

SYON GARDENS

HOMEBASE BRENTFORD, SYON LANE, ISLEWORTH TW7 5QE

LANDSCAPE STRATEGY

Consultant: Murdoch Wickham



1.0 Landscape

1.1 Introduction and Vision

Introduction

1.1.1 This Landscape Strategy has been prepared by Murdoch Wickham on behalf of St Edward Homes Limited and describes the landscape proposals forming part of the full planning application for Homebase Brentford, encompassing the full public realm, streetscape enhancements and communal residential podium gardens.

1.1.2 The Site's prominent location at the junction of the Great West Road and Syon Lane, existing townscape context, connectivity with the wider public realm, function and form of the proposed buildings have collectively informed and influenced the design and character of the landscape proposals for Syon Gardens.

1.1.3 The landscape will be an integral part of the development providing valuable open space for the enjoyment and benefit of future residents and the wider community.

Landscape Vision

1.1.4 Key components of the landscape proposals include;

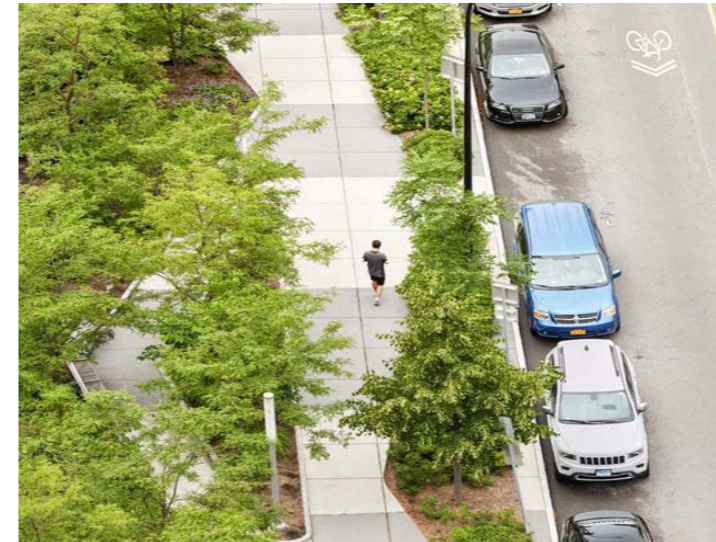
- Celebration of the Site's prominent location as a new gateway destination along the Great West corridor;
- Provision of a circulation network which responds to existing and future movements patterns and facilitates accessibility, connectivity and permeability to destinations within the Site and the wider local context;
- Enhancement of the existing adjacent streetscape context to promote a healthy and high quality public realm;
- Creation of new pedestrian / cycle friendly clean air route away from adjacent highways;
- Integration of the landscape with the proposed architectural forms and the clear expression of principal entrances;
- A new landscape which captures the beneficial environmental opportunities offered by the proposed development (sun, fresh air, light, access to green spaces) and protects against the negative (noise, pollution, strong, cold winds);
- Promotion of biodiversity and sustainability through the inclusion of wildlife friendly planting and ecological enhancements;
- Provision of high quality and richly layered communal amenity space within the residential podium gardens; and
- A safe and secure environment.



Provide places for living and play



Enhance the public realm and streets



Improve movement and connections



Integrate soft landscape features



Encourage healthy outdoor living



Increase urban greening



Make space for nature



Provide communal residential amenity



Develop a unique sense of place

1.0 Landscape

1.2 Landscape Planning Context

1.2.1 The landscape proposals for the Site recognise and respond to the London Plan and the Borough of Hounslow relevant landscape planning policy context. The full policy context is provided elsewhere in this DAS.

The London Plan (2016)

1.2.2 Places and spaces are an integral part of the Mayor’s Vision for London, including developments providing enhancements to London’s multi-functional network of Green Infrastructure. This includes incorporating appropriate elements of green infrastructure into the wider network and encouraging linkages.

1.2.3 Biodiversity and access to nature are fundamental to the Mayor’s Biodiversity Strategy. Developments should provide positive gains for nature and wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity.

Intend to Publish London Plan (December 2019)

1.2.4 Policies in the Intend to Publish London Plan (December 2019) retain this underpinning recognition of the importance of environment and place, but also place greater emphasis on the creation of places which foster social inclusion and interaction, create a sense of belonging and also provide opportunities to improve health and well-being. There is great weight placed on the importance of good design to ensure opportunities are optimised to make the most efficient use of land and to deliver high quality and sustainable growth and development.

Hounslow Local Plan (2015)

1.2.5 The Hounslow Local Plan promotes the vision for achievement of sustainable developments and identifies the Great West Corridor having capacity for growth.

1.2.6 The Hounslow Local Plan promotes the protection and enhancements to local open space and expects developments to provide on site open space provision.

1.2.7 Enhancements to the green infrastructure network are also fundamental to the Hounslow Local Plan, with emphasis on improving accessibility, linkages and quality of green infrastructure. Developments should incorporate elements of green infrastructure integrated into the wider network, these could be in the form of green roofs, sustainable drainage systems, trees, squares, plazas and pedestrian access routes.

1.2.8 The Hounslow Local Plan promotes the protection and enhancements to Hounslow’s natural environment to enhance the quantity and quality of the borough’s biodiversity, with developments contributing to the greening of the Borough in the form of green roofs, green walls, landscaping and biodiversity features.

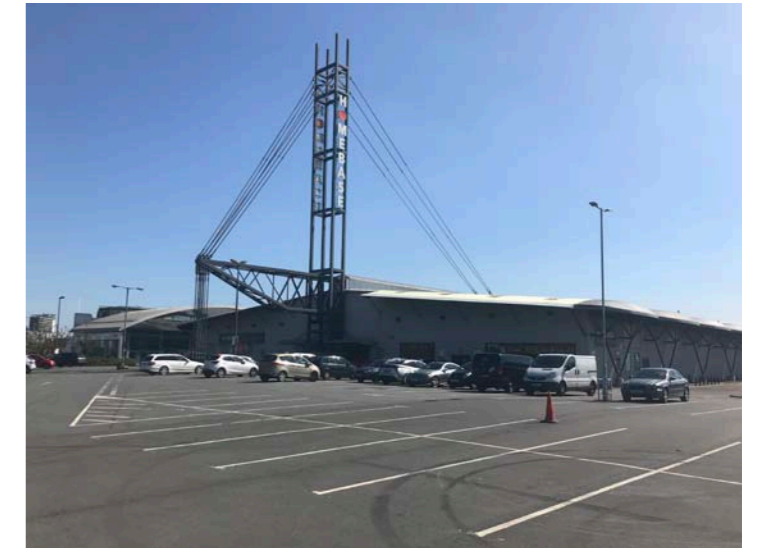
Great West Corridor, Local Plan Review (July 2019)

1.2.9 The Great West Corridor Plan (GWCP) provides a vision to deliver a successful and thriving place for the local community and new developments in the area. The GWCP promotes the transformation of the Great West Corridor into a Green Boulevard and enhanced public realm, with continuous well connected green and blue network.

1.2.10 The GWCP sets out the importance of the environmental quality and open space, within developments optimising the urban greening factor and providing a net gain in biodiversity.



Existing site photograph of Great West Road



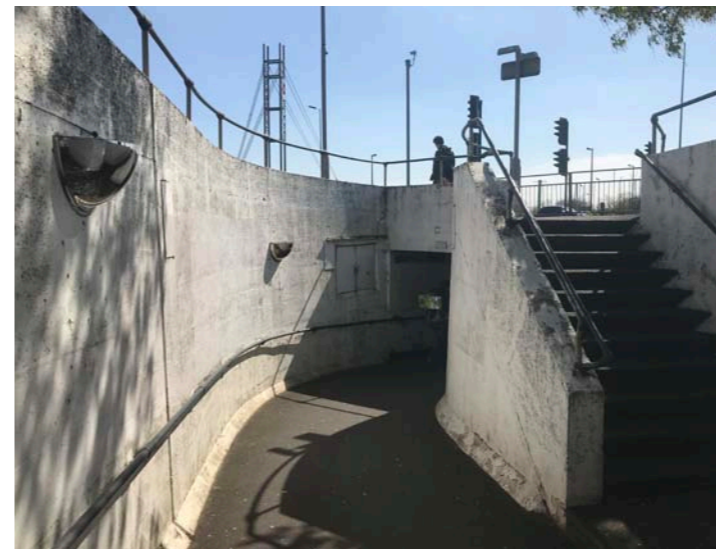
Existing site photograph of Homebase car park



Existing subway and view to Gillette Tower



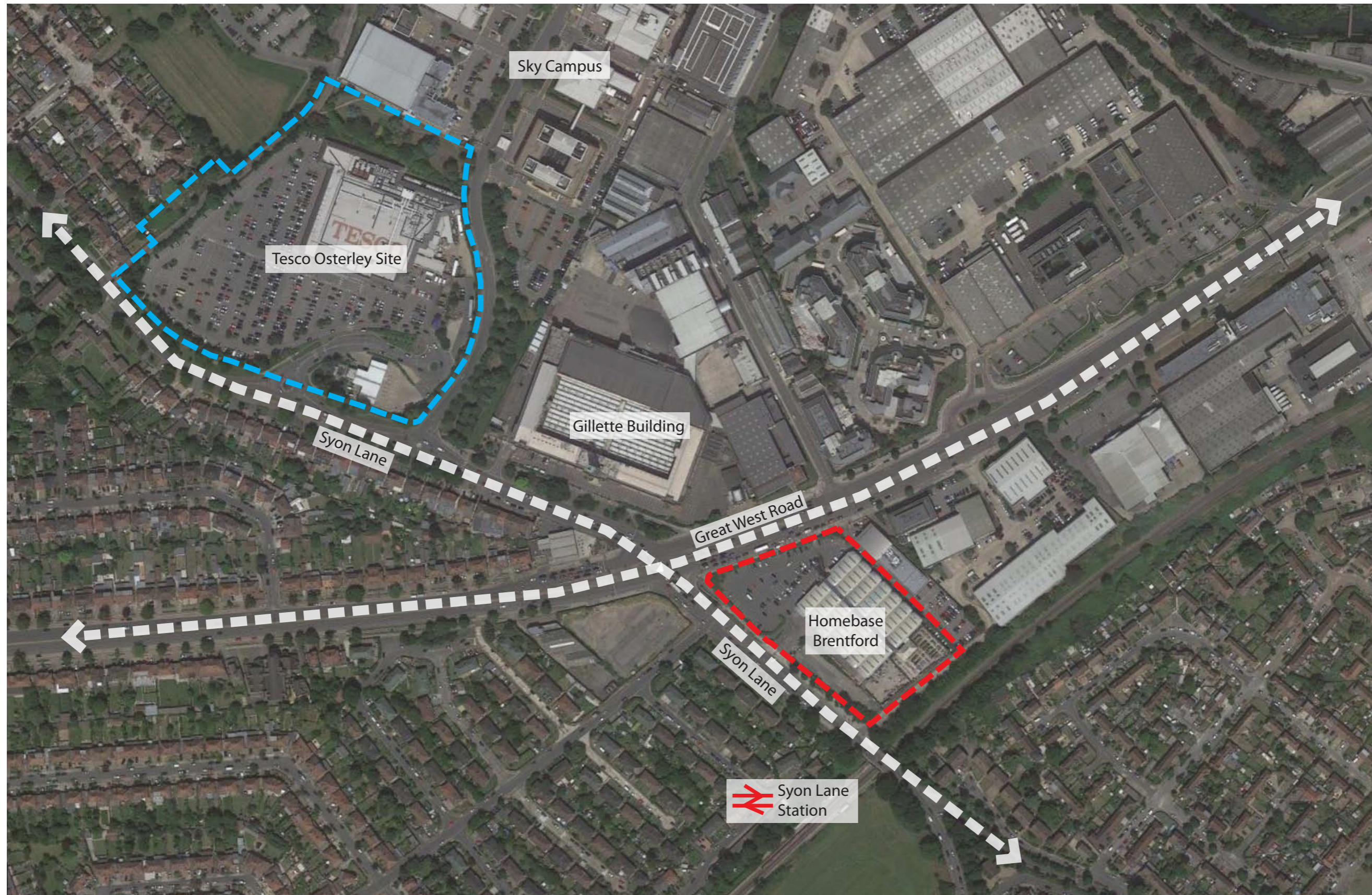
Existing site photograph of Syon Gate Way



Existing subway



Existing peak pedestrian flows on Syon Lane



Site Location Aerial Plan

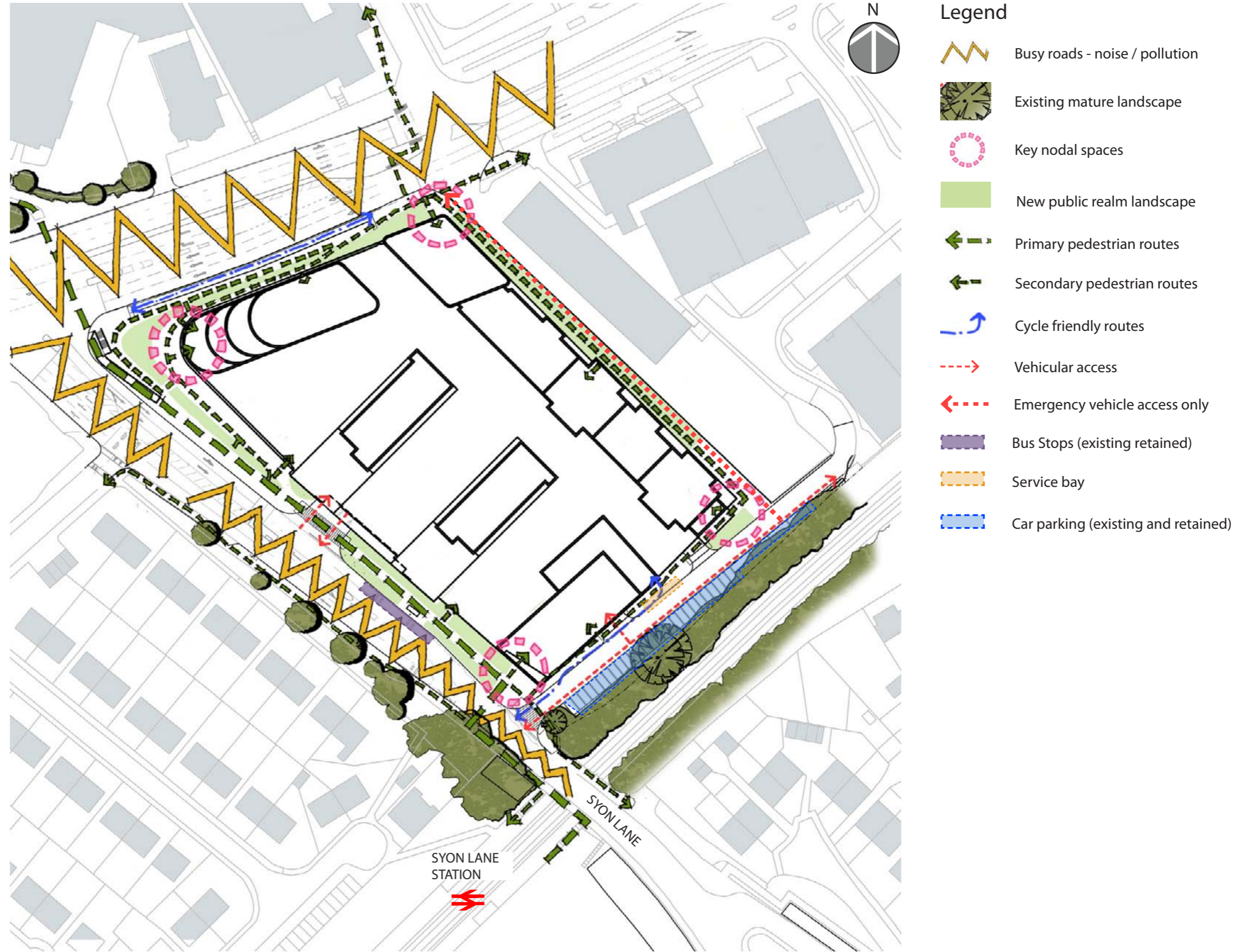
1.0 Landscape

1.3 Public Realm Strategy

1.3.1 Current planning policy, analysis of the Site and the local context, together with feedback received during London Borough of Hounslow (LBH) Pre-Application meetings, Design Review Panel (DRP) discussions and public consultation have collectively informed the development of proposals for the public realm.

1.3.2 The following key issues were identified;

- The strategic location of the Site within the wider Great West Corridor Plan and its future relationship within the adjacent townscape context.
- Opportunities to improve the local streetscape to better accommodate the significant AM/ PM peak commuter pedestrian flow between Syon Lane Station and the Sky BSB Campus.
- The provision of a legible public realm that facilitates movements to destinations within the Site and local context and encourages walking and cycling.
- Opportunities for improving physical connections between Syon Lane Station and key destinations in the local context including the Sky BSB campus, local schools, existing green spaces and future developments at the Bolder Academy and Tesco Osterley Sites.
- Opportunities for improving the quality and environment of the adjacent Great West Road and Syon Lane streetscapes in line with Transport for London's Healthy Streets for London initiative.
- The existing Site comprises a large retail unit and expansive car park with little soft landscape and ecological value. The proposed development will provide opportunity to improve the overall green coverage and biodiversity of the Site and assist urban cooling in a changing climate by including urban greening from the beginning of the design process.



Public Realm Strategy

1.4 Public Realm Proposals

1.4.1 The public realm proposals for Syon Gardens provide for legible, functional streets and publicly accessible spaces to all faces of the development and seek to provide a positive response to the key issues identified during the design and consultation process.

1.4.2 Pre-application dialogue with LBH identified that public realm improvements which focus on people and their health, help everyone to use cars less and to walk, cycle and use public transport more, in line with Transport for London's 'Healthy Streets for London', as a key priority for the Borough.

1.4.3 The public realm proposals for Syon Gardens illustrate how the development would facilitate improvements to the wider health of surrounding streets by;

- Providing for pedestrians from all walks of life through creating a new plaza space at the supermarket entrance to encourage socialising
- Promoting walking and cycling through the provision of segregated off-road cycleways to Great West Road, improving the safety for pedestrians and cyclists
- Promoting walking and cycling through provision of generous, robust clutter free footways
- Promoting cycling through the provision of adequate short-stay visitor parking on site
- Promoting public transport use through improving links to Syon Hill station and the existing bus provision
- Providing places to stop and rest, through the provision of seating and new plaza space
- Providing shade and shelter through the inclusion of new tree and shrub planting along the streets
- Providing things to see and do with active landscaped frontages to Great West Road and Syon Lane
- Creating an improved streetscape in which people can feel relaxed and safe



Transport for London's 'Healthy Streets for London'



Raised planters with mixed shrub and tree planting



Urban tree glade, including large specimen pine trees with raised crowns



New plaza and stepped amphitheatre at supermarket entrance



Bespoke gateway features to Syon Gate Lane

1.0 Landscape

1.5 Pedestrian Movement

The proposals for pedestrian circulation improvements respond to existing and future movement patterns and facilitates accessibility, connectivity and permeability to destinations within the Site and the wider local context.

The public realm has been designed in response to existing pedestrian movements:

- Opposite the crossing from Syon Lane Station, the eastern side of Syon Lane hosts an extensive open space to accommodate large groups of pedestrians moving to and from the Station; particularly noticeable at peak times.
- The primary pedestrian movement is along the eastern side of Syon Lane with most pedestrians travelling towards the Sky Campus, Boulder Academy and the existing entrance to Homebase.
- The landscape design retains the wide footpaths and includes new tree planting and a series of raised planters with integrated seating for pedestrians.

The public realm has been designed to facilitate proposed future movement:

- To the north of Syon Lane, on the eastern side, the footpath separates using a raised planter necessary to reconcile Site level changes. Both footpaths remain suitably wide to ensure legible and easy access. The footpath to the south of the planter provides access to the underpass and Great West Road; with wider links to Tesco Osterley; A4 and Sky Campus and Boulder Academy. The footpath to the north of the planter provides direct access to the Tesco Superstore entrance and Great West Road.
- The public realm has been designed with an informal stepped-seating amphitheatre encompassing an open piazza space. The amphitheatre provides a direct link between the upper-and-lower level footpath improving permeability within the public realm.
- The footpaths along Great West Road and Syon Lane include level and DDA compliant access to ensure suitable accessibility is available to all users.
- The south side of Great West Road includes a segregated cycleway and two adjoining footpaths with a direct crossing to the eastern end with wider links to the Sky Campus and the Boulder Academy.

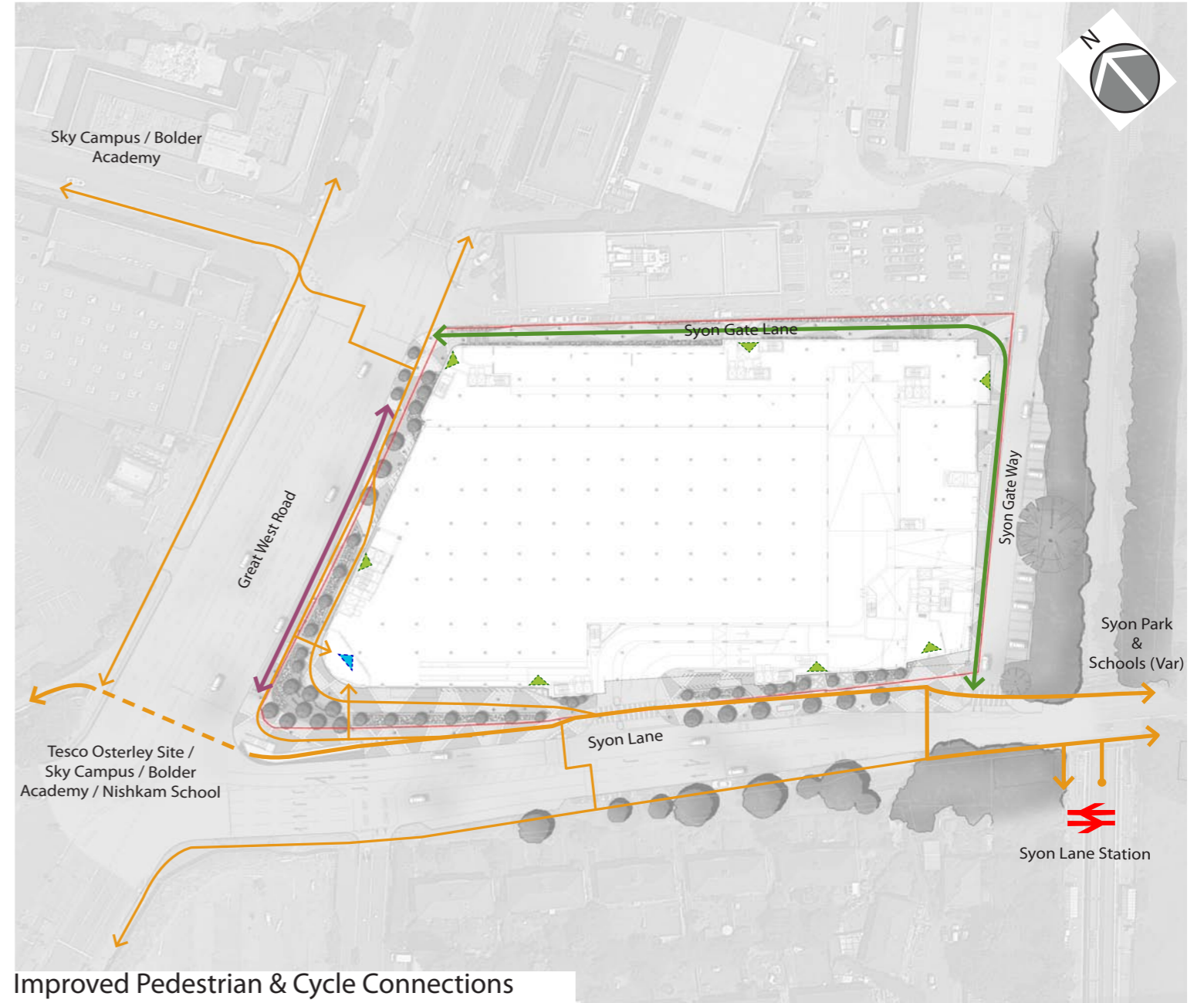
- A new pedestrian and cycle-friendly clean air route is proposed to the east and south of the Site. The alternative route will be appropriately sign-posted providing a legible and clear link to Syon Gate Way.
- The pedestrianised route along Syon Gate Lane hosts a wide footpath with a feature gateway structure at either end. Planting pockets and a unique paving arrangement encourage pedestrians to 'journey' through the landscape on the way to their destinations.

Legend

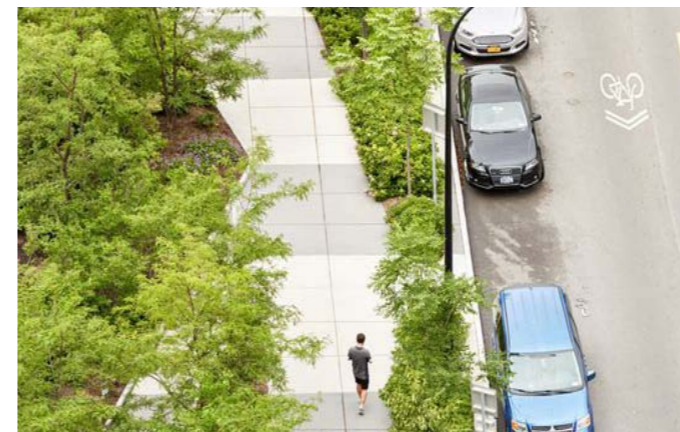
- Application boundary
- ↔ Pedestrian routes
- ↔ Pedestrian / cycle friendly route clean air route
- ↔ Segregated cycleway
- ▲ Supermarket customer entrance
- ▲ Residential core entrances



Segregated cycleway



Improved Pedestrian & Cycle Connections

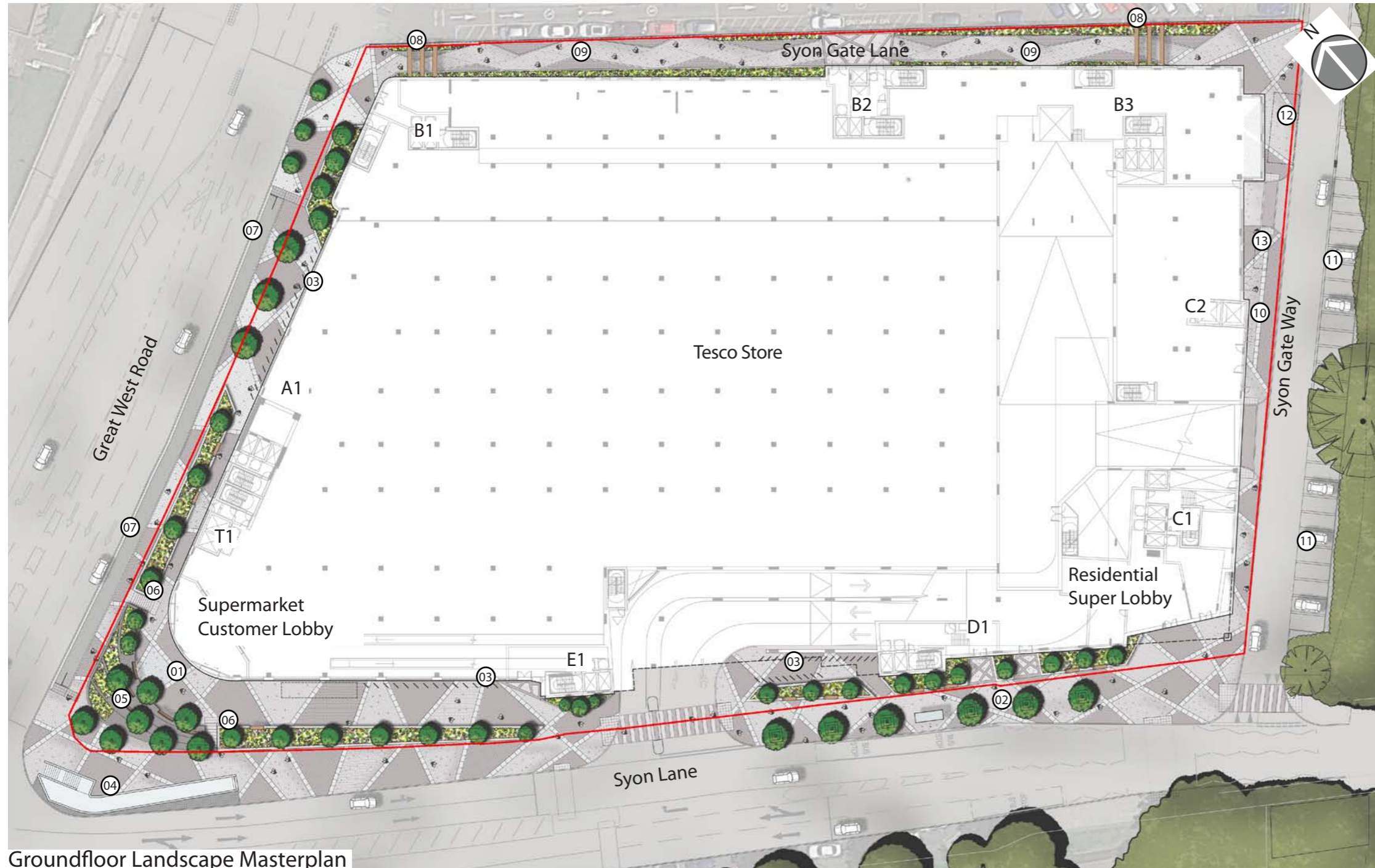


Streetscape improvements



Bespoke gateway features to Syon Gate Lane

1.0 Landscape



1.5.1 Key components of the public realm proposals include;

- Celebration of the Site's prominent location on the Great West Road through the provision of a new public plaza incorporating an urban glade, planted with mature trees and amphitheatre seating steps orientated towards the main supermarket customer entrance lobby.
- Provision of wide, uncluttered footways facilitating pedestrian and cycle friendly movements to Site destinations and providing direct connections to the wider context beyond the Site.
- A new pedestrian and cycle friendly 'clean air' route will be provided between Syon Lane Station and the Great West Road via Syon Gateway and new eastern street, Syon Gate Lane.
- Gateway features, planting and feature paving will combine with the architectural proposals to identify and emphasise key access points to the buildings.
- Additional new tree, shrub planting and seating provision will improve urban greening and the health of the adjacent streets.

Landscape Elements

- | | |
|--|--|
| 1. New gateway plaza | 7. New segregated cycle route |
| 2. Re-planted tree avenue | 8. Gateway structure |
| 3. Cycle parking (116no. spaces total) | 9. New pedestrian/ cycle friendly access route |
| 4. Subway enhancements (TBA) | 10. Service bay |
| 5. Amphitheatre and urban tree glade | 11. Existing parking retained |
| 6. Stepped access | 12. Bin collection zone |
| | 13. Skip set down location |

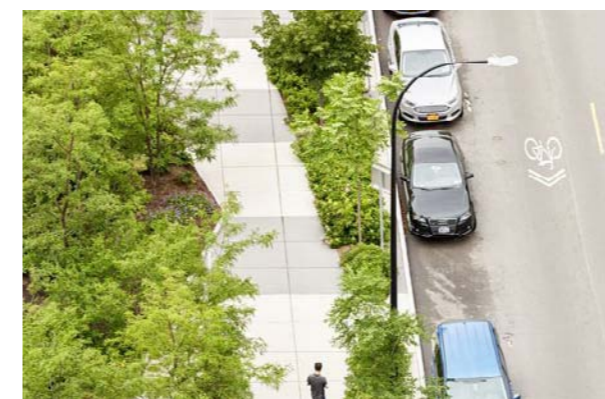
Note: Public realm improvement works outside of the application boundary are subject to separate s106/s278 agreement and approval.



Planting to stepped amphitheatre



Continuous high quality paving finish incorporating robust mixed tone block paving and stone banding



Streetscape improvements



Segregated cycleway

1.0 Landscape

1.6 Residential Podium Gardens

1.6.1 The architectural massing has been developed to facilitate the creation of expansive landscaped podium gardens above the supermarket and associated car parking. Blocks are orientated to promote sunlight within the gardens and to best mitigate potential issues of noise and pollution arising from the adjacent roads.

1.6.2 The gardens will provide significant green space within the development and provide valuable communal amenity space for all residents to enjoy, relax, play and socialise in.

1.6.3 The gardens will be accessible to all residents and without segregation between occupancy types.

1.6.4 Key components of the podium gardens include;

- A Podium Lobby plaza and garden provided as an arrival, meeting and orientation space above the principal residential access from Syon lane.
- An efficient footpath network linking the Podium Lobby directly to all residential cores and destinations within the gardens.
- Social hubs comprising seating areas and terraces located to take advantage of favourable aspect and outlook will provide places for residents to meet and socialise.
- Extensive richly layered planting in raised planters throughout the gardens, including multi-stem trees and shrub planting, will provide an attractive green environment. Plant species will be selected for seasonal year round interest and for benefits to wildlife.
- The garden located between Block D&E will be designed to promote and generate an interest in biodiversity, nature and fruit produce. Plant species selected for value to wildlife, meadow lawn areas and integrated ecological features (e.g. 'Bug Hotels') will provide opportunity for residents to engage with nature on their doorstep.
- Mounded and terraced lawns will provide a variety of open spaces for relaxation and play.
- Each homes at podium level will have an individual private terrace encouraging outdoor living. Raised planters with boundary hedge planting will provide separation and privacy from the communal garden areas. Individual private terraces will be separated with privacy screens.



Podium Garden Strategy

1.0 Landscape



Landscape Elements

1. Podium Lobby plaza and garden
2. Footpath network providing direct connections to all residential core entrances
3. Community-Nature Garden
4. Landscaped gardens
5. Socialising/ activity hubs
6. Community facility terrace
7. Lower landscaped terrace
8. Green/ Brown Roofs



Wildflower meadow to amenity lawns



Stepped grass lawn and seating

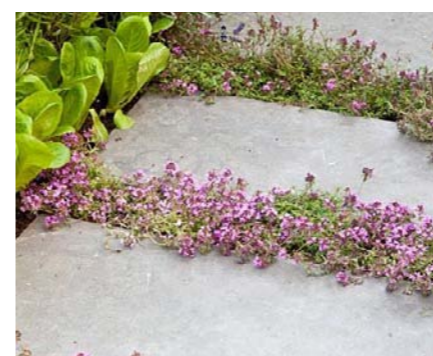
Podium Level Landscape Masterplan

Landscape Legend

	Application boundary		Wildflower meadow & native bulb planting		Grass seating steps and mounding
	Feature paving to core entrances		Focal feature		Natural play elements
	Social hub and seating		Landform lawns		
	Stepping stone with infill planting				



Grass mounding



Stepped stone with infill planting



Natural play elements



Elements of play, including table tennis

1.0 Landscape

Landscape Elements

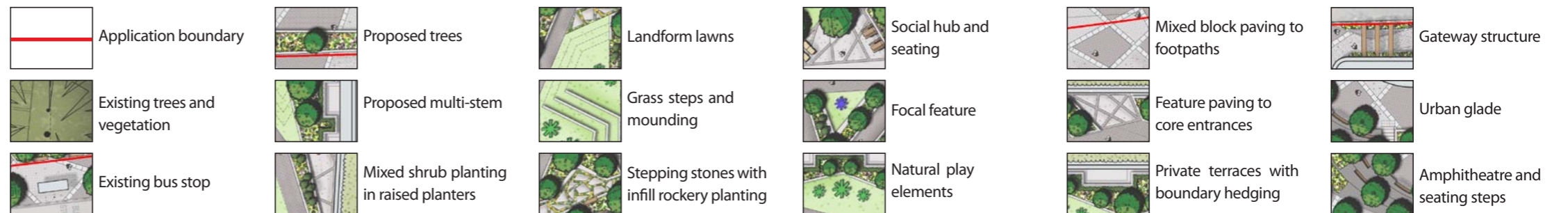
1. New gateway plaza
2. Re-planted tree avenue
3. Short stay cycle parking (116 spaces no. total)
4. Subway enhancements (TBA)
5. Amphitheatre with urban tree glade
6. Stepped access
7. New segregated cycle route
8. Gateway structure
9. New pedestrian/ cycle friendly access route
10. Service bay
11. Existing parking retained
12. Podium Lobby plaza and garden
13. Footpath network providing direct connections to all residential core entrances
14. Community-Nature Garden
15. Landscaped gardens
16. Socialising/ activity hubs
17. Community facility terrace
18. Lower landscaped terrace
19. Green/ Brown Roofs
20. Bin collection zone
21. Skip set down location

Note: Public realm improvement works outside of the application boundary are subject to separate S106/s278 agreement and approval.



All Levels Landscape Masterplan

Landscape Features



1.0 Landscape

1.7 Gateway Plaza Landscape Vignette

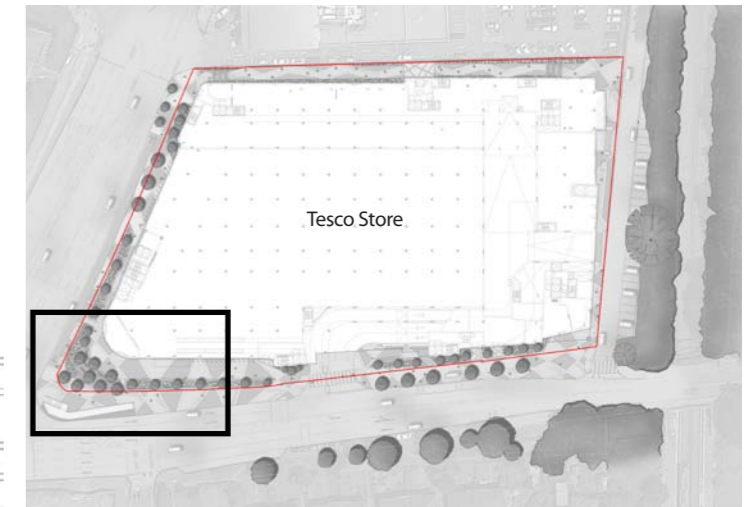
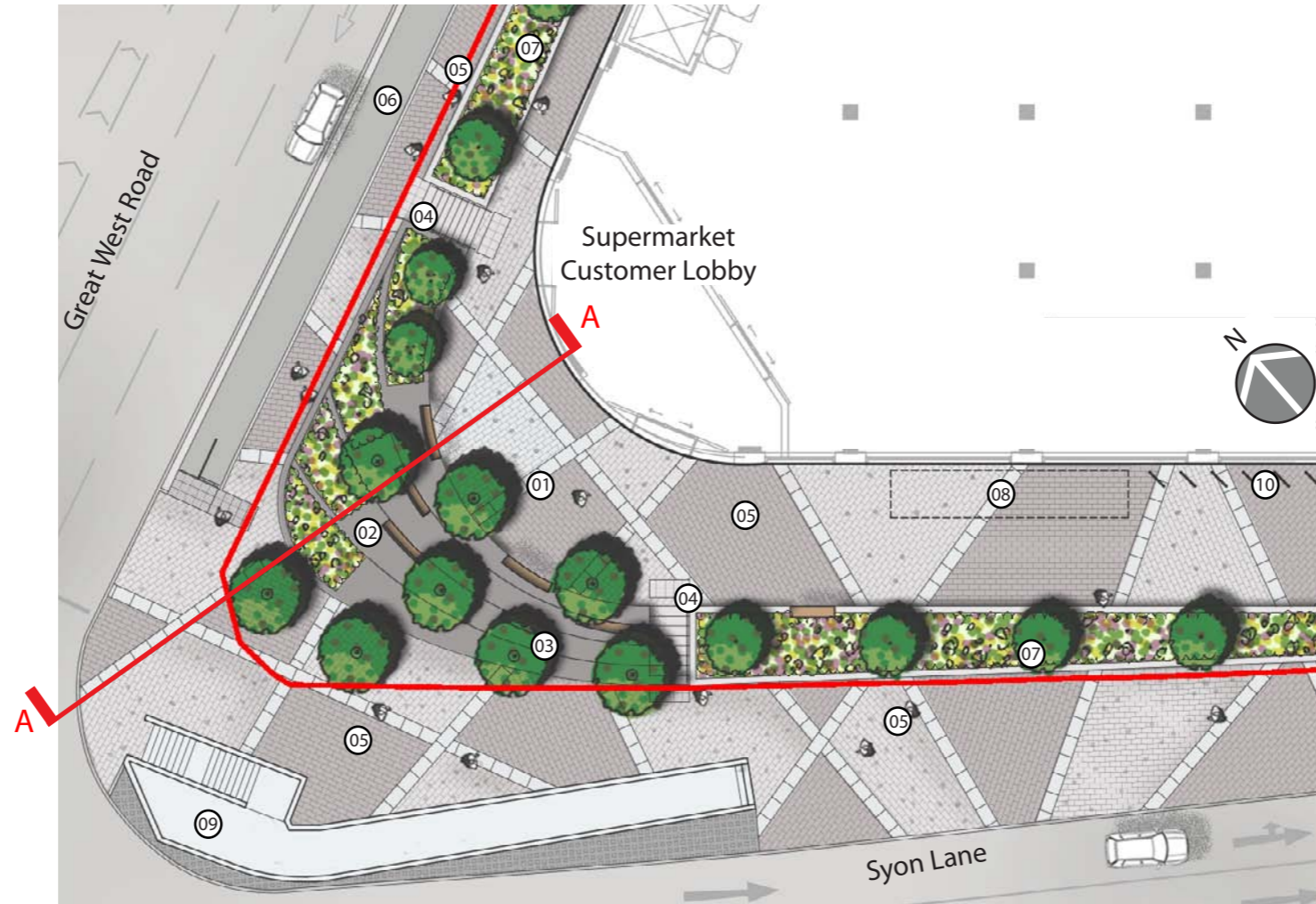
Legend



Landscape Elements

1. New gateway/ supermarket entrance plaza
2. Amphitheatre steps and seating
3. Urban tree glade
4. Stepped access
5. Continuous high quality paving finish incorporating robust mixed tone block paving and banding
6. New segregated cycleway
7. New tree and shrub planting within raised planters with integrated seating
8. Supermarket trolley store
9. Subway enhancements (TBA)
10. Short stay cycle stands (116no. spaces total)

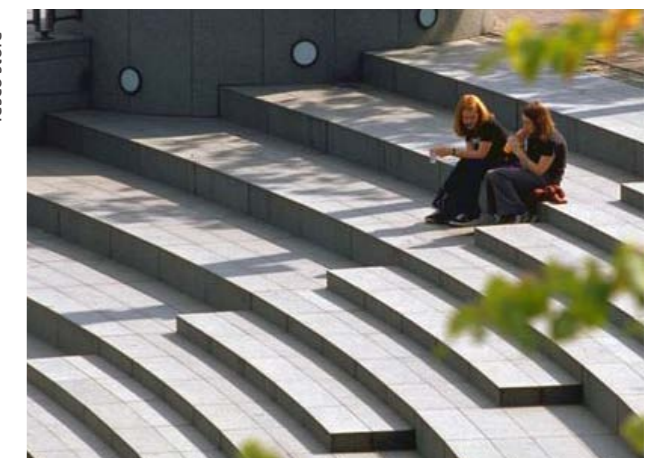
Note: Public realm improvement works outside of the application boundary are subject to separate s106/s278 agreement and approval.



Vignette location plan (NTS)



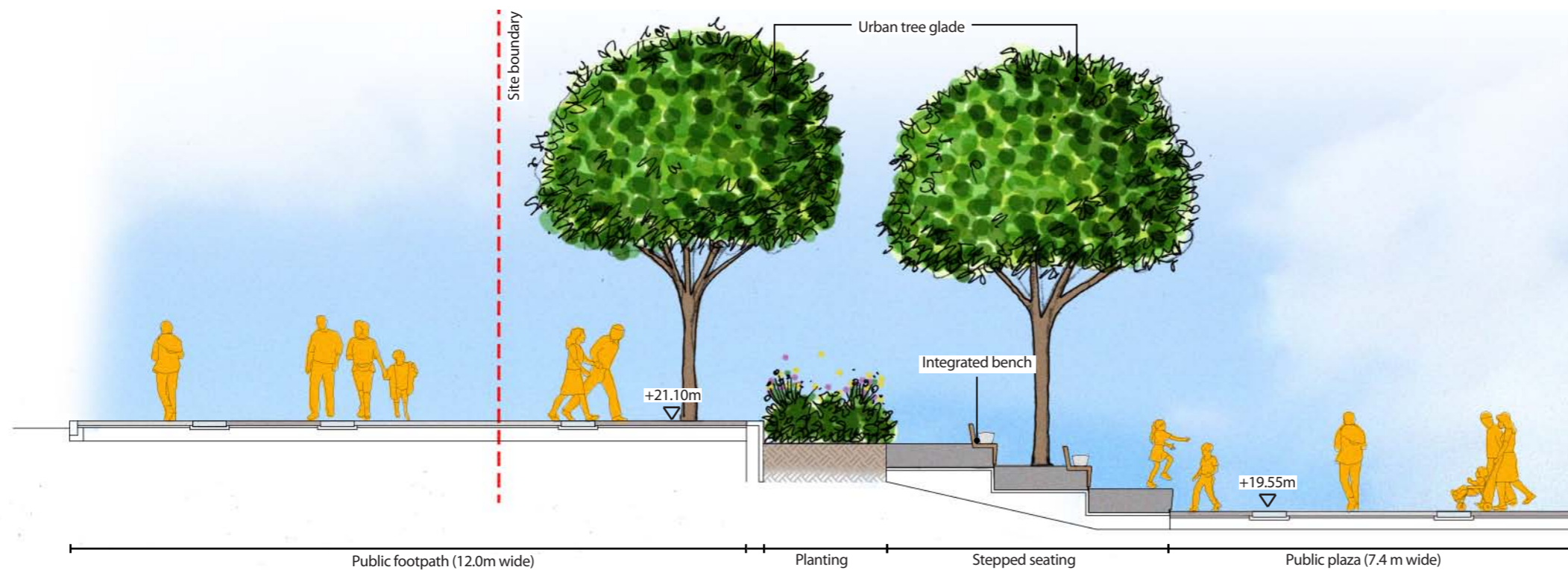
Urban tree glade



Amphitheatre seating steps



Continuous high quality robust paving finish

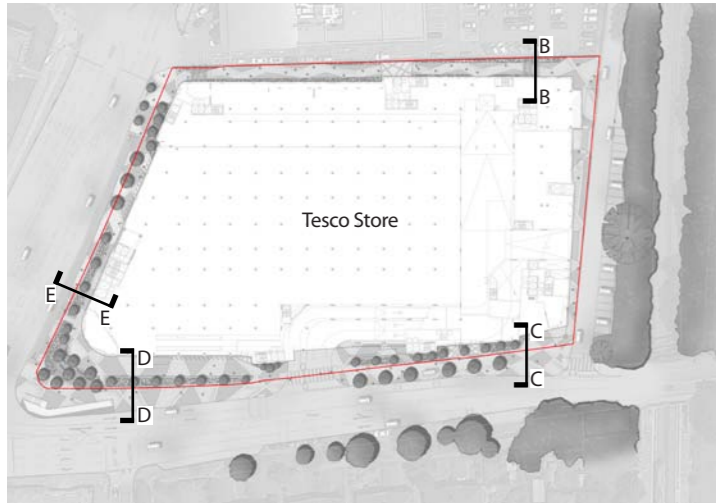


AA - Amphitheatre with urban tree glade



CGI of the Supermarket Entrance

1.0 Landscape



Sectional elevation location plan (NTS)



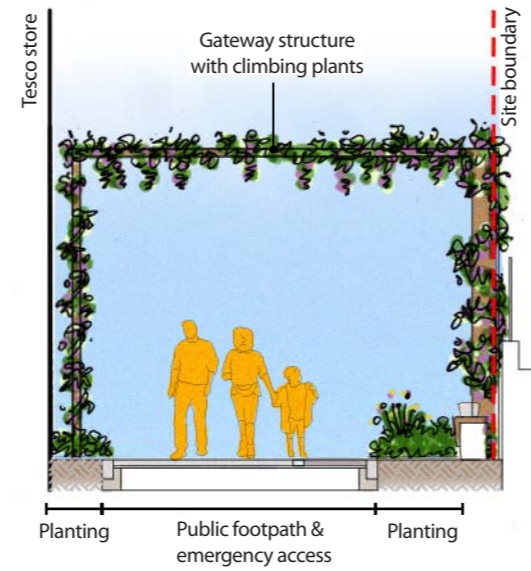
Gateway structures to Syon Gate Lane



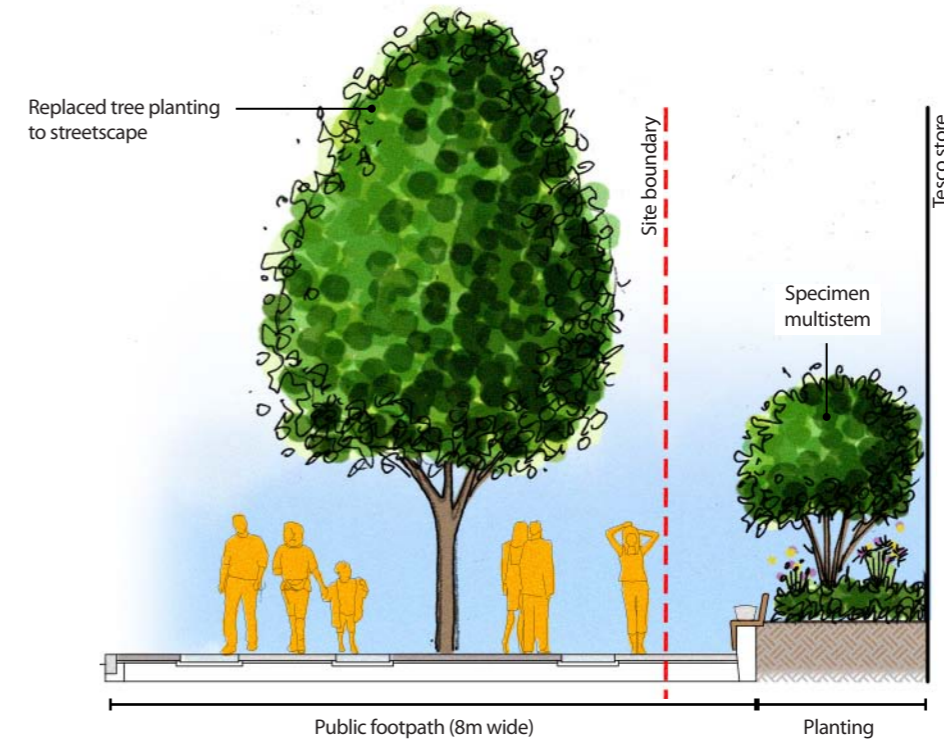
Avenue trees



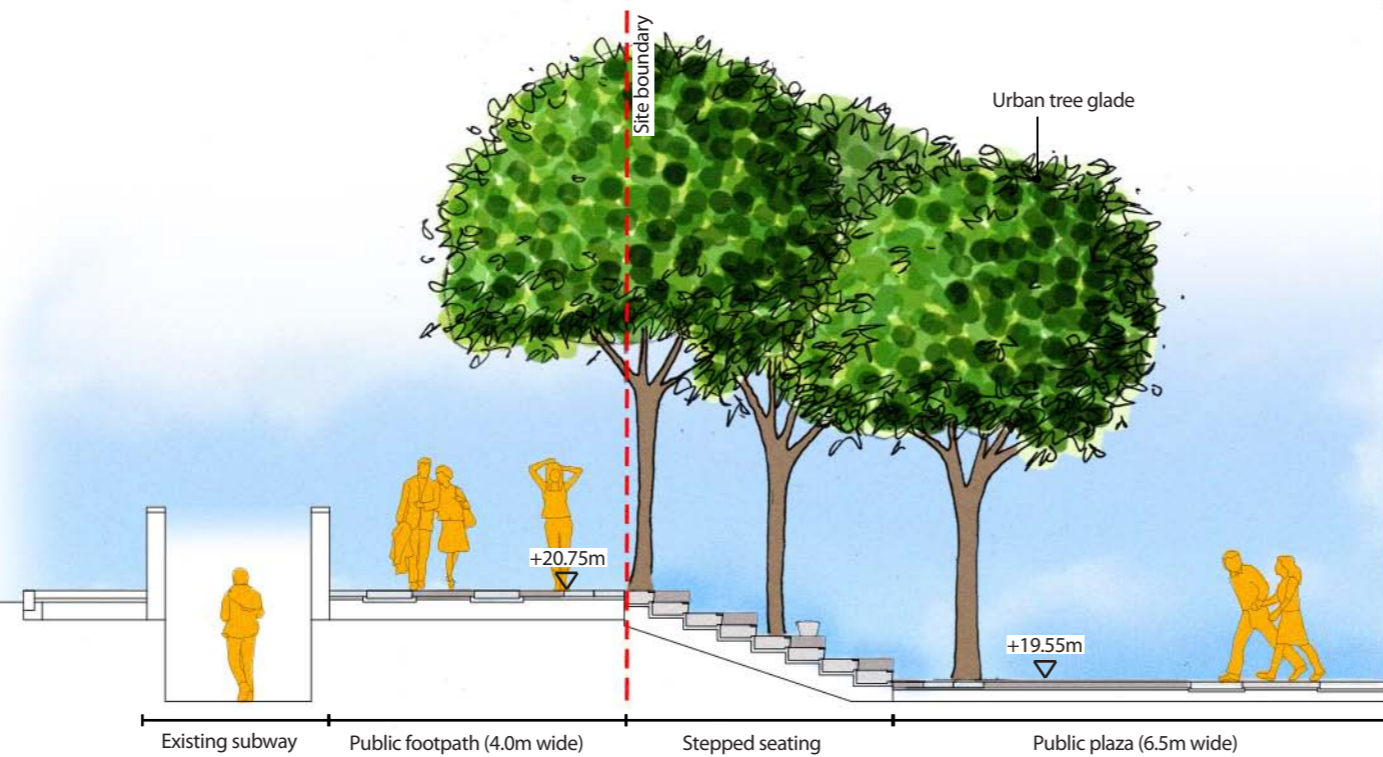
Seating integrated with planters and amphitheatre steps



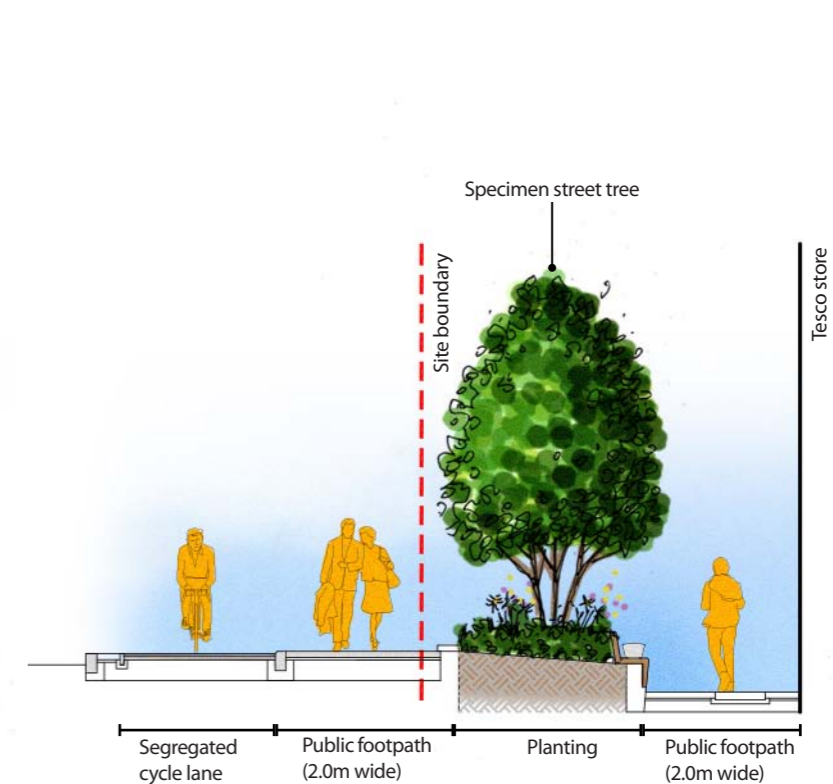
BB - Syon Gate Lane (clean air route)



CC - Syon Lane pedestrian path



DD - Public gateway plaza and footpath



EE - Cycle and pedestrian accessible routes

1.8 Public Realm Sectional Elevations

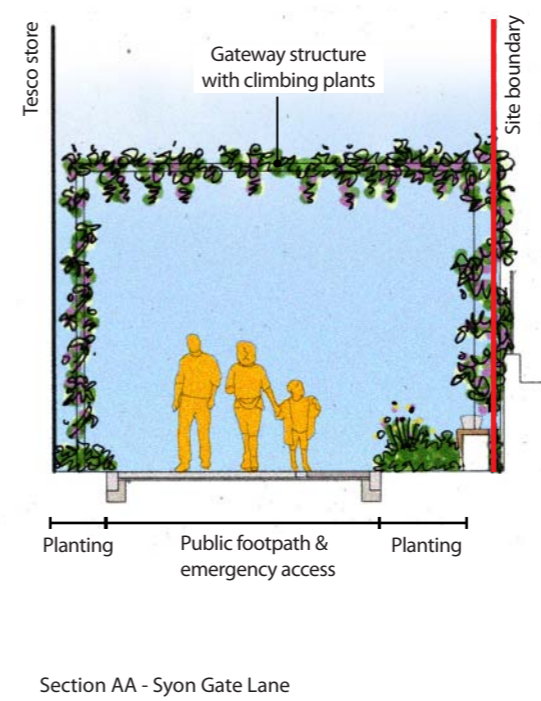
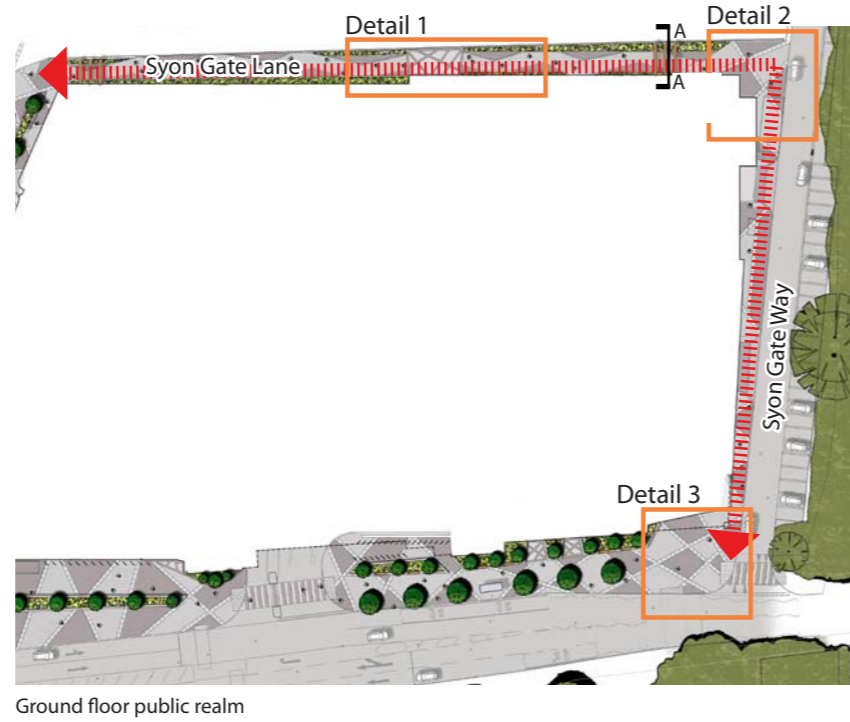


CGI of the Super Lobby

1.0 Landscape

1.9 The Clean Air Route

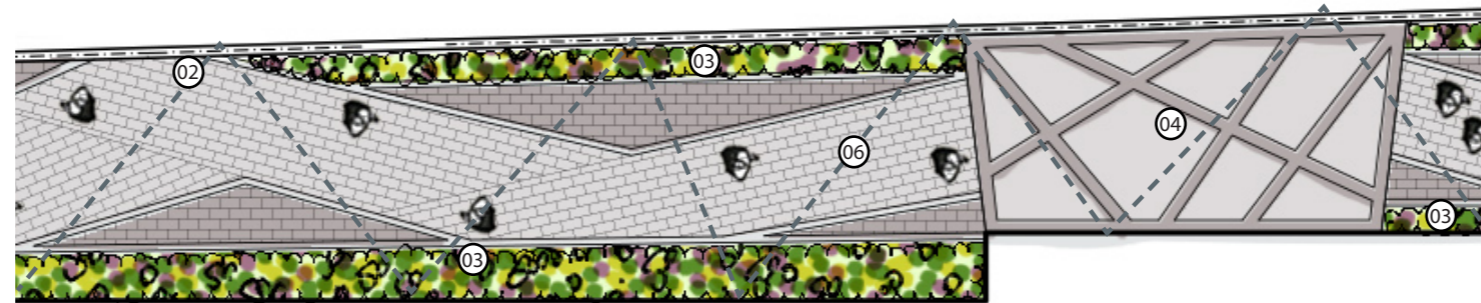
- 1.9.1 The GWCP aims to establish clean air routes parallel to the Great West Road to promote cycling and walking between stations, quarters and open spaces away from the noise and pollution of the road corridor.
- 1.9.2 The proposed design contributes to the creation of new clean air routes through the enhancement of Syon Gate Way and the creation of a new pedestrian route along the eastern boundary, known as Syon Gate Lane.
- 1.9.3 The nature of these spaces will be mainly pedestrian, will include cycle routes and will aim to create an attractive and safe environment for people to walk to and from the station as well as for residents to access their homes. The landscape proposals will create a pedestrian friendly environment with improved finishes to footways, high quality greenery and catenary lighting.
- 1.9.4 The new route along Syon Gate Lane will be designed so that it can integrate further extension should the adjacent site be redeveloped.



Gateway structure



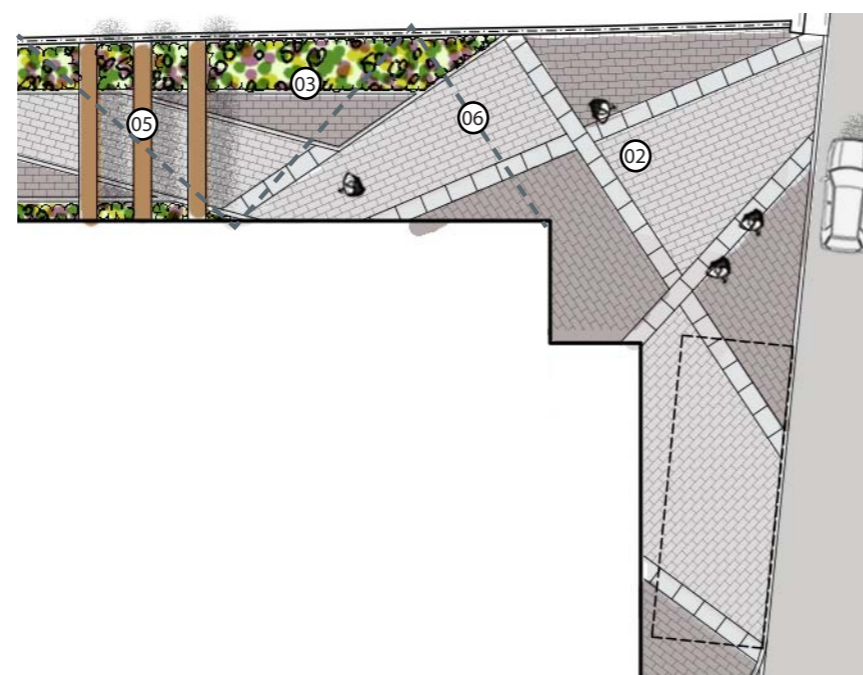
Feature paving



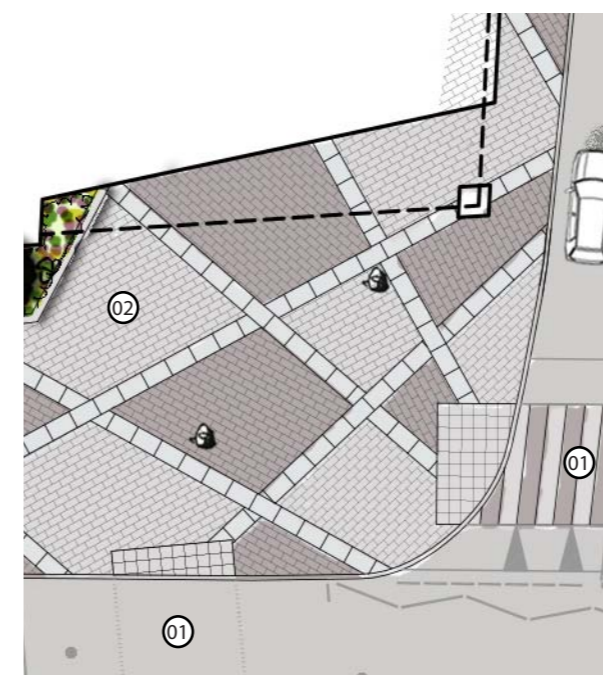
Clean Air Route - Detail 1



Raised planters with mixed planting



Clean Air Route - Detail 2



Clean Air Route - Detail 3



Catenary lighting

- Detail Legend
- 1. Formal/ informal road crossing
 - 2. Continuous high quality robust paving finish
 - 3. Raised planters with mixed planting
 - 4. Feature paving to mark entrances
 - 5. Gate way structure
 - 6. Catenary lighting



Illustrative CGI of the Clean Air Route

1.0 Landscape

1.10 Podium Vignette 01: Podium Lobby Plaza & Garden

Landscape Elements

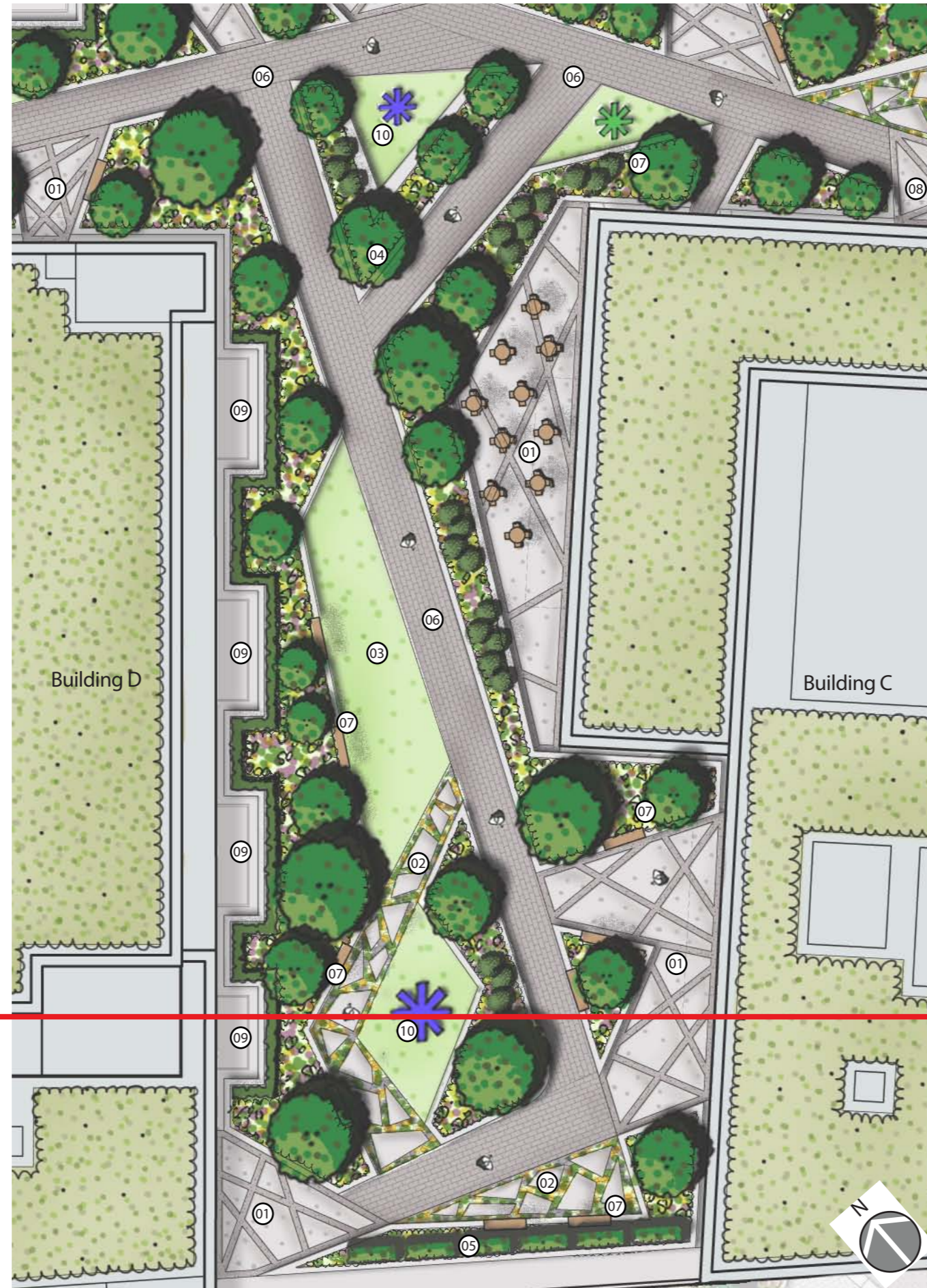
1. Feature paving to core entrances & terraces
2. Stepping stones with infill rockery planting
3. Feature lawn for resting and informal play
4. Specimen tree on axial-line
5. Pleached tree 'living screen' to Syon Lane
6. Primary footpath (2m wide min.)
7. Integrated seating
8. Location of bin store access lift
9. Private terraces with perimeter hedging
10. Focal feature / sculpture



Stepping stones with infill planting



Focal sculpture



Vignette location plan (NTS)



Seating with backrest and handrails



Skimmia 'Kew Green'



Agapanthus africanus

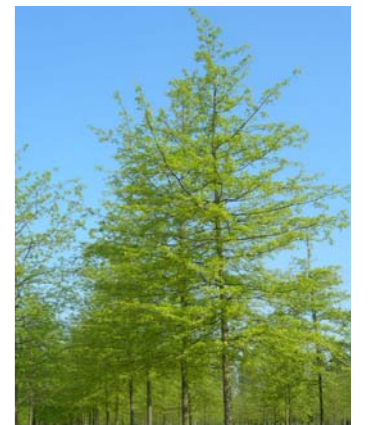


Euphorbia amygdaloides var. robbiae

Section A (pg.25)



Tree & multi-stem tree planting





Illustrative CGI of the Residence Lobby

1.0 Landscape



Vignette location plan (NTS)

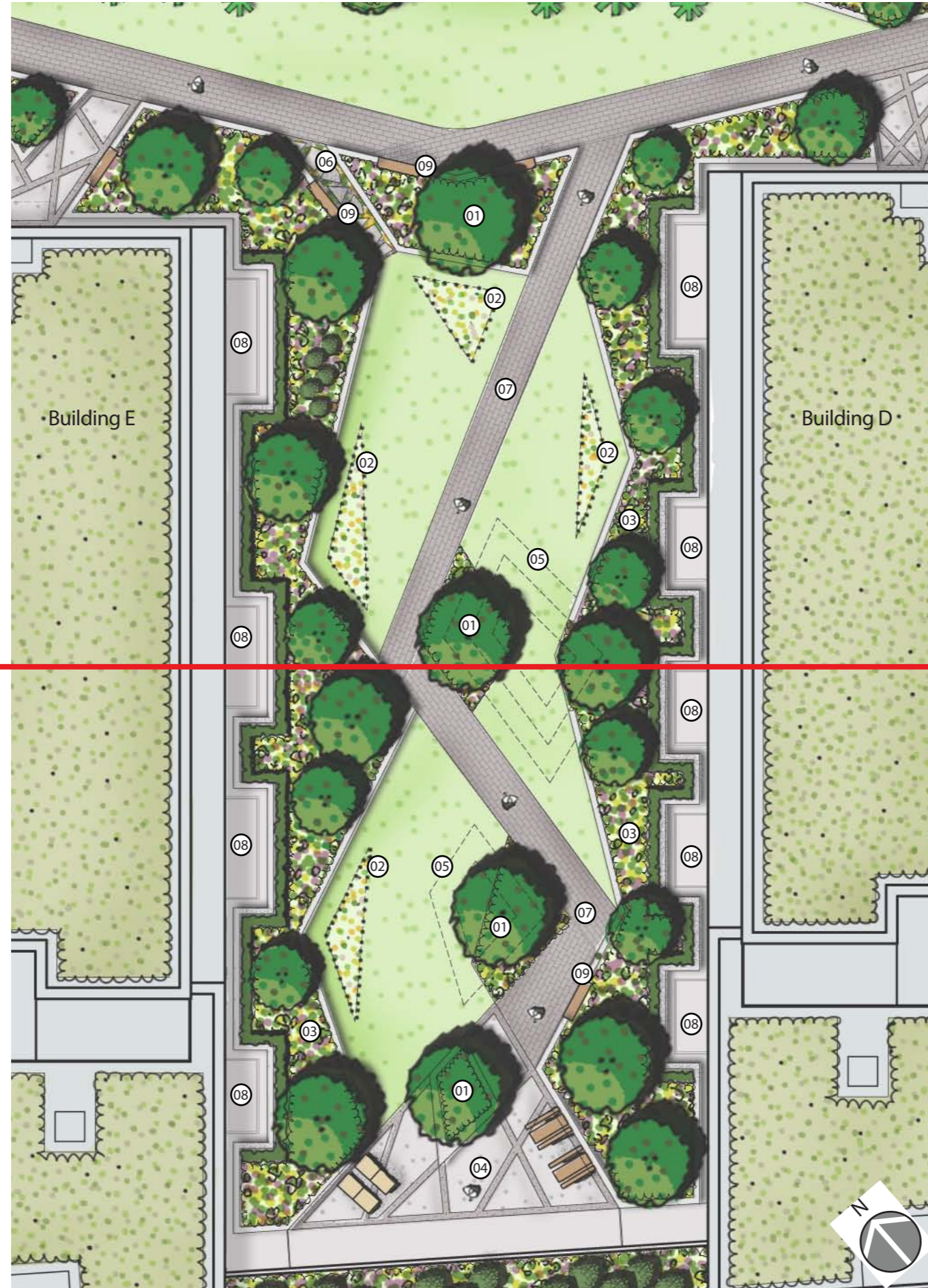


Wildflower meadow



Natural play elements

Section B (pg.25)



1.11 Podium Vignette 02: Community-Nature Garden

Landscape Elements

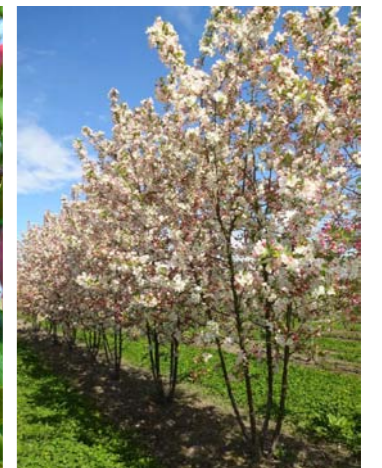
1. Selected specimen 'Orchard' Trees and wildlife friendly species
2. Wildflower meadow lawn
3. Raised planters with potential for conversion to resident's produce garden (subject to demand)
4. Social hub terrace and seating area
5. Mounded/ sculptural lawn
6. Stepping stones with infill rockery planting
7. Secondary footpath (1.2m wide min.)
8. Private terraces with perimeter hedging
9. Integrated seating



Opportunity for produce gardens



Orchard trees





Illustrative CGI of the Podium Landscape

1.0 Landscape

1.12 Podium Vignette 03: The Park

Landscape Elements

1. Natural play elements
2. Grass amphitheatre with informal seating steps
3. Mounded/ sculptured lawns
4. Social hub terrace and seating area
5. Feature paving to core entrances / terraces
6. Table-tennis tables
7. Stepping stones with infill rockery planting
8. Primary footpath (2m wide min.)
9. Tree planting to grass mounds
10. Private terraces with perimeter hedging
11. Wind screens with dense vegetation

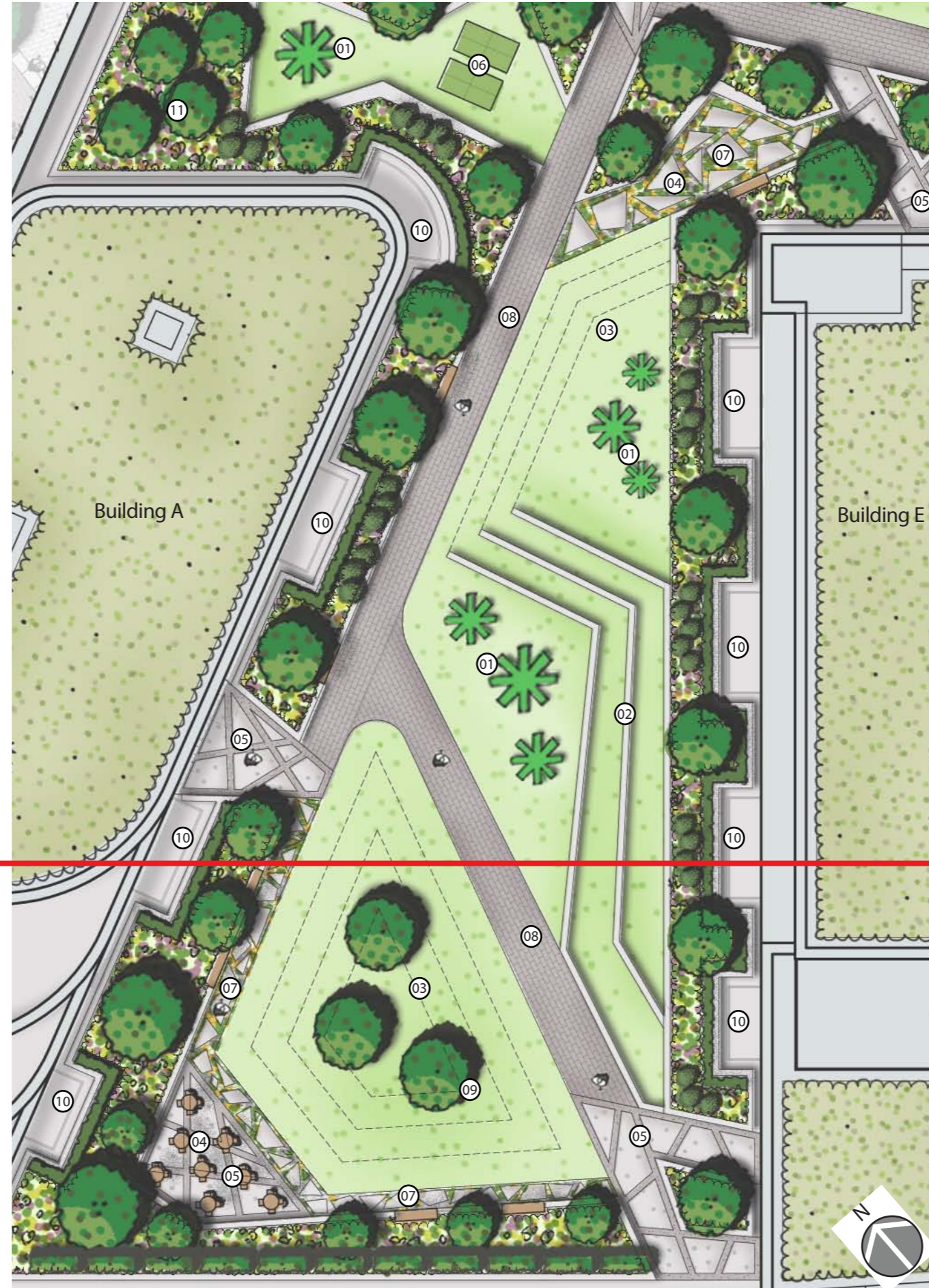


Tree & multi-stem tree planting



Grass mounding for informal play

Outdoor play elements



Vignette location plan (NTS)

Section C (pg.25)

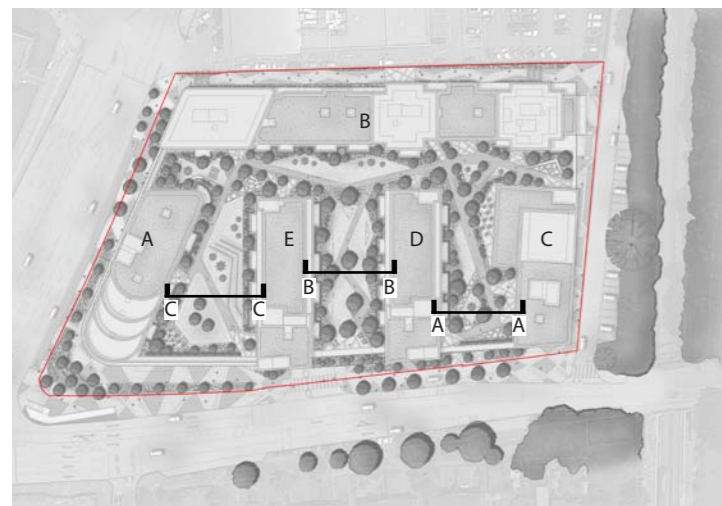


Alfresco dining opportunities



Stepped grass seating

1.13 Podium Level Sectional Elevations



Sectional elevation location plan (NTS)



Integrated seating and soft landscaping to podium garden

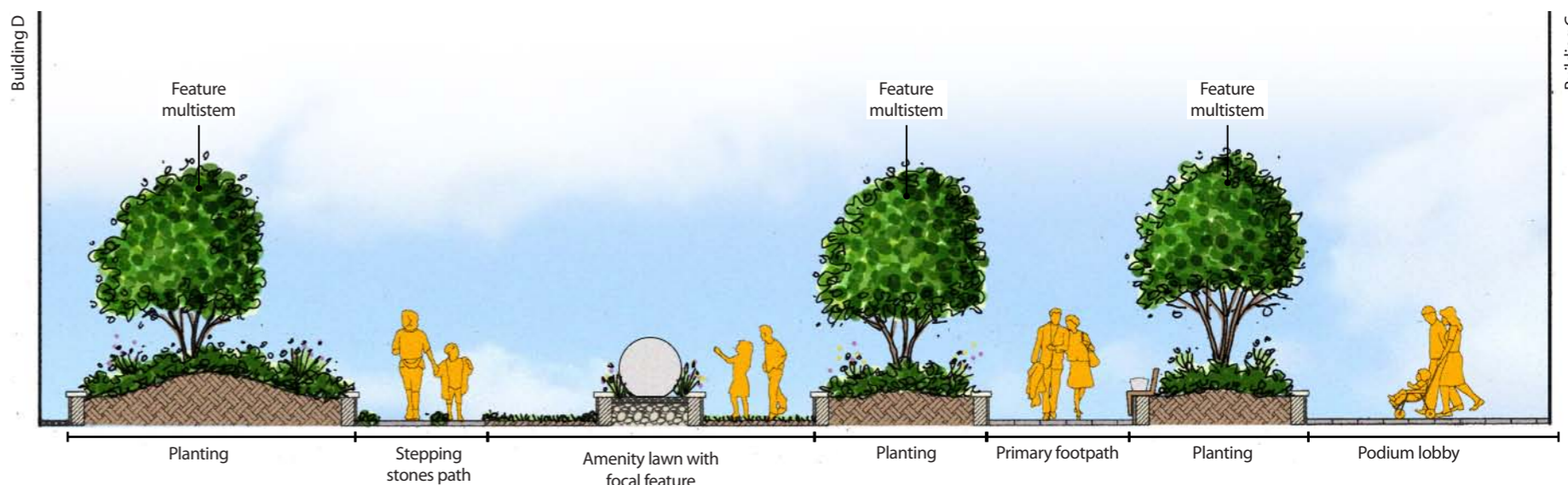


Orchard trees and wildflower lawns

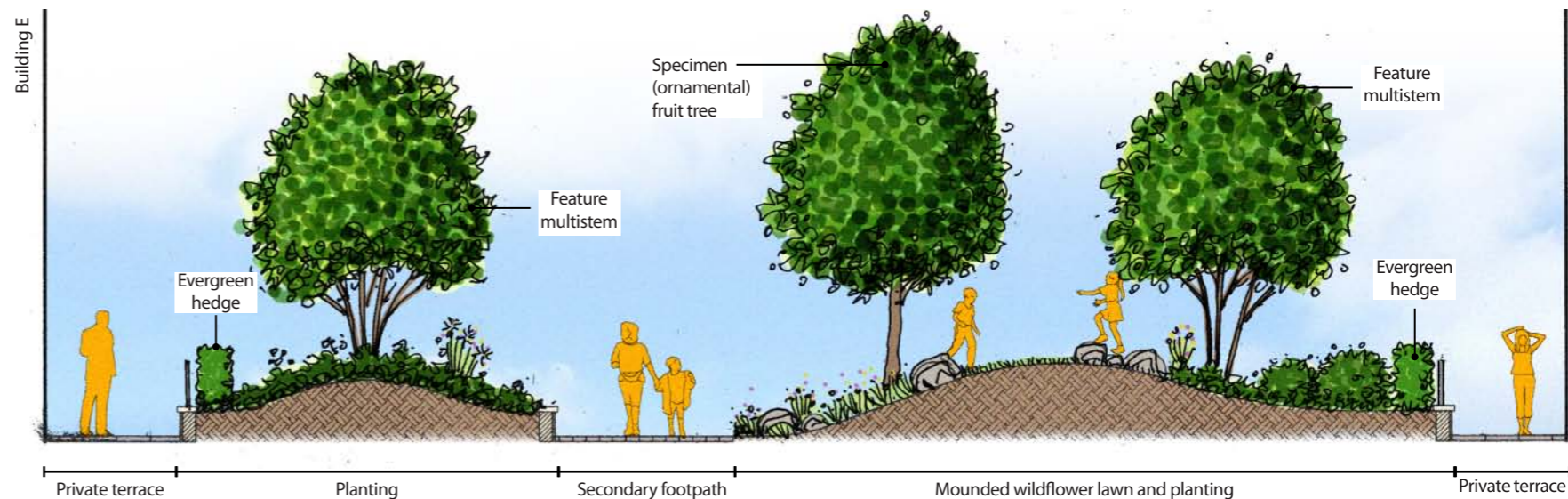


Nature inspired play

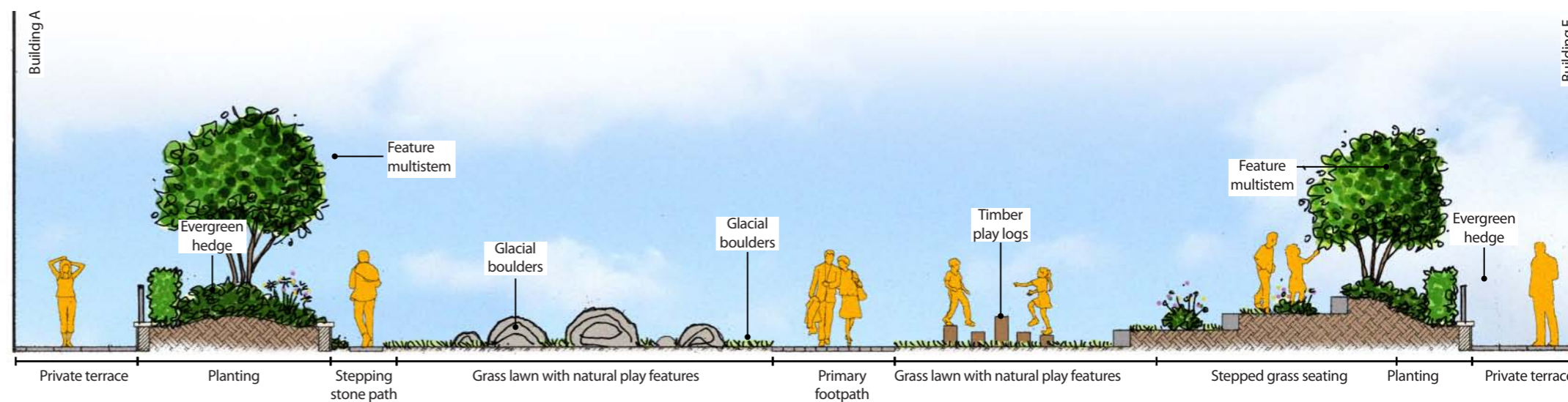
A. Podium Lobby



B. Community and Nature Garden



C. The Park



1.0 Landscape

1.14 Landscape Open Space Strategy

1.14.1 The landscape proposals recognise the importance of providing adequate and high quality, accessible open space for residents, super market customers and other users of the Site. The proposed developments at Syon Gardens and neighbouring development at the Osterley Site will collectively provide a significant contribution to public and communal amenity space within the Borough. As well as on site open space provision the Site benefits from having a number of open spaces and parks in close proximity, including Syon Park (5minute walk), Boston Manor Park (10 minute walk) and Osterley Park (10-15 minute walk).

1.14.2 As illustrated on the adjacent figure the open spaces proposed within the Site can be categorised as follows;

Public Realm (Ground Floor)

1.14.3 Comprising mainly adjacent streetscapes within the Site, these spaces will be accessible to all. Generous width footways paved in robust materials will facilitate access and movement. Seating allows opportunities for pause, rest, and socialising. Tree and shrub planting will provides urban greening and cooling.

Communal Residential Amenity Space (Podium)

1.14.4 Comprising thematically landscaped, communal gardens, these spaces will be accessible to all residents and include lawns, trees and shrub planting selected for year round seasonal interest and value to wildlife. Communal seating and terrace areas will provide opportunity for socialising and al-fresco dining. The podium gardens will integrate the measured play provision as well as providing opportunities for relaxation and informal recreation.


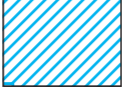

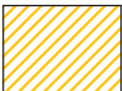
1.14.5 The area of communal external space provision equates to 53% of the LBH benchmark standard set out in Hounslow Local Plan (2015) Policy SC5 - Ensuring Suitable and External Space. LBH Policy 5 is a borough wide benchmark standard conceived to address a wide variety of residential developments and locations across the borough. The constraints of the 1.4ha Site, location near to Brentford Town Centre and nature of the proposals for a supermarket and flatted development are important considerations with regard to the application of this benchmark standard.

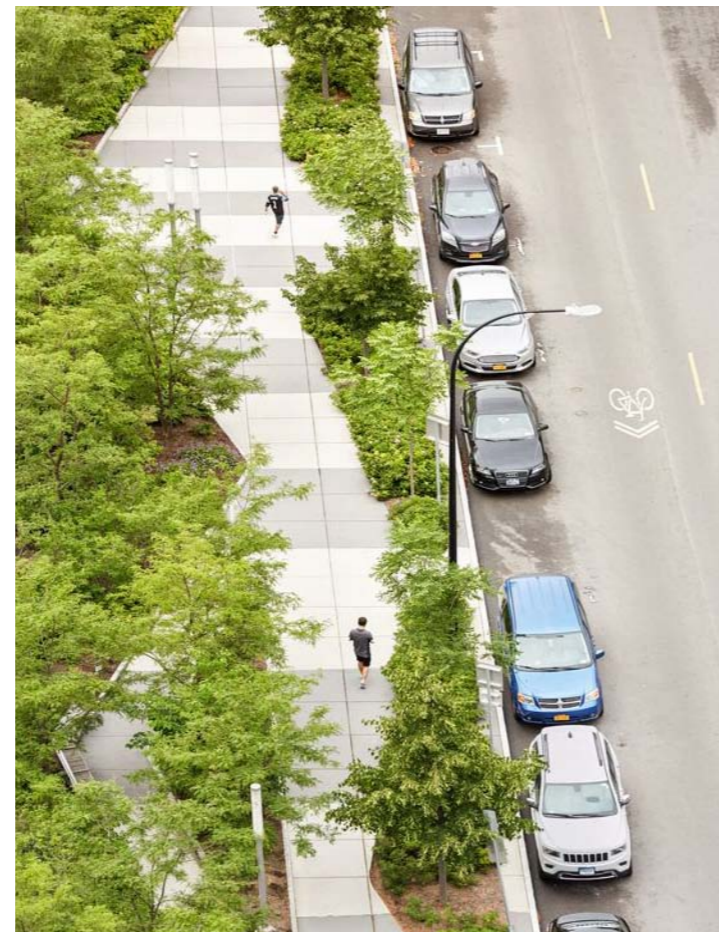
1.14.6 The expansive, centrally located podium gardens will provide residents with direct access to high quality, multi-functional, communal green space. The richly layered, landscaped setting will provide residents with a wide variety of opportunities for recreation, relaxation, socialising and play within the safe environs of the podium gardens.

Private Residential Amenity Space (Podium)

1.14.7 Comprising private gardens to homes at podium level, access will be restricted to individual residents. Boundaries are to be clearly defined with raised planter walls with hedge planting to provide privacy. Additional planting within the communal gardens will provide additional privacy and separation.

Legend

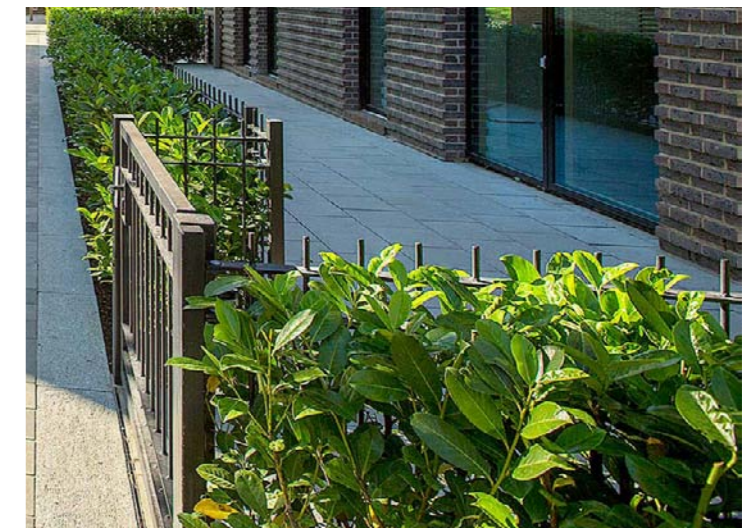
-  Application boundary
-  Public accessible streetscape (Area = 2,716 sqm)
-  Communal residential amenity space (including play space) (Area = 4,928 sqm)
-  Private amenity space (Area = 226 sqm)



Public accessible streetscape



Communal residential amenity space



Private amenity space

1.0 Landscape

Legend

Application boundary

<5yrs
Required: 1,096 sqm
Proposed: 1,096 sqm

5-11yrs
Required: 800 sqm
Proposed: 800 sqm

Provision for unsupervised play

Total
Required play space (all ages): 2,370 sqm.
Required play space (excluding 12+ yrs): 1,896 sqm.
Total on-site play space provision: 1,896 sqm.



1.15 Play Strategy

- 1.15.1 The play strategy for Syon Gardens integrates play within the overall open space/ amenity strategy, recognising that play takes place in a variety of settings and may or may not involve proprietary equipment. Integration of natural landscape elements, landform, seating opportunities and artistic elements throughout the podium will provide a flexible, playable landscape to meet the needs of different ages and can be shared by all generations throughout the day.
- 1.15.2 Opportunities for play are provided within the whole environment that a child occupies and include natural elements and elements of risk and challenge, which are appropriate to the needs of different age groups, while balancing safety and maintenance needs. The surrounding residential uses will ensure positive, passive surveillance of the podium gardens, providing for a safe play environment. Integrated seating will allow parents to supervise their children, while the areas indicated on the plan have been designed to allow older children to play unsupervised.
- 1.15.3 The proposed development incorporates 1,096 sqm of play space for the <5 years age category and 800 sqm for ages 5-11 years which meets the GLA SPG standards for these age categories. Integrated with the landscaped podium gardens pockets of high-quality space will encourage opportunities for outdoor play, this will include a mix of natural play features, land form and open lawns.
- 1.15.4 It is considered that children in the 12+ years category will have access to existing play space within the four principal open spaces identified on the below figure and located within 800m of the site. Additionally a number of local play and sports facilities such as Osterley Sports and Athletic Centre, the Old Isleworth Sports Club, Hawthorn Road Park and Brent Lea Recreation Ground are close to the site.

Play space figures as GLA 'Shaping Neighbourhoods: Play and Informal Recreation' SPG (2012)' provision of 10 sqm per child and the estimated Child Population Yield of the Development using the GLA Population Yield Calculator (Version 3.2) and a PTAL rating of 0-2.

Play opportunities for ages under 5yrs



Natural play elements



Mounded play lawns

Play opportunities for ages 5-11yrs



Outdoor table tennis



Informal play and social activities

Potential locations for 12+ play space

1. Hawthorn Park
2. Syon Park
3. Brent Lea Recreation Ground
4. Boston Manor Park



1.0 Landscape

1.16 Planting Strategy

1.16.1 Soft landscape proposals for Syon Gardens include for the planting of 159no. trees and specimen multi-stems at ground-floor and podium level.

1.16.2 The tree planting strategy is divided into the following categories ensuring the tree species and form suits the landscape typology:

- Streetscape
- Building frontages
- Podium Garden

1.16.3 The street trees selected have raised and/or narrow canopies creating favourable tree-lined avenues without obstructing views for pedestrians and vehicle users. The Stone Pine has an elevated-spreading crown making it an ideal species to create an urban tree glade, providing natural shelter for the whole year.

1.16.4 For building frontages, small to medium multistems and specimen shrubs have been selected for their seasonal interest and umbrella form. The high canopies enable a mixed groundcover planting palette creating a dynamic layered effect.

1.16.5 The Podium Garden has been sub-divided into:

- Trees
- Large multistems
- Small and medium multistems and specimen shrubs
- Ornamental and Orchard trees.

1.16.6 All trees and multistems in the podium garden are planted in raised planters ensuring sufficient soil depths to provide optimum growing conditions.

1.16.7 Large tree species have been selected to provide instant impact and help soften the surrounding hard landscape. The trees are located at nodal points to create clear and dynamic axial lines through the garden.

1.16.8 Pleached trees will provide a natural green screens from Syon Lane, helping to mitigate potential noise and visual pollution issues.

1.16.9 A variety of multistems and specimen shrubs have been selected and located in response to size, form and seasonal interest. All multistems will have a 2-metre raised canopy ensuring un-obstructive views below the canopies.

1.16.10 A selection of ornamental and productive orchard trees have been proposed for the podium Community-Nature Garden. The productive fruit trees will encourage community engagement and healthy eating. While, the flowering season of the ornamental fruit trees will create a unique floral landscape and provide a food source for pollinators.

Trees



● London Plane
Platanus acerifolia



● Stone Pine
Pinus pinea



● Norway Maple
Acer platanoides 'Columnare'



● Hornbeam 'Fastigiata'
Carpinus betulus 'Fastigiata'



● Pin Oak
Quercus palustris



● Hornbeam (pleached)
Carpinus betulus

Multistems and specimen shrubs



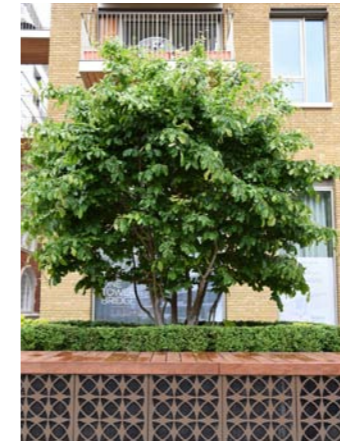
● Euonymus alatus
Winged Spindle



● Magnolia 'Susan'
Magnolia 'Susan'



● Crataegus prunifolia
Broad-leaved cockspur thorn



● Persian Ironwood
Parottia persica



● Himalayan Birch
Betula jacquemontii



● Chinese Dogwood
Cornus kousa var chinensis

Ornamental trees



● Callery Pear 'Chanticleer'
Pyrus calleryana 'Chanticleer'



● Double Gean
Prunus avium 'Plena'



● Crab Apple 'Evereste'
Malus 'Evereste'

Orchard trees



● Pear
Pyrus communis (Cultivar)



● Apple
Malus domestica (Cultivar)



● Plum
Prunus domestica (Cultivar)

1.0 Landscape

1.17 Tree Planting Plan



●	Street trees	Size
	Acer platanoides 'Columnare'	30-35cm girth
	Betula jacquemontii (multi-stem umbrella)	5.0-6.0m tall
	Carpinus betulus 'Fastigiata'	35-40cm girth
	Platanus acerifolia (pollarded)	30-35cm girth
	Pinus pinea	30-35cm girth
●	Building frontages	Size
	Euonymus alatus (multi-stem umbrella)	2.0-2.5m tall
	Magnolia 'Susan' (multi-stem)	2.25-2.5m tall
	Amelanchier lamarckii (multi-stem umbrella)	3.5-4.0m tall
	Malus 'Evereste' (multi-stem umbrella)	4.0-4.5m tall
	Podium garden	
●	Trees	Size
	Betula jacquemontii	20- 25cm girth
—	Carpinus betulus (pleached)	20-25cm girth
	Platanus acerifolia (pollarded)	30-35cm girth
	Quercus palustris	30-35cm girth
●	Multistems (medium / large)	Size
	Amelanchier lamarckii (multi-stem umbrella)	3.5-4.0m tall
	Cornus kousa var 'Chinensis' (multi-stem)	3.0-3.5m tall
	Cornus mas (multi-stem)	3.5-4.0m tall
	Crataegus prunifolia (multi-stem umbrella)	3.5-4.0m tall
	Parrotia persica (multi-stem umbrella)	3.5-4.0m tall
	Pinus sylvestris (multi-stem)	3.5-4.0m tall
●	Multistems (small) / Specimens	Size
	Acer palmatum (multi-stem)	2.0-2.5m tall
	Euonymus alatus (multi-stem umbrella)	1.25-1.5m tall
	Magnolia stellata (bush)	1.75-2.0m tall
	Magnolia 'Susan' (multi-stem)	2.5-3.0m tall
	Photinia 'Red Robin' (multi-stem umbrella)	2.5-3.0m tall
●	(Ornamental) Fruit trees	Size
	Malus domestica (Cultivar)	20-25cm girth
	Malus 'Evereste' (multi-stem umbrella)	4.0-4.5m tall
	Prunus avium 'Plena'	30-35cm girth
	Prunus domestica (Cultivar)	20-25cm girth
	Pyrus calleryana 'Chanticleer'	30-35cm girth
	Pyrus communis (Cultivar)	20-25cm girth

Tree strategy plan

Legend



Note: Public realm tree planting works outside of the application boundary are subject to separate s106/s278 agreement and approval.

Groundcover shrubs and perennials



Pachysandra terminalis 'Green Carpet'



Liriope muscari



Skimmia 'Kew Green'



Rosa 'Kent'



Agapanthus africanus



Hydrangea 'Limelight'



Geranium 'Dreamland'



Euphorbia amygdaloides var. robbiae

1.0 Landscape

1.18 Biodiversity

1.18.1 St Edward Homes Limited are committed to applying an approach which ensures that all new developments achieve a net biodiversity gain. This is part of a strategic plan for the business called 'Our Vision'. This commitment is captured in the 'Nine Concepts Guide - Making Space for Beauty and Nature'.

1.18.2 In response to this commitment, opportunities to enhance the biodiversity of the Site have been an important consideration when shaping the landscape proposals for Syon Gardens.

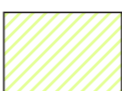
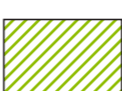
1.18.3 The landscape proposals include the following elements for the promotion of biodiversity:

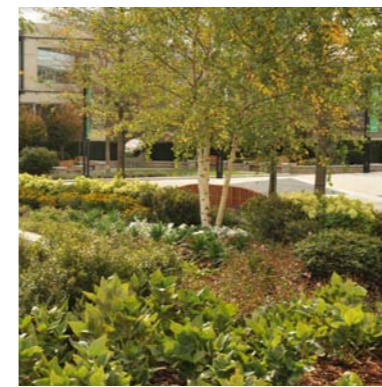
- New tree and shrub planting including native species and/ or species of wildlife value.
- Native hedge planting to private residential garden boundaries.
- Wild flower meadow planting to podium nature garden.
- Species rich amenity grass to podium lawns
- Bird & bat nesting boxes to buildings
- Invertebrate 'Bug Hotels'

1.18.4 The supporting ecology & biodiversity report demonstrates how the Proposed Development achieves the objective of creating a net gain in biodiversity

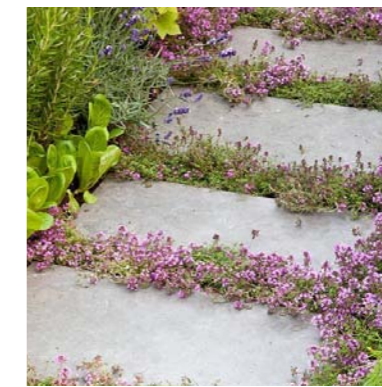


Legend

	Site boundary		Wildflower meadow
	Trees and multistems		Rockery / Alpine planting
	Native hedging		Species-rich amenity lawn
	Shrub and perennial planting To include wildlife friendly species		Green / brown roof



Ornamental shrub and perennial planting, including wildlife friendly species.



Stepping stone pathway infilled with rockery / alpine plant species, including; Sedum and Thyme.

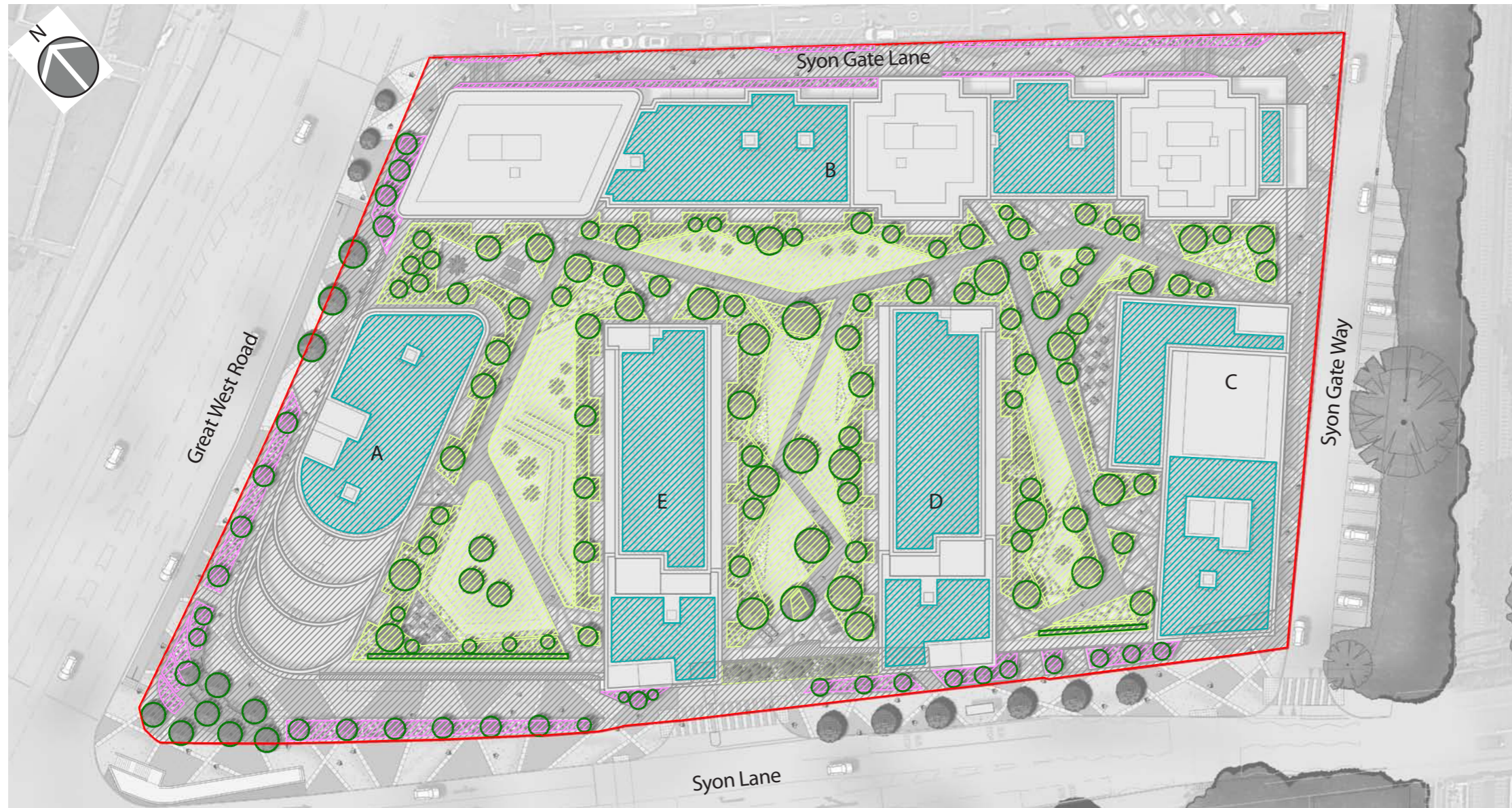


Wildflower meadow encouraging a variety of insects and pollinators.



The Berkeley Group - Nine Concepts

1.0 Landscape



1.19 Urban Greening Factor

1.19.1 GLA Policy G5 Urban Greening states;

'Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.'

1.19.2 The UGF for the Proposed Development has been assessed based on an understanding of the guidance set out in the supporting document Urban Greening Factor for London, The Ecology Consultancy, 2017.

1.19.3 The figure and schedule provided indicate a UGF estimated score of 0.4 which meets the Mayor's recommended target UGF score for predominately residential developments.

1.19.4 Overall the proposed development will provide a significant increase in urban greening, compared to the existing Site, delivering benefits for climate change issues, urban cooling and biodiversity as well as creating a high quality, green environment for all residents and uses.

Urban Greening Factor Estimate

	Surface cover type	Area (sqm)	Factor	Area x Factor
	Site boundary	14,489	-	-
	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume to at least two thirds of the projected canopy area of the mature tree.	1200	0.8	960
	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm.	3,251	0.8	2,601
	Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket).	2,767	0.7	1,937
	Flower-rich perennial planting	525	0.7	368
	Sealed surface (e.g. concrete, asphalt, waterproofing, stone)	4,910	0.0	0.0
			Total	5,866
			UGF	0.40



Biodiverse roof



Soft landscape to podium garden

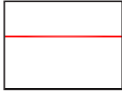

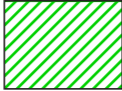



1.0 Landscape

1.20 Surface Materials Plan

- 1.20.1 A unique paving arrangement has been proposed for Syon Gardens. This is to provide visual cohesion, legibility and interest on a Site where efficient movement patterns and accessibility are key.
- 1.20.2 In the public realm, the paving consists of two contrasting mixes of a robust grey block paving; a light mix and a dark mix. The paving has been arranged to coincide with bandings, angled to create variety of guiding geometric shapes.
- 1.20.3 To Syon Gate Lane, the contrasting shades of block paving have been arranged to create an irregular 'zig-zag' path alignment. The path encourages pedestrians to follow the angular arrangement while also providing sufficient width for emergency service vehicle access.
- 1.20.4 To Syon Gateway, the arrangement of the required loading bay has been incorporated into the geometric pattern with the addition of a low height kerb to provide definition between pedestrian and vehicular priority areas.
- 1.20.5 To ensure continuity with the ground-floor, a similar material and colour palette has been proposed for the podium garden. This includes the light shade mix of block paving and a unique arrangement of pavers to define core entrances and terraces.
- 1.20.6 The primary route on the podium garden consists of a 2-metre wide (minimum) path constructed using the light-grey shade of block paving. The continuity will ensure a clear and legible route through the garden.
- 1.20.7 The podium garden includes a series of stepping stone to paths and seating areas. The stepping stones will be formed of natural stone with the gaps infilled with rockery / alpine plants and gravel. The stepping stones will create a unique landscape feature encouraging informal play and inclusion of a diverse plant selection.
- 1.20.8 In the public realm and on the podium garden, bespoke entrance paving mats have been proposed for building cores. The feature paving has been designed to replicate the angular arrangement of the surrounding hard landscape at a reduced scale. The mats reinforce principal entrances, provide visual interest and emphasises the geometry of the landscape design.



Legend

	Application boundary		Feature paving to core entrances and terraces
	Block paving (dark and light-grey mix)		Stepping stones
	Block paving (dark-grey mix)		Flag paving



Dark-grey and light-grey block paving with natural stone banding



Feature paving to core entrances



Stepping stones



Flag paving

Note: Public realm improvement works outside of the application boundary are subject to separate s106/s278 agreement and approval.

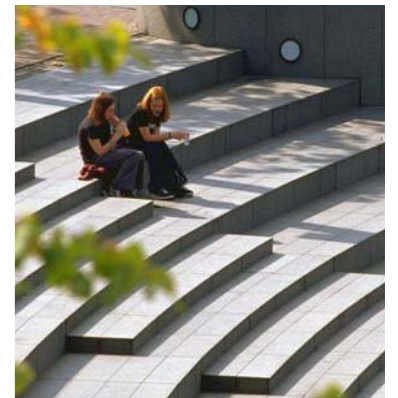


1.21 Vertical Elements and Furniture Plan

- 1.21.1 The vertical elements and furniture palette for Syon Gardens is deliberately simple and robust; selected to be attractive yet functional, considering the issues of accessibility, durability and future maintenance.
- 1.21.2 The majority of trees and shrubs will be in raised planters integrated with seating. The benches will have backrests and armrests to improve function for all users.
- 1.21.3 The public plaza located next to the Tesco lobby will include an amphitheatre with a simple arrangement of seating-steps softened with street trees planted in discrete, flush tree surrounds.
- 1.21.4 To improve legibility and create a unique sense of place; a series of gateway structures are proposed along Syon Gate Lane. The design and material will be selected to coincide with the building facade. The scale of the structures have been designed to accommodate access for a emergency service vehicle.


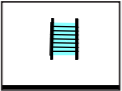







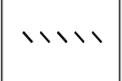




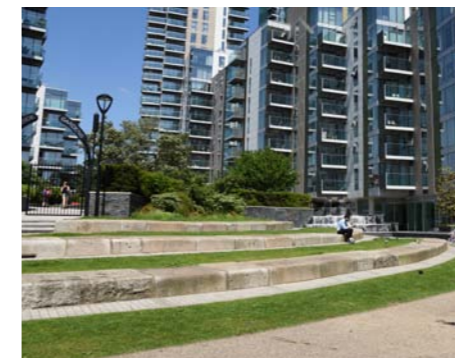
Bespoke gateway features to Syon Gate Lane



New plaza and stepped amphitheatre at supermarket entrance

Legend

	Application boundary		Steps and handrail		Gateway structure		Wind screens
	Raised planter		Integrated bench		Focal feature / sculpture		Table-tennis table Fixed to podium slab via anchors
	Amphitheatre seating steps		Cycle stands (116no. spaces total)		Dock stone seating steps		Sun loungers Fixed to podium slab via anchors



Dock stone stepped seating



Raised stone planters



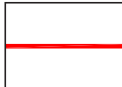


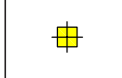


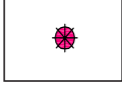
Bench with handrails and backrest

1.0 Landscape

1.22 Landscape Lighting

- 1.22.1 The landscape lighting proposed for Syon Gardens includes a range of lighting fittings and effects to promote safe and animated spaces.
- 1.22.2 To provide legible access on the podium gardens, bollard lights will be installed at regular spacings to illuminate the primary pathways and principal building residential entrances. The bollards will be positioned in the raised planters, where possible, to keep the path network and amenity space unimpeded. Feature up-lighting to selected trees and focal features will enhance and provide night time animation to the podium gardens.
- 1.22.3 Catenary lighting will illuminate Syon Gate Lane creating a well-lit, uncluttered and inviting route for cyclists and pedestrians alike.
- 1.22.4 Functional street lighting to the public realm is to be maintained equal to the existing provision and to the appropriate LBH standards.
- 1.22.5 Final selection of all light fittings will consider energy consumption, longevity, durability, availability and future maintenance. Where appropriate fittings will be specified with anti-glare shields and cowls to control the direction of illumination and to reduce light pollution.

Legend

-  Application boundary
-  Catenary lighting
-  Recessed linear lighting
-  Street lighting
-  Bollard lighting
-  Ground mounted tree uplighting
-  Ground recessed tree and focal feature uplighting



Recessed uplighter



Bollard lighting



LED uplighters to trees



Recessed linear lighting





























Catenary lighting

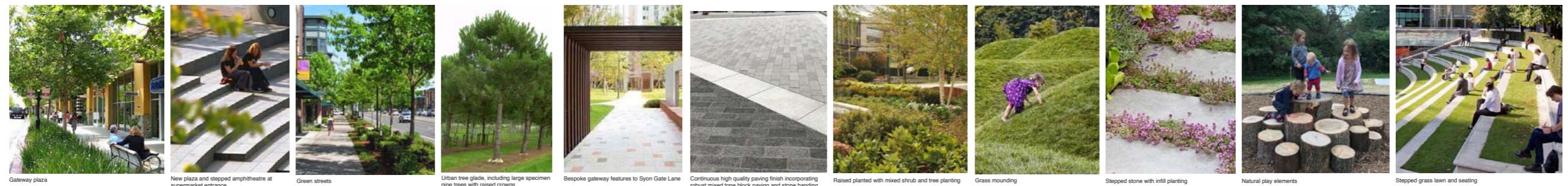
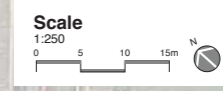
Appendix

Combined All Levels Landscape Masterplan - 1553/004 Rev W

Legend

-  Application boundary
-  Proposed trees
-  Proposed multi-stem or specimen shrubs
-  Mixed shrub and perennial planting
-  Evergreen hedge to private terraces
-  Wildflower meadow and bulbs to amenity lawns
-  Species rich amenity lawn
-  Grass mounding
-  Amphitheatre seating and steps (to podium)
-  Raised planter with integrated seating
-  Stepping stone path with rocky / alpine infill planting
-  Focal sculpture
-  Natural play elements
-  Table tennis tables
-  Feature paving to core entrances
-  Amphitheatre and urban tree glade to supermarket entrance plaza
-  Service / loading bay
-  Pedestrian crossing
-  Mixed block paving with stone banding
-  Segregated cycleway
-  Existing bus stop (to be retained)
-  Bin collection zone
-  Skip
-  Gateway structure
-  Short stay cycle stands (116 no. spaces total)
-  Green / brown roofs

Note: Proposed public realm improvement works outside of the application boundary are subject to separate agreement and approval.




















The New Barn, Stratford-upon-Avon
 Client: St. Edward Homes
 Date: July 2019
 Drawn by: JM
 Scale: 1:250 @ A0

Syonhill Gardens
 Combined All-Levels Landscape Masterplan
 1553/004 Rev W

Ground Floor Landscape Masterplan - 1553/013 Rev D

Legend

-  Application boundary
-  Existing vegetation
-  Proposed trees
-  Proposed multi-stem or specimen shrubs
-  Mixed shrub and perennial planting
-  Raised planter with integrated seating
-  Amphitheatre and urban tree glade to supermarket entrance plaza
-  Service / loading bay
-  Pedestrian crossing
-  Mixed block paving with stone banding
-  Feature paving to core entrances
-  Segregated cycleway
-  Existing bus stop (to be retained)
-  Gateway structure
-  Short stay cycle stands (116 no. spaces total)
-  Bin collection zone
-  Skip

Note: Proposed public realm improvement works outside of the application boundary are subject to separate agreement and approval.



Gateway plaza



New plaza and stepped amphitheatre at supermarket entrance



Green streets



Urban tree glade, including large specimen pine trees with raised crowns



Bespoke gateway features to Syon Gate Lane



Continuous high quality paving finish incorporating robust mixed tone block paving and stone banding



Raised planter with mixed shrub and tree planting



The Nine Barn, Southdown House
 Eastleigh, Hampshire, UK
 01329 701000
 Client: St. Edward Homes
 Date: February 2020
 Drawn by: JM
 Scale: 1:250 @ A0

Syonhill Gardens
 Ground Floor Landscape Masterplan
 1553/013 Rev D