

**63 - 71 HIGH STREET HAMPTON HILL TW12 1NH
LANDSCAPE DESIGN STATEMENT**



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INTRODUCTION



Bradley-Hole Schoenaich Landscape Architects, have been appointed by Greatplanet Limited to prepare the hard and soft landscape design to the areas of public realm and communal / private courtyards for the redevelopment of 63 – 71 high Street Hampton Hill.

This Landscape Design Statement (LDS) describes the existing site, its local context and the landscape design response to the proposed redevelopment. This LDS is a stand-alone document, but is also to be read in conjunction with the Planning Application Drawings, the Planning, Design and Access Statement and the Architectural Design Statement

LOCATION AND CONTEXT

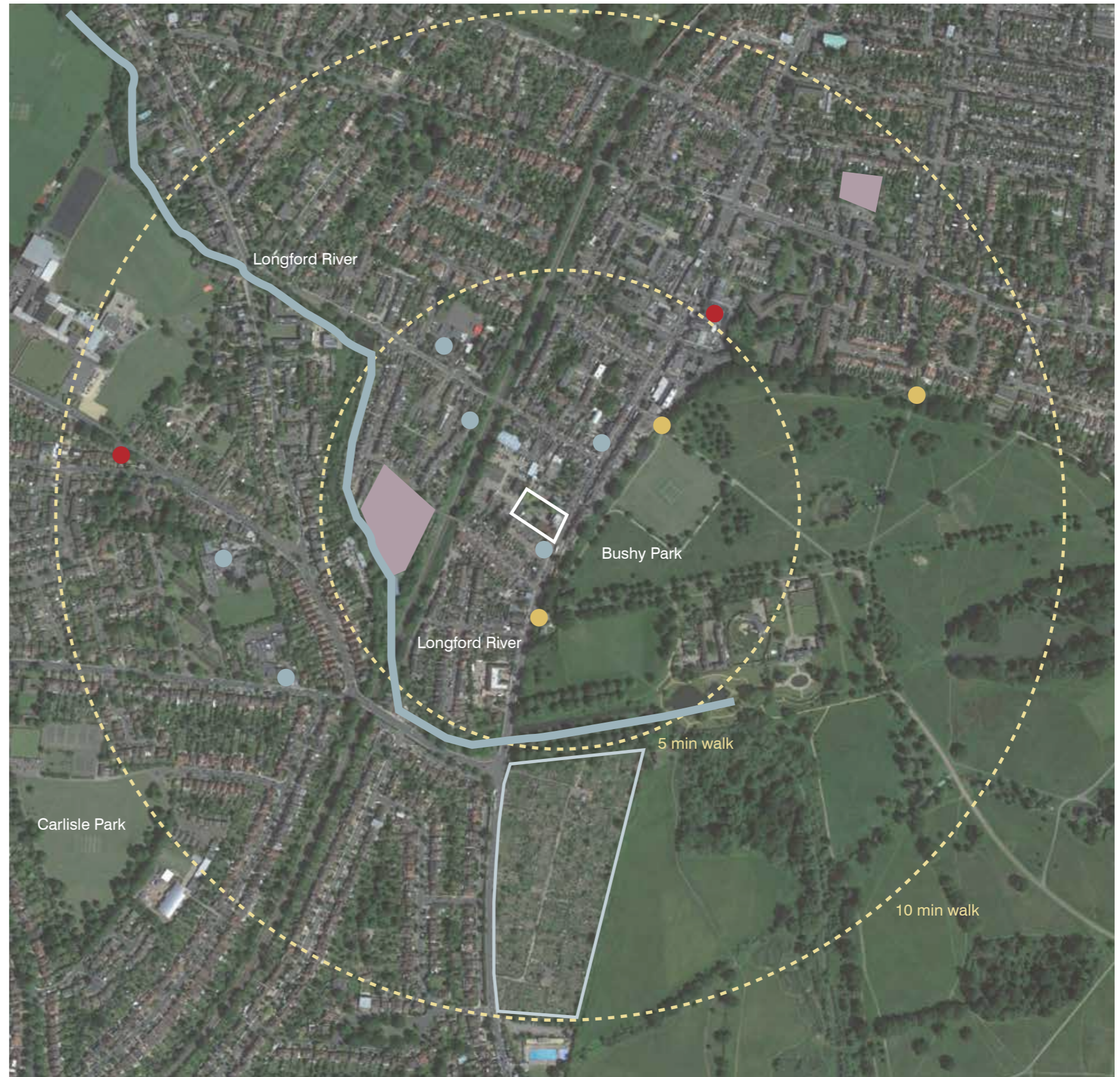
The Site comprises an area of approximately 0.25 hectares and is situated in Hampton Hill in the western part of the London Borough of Richmond upon Thames.

The Site is currently occupied by three vacant office building with ancillary surface car parking.

There is a well-established existing social and open space infrastructure in Hampton Hill and the site is both close to the wide expanse of Bushy Park as well as the public green and playground alongside Longford the River.

KEY

- ALLOTMENTS
- GATES TO THE BUSHY PARK
- MEDICAL CENTRE
- SCHOOLS & NURSERIES
- PLAYGROUNDS



EXISTING SITE



1



2



3



4

This is a 'brownfield site' and therefore suitable for development. Two vacant office buildings currently occupy the High Street frontage with a further single story building in the south west corner to the rear of the site.

The site was last redeveloped in the 1970s and 1980s with the erection of the current buildings. This introduced a new grain into the High Street and set the frontages back from the previous existing building line. The existing buildings and site makes no positive contribution to the overall landscape character of the area although Currently, the glimpses you get into site from the High Street capture some of the existing trees and overgrown parking areas.



Location plan

LANDSCAPE VISION & CONCEPT

The Landscape Concept divides the site into 4 separate character areas:

- the High Street,
- the publicly accessible outer pedestrian courtyard accessed off the High Street between the ground floor retail units
- the more private inner courtyard accessed beneath the apartment building providing pedestrian access to the town houses together with a quite green play and sitting areas
- private spaces

The design provides limited but enticing glimpse views from the High Street through the outer court to the inner court which the landscape concept looks to capture and enhance

To achieve this the proposed uses a consistent pallet of hard surface paving which will incorporate changes in coursing length and field and different texture to mark the different area zones.

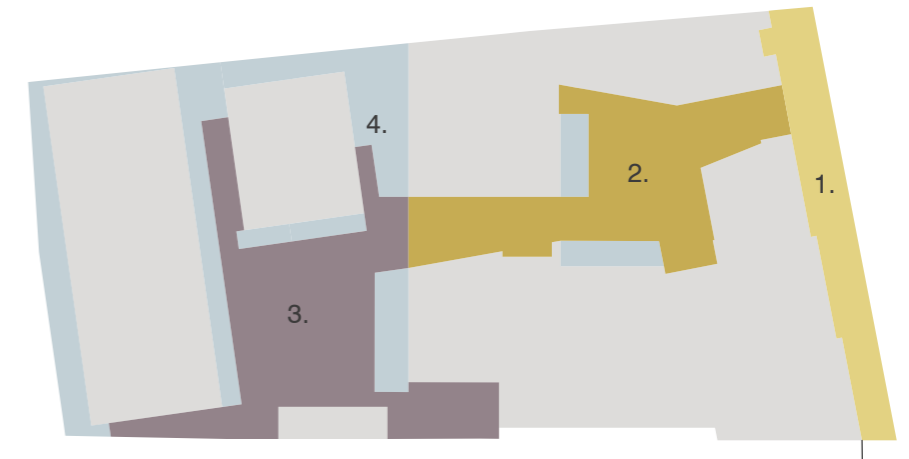
Formal clipped boundary planting will define private amenity spaces with informal shrub planting and climbers set against flank walls softening the boundaries and outlook from the residential houses and flats.

The central area of the inner courtyard will have a slightly raised lawn area and multi-stem tree planting.

A single tree growing out of a hard paved surface will help to define the outer more public courtyard sited to allow the glimpse view to the inner court and ensure ease of pedestrian movement as well as any requirement for emergency vehicle access.

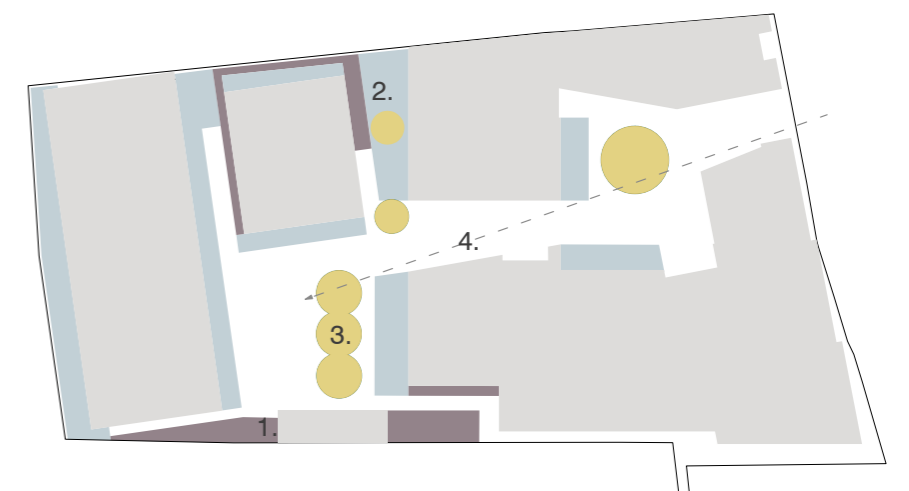
It is intended that the two courtyards will have their own distinctive character. The outer space will link to the quality of the recently upgraded High Street while the inner space will have more of a residential character. A domestic garden scale will be created within these quieter areas by employing a well considered planting palette.

Landscape strategy



1. High Street
2. Outer courtyard
3. Inner courtyard
4. Private amenity spaces

Planting strategy

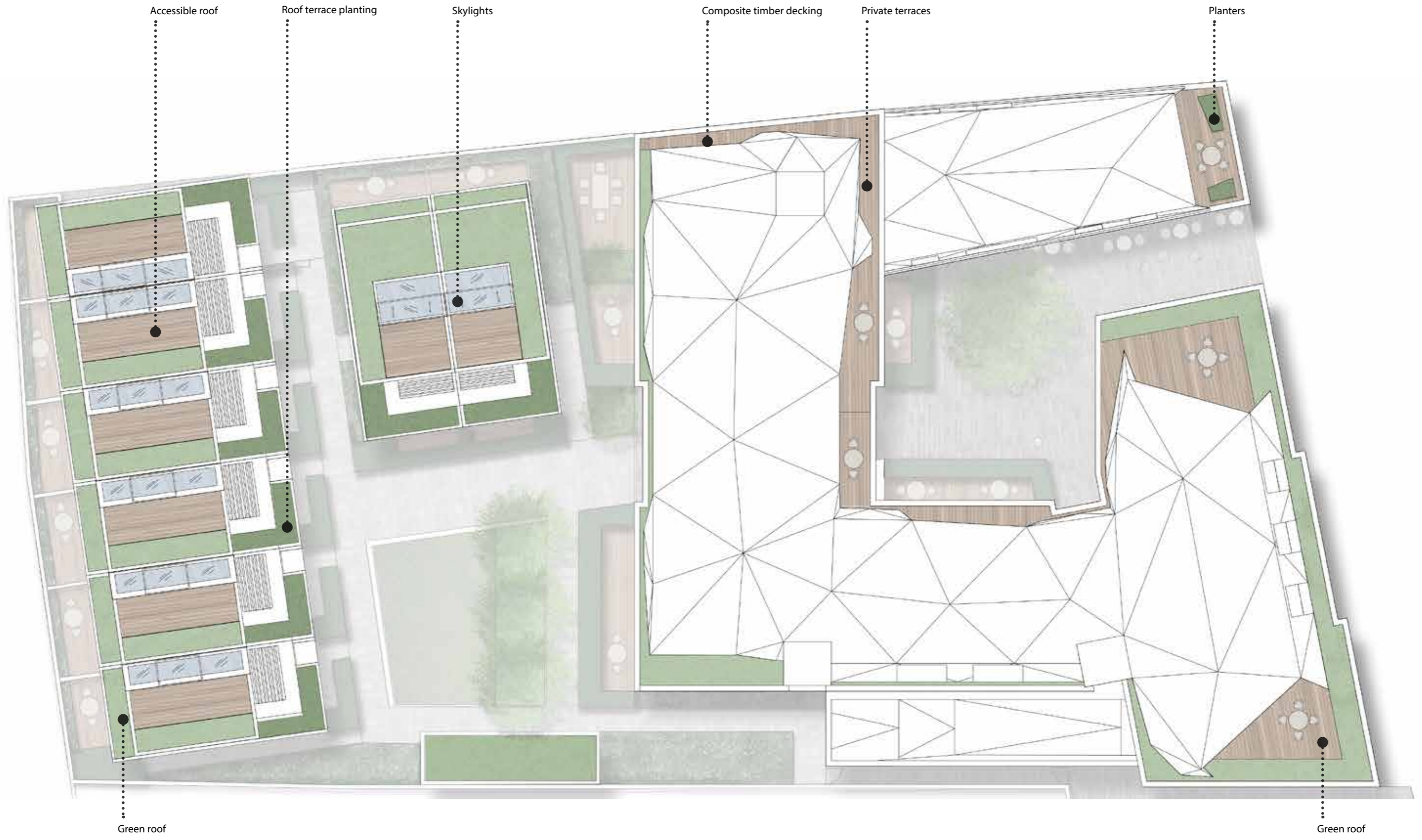


1. Boundary planting: shrub mix
2. Private amenity spaces: clipper hedges and shrub mix
3. Feature planting: trees
4. Visibility line from the High Street



LANDSCAPE DESIGN / ROOF PLAN

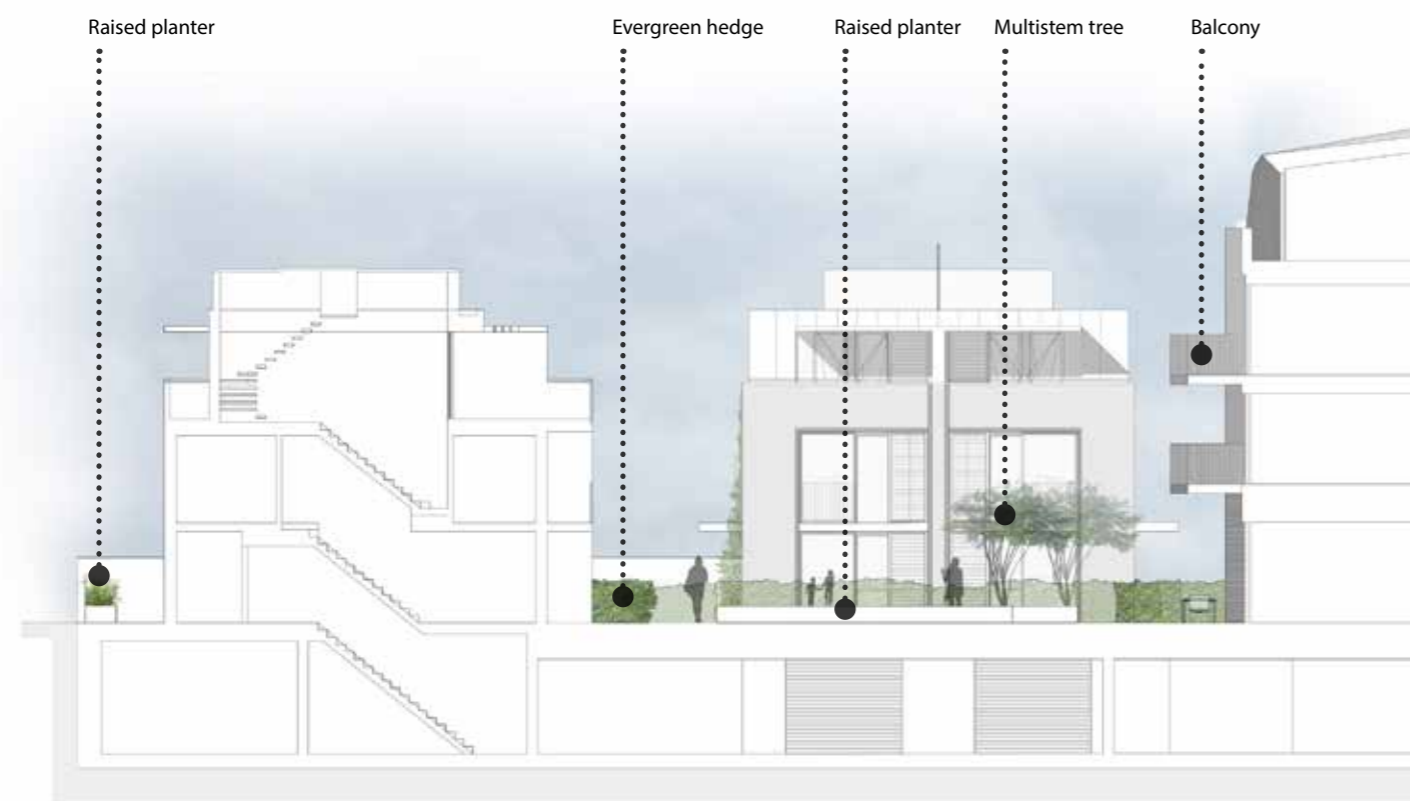
Illustrative masterplan



Section AA

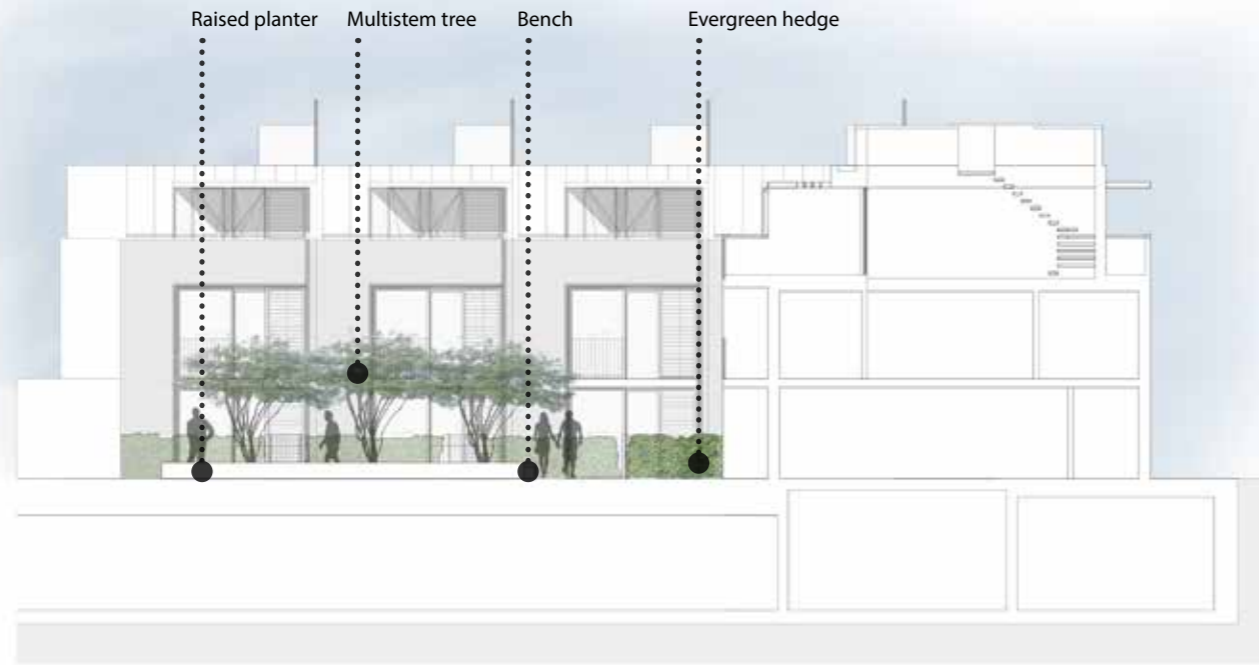


Section BB



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Section CC



Section DD



Hard materials

The hard landscape of the proposed scheme has been selected to be of appropriate quality and robustness having regard to the character of the development, the site and its local context.





The proposed materials tie the separate landscape elements together into a cohesive whole. The outer courtyard will be paved with the same granite slabs as used in the High Street.

The pathways of the inter courtyard will be paved with smaller size units with larger paving slabs being used to place an emphasis on the private entrances. This will support the more domestic character of the houses around this inner courtyard.

Composite timber decking will be used in private terraces to provide softness, durability and low maintenance.

Please refer to the drawing 561.D.01-Masterplan for more details.



-  Granite slabs
-  Granite setts
-  Granite slabs
-  Composite timber decking

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Hard materials



Granite seating edge with lawn to inner courtyard



Granite Slabs, to match high street paving



Granite setts



Composite timber decking to private terraces



Granite slabs, tree pit detail



Raised planters to back gardens

Illustrative lighting plan

Lighting proposals for the inner and outer courtyards are designed to keep the external lighting at the ground level and provide only the light necessary for safe circulation during the hours of darkness.



----- Light fittings integrated into a raised planter

■ Light bollards



Light fittings integrated into a raised planter edge



Light bollards

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Soft landscape



The suitability in the form and longer term growth and scale of the planting has been considered in relation to the spaces, the elevational treatment and the pedestrian circulation within the design.

The scheme includes a full basement and the design of this has been tailored to ensure that the depth of substrate needed is provided to allow the selected planting to survive and flourish.

Appropriate drainage and irrigation will be integrated in all planted areas and where necessary raised planters are incorporated to ensure that sufficient soil depth is provided and the specification of the trees and shrubs has been selected to reflect the growing conditions that they will be experience.

Ornamental shrub planting, clipped hedges, groundcover planting, climbers and turf are the predominant elements used within the soft landscaping of the courtyards.

Please refer to the drawing 561.D.03-Planting Plan for more details.



Multistem trees and lawn



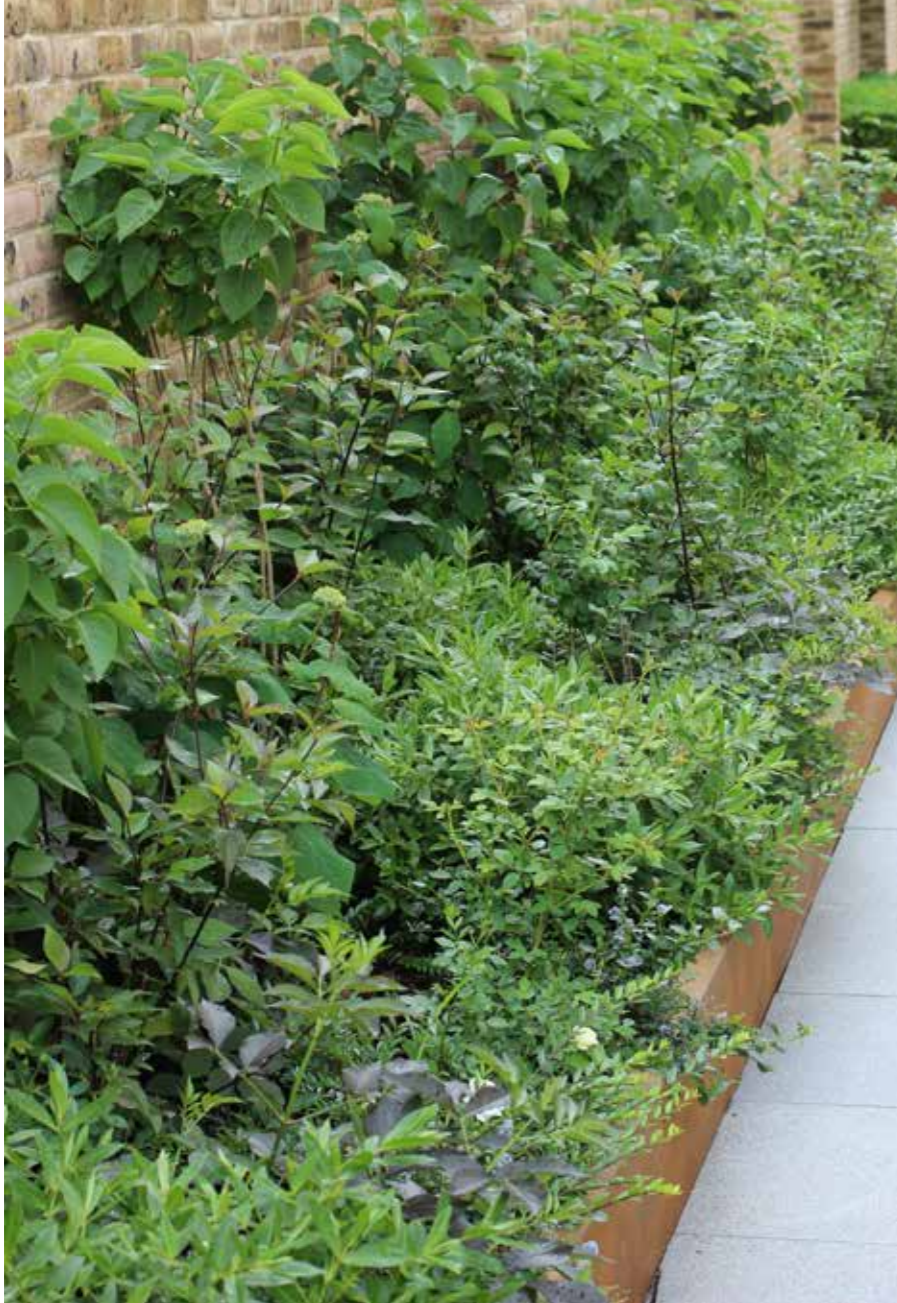
View into a court beneath a building



Multistem tree ans shrub mix

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Planting examples



Shrub mix



Shrub mix



Evergreen yew hedge



Climbers

Trees



Acer campestre - summer



Acer campestre - autumn



Prunus serrula - summer



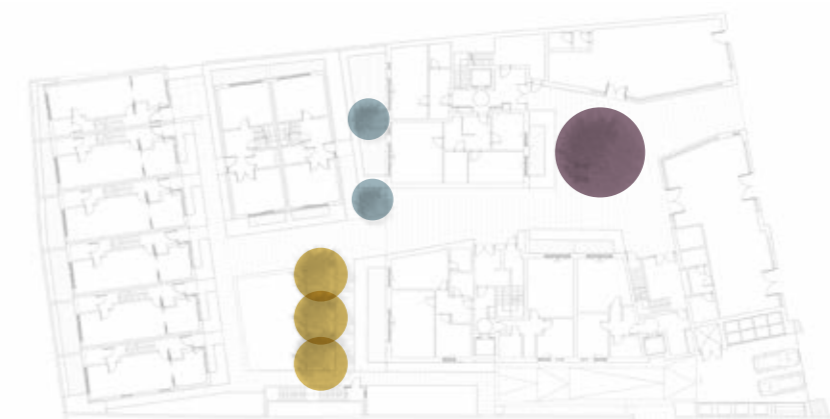
Prunus serrula - autumn



Rhus typhina - summer



Rhus typhina - autumn



-  Acer campestre
-  Prunus serrula
-  Rhus typhina

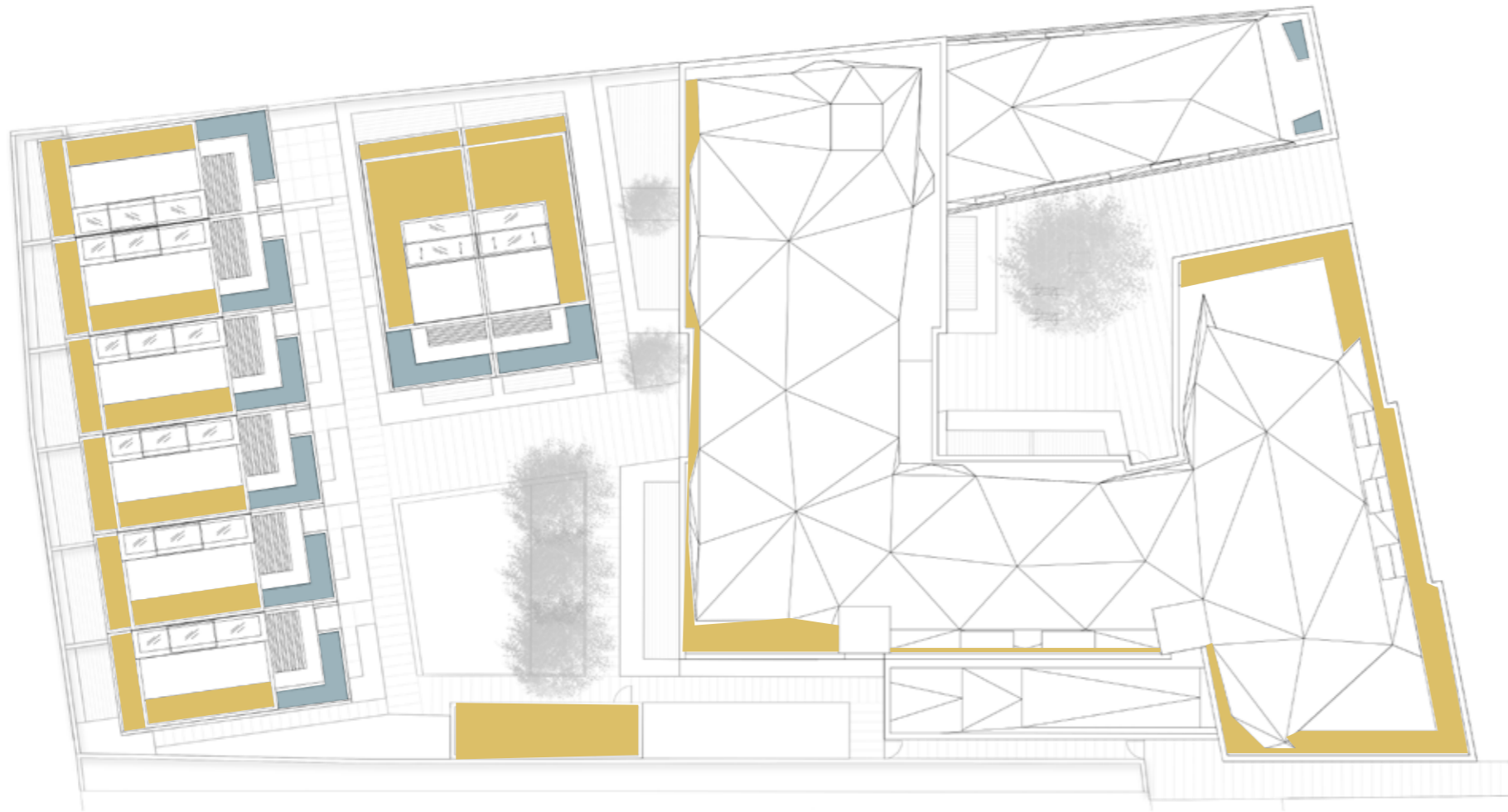
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Green roofs and terraces

Roof terraces provide a combination of accessible low maintenance composite timber decking areas and a number of raised planters providing a mix of seasonal interest.

Green roofs and planters will contribute to the site wide increased biodiversity and water attenuation.

Please refer to the drawing 561.D.06 and 561.D.07 for more details.



-  Non-intensive inaccessible green roof
-  Intensive planting in raised planters



Intensive planting for accessible roof terraces



Non-intensive inaccessible green roof

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Outline soft landscape management plan

OPERATION	STANDARD
TREES	
1) All trees planted as part of the contract to be inspected for stability and vertical growth. Inspections to include the following checks and remedial action:	Once a month for the first 2 years.
Base of tree for 'rocking'. Straighten tree, re-stake, fill voids with topsoil and firm up.	As required
Tree guying. Adjust, re-fix.	As required
Signs of damage to stem, crown or branches. Cut back broken branches immediately. Prune and shape.	As required
2) If a young tree is found to be dead or severely damaged: immediately remove tree and make-good the ground.	As required. Each and every dead tree removed and replaced with the same specification immediately or in the nearest planting season.
3) Young trees (48 months or younger) to be watered with a min. of 50ltr. per tree (see also watering section below).	At least 4 times during the summer, and more if in a dry period.
4) Established trees to be pruned only if necessary to retain natural form and safety for pedestrians and vehicles.	As required
5) Regularly monitor for signs of pests and disease and carry-out appropriate treatment.	Inspect regularly. If found, report to CA/LA with recommendations for treatment.
HEDGES	
1) Formal hedges (consisting of one species only) to be clipped for maintaining the formal shapes.	Formal hedges to be cut twice per annum after the first growth early summer and in late summer.
2) If a hedging plant is found to be dead or severely damaged: immediately remove and replace with plant of the same specification.	As required. Each and every dead hedging plant removed and replaced with the same specification immediately or in the nearest planting season.
3) Regularly monitor for signs of pests and disease and carry out appropriate treatment.	Inspect regularly. If found, report to CA and LA with recommendations for appropriate treatment.
SHRUBS	
1) Prune to retain natural form, encourage natural growth/flowering and prevent risk to health and safety of pedestrians.	As required, generally once a year during autumn/winter.
2) If a shrub is found to be dead or severely damaged: immediately remove and replace with plant of the same specification.	As required. Each and every shrub removed and replaced with the same specification immediately or in the nearest planting season.
3) Regularly monitor for signs of pests and disease and carry-out appropriate treatment.	Inspect regularly. If found, report to CA and LA with recommendations for appropriate treatment.
STANDARD	

OPERATION	STANDARD
CLIMBERS	
1) Prune to retain natural form and encourage even growth across walls or any surface specified for climbers, encourage natural growth/flowering, tie in new growth to fill the allotted space, remove dead shoots and prune back over-long shoots and prevent risk to health and safety of pedestrians.	Pruning: Vitis, Tracheospernum and Parthenocissus (RHS Pruning group 11) flower on the previous years growth and so should be carried out in late winter or early spring. Removal of over-long shoots and dead as well as tying in new growth should be carried out as required.
2) If a Climbing plant is found to be dead or severely damaged: immediately remove and replace with plant of the same specification.	As required. Each and every dead climbing plant removed and replaced with the same specification immediately or in the nearest planting season.
3) Regularly monitor for signs of pests and disease and carry-out appropriate treatment.	Inspect regularly. If found, report to CA and LA with recommendations for appropriate treatment.
WEEDING	
Carry out regularly, preferably by hand or with approved chemical including all hard surfaces and gravel/pebble areas. Rhizomatous weeds to be dug up manually or spot treated with herbicides.	Max. area cover of weeds in beds is 5% in any one m2 or 10cm ht/sp. for any specimen. Do not damage adjacent plants. Beds and lawns to be free of rhizomatous weeds.
MULCHING	
Mulch in the beds to be re-integrated with new one.	Once a year in winter, immediately after cutting herbaceous perennials. Ensure that all top growth of young groundcover shrubs and herbaceous perennials is lying on top of the mulch. Minimum thickness of 50mm. Top up before FC inspection. Return any overspill mulch on adjacent areas back onto planted area.
LAWNS	
1) Grass of lawn areas to be cut with rotary mowers.	Maximum grass length to be kept below 40mm at all times.
2) Litter and fallen leaves to be removed to maintain neat appearance.	As required.
3) Edges to be trimmed.	Generally monthly or as required.
4) Damage through trampling, abrasion or scalping to be repaired.	As required.
5) Scarify, top dress and over-seed in autumn.	Biannually in autumn/winter
LEAF LITTER	
Remove from beds, grass areas and hard surfaces during autumn.	At each site visit.
ARISINGS	
All vegetable matter to be moved off site	At each site visit.

Outline hard landscape management plan

OPERATION	STANDARD
SNOW CLEARANCE	When instructed
DEICING ROADS AND FOOTPATHS WITH GRIT	When instructed
HARD SURFACES - PAVING	
1) Herbicide: Apply a suitable foliar acting or residual herbicide.	Allow recommended period for herbicide to take effect before clearing arisings.
2) Hard surfaces: Remove litter, leaves and other debris.	As required
3) Surface gutters and channels: Remove mud, silt and debris.	As required
4) Drainage gullies: Empty traps and flush clean.	As required
5) All hard standing areas: remove weeds, litter, leaves and debris.	As required
6) Repairs to all path hard standing areas: In accordance with the original paving specification.	As required
7) Stain removal: In accordance with BS 7370-2, table 4.	As required
COMPOSITE TIMBER DECKING	
1) Inspect regularly. Power wash as necessary to prevent slip hazard.	As required
LITTER BINS	
Empty, clean and replace bag	Weekly