

Grand Union Business Park
Arundel Road
Uxbridge
UB8 2SD

**LANDSCAPE
DESIGN
STATEMENT**

Prepared by
ARBORHELP
Landscape Designers

for

Mentmore Investments LLP

LANDSCAPE DESIGN STATEMENT FOR THE PROPOSED DEVELOPMENT OF LAND AT ARUNDEL ROAD, UXBRIDGE

1.0 BACKGROUND AND SITE DESCRIPTION

- 1.1 ARBORHELP were instructed by MENTMORE INVESTMENTS LLP to provide landscape consultancy in support of the submission of details for the proposed development of The old Trimite Paint Factory in Uxbridge
- 1.2 Our responsibilities have been to assess the site, provide constraints and opportunities information to inform the layout, and to assess the site for a biodiversity assessment and a tree report.
- 1.3 The site was previously an industrial factory premises, accessed off Ashley Road to the north, Arundel Road to the west, Salisbury Road to the south and Wallingford Road to the east.
- 1.4 The sites proposed use is commercial warehousing

2.0 LANDSCAPE CONTEXT

- 2.1 The site falls within Hillingdon Council. The site is situated between the Grand Union Canal to the north and the River Colne to the south. As such it is relatively flat. It is around 30 metres above sea level and has a total variance in height across the whole 7.2 acre site of only 0.6 metres
- 2.2 The site boundaries are all fenced. Much of this is in a very poor condition. 95% of the boundary is concrete hard standing right up to the fence/public footpath



Corner of Cowley Mill Road and Ashley Road showing fuel storage tanks

- 2.4 The site is heavily degraded within the boundaries and remediation is required following demolition.

3.0 TREES AND ECOLOGY

- 3.1 The site has no ecological value and no existing trees save for a few saplings which have rooted themselves between inaccessible and derelict buildings and therefore requires no Tree Management Report. A biodiversity checklist assessment indicates that no biodiversity report is required.
- 3.2 The only other vegetation on site is a few sporadic patches of overgrown bramble and weed around some of the boundary fences.



View of site frontage from Ashley Road towards Cowley Mill Road

- 3.3 Most of the site (95%) is old buildings or impermeable hard standing, all of which will be broken out during demolition.

4.0 DESIGN STATEMENT

4.1 By the very nature and location of this site the landscape concept for the re-development of the site is concentrated mainly along the Cowley Mill Road which has residential property on the other side.,all other aspects from this site look out onto industrial warehousing and manufacturing.The emphasis here will be quality rather than quantity with the use of high quality hard landscape materials and planting. The nature of this type of building dictates from experience that the planting will need to be low maintenance but this should not detract from its overall pleasing appearance. In stark contrast to the existing buildings and fuel storage tanks which were so prevalent along Cowley Mill Road, the new modern, neutral coloured warehouses proposed will give a much softer outlook to the residents. This will be further enhanced by a raised boundary treatment that will run the length of Cowley Mill Road and wrap around into Ashley Road at one end and Wallingford Road at the other. This will be a gently sloped 0.5 metre high grass bank with a hedge running the length of the top. This will also help to disguise the nylofor fence which will be plastic coated in green. The banking will drop tdown again to the rear which will have a turfed area for the enjoyment of staff.

- Landscape Materials – Use of high quality paving and street furniture.for pedestrian and parking areas which will incorporate SUDS
- Landscape Boundaries – shrubs and trees will be added where possible to the boundaries to the rest of the site, with particular attention to vehicular and pedestrian access points. Trees will be used to highlight these points. This will also give a pleasant variation in height.

4.2 The landscape assessment of the site has identified that there are no natural features suitable for retention. The incorporation of new features should be considered a large benefit in an area which is particularly lacking in such.

6.0 SUSTAINABILITY

6.1 The proposed design strategy for the re-development of the site will incorporate the following landscape and design elements to promote the principles of sustainable development.

- The incorporation of a SUDS drainage scheme.
- Areas of planting to be created in conjunction with SUDS areas.
- Habitat range to be improved by planting trees and shrubs in the SUDS areas, not low-grade grass mixes.
- Promotion of cycle use, with cycle storage and good footpath/cyclepath links to the surrounding public rights of way and Grand Union Canal.
- Efficient use of lighting; timed and minimised.
- The sourcing of timber from certified renewable sources.
- The use of recycled materials.
- The re-use of all topsoil on the site, although this is minimal.
- The use of indigenous plants of local provenance.
- The sourcing of building landscape materials locally.
- The sourcing of installation contractors locally.

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