



7.

# LANDSCAPE & BIODIVERSITY



# LANDSCAPE & BIODIVERSITY

## THE VISION



### LANDSCAPE VISION

The proposal seeks to retain existing assets where possible to help to assimilate new built form into its wider context.

The figure opposite illustrates the vision of integrating the proposal into the adjacent natural landscape, creating a pedestrian focused public realm with a hierarchy of public, semi-private and private spaces. This results in a variety of flexible locations that interact with the built form, the landscape and nature.

# LANDSCAPE & BIODIVERSITY

## THE VISION

### LANDSCAPE CHARACTERS

The figure opposite illustrates the zoned approach to the configuration of the public realm and its interaction with landscape.

Key principles are laid out below:

- Hierarchy of spaces
- Connectivity
- Movement
- Green corridors
- Integration

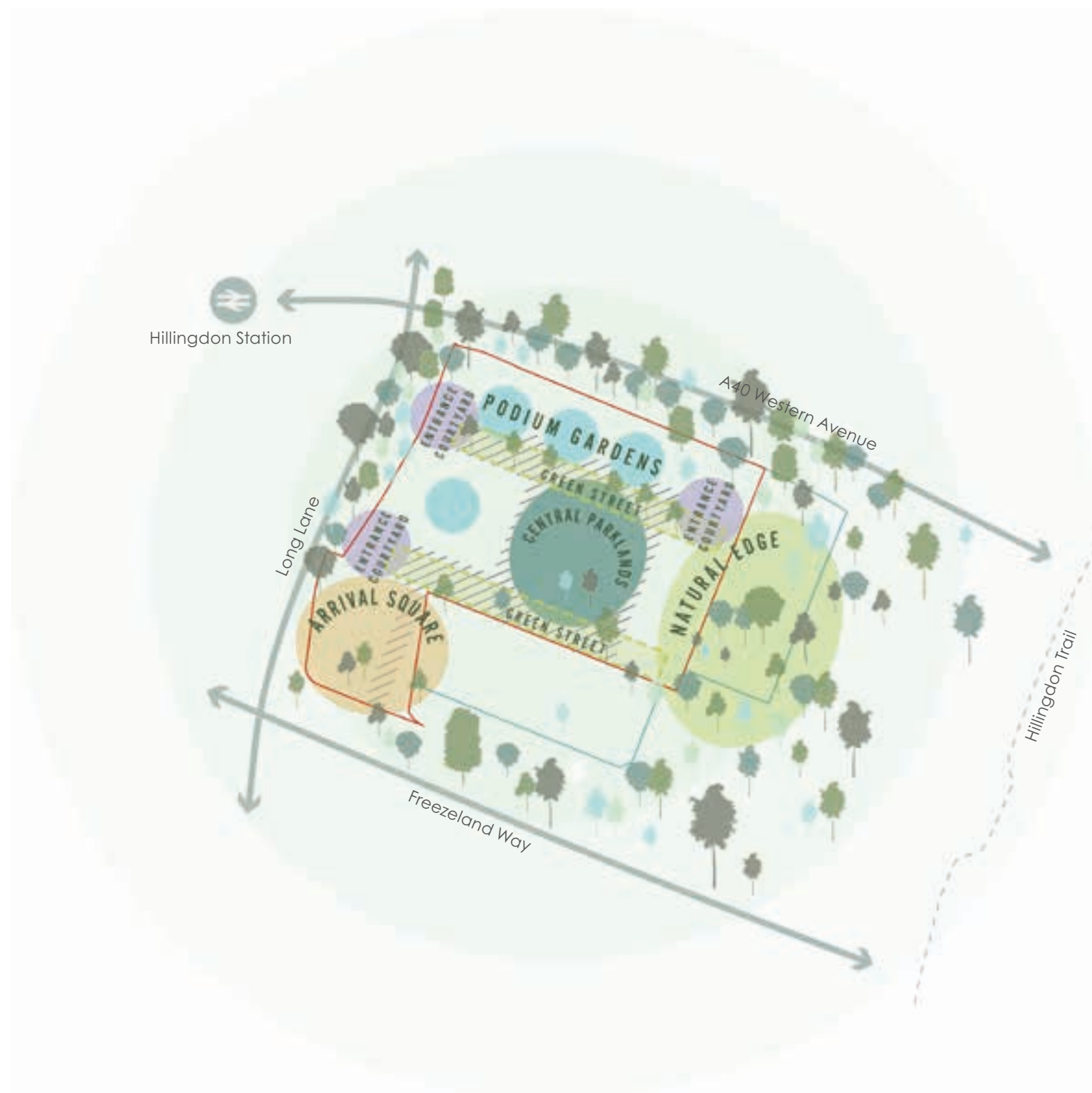
The proposed development will have a greater presence at the Hillingdon Circus Junction, improving the connectivity with Hillingdon town centre existing infrastructure.

The proposal provides a hierarchy of spaces, situated at key nodal points. These spaces are linked together to draw people through the development offering a variety of flexible spaces along the way.

Greater visual and physical links to the existing landscape will be achieved by aligning key intersection with the existing context, unlocking the potential of the Green Belt and Council Land.

A central green core will anchor the development into the wider public realm and provides a meaningful destination with visual connections to other community assets and amenity spaces.

A mix of formal and informal play spaces will be integrated into the fabric of the site wide concept. Play provision will be mixed to encourage a range of ages and abilities in any each area.



- Application Boundary
- Leasehold Boundary
- Arrival Square
- Central Parklands
- Natural Edge
- Podium Gardens
- Entrance Courtyards
- Green Streets

# LANDSCAPE & BIODIVERSITY

## LANDSCAPE MASTERPLAN

ARRIVAL SQUARE

Gateway to the development and active hub of the community.

1



CENTRAL PARKLANDS

At the heart of the residential area, providing a 'village green' for the new and existing residents.

2



NATURAL EDGE

An opportunity for a mixture of play and recreation uses with a more ecological focus.

3



PODIUM GARDENS

Attractive areas of residential communal garden space.

4



ENTRANCE COURTYARDS

Residential pocket parks designed to welcome you home.

5



GREEN STREETS

Connecting people and wildlife with the existing wider landscape.

6



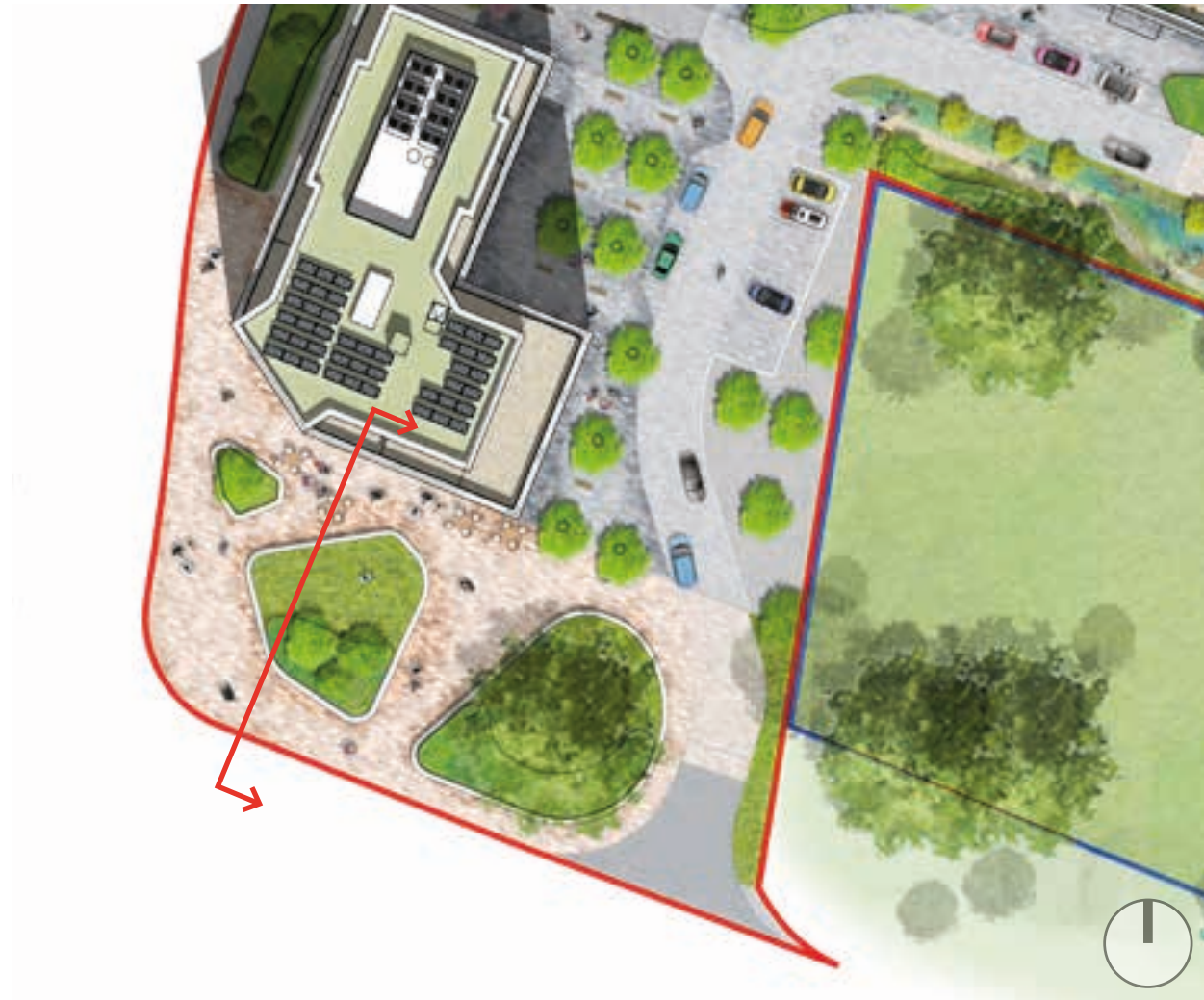






# LANDSCAPE & BIODIVERSITY

## ARRIVAL SQUARE



### ARRIVAL SQUARE

The entrance to the development forms the welcoming space that is anchored by a large existing Willow tree. The proposed grid of trees focuses views towards the Square, providing a distinctive character to the area.

The boundaries of this space which run to the edge of the existing infrastructure, allows for the free movement of pedestrians into the site as well as inter visibility with the sites immediate context.

Physical and visual connections with the adjacent Council Land has been achieved with the shared surface Square filling the space, right to the edge of the application boundary, further encouraging community use and strengthening links to the Green Belt Land beyond.

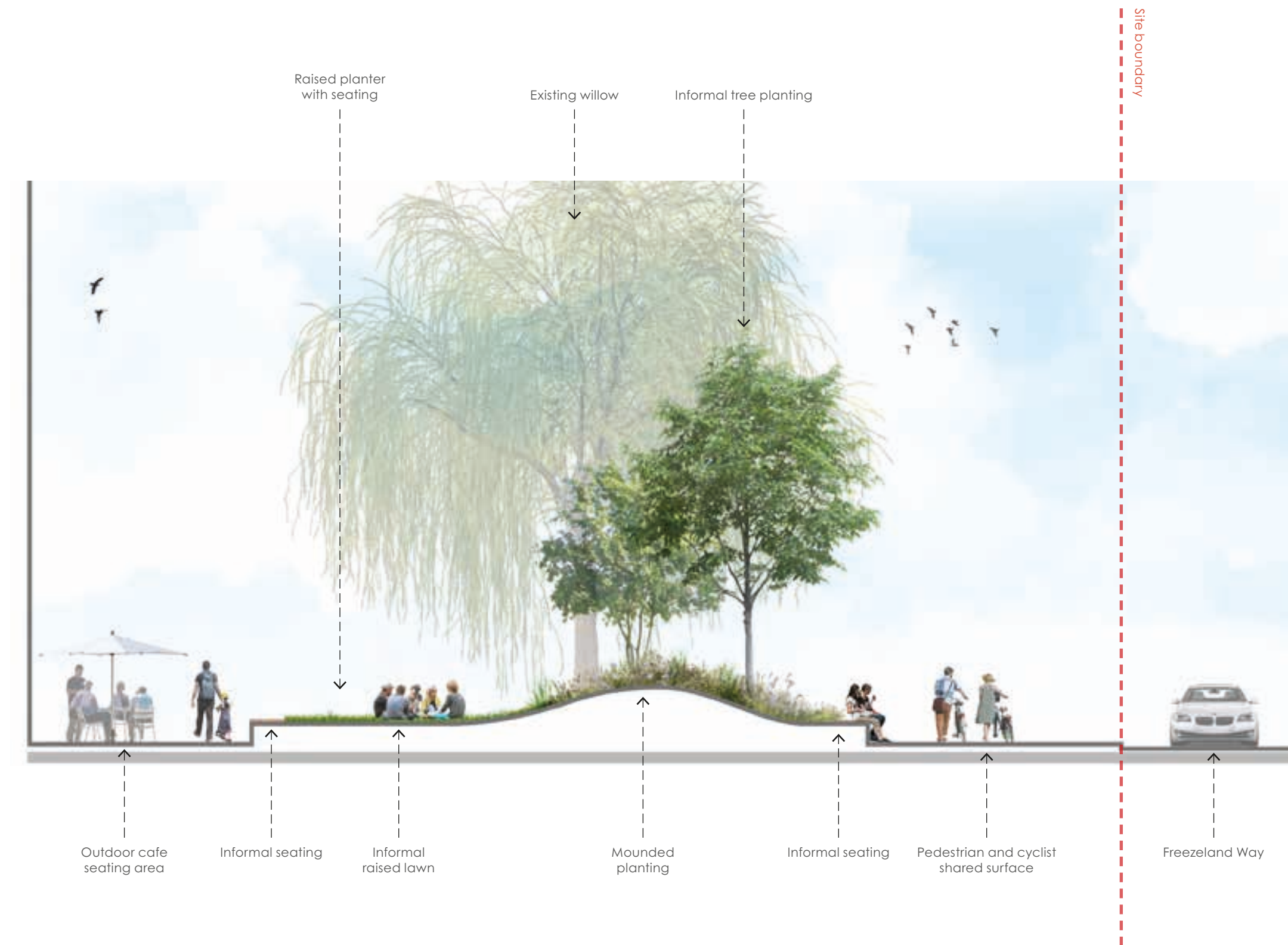


RELAX  
SEATING  
SHARED SURFACE  
CONNECT  
STREET TREES  
MEET  
ARRIVE



# LANDSCAPE & BIODIVERSITY

## ARRIVAL SQUARE





# LANDSCAPE & BIODIVERSITY

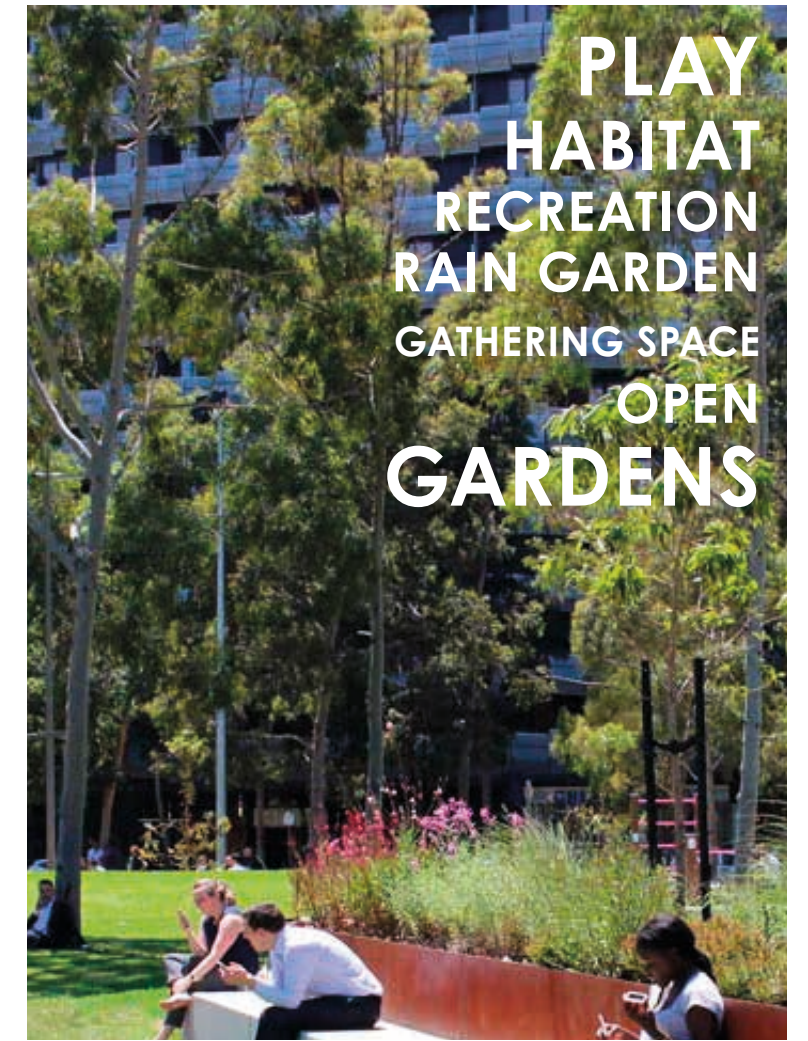
## CENTRAL PARKLANDS



### CENTRAL PARKLAND

Within the heart of the development is the Central Parkland that softens the overall area providing a sheltered green space for new and existing residents.

This space will be predominantly soft with key movement routes that weave through the undulating landscape, connecting play areas and flexible spaces to the surrounding movement routes. The space will be sheltered by clusters of native trees, edged by the avenue trees that help to connect this space with the adjacent green corridors and near by Green Belt land.





# LANDSCAPE & BIODIVERSITY

## CENTRAL PARKLANDS





# LANDSCAPE & BIODIVERSITY

## NATURAL EDGE



### NATURAL EDGE

The eastern edge of the proposal is lined with an existing tree belt that will be enhanced with additional planting to help frame both the visual and physical link to the adjacent Green Belt Land.

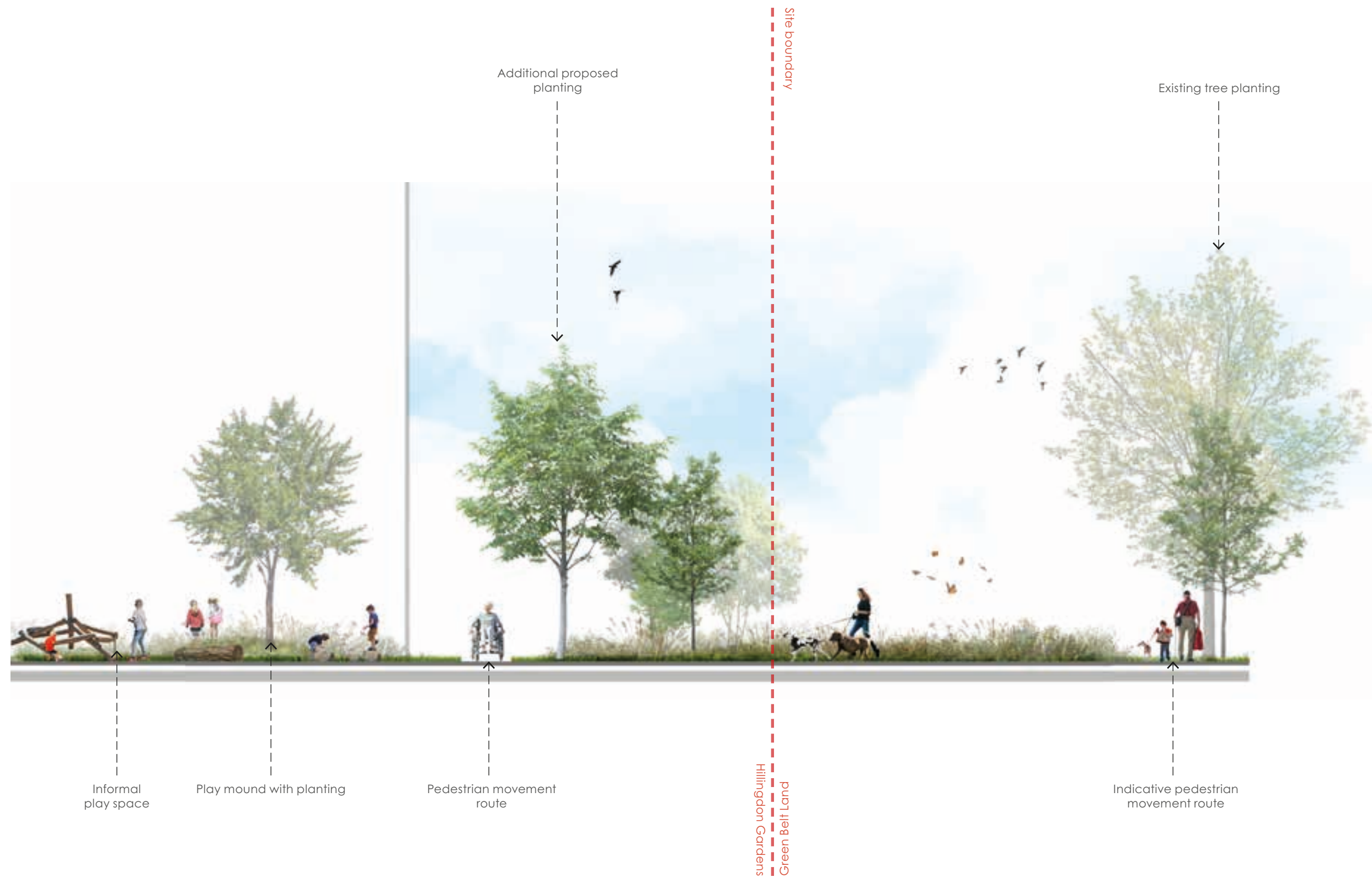
This space will include both formal and informal movement routes linking to informal play areas and private amenity spaces. This edge will play an important role, ensuring that the adjacent existing landscape is pulled right into the heart of the development, creating strong green links to this natural resource.





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## NATURAL EDGE





# LANDSCAPE & BIODIVERSITY

## PODIUM GARDENS



### PODIUM GARDENS

The semi-private / private podiums and roof gardens provide a secure space for residents to relax and enjoy. These spaces will be broken up with raised planters of ornamental planting and specimen tree planting that add seasonal interest and soften the spaces.

The semi-private podiums will be accessed from the core blocks with individual access points from the private amenity spaces on the periphery of the space. These area will also include informal doorstep play elements with additional seating situated within the raised planters.





# LANDSCAPE & BIODIVERSITY PODIUM GARDENS





# LANDSCAPE & BIODIVERSITY

## ENTRANCE COURTYARDS



### ENTRANCE COURTYARDS

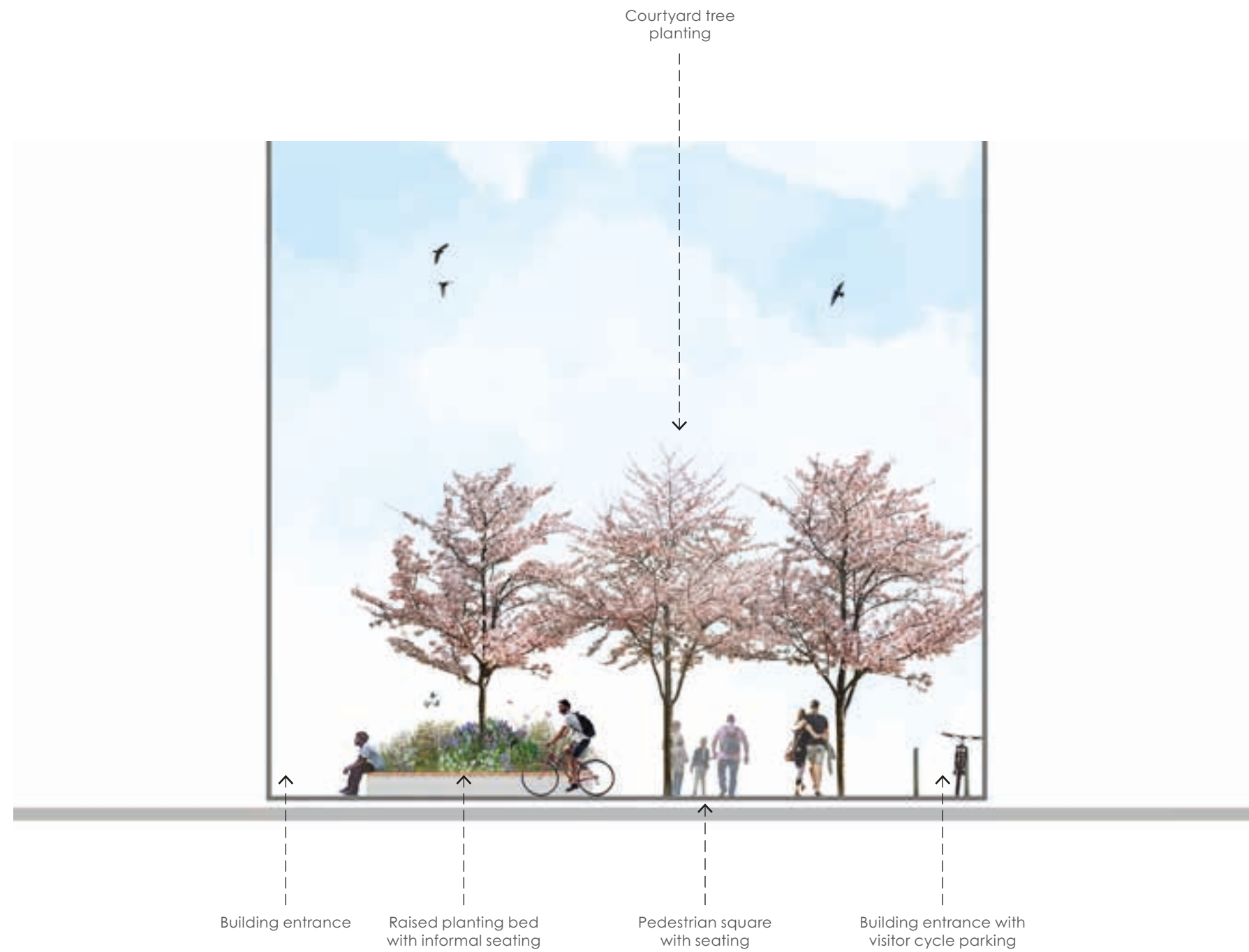
These spaces will act as welcome areas for the building cores, improving the legibility of the access point for each building, whilst providing a flexible entrance square for residents, visitors and service access.

Acting as pocket parks, these spaces will be softened by blossom trees and raised planters with ornamental planting to bring seasonal interest to the areas. These Entrance Courtyards will include informal seating and visitor cycle parking, whilst being flexible enough to allow service access and occasional turning space.





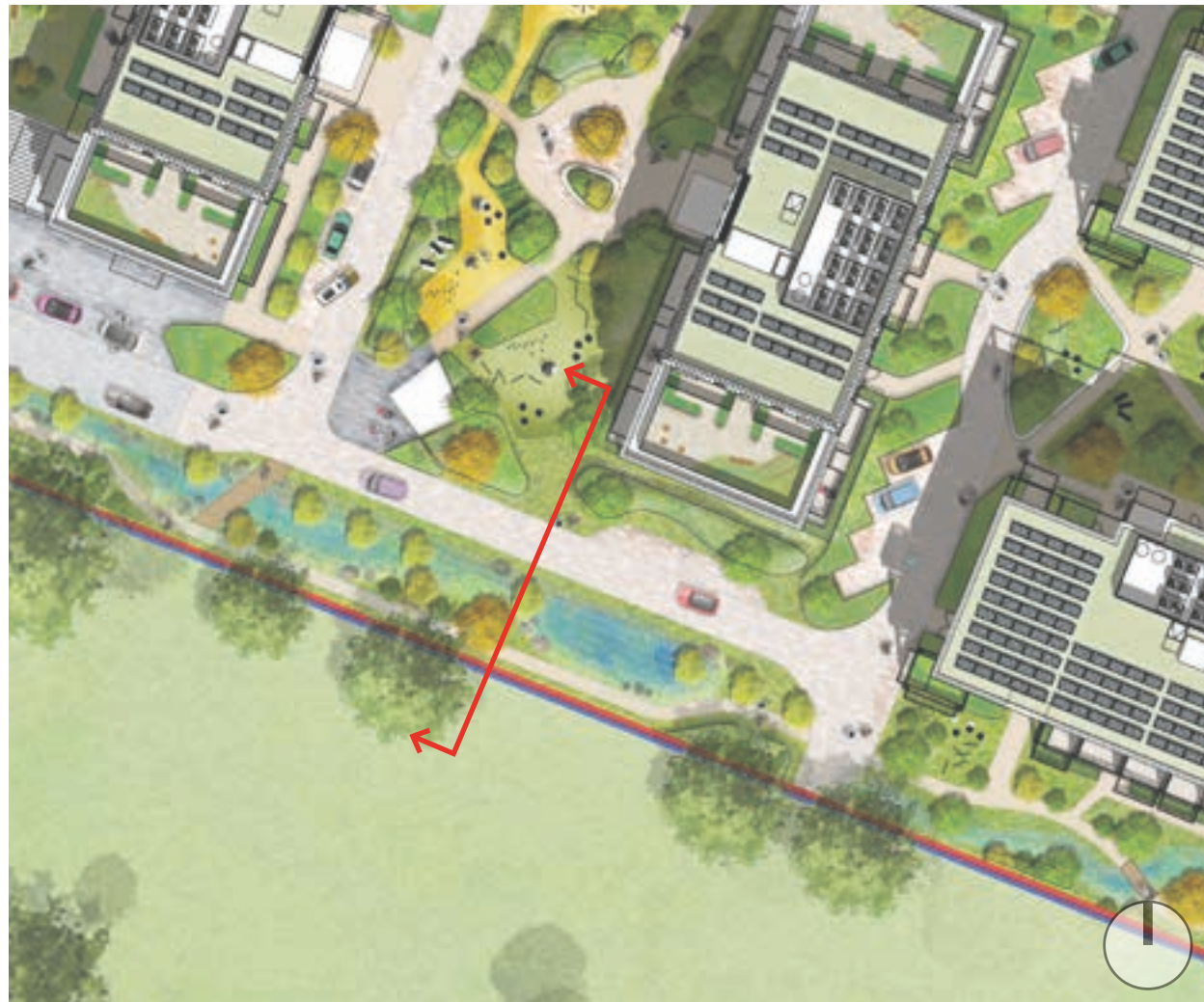
# LANDSCAPE & BIODIVERSITY ENTRANCE COURTYARDS





# LANDSCAPE & BIODIVERSITY

## GREEN STREETS



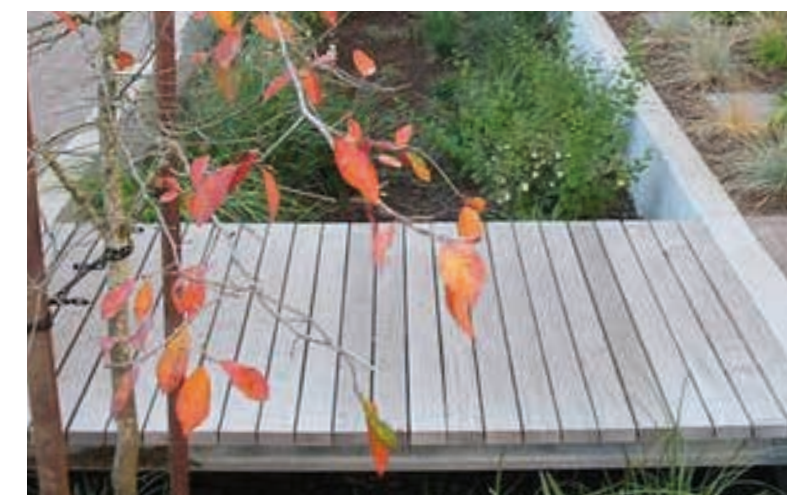
### GREEN STREETS

The Green Streets that connect the spaces within the development will also function as an inviting green environment, a confluence of public and private space and as shared routes for pedestrians, cyclists and vehicles.

The streets include additional on street parking that will act as traffic calming whilst still keeping the street active. They will be softened by tree avenues, low-level planting and urban bioswales, reducing the scale of the corridor, whilst providing seasonal interest.

The design of the street follows shared space principles, with minimal road markings and shallow kerb heights contributing to the character of the informal shared street.

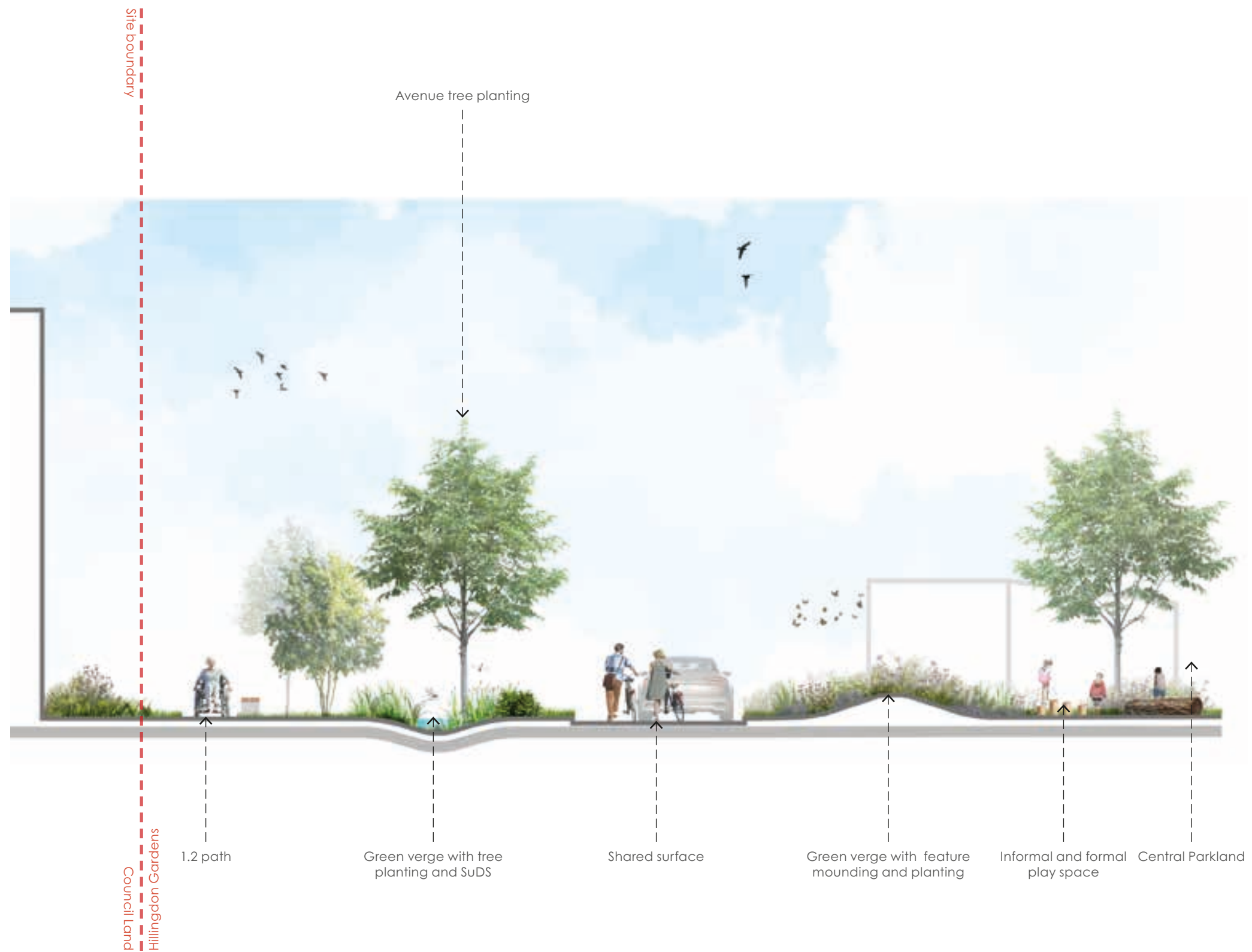
Bin collection from designated points as per architects drawing will reduce the street clutter and make the area feel more inviting and pedestrian friendly.





# LANDSCAPE & BIODIVERSITY

## GREEN STREETS





# LANDSCAPE & BIODIVERSITY

## AMENITY & PUBLIC SPACE



### AMENITY PROVISION

The distribution of public realm and open space has been developed through the concept of the Central Parkland and adjacent spaces linking to it.

The centralised green space is the key defining feature running through the site, linking various spaces together and providing both links to the Green Belt Land and the Council Land. It forms an integral part of the proposed development including a variety of multifunctional spaces.

Both formal and informal designated play areas are provided within these amenity spaces. The plan opposite details both the hard and soft amenity spaces within the development.

Hard amenity spaces are provided in the form of the Arrival Square, Entrance Courtyards and Green Streets.

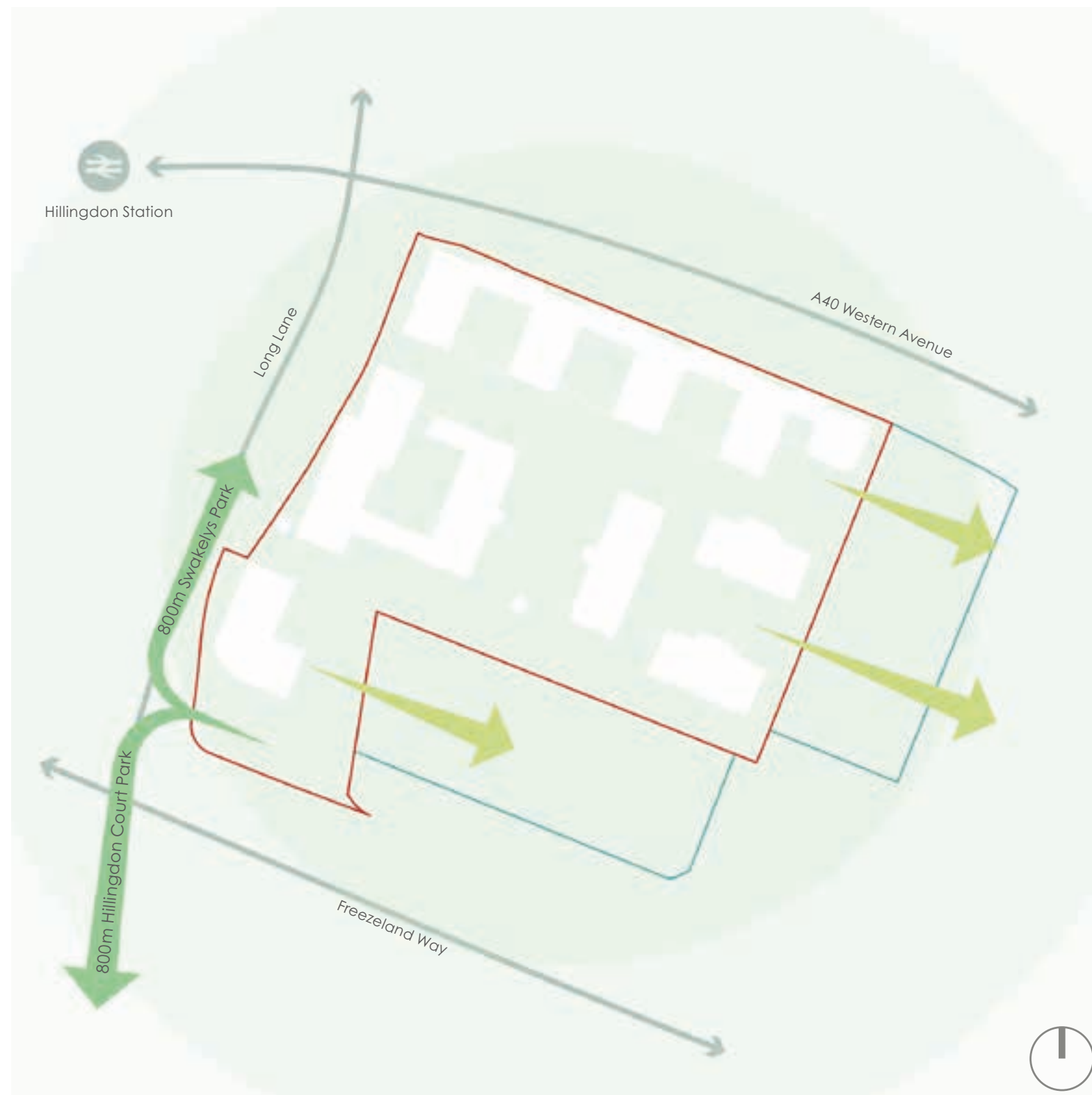
Ground floor dwellings will also have private amenity space adjacent to their property defined by a formal balustrade and native hedge planting. This space will also include the provision for private cycle parking.

Following consultations with stake holders the total area of hard surfaces has been kept to a minimum in favour of a core green heart that permeates throughout the site. The figure opposite shows the split between hard and soft amenity spaces with a dashed outline to show which areas are allocated as public or private.

- Application Boundary
- Leasehold Boundary
- Public Amenity  
Total area = 12,889m<sup>2</sup>
- Private Amenity  
Total area = 493m<sup>2</sup>
- Hard Surface  
Total area = 7,212m<sup>2</sup>
- Play Surface  
See play provision
- Soft Landscape - Lawn  
Total area = 3,033m<sup>2</sup>
- Soft Landscape - Shrub  
Total area = 1,259m<sup>2</sup>
- Semi Private Amenity



# LANDSCAPE & BIODIVERSITY AMENITY & PUBLIC SPACE



## FORMING LINKS WITH ADJACENT LAND

Between the proposed development and Freezeland Way sits the Council Land, forming a natural buffer to the development. This area will be carefully managed and maintained to unlock its potential and encourage public access to the existing landscape with the opportunity for additional informal natural play and community use.

Management of the development edge adjacent to the Green Belt Land will improve access and encourage community use as well as providing both physical and visual links to the Green Belt Land.

- Application Boundary
- Leasehold Boundary
- ➔ Wider Pedestrian Links
- ➔ Local Pedestrian Links



# LANDSCAPE & BIODIVERSITY

## AMENITY & PUBLIC SPACE



1. Swakeleys Park with large open spaces, landscaping, play equipment, racquet sports (therefore suitable as youth space). Walking distance from site (indicated in orange): 1133.8m. GLA SPG Requirement: 800m
2. Hillingdon House Farm Sports Ground with large open space, ball and racquet sports and athletics (therefore suitable as youth space). Walking distance from site (indicated in orange): 1732m
3. Freezeland Covert with landscaping and large open spaces. Walking distance from site (indicated in orange): 230m
4. Elephant Park with large open spaces, landscaping, play equipment, outdoor gym equipment and ball sports (therefore suitable as youth space). Walking distance from site (indicated in orange): 894m
5. Gutteridge Wood and Meadows with large open space and landscaping. Walking distance from site (indicated in orange): 1757m
6. Hillingdon Court Park with large open spaces, landscaping, bowling and croquet play equipment, outdoor gym equipment and ball and racquet sports (therefore suitable as youth space). Walking distance from site (indicated in orange): 782m

### PLAY SPACE CONTEXT

The standards set out within the Greater London Authority's SPG: Shaping Neighbourhoods: Play and Informal Recreation and the local standards set out in the London Borough of Hillingdon's SPD: Planning Obligations have been applied throughout the design process.

Within the GLA SPG new housing developments that will house 10 children or more should make provision for play and informal recreation, based on the expected child population generated by the scheme and an assessment of future needs. A requirement of 10sqm of dedicated play space per child is set as the GLA benchmark within the 'Play Space Requirement Calculator'.

According to the standards mentioned above, for new developments catering to over 80 children such as the Hillingdon Gardens scheme: On-site local or neighbourhood playable space is required.

"All dedicated play spaces should be genuinely playable and attractive to count as play provision. It is also essential that they are accessible. Dedicated play space can therefore be formal and informal but informal provision should not replace formal provision entirely.

Dedicated play space can fall under the following typology:

- Doorstep playable space:** a landscaped space including engaging play features for young children under 5 that are close to their homes, and places for carers to sit and talk.
- Local playable space:** a landscaped space with landscaping and equipment so that children aged 0 to 11 can play and be physically active and they and their carers can sit and talk.

**Neighbourhood playable space:** A varied natural space with secluded and open areas, landscaping and equipment so that children aged 0 to 11 can play and be physically active and they and their carers can sit and talk, with some youth facilities for young people over 11.

**Youth space:** A social space for young people aged 12 + to congregate together, socialise and participate in informal recreation or physical activity." (SPG, GLA, 2012)

The plan opposite highlights existing provision within the local context of the site, including measured walking routes to these areas. Swakeleys Park and Hillingdon Court Park, as indicated by no. 1 and no. 6 on the plan, lie less than 800m walking distance from the site and contains provision suitable for a youth space.

The approach to play provision is focused on the varied needs of an integrated community. The design of these areas will result in inclusive and visually inviting areas for the public as well as tenants of the development.

Provision will be made for dedicated play spaces throughout the scheme. A larger cluster of multifunctional play in the central hub will cater to all and provide surveillance whilst screening direct views to and from the adjacent private amenity areas.



# LANDSCAPE & BIODIVERSITY AMENITY & PUBLIC SPACE



## PLAY SPACE STRATEGY

Within the site, play areas have been designated as either formal or informal. Informal play provision has been located in various places within the landscape, whilst a more robust, formal approach to play has been proposed in specific areas within the Central Parkland. This will help to draw people through the development as well as providing more meaningful, safe destinations for play.

Where possible play spaces and routes to play space are accessible to, and usable by, disabled children and disabled parents. The proposals will provide inclusive play space and equipment by meeting the highest standards of accessible and inclusive design.

- Formally designated play space:
- Inclusive;
- Accessible;
- Genuinely playable;
- Include some elements that have 'play value';
- Could include some fixed equipment; &
- Include space for carers.
- Informal designated play space:
- Genuinely playable through the use of recreational features in the landscape;
- Seating for carers;
- Communal multifunction spaces;
- Nature conservation; and
- Beneficial to a diverse demo-graph.

The proposal contains a combination of dedicated play spaces, they are either

formal areas with equipment or informal areas that are non-equipped, such as landscaped areas with open green space that can be used for a variety of recreational activities.

The adjacent plan shows the play strategy for the proposed development. The creation of a central formal play area, set within the Central Parkland, allows for greater connection to additional informal areas located to the edge of the development. All the play provision within the Central Parkland will be connect via pedestrian safe routes.

The table below includes the results of the GLA Play Space Requirement Calculator.

- Application Boundary
- Leasehold Boundary
- ↔ Pedestrian Links
- Doorstep Play
- Formal Play
- Informal Play

GLA Playspace Calculation for Hillingdon Gateway				
	Number of children	Percentage	Play Typology	Provision @ 10 m² per child
Under 5	113	50%	Doorstep Playable Space	1129 m²
5 to 11	70	31%	Local Playable Space	700 m²
12+	43	19%	Youth Space	429 m²
Total	226	100%	Required Provision	2258 m²



# LANDSCAPE & BIODIVERSITY

## AMENITY & PUBLIC SPACE



### PUBLIC PLAY SPACE PROVISION

Provision has been made for dedicated play space in numerous areas across the scheme. These areas comprised of a combination of formal and informal playable space as described in the Supplementary Planning Guidance (SPG).

Using the 'SPG play space requirement calculator' which allocates a GLA benchmark of 10sqm of dedicated play space per child, a total of **2258m<sup>2</sup>** play space is required.

The plan and table below indicate the breakdown of these spaces across the scheme.

In summary the scheme seeks to provide the following;

Total play area = **2285m<sup>2</sup>**  
0-5 dedicated formal / informal play area = **1156m<sup>2</sup>**  
5-11 dedicated formal / informal play area = **700m<sup>2</sup>**  
12+ informal play space = **429m<sup>2</sup>**

Based on the figures calculated above the application scheme complies with the GLA SPG and offers an over provision of informal 12+ on-site and over provision of formal and informal 0 - 11 on-site, achieving an 11sqm of dedicated play per child.

Age	SPG Provision for developments with 80+ children	Further detail	Hillingdon Gateway Scheme Provision	
Size of space required: 2258 m2			Compliance with SPG	Total provided: 2285 m <sup>2</sup>
0-5s	On-site local or neighbourhood playable space	Typology: <b>Doorstep Playable Space</b> Min size: <b>1129 m<sup>2</sup></b> Examples of facilities: landscaping, climbable objects, fixed equipment, seating, sand and water play Location: Residential areas, pocket parks, public squares	Yes, supported with on-site playable informal and formal spaces	Formal and Informal playable total = <b>1156 m<sup>2</sup></b>
5-11s	On-site youth space	Typology: <b>Local Playable Space</b> Min size: <b>700 m<sup>2</sup></b> Examples of facilities: landscaping, equipment, multi-games/ball walls, basketball, kick about, seating and sand Location: Residential areas, local parks	Yes, supported with on-site playable informal and formal spaces	Formal and Informal playable total = <b>700 m<sup>2</sup></b>
12+	If area is within 800m of existing facilities for 12+, an off-site contribution may be considered if in accordance with play strategy	Typology: <b>Youth Space</b> Min size: <b>429 m<sup>2</sup></b> Examples of facilities: informal sport and recreation, climbing walls, kick about area, landscaping, seating on the edge, youth shelter, outdoor space Location: Residential areas, adjacent to community facilities, local parks etc.	Yes, supported with on-site informal playable space	Informal playable total = <b>429 m<sup>2</sup></b>



# LANDSCAPE & BIODIVERSITY AMENITY & PUBLIC SPACE

FORMAL PLAY PROVISION

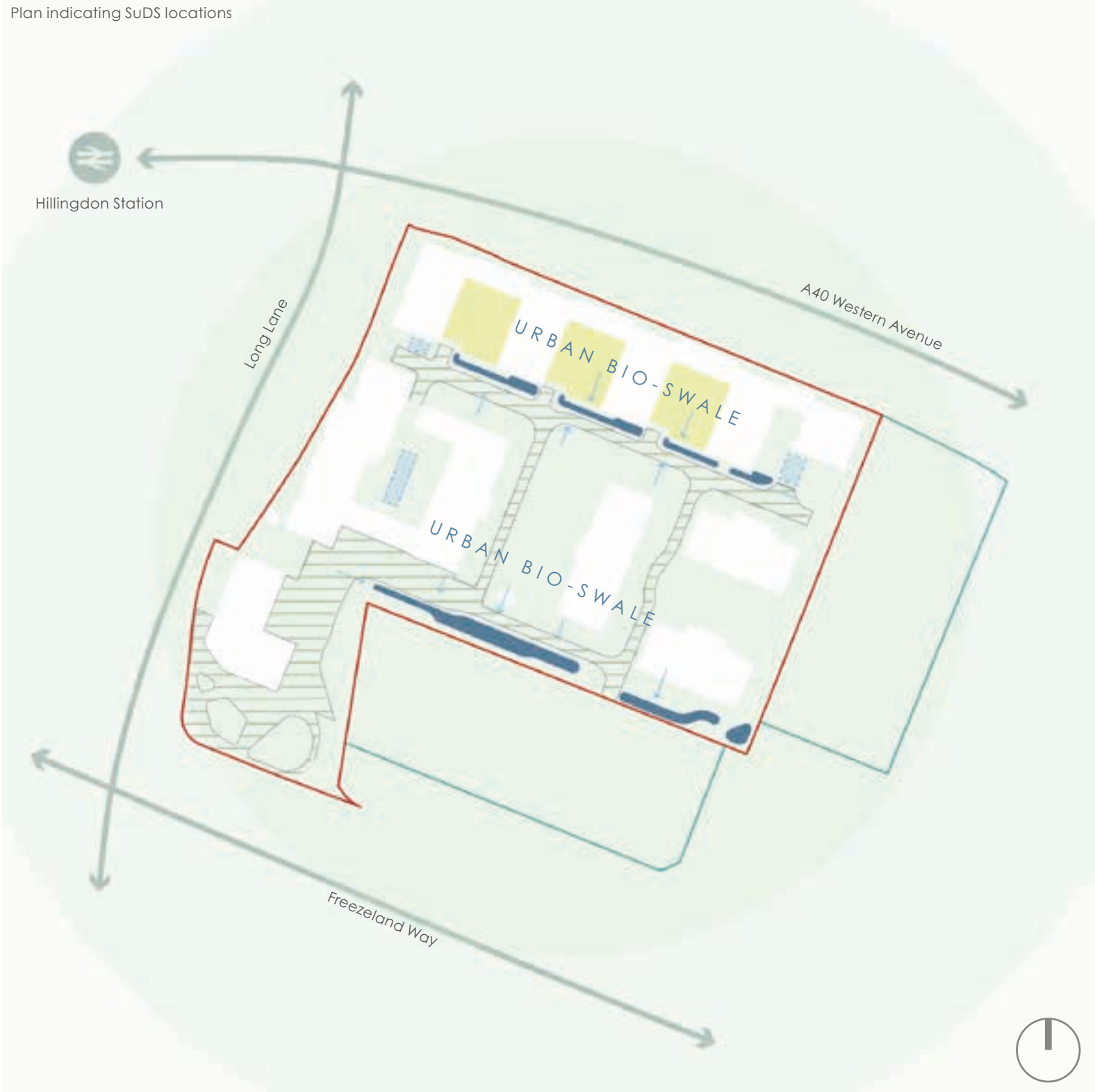




# LANDSCAPE & BIODIVERSITY

## SUDS STRATEGY

Plan indicating SuDS locations



SuDS Methods	Description & Feasibility
Living Roofs	<p>It is proposed to have green roofs for new buildings within the site, and at the podium level above the car park.</p> <p>The green roofs will reduce the surface water run-off from these areas, and will also act as a pollutant control.</p> <p>Therefore, it is deemed that the green roofs in these areas will be a feasible SuDS method.</p>
Basins; Ponds; and Swales	<p>It is proposed to have swales and ponds to the north of the development (adjacent to new buildings), and along the southern boundary of the development. The swales and ponds will attenuate the surface water when being restricted; will act as a pollutant control; and will add biodiversity to the development.</p>
Raingardens / Filter Strips	<p>There is potential to have raingardens and filter strips within the landscape areas adjacent to the building. The surface water will not infiltrate to ground, but will reduce the surface water run-off from these areas, and will also act as a pollutant control.</p>
Rainwater Harvesting Tanks	<p>Rainwater butts can be used for environmental reasons, to reduce the amount of treated water used for irrigation. Therefore, they will not be part of the drainage calculations, but are ecologically beneficial.</p>
Permeable Surfaces	<p>Permeable block paving could be incorporated into road, footpath and car parking spaces throughout the site.</p> <p>The surface water would not be able to infiltrate to ground, but can be used in conjunction with the drained sub-base, where it will act as a pollutant control and will reduce the surface water run-off rates.</p>
Tank Systems	<p>To ensure the surface water is restricted to the desired rate, a flow control system is to be incorporated into the proposed drainage network.</p> <p>The surface water can be attenuated in the SuDS features detailed above, but there will also be a requirement for oversized pipes, oversized manholes and / or a cellular storage structure, to ensure no flooding occurs during the 30-year storm event, and that controlled / contained flooding only occurs during the 100-year + 40% RII storm event.</p>

- Application Boundary
- Leasehold Boundary
- Permeable Paving
- Urban Bio - Swales
- Attenuation Tanks
- Green Roofs



# LANDSCAPE & BIODIVERSITY

## GREEN ROOFS

### GREEN ROOFS

The development will promote the implementation of biodiverse roofscapes featuring brown and green roof habitats. This will also contribute to the attenuation of rainfall as part of the sustainable urban drainage system.

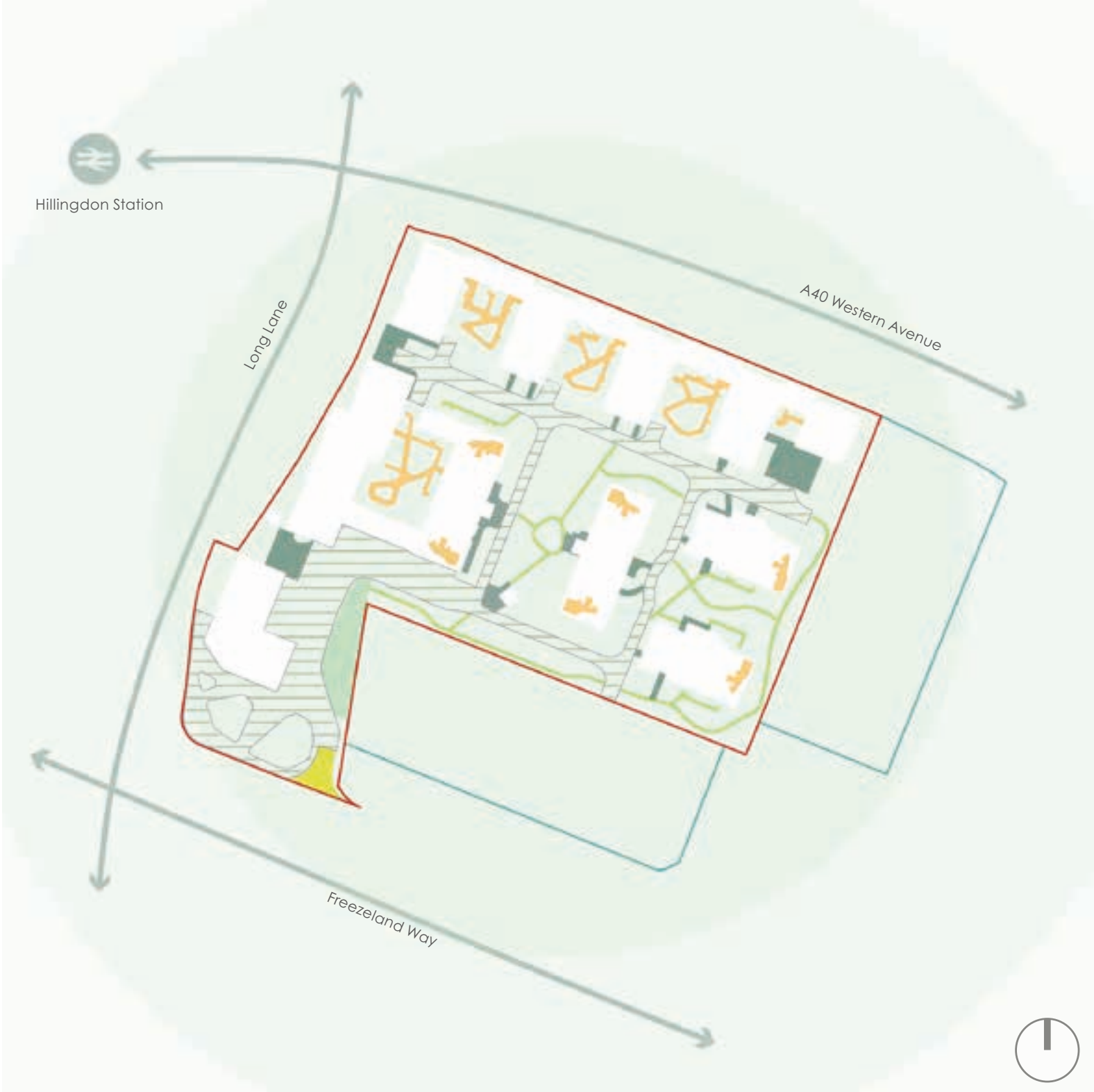


- Application Boundary
- Leasehold Boundary
- Green Roofs



# LANDSCAPE & BIODIVERSITY

## STREETSCAPE & PUBLIC REALM



### HARD SURFACE FINISHES

A hierarchy of materials have been proposed to help define the key public spaces while subtle changes in the road level, material size and colour will reduce vehicle speeds and create more pedestrian friendly movement.

The careful use and selection of materials reinforces the principles of a shared surface treatment throughout the residential streets and key public spaces. Continuing this treatment across the Arrival Square unifies the overall street scene and slows traffic movement. With an adjacent temporary landscape surfaced with a loose gravel that compliments the surrounding materials.

Block paving within the Central Parkland, Arrival Square and Residential Streets will be similar with subtle changes in each, creating an overall palette of materials defining the hierarchy of these spaces.

The extent of materials selected has been informed by the function and use of each space providing longevity and quality to the hard landscape while visually differentiating the priorities of each space.



# LANDSCAPE & BIODIVERSITY STREETSCAPE & PUBLIC REALM



## Shared Surface Clay Pavers

Type: Natural Clay Pavers  
Size: 200mm x 50mm x 60mm  
Colour: Mixed Light Grey  
Supplier: Hardscape or similar



## Shared Surface Carriageway Areas

Type: Tegula Permeable Paving  
Size: 160mm x 120mm x 60mm  
Colour: Buff  
Supplier: Marshalls Tegula Priora or similar



## On Street Parking Bays

Type: Conservation Setts - Permeable  
Size: 100mm x 100mm x 100mm  
Colour: Silver Grey  
Supplier: Marshalls Conservation Sett Paving or similar



## Entrance Courtyards

Type: Concrete pavers  
Size: 200mm x 100mm  
Colour: 80% Silver Grey, 20% Light Grey  
Supplier: Charcon Andover Textured Block or similar



## Kerbs to Shared Surfaces

Type: Conservation kerb  
Size: 290mm and 145mm widths  
Colour: Silver Grey,  
Supplier: Charcon/Marshalls or similar



## Play Surfaces

Type: Rubber Mulch Safety Surface  
Colour: TBC  
Supplier: RTC Safety Surfaces or similar



## Private Terraces

Type: Textured Concrete Conservation Flag Paving  
Size: 450mm x 450mm x 50mm  
Colour: Silver Grey / Natural  
Supplier: Marshalls Conservation Paving or similar



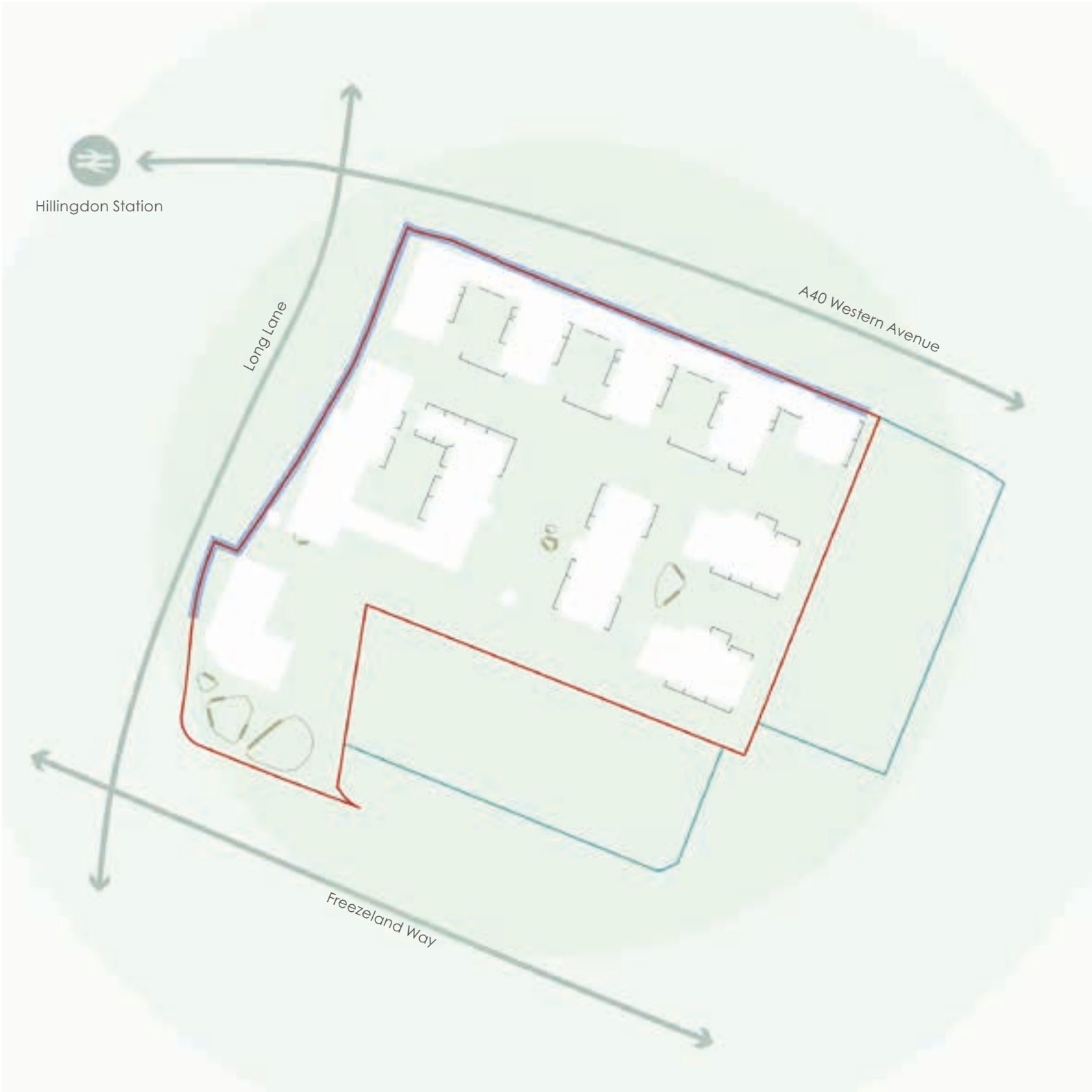
## Informal Surfaces / Podium and Roof Gardens

Type: Porous Resin Bound Gravel  
Size: 6-10mm  
Colour: Barley Butter / Buff / Brown  
Supplier: TBC



# LANDSCAPE & BIODIVERSITY

## STREETSCAPE & PUBLIC REALM



**Balustrade to Building**  
Type: To match proposed building facade CC to advise



**1.8m Closeboard Fence**  
Type: Pressure treated softwood, Size: 1800mm, Colour: Natural



**Retaining Seating Wall**  
Type: Integrated timber bench, Size: 600mm x 500mm, Colour: TBC

### BOUNDARIES

The adjacent illustration shows the location of the various boundary treatment across the development.

Boundaries adjacent to the A437 Long Lane and the A40 Western Avenue will be defined with a 1.8m high closeboard fence which will sit behind the proposed native planting.

Boundaries to the ground floor private amenity spaces will have balustrading that matches the architectural treatment of the balconies.

Within the various play spaces, the use of feature screens, retaining walls with informal seating will provide additional division and partial screening whilst adding interest and informal element of play.

- Application Boundary
- Leasehold Boundary
- 1.8m Closeboard Fence
- Balustrade to Buildings
- Retaining wall with seating

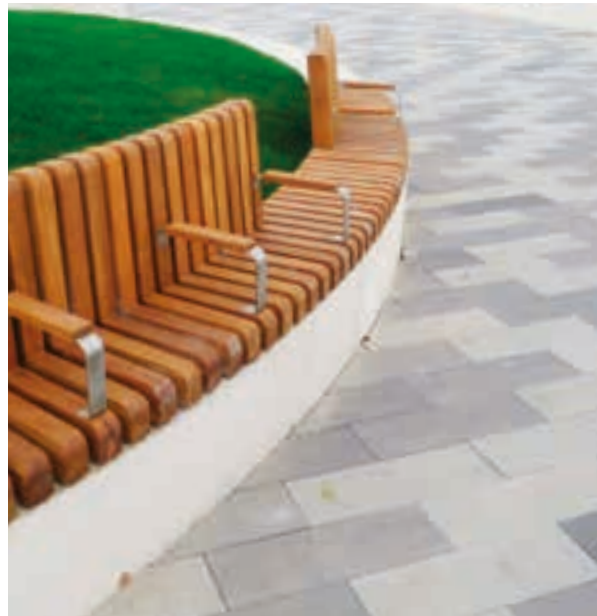


# LANDSCAPE & BIODIVERSITY

## STREETSCAPE & PUBLIC REALM



**Raised Planters**  
Area: Public realm  
Type: Raised concrete planters  
Size: Varying widths and heights



**Seating**  
Area: Public realm  
Type: Integrated timber bench  
Size: 600mm width x 500mm high  
Supplier: Woodscape or similar



**Cycle Stands**  
Area: Public realm  
Type: Stainless steel frame  
Colour: Silver  
Supplier: Landscape forms or similar

### STREET FURNITURE

The selection of street furniture within the landscape will complement the overall character and design with a focus of contemporary and elegant elements selected for their longevity.

The street furniture has been strategically placed across the development, connecting areas together whilst creating a variety of spaces for individual and group seating, whilst minimising unnecessary clutter.

The design, manufacture, installation, maintenance and operation of all furniture products must comply with British Standards, relevant Codes of Practice and Construction Design Management regulations.



**Seating**  
Area: Public realm  
Type: Bench  
Size: 2200mm x 590mm x 780mm  
Supplier: Omos or similar



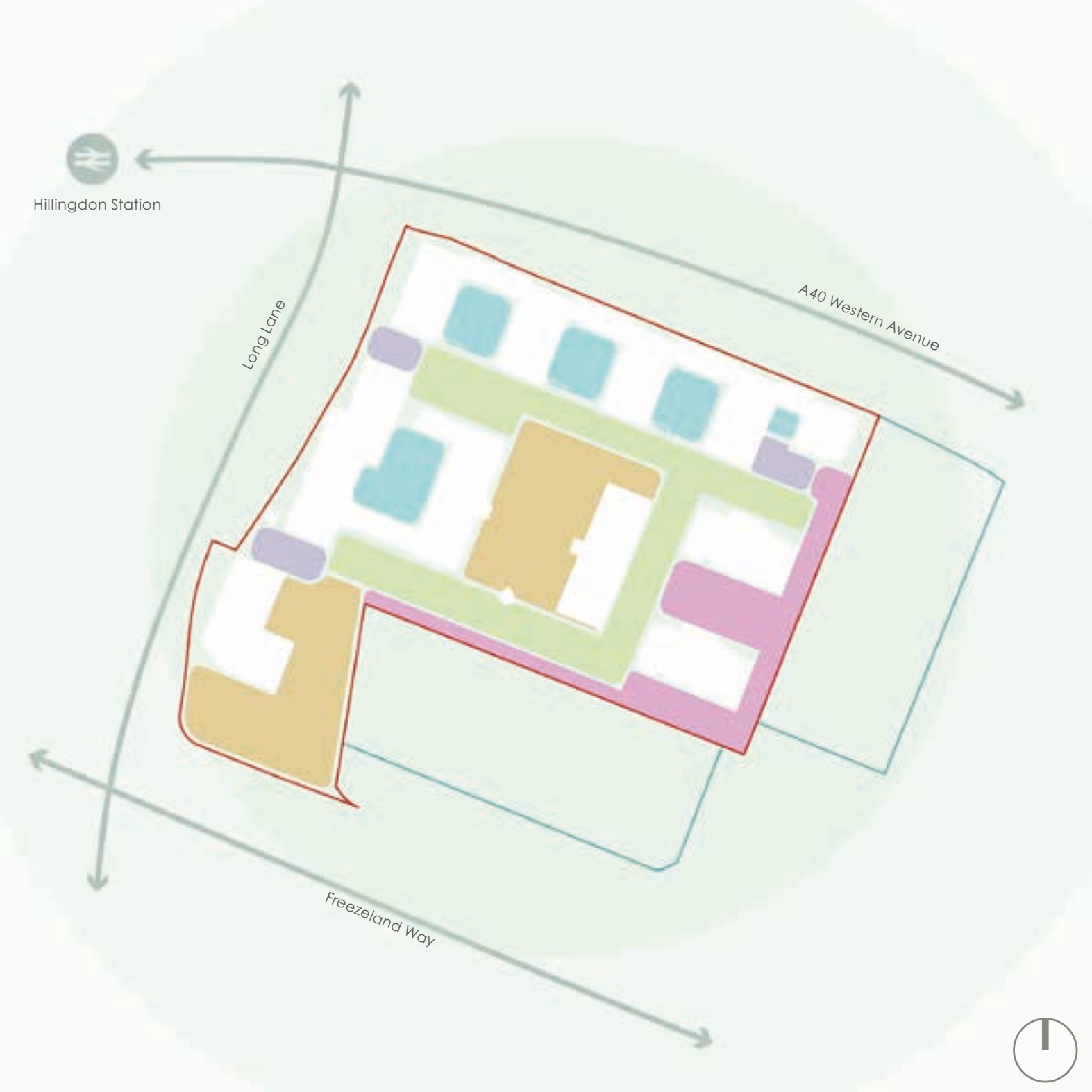
**Tree Grille**  
Area: Public realm  
Type: Precast stone grille with cast aluminium rings  
Colour: TBC  
Supplier: Marshalls Escofet Carmel Tree Surround or similar



**Bins**  
Area: Play space  
Type: Litter bin  
Size: 1070mm x 530mm x 400mm  
Supplier: Omos or similar



# LANDSCAPE & BIODIVERSITY LIGHTING



## LIGHTING STRATEGY

Lighting of the proposed development will play a key part in enhancing the user experience, ensuring spaces are safe whilst also providing visual interest.

The lighting strategy has been developed to enhance the character of the area, promote use of the spaces, support wayfinding and movement across the site and surrounding environment.

The Arrival Square and Central Parkland will have a combination of low level street lighting and feature lighting, this will help with wayfinding and legibility as well as defining the entrance to the development. Low key functional lighting is proposed for the semi-private residential areas to ensure safe movement through these spaces.

The main residential street will be lit to ensure clear visibility with key feature trees illuminating to help define each space.

- Application Boundary
- Leasehold Boundary
- Low Level Lighting
- Street Lighting
- Feature Lighting
- Podium Lighting
- Nature Edge Lighting



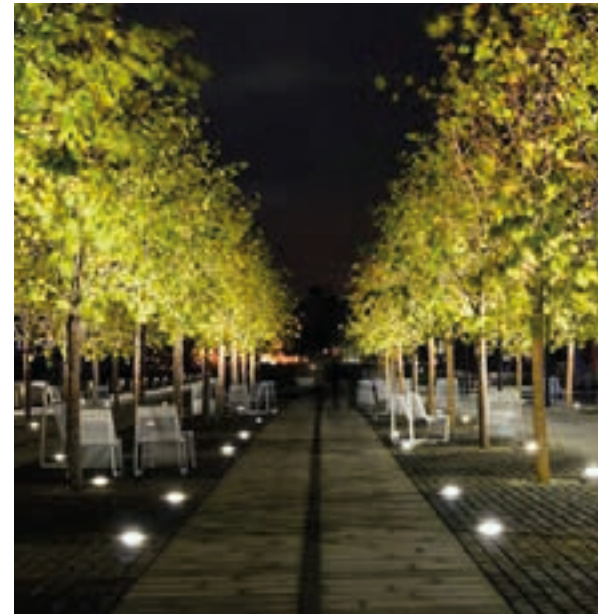
# LANDSCAPE & BIODIVERSITY LIGHTING



Low Level Lighting



Street Lighting



Feature Lighting



Feature Lighting



Podium Lighting



Nature Edge Lighting



# LANDSCAPE & BIODIVERSITY

## REMOVED AND RETAINED TREE STRATEGY



### REMOVED AND RETAINED TREE STRATEGY

This graphic shows the existing trees on and adjacent the application boundary, whilst indicating which trees are to be retain and removed.

A large existing willow trees will help create a more instant landscape defining the Arrival Square whilst also balancing the scale of the new built form. This tree has a limited life span and in the event it fail, it will be replaced with suitable large specimen tree. Additional large feature trees, located in key areas across the scheme will create focal points and aid users with wayfinding and overall legibility of the development.

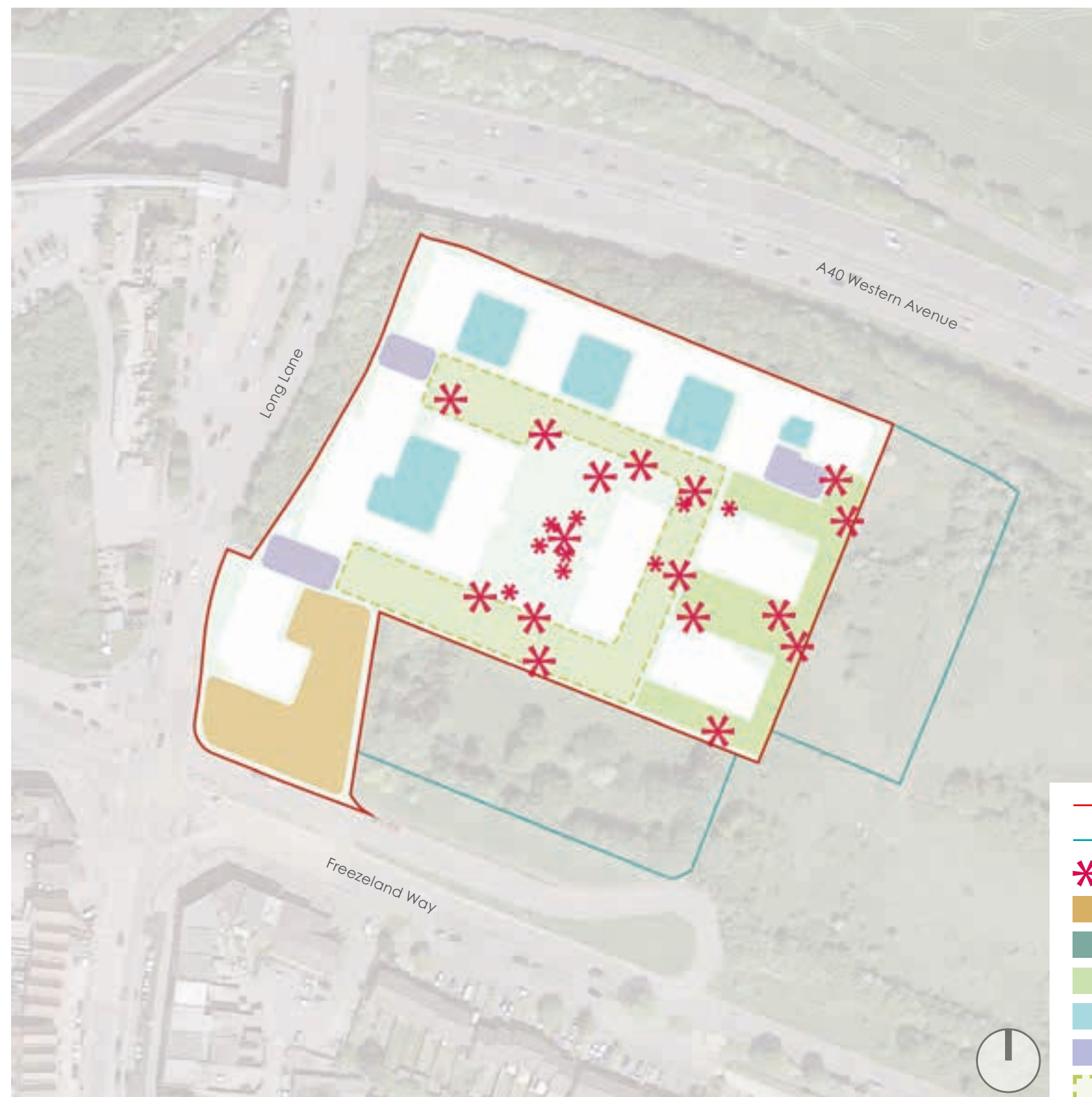
Informal, native species of tree planting towards the edge of the development will help merge the new landscape with the existing, while more formal ornamental tree planting will thread its way throughout the site to help define each space giving the overall development additional character and interest.

- |                             |                         |
|-----------------------------|-------------------------|
| Application Boundary        | Removed Grade B Groups  |
| Leasehold Boundary          | Retained Grade B Trees  |
| Retained Adjacent TPO Trees | Removed Grade B Trees   |
| Retained Grade A Trees      | Retained Grade C Groups |
| Removed Grade A Trees       | Retained Grade C Trees  |
| Retained Grade B Groups     | Removed Grade C Trees   |
|                             | Removed Grade U Trees   |



# LANDSCAPE & BIODIVERSITY

## PROPOSED TREE PLANTING



### PROPOSED TREE STRATEGY

#### Proposed Arrival Square Trees

Large, specimen trees will be proposed within the square to create key vertical elements and a 'sense of arrival'.

#### Proposed Feature Trees

The feature trees will be located at key nodal points to help anchor each space and aid the wayfinding of each area.

#### Proposed Central Parkland Trees

Native parkland trees will be proposed within the heart of the site to help bring vertical interest to the central green area within the development.

#### Proposed Natural Edge Trees

New native trees and thicket of local provenance will be proposed along the northern boundary and along the eastern edge of the site. This will mitigate those lost as a result of development and draw woodland back into the site to reinforce the existing character of the area and promote wildlife corridors.

#### Proposed Courtyard/Podium Trees

Smaller ornamental trees and specimen shrubs will be proposed within the courtyard and podium areas to provide seasonal interest and colour.

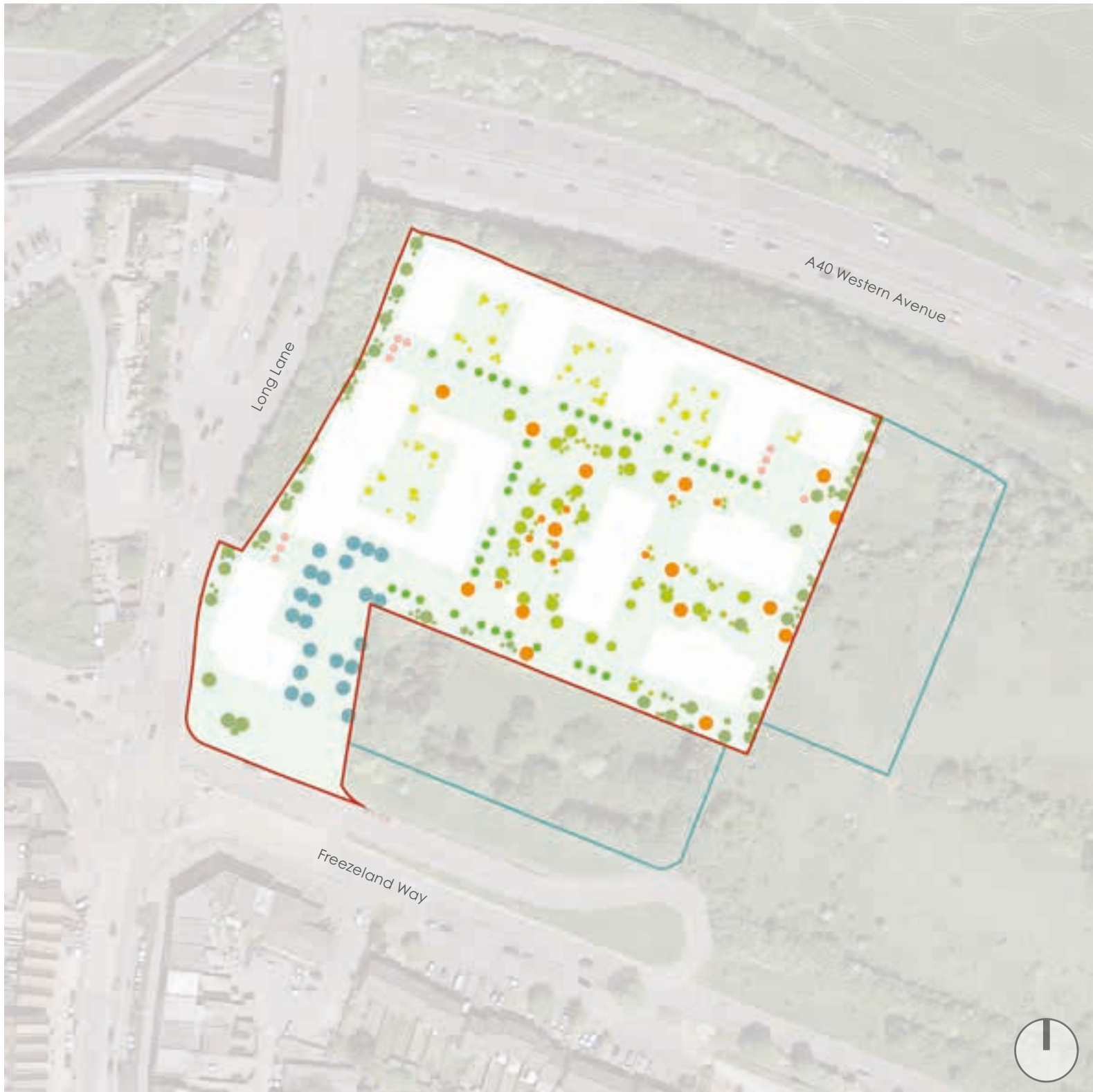
#### Proposed Green Street Trees

Street trees will be proposed throughout the development using a range of native and semi-native species to ensure a verdant street scene.



# LANDSCAPE & BIODIVERSITY

## TREE PLANTING



### PROPOSED TREE PLANTING

The adjacent plan and accompanying palette, shows the locations and species of the tree strategy.

This graphic clearly shows how each space is defined by the character of the proposed trees within it.

- Application Boundary
- Leasehold Boundary
- Feature Trees
- Arrival Square Trees
- Green Street Trees
- Natural Edge Trees
- Parkland Trees
- Podium Trees
- Courtyard Trees



LANDSCAPE & BIODIVERSITY  
TREE PLANTING PALETTE

FEATURE TREES

Carpinus betulus 'Fastigiata' (Hornbeam)  
Carpinus betulus 'Frans Fontaine' (Hornbeam)  
Tilia cordata 'Greenspire' (Small leaved lime)  
Tilia platyphyllos (Large leaved lime)



PARKLAND TREES

Acer campestre (Common Maple)  
Betula pendula (Common birch)  
Carpinus betulus (Common Hornbeam)  
Prunus avium (Wild Cherry)



ARRIVAL SQUARE TREES

Acer campestre 'Elsrijk' (Field Maple)



PODIUM TREES

Amelanchier lamarckii (Snowy mespilus)  
Betula utilis var. jacquemontii (Himalayan birch)  
Cercidiphyllum japonicum (Katsura)  
Pyrus calleryana (Cellery pear)



GREEN STREET TREES

Acer campestre 'Elsrijk' (Field Maple)  
Betula pubescens (Downy birch)  
Sorbus aria (Whitebeam)  
Tilia platyphyllos (Large leaved lime)



COURTYARD TREES

Ulmus 'Columella' (Elm)



NATURAL EDGE TREES

Acer campestre (Field Maple)  
Carpinus betulus (Common Hornbeam)  
Prunus avium (Wild Cherry)  
Sorbus aucuparia (Rowan)  
Tilia platyphyllos (Large leaved lime)





# LANDSCAPE & BIODIVERSITY

## SOFT LANDSCAPE



### ORNAMENTAL SHRUB PLANTING

A diverse range of robust ornamental shrubs provide year-round texture and colour. They are provided in hard landscaped areas as well as within play areas both at street level and within the podium gardens, to create a verdant public realm and function to provide privacy to dwellings as well as offer benefit to pollinators and foraging wildlife.



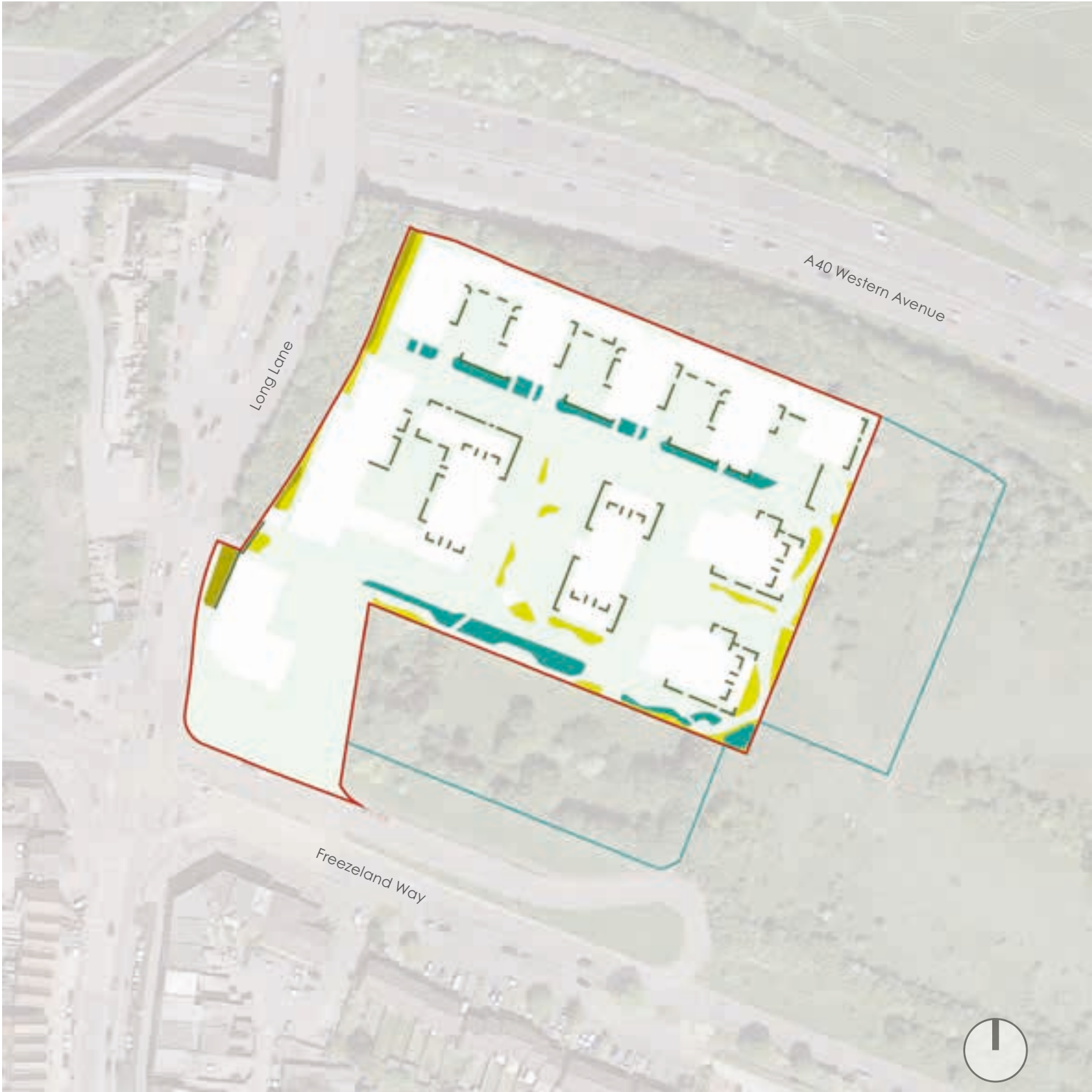
ORNAMENTAL SHRUB MIX PLANTS	
Species Name	Common Name
Betonica officinalis	Common hedgenettle
Leucanthemum vulgare	Oxeye daisy
Hebe 'Red Edge'	Hebe
Leymus arenarius	Lyme grass
Symphytum officinale	Common comfrey
Molinia caerulea	Purple moor-grass
Centranthus ruber	Red valerian
Primula veris	Cowslip
Galium odoratum	Sweet woodruff
Polystichum setiferum	Soft shield fern
Geum rivale	Water avens
Sanguisorba officinalis	Great burnet
Sarcococca confusa	Sweet box
Daphne laureola	Spurge laurel

- Application Boundary
- Leasehold Boundary
- Ornamental Planting Mix
- Amenity Grass

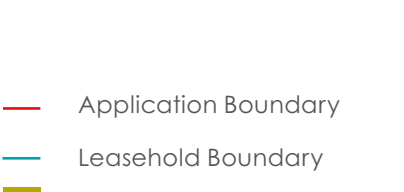


# LANDSCAPE & BIODIVERSITY

## SOFT LANDSCAPE



**NATIVE PLANTING**  
Wildlife planting will feature as an integral part of the planting approach and will include native species as well as those non-native species recognised for their attractiveness to pollinators and overall wildlife value.



NATIVE HEDGE	
Species Name	Common Name

Crataegus monogyna	Common hawthorn
Ligustrum vulgare	Wild privet
Carpinus betulus	Hornbeam

NATIVE SHRUB MIX PLANTS	
Species Name	Common Name

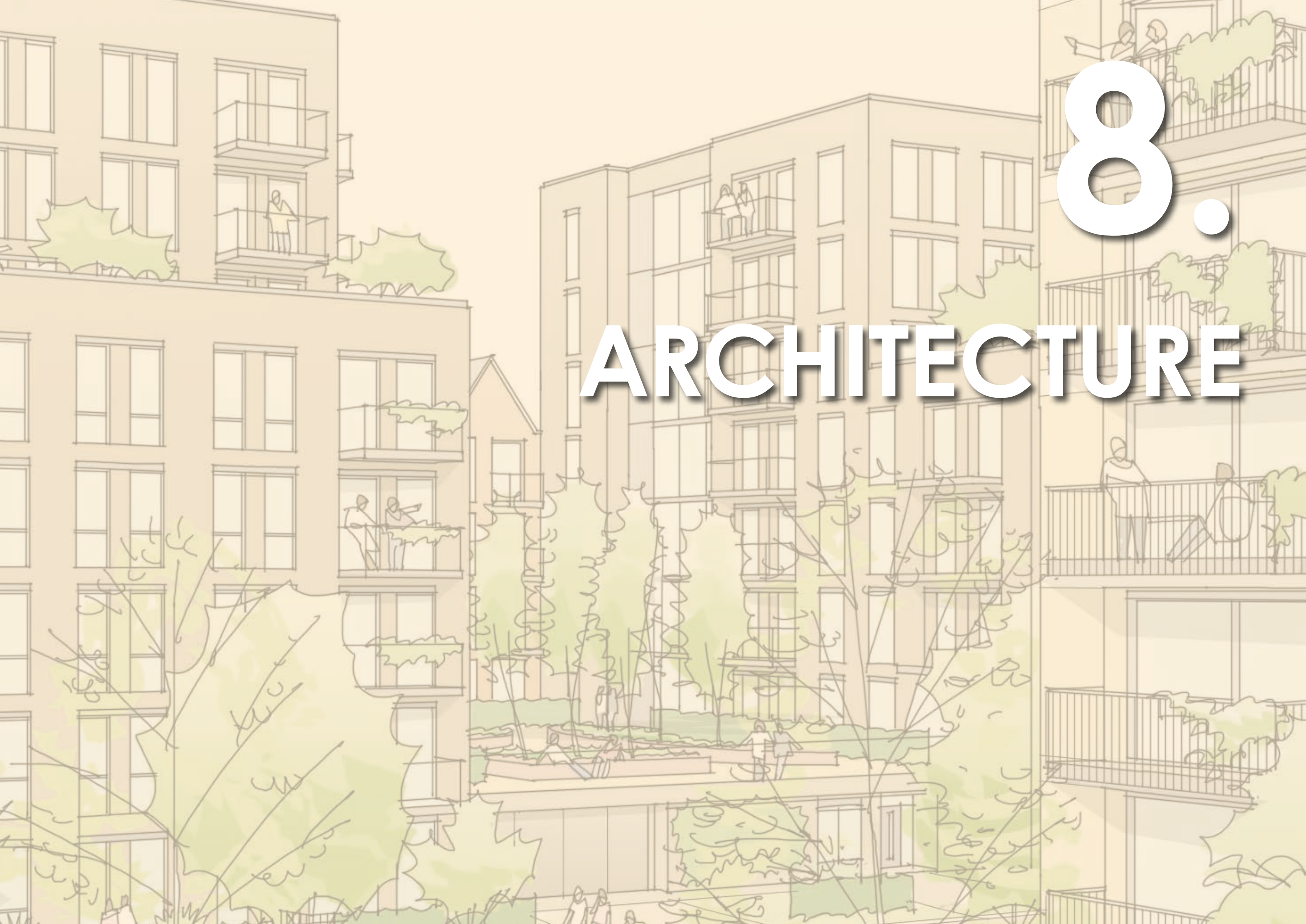
Acer campestre	Field maple
Cornus sanguinea	Common dogwood
Corylus avellana	Hazel
Crataegus monogyna	Common hawthorn
Cytisus scoparius	Common broom
Ilex aquifolium	Common holly
Ligustrum vulgare	Wild privet
Prunus spinosa	Blackthorn
Rosa canina	Dog rose
Sambucus nigra	Common elder
Viburnum opulus	Gelder rose

- Application Boundary
- Leasehold Boundary
- Native Planting Mix
- Native Hedge
- Grassland Meadow
- Wetland Meadow









8.

# ARCHITECTURE



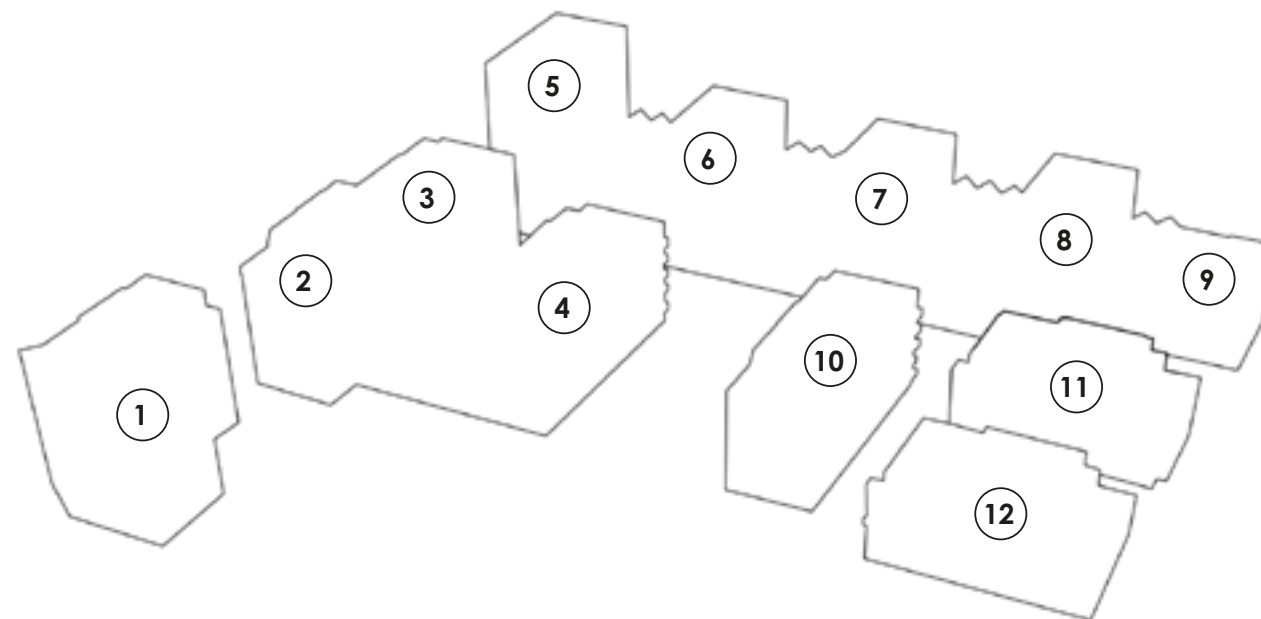






# ARCHITECTURE

## BUILDING TYPES



### LANDMARK BUILDING

This building marks the only point of access into the site. Unlike the other buildings – which are grouped in clusters with similar features – this is a unique building with a distinctive shape and facade features. It is set within the masterplan's Hillingdon Circus character area, and it is visible from the distance, providing a focal point of reference for the wider area.

- Designed to complement the existing built form around Hillingdon Circus
- Chamfered building edge reflects the existing buildings on the other corners of Hillingdon Circus
- Defines the character of the Approach: ground floor retail with residential above

### MANSION BLOCKS

Buildings with large footprints, designed to concentrate a large number of dwellings in the central part of the site, while leaving a large area of landscaped open ground

The proportions are similar to those of a typical London mansion block, and the facade features echo that familiar building type.

Buildings 2, 3 and 4 enclose an indoor car park and the High Gardens. Buildings 4 and 10 define the edges of Brewery Square.

### STEPPING STONES

- Form a barrier along the A40; protect the site from noise and air pollution
- Lined up along the north Wander
- Five main volumes are oriented along the North-South axis and set 21m apart
- The main volumes have a stepped profile, with the lower element facing the site and the taller element facing the A40
- A line of lower volumes closes the gaps

### PARK PAVILIONS

- Designed as part of the Meadow landscape
- Smallest footprints
- Oriented along the East-West axis, emphasising the alignment of the Wander and the blending of the Meadow landscape into the site
- Five storeys maximum height
- Roof terraces turned to the Green Belt
- Facade materials harmonise with the naturalistic landscape of the Meadow and contrast with the other buildings.



# ARCHITECTURE

## LANDMARK BUILDING

### CONTEXT

The observations described in the chapter Understanding North Hillingdon informed some of the main features of the Landmark Building, chief among which are: (A) the “chamfered” building corners, with each building’s main elevation turned towards the centre of Hillingdon Circus (B); (C) arched doorways built into brickwork facades; (D) a continuous line of ground floor shopfronts, distinct from the frontage of the upper storeys.

### DESIGN PRINCIPLES

The Landmark Building stands on the most prominent location within the site, and is tall enough to serve as a focal point of reference from the distance along Long Lane.

An L-shaped floor plan (E) provides proportionally large frontages as well as the chamfered corner facing Hillingdon Circus.

The facade is articulated with an emphasis on vertical lines (F), which is achieved by grouping windows and balconies across floor lines (G). Further emphasis and richness of detail is achieved by means of chamfered and coloured reveals (H).

The main facade materials will be buff brick, coloured brick, and dark-coloured metal window frames and railings (I).





# ARCHITECTURE LANDMARK BUILDING

## MAIN FEATURES

(A)

A chamfered corner complements the existing built form around Hillingdon Circus.

(B)

The chamfered corner marks the most prominent elevation.

(C) (D)

The building's ground floor is a defining feature of the Approach. Arch-shaped facade openings provide an inviting frontage (most of which are shopfronts) as well as an arcade that leads pedestrian movement into the site.

(E)

Ground floor frontage continues around all sides of the building.

(F) (G) (H)

Facade openings are grouped vertically across two storeys to emphasise the perception of verticality – in contrast to the other buildings in the proposal. The windows and balconies are recessed and the reveals are chamfered and brightly coloured to add interest and richness of detail.

(+)

The recessed top storey animates the skyline and provides roof terraces with long views into the Green Belt.



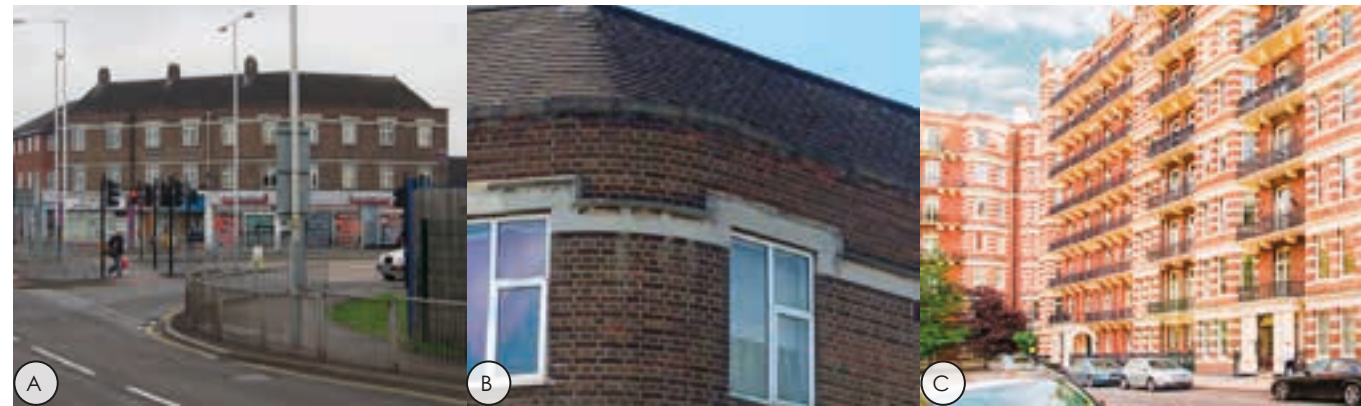


# ARCHITECTURE

## MANSION BLOCKS

### CONTEXT

Mixed-use buildings on Long Lane were have tripartite facades with distinct bases, middles, and tops (A). On some of those buildings, a horizontal emphasis has been added to the facade composition – for instance with white stone banding that runs the length of the facade on every storey (B). These design principles are similar to those of typical London mansion blocks, which nevertheless are usually taller and have larger footprints. These combined features are relevant precedents for the building type stipulated by the concept masterplan to occupy a central position on the Hillingdon Gardens site. Other features of the typical mansion block are long lightweight balconies, and a moderate amount of depth in the facade features (C).



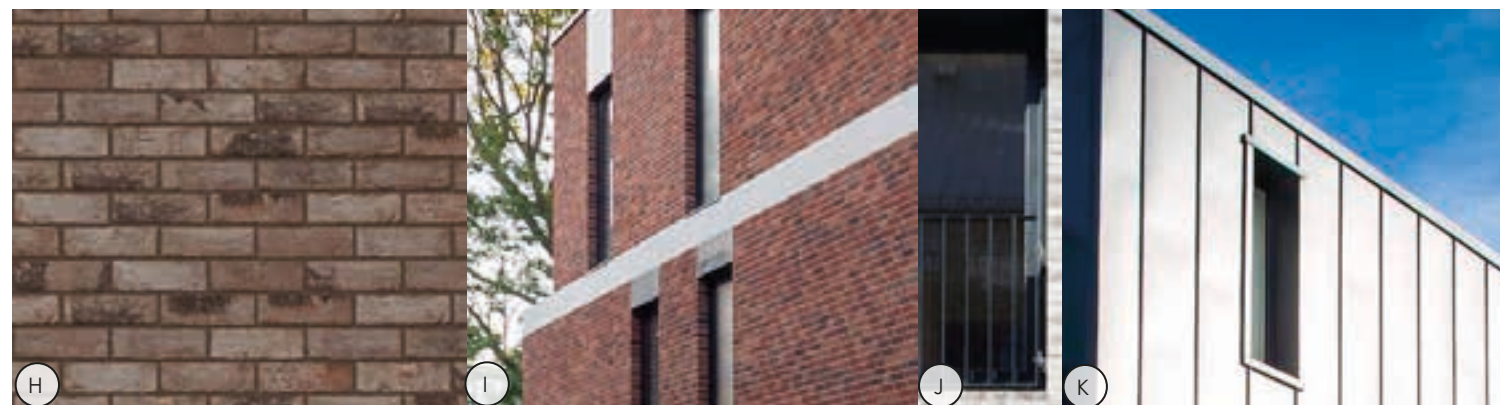
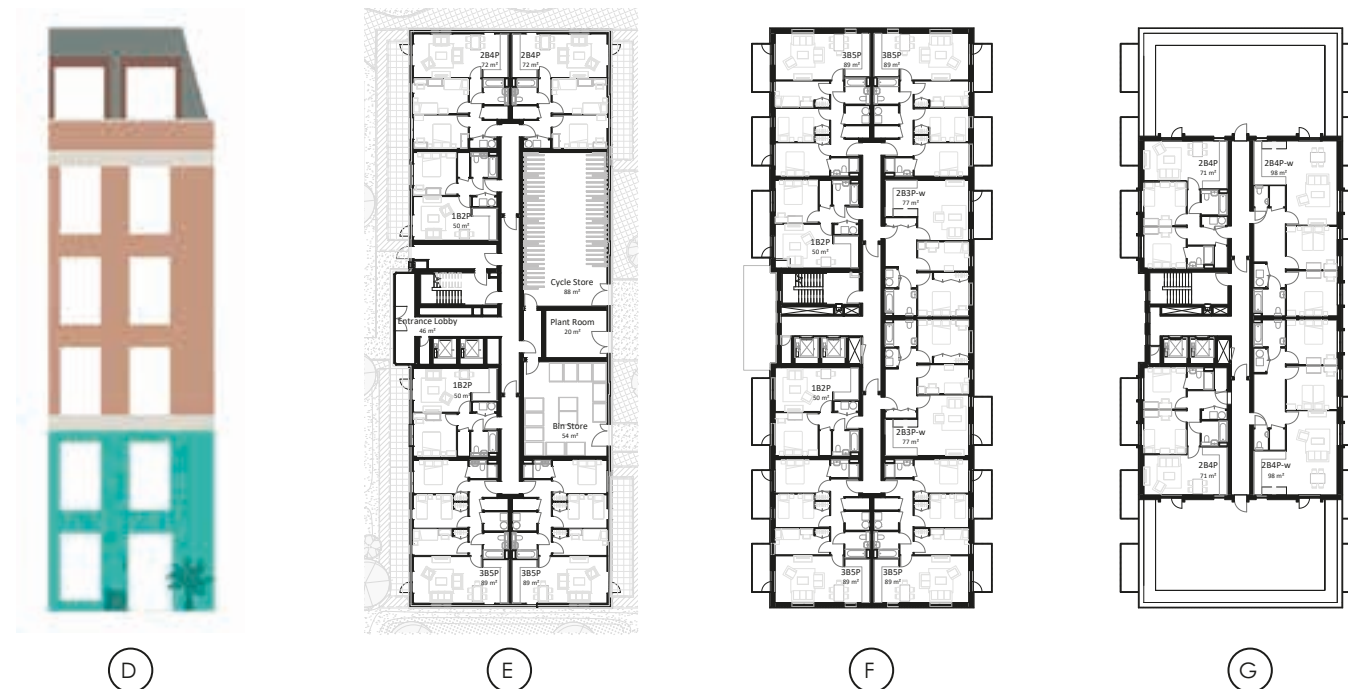
### DESIGN PRINCIPLES

The mansion blocks are intended to have a strong but serene presence on Brewery Square. The effect will rely on a tripartite facade composition (D): the base (E) expresses active frontage (e.g. entrance lobbies, shopfronts), as well as ancillary spaces accessible from the street; the middle (F) expresses repetitive fenestration; and a mansard roof (G) crowns each building with a complementary shape and material.

The buildings will have large footprints to accommodate large dwellings within the central landscape area, where most families in the development will be able to enjoy views and easy access to the landscaped amenity areas.

### MATERIALS AND DETAILS

Brick will be the base material for the facade (H). White bands in a contrasting material (such as reconstituted stone) will provide horizontal emphasis (I). Metal railings and window frames (J) will be feature on all three facade parts, including the metal-clad mansard roofs (K).





# ARCHITECTURE

## MANSION BLOCKS

### MAIN FEATURES

(A)

Tripartite facade composition with base, middle, and top.

(B)

White bands delineate facade zones and provide horizontal emphasis.

(C)

Lightweight balconies and moderate recesses are common features of mansion blocks.

(D)

The content of the large footprint differs according to height.

(E)

Building entrance and active frontage at ground level.

(F)

Repetitive fenestration on a regular grid.

(G)

Mansard roof and roof terrace.

