Ultimate height - 13cm+



Galanthus nivalis - Common Snowdrop (bulb)
RHS Plants for Pollinators
Ultimate height - 4-5cm



Ornithogalum umbellatum - Common star of Bethlehem (bulb)
Native
Ultimate height - 4-5cm

Hard Landscape Strategy

INTRODUCTION

The hard landscape palette will be carefully selected. The primary aim is to create a high quality environment where a sense of place and a high quality setting is created. The materials will be robust and easy to maintain, whilst visually connecting spaces. Materials will be secured under condition, ensuring materials tie in with the wider area, to create a cohesive public realm.

To ensure the site has a consistent character, an uncluttered palette of materials is proposed.

PAVING

Paving will be a simple palette of unit sizes and colour tones to ensure a consistent visual character and legibility.

All paving will be permeable.

EDGING

A series of different edging treatments will be used, both practically and aesthetically these will define spaces.



Example of Permeable Paving - Laid in stretcher bond
Silver Grey colour



Example of Permeable Paving - Laid in stretcher bond
Mid grey colour



Metal edging to define planting areas between hard and soft
surfaces



Example of a concrete pin kerb



Example of a standard flush kerb

Hard Landscape Strategy

FURNITURE

The furniture must be robust but inviting and tactile, encouraging use and enjoyment of the amenity space.

The proposed use of concrete effect and metal will compliment the architectural language, but also tones will blend with both the hard paving materials and soft landscape.

Signage will be mounted on walls and building facades, to create an uncluttered environment.



Example of cube seating



Example of a stainless steel cycle stands



Example of a bespoke cycle shelter

Conclusion

The site at 148 Field End Road presents a fantastic opportunity to deliver a great scheme in Hillingdon:

- The scheme provides street trees, planting and an attractive paving palette
- The scheme is well designed to respond to the streetscape whilst also providing a green backdrop for residents
- Permeable paving assists the SUDs strategy
- There is focus on aesthetical value as well as habitat enhancement
- Seating cubes for residents to sit/dwell/socialise
- Sedum roofs are proposed

Overall, this project will positively contribute to this area of Hillingdon.



Landscape Layout - Ground Level