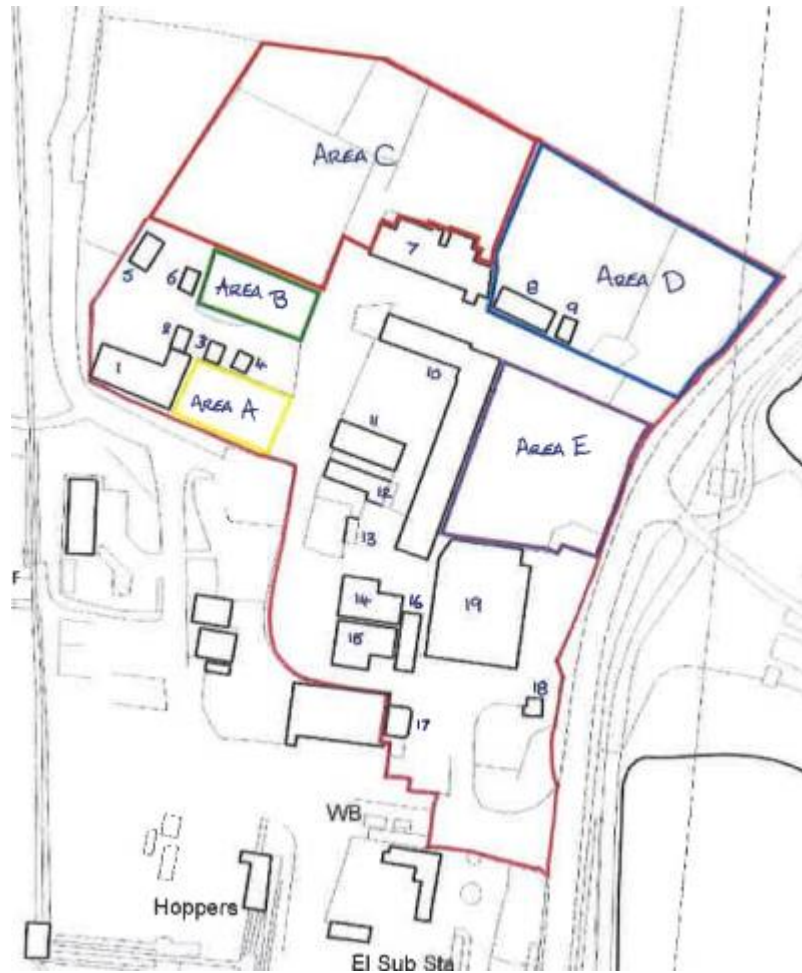


Photographs of the application site are set out below:





### Certificate of Lawful Use

Certificate of Lawfulness for the use of 2.9Ha of land, including buildings, comprising the site for the following uses:

Building 1: Abrasive Blast Cleaning (B2)

Building 5: Abrasive Blast Cleaning (B2)

Building 7: Production of Concrete and Concrete Products (B2)

Building 10: Motor Vehicle Repairs (B2), Motor Vehicle Body Repairs (B2), Residential Construction Company (B2)

Building 12: Maintenance and Sale of Turf Machinery (B1)

Building 13: Toilet Facilities (Sui Generis)

Building 14: Manufacture of Exhibition Equipment (B1)

Building 16: Manufacture of Exhibition Equipment (B1)

Building 19: Abrasive Blast Cleaning (B2), Manufacture of Safety Cases for Camera Equipment (B1), Taxi Leasing and Repair (B2) and Freight Haulage (B2)

Area A - Outlined in yellow - Motor Vehicle Repairs (B2)

Area B - Outlined in green - Storage and Hire of Commercial Skips (B8)

Area C - Outlined in red - Production of Concrete and Concrete Products (B2)

Area D - Outlined in blue - Storage of Construction Equipment and Materials (B2)

Area E - Outlined in purple - Storage of Shipping Containers (B8)



↑  
N  
Key  
Single Storey  
Double Storey



## MATERIALS

A palette of contemporary materials are proposed, including:



Pressed steel roof panels



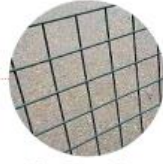
Black weatherboarding



Aluminium window frames



Roller Shutters



Glass Entrance Door



Industrial steel ramp  
(powder coated dark grey/black)



Pressed steel roof panels



Black composite cladding board  
(for ease of maintenance)



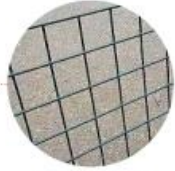
Aluminium window frames



Two Storey Unit Type



Roller Shutters



Glass Entrance Door



Industrial steel ramp  
(powder coated dark grey/black)



Key

- B1 – Light
- B2 – General
- BB – Inside Storage
- A3 – Food & Drink
- No overlooking





The western boundary of our site will be softened by a 3m buffer zone of native trees and shrubs. This will soften the boundary of the development with the wider landscape and provide foraging routes across the perimeter of the subject site.

Climbing plants proposed to soften the substation and provide green walls within the site.

The long term masterplan for the wider site, as prepared by Wardsell Armstrong, notes that the land to the south of our site will be Skeletal grassland. This would be bordered to the west by Willow Coppices. We have included a double row mixed native hedgerow along our boundary of the site with this area, to soften the built form next to the surrounding landscape. This will also aid biodiversity.

**Ecological Enhancement**

There are large areas of native trees and shrubs proposed across the site, which will provide and encourage biodiversity and support a variety of species. These proposals will create suitable habitat for bats, birds and a variety of insects amongst others.

**Birds:** Bird boxes are proposed as a habitat enhancement. These will consist open-fronted and hole-nesting boxes by Schweiger or similar approved.

**Bats:** Bat boxes are proposed on retained trees within the site. Bat boxes to be Schweiger Bat Tube or similar approved.

**Log piles:** Log piles to be created using logs from trees felled on site or sourcing of suitable logs from off-site, and to consist of 15 to 25 logs in a randomly assembled pile 6-4-0.8m high in areas of meadow shown on the drawing. Logs of varying diameters to be used to construct each log pile.

The long term masterplan for the wider site, as prepared by Wardsell Armstrong, notes agricultural restoration of the field to the north of our site. This will be separated by a double row mixed native hedge, with scattered tree planting. This will soften views of the development from the north.



Upright canopy ornamental trees for use within the internal landscape of the site



The streetscape of Littleton Lane is a key element of this landscape strategy. The existing eastern boundary of the site is made up of a gappy mixed native hedgerow with some scattered tree planting. The landscape strategy reinforces this boundary, and provides significant shrub planting to create a dense screen from Littleton Lane and creating a habitat corridor. This is reinforced by semi-mature tree planting at even spacing of 12m centres, to create instant impact and support the existing tree structure further south, north and eastern boundary of Littleton Lane.

Internal landscape is focused around fastigiate tree planting and single species hedgerows. This will aid permeability of the site for users and soften the built form of the site. Areas of shrub planting area proposed where structural planting is not required.

**Key**

- Existing
  - Trees and scrub
- Proposed
  - Buildings
  - Main road
  - Parking
  - Footways
  - Trees
  - Mixed native trees and shrubs
  - Mixed native hedge
  - Single species hedge
  - Proposed shrubs
  - Lawn

**Indicative planting list**

Tree:	Species	Height
Broad canopy -	Alder	15-18cm girth
	Birch	12-14cm girth
	Chequer tree	18-30cm girth
	Common oak	30-35cm girth
	Quercus robur	30-35cm girth
	Hornbeam	14-16cm girth
Medium canopy -	Field maple	18-20cm girth
	Cherry	18-20cm girth

**Native hedge mix -**

Dogwood	Cornus sanguinea	120-150cm height 6g
Guelder rose	Viburnum opulus	120-150cm height 6g
Hawthorn	Crataegus monogyna	120-150cm height 6g
Hazel	Corylus avellana	120-150cm height 6g
Holly	Ilex aquifolium	120-150cm height 6g
Privet	Ligustrum vulgare	120-150cm height 6g
Rose	Rosa canina	120-150cm height 6g
Yew	Taxus baccata	120-150cm height 6g

The hedges will be cut once a year in January. They will be maintained with branches close to the base with a slight taper towards

**HW & CO**

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**PLANNING**

Project: **SHEPPERTON LAKES**

Drawing title: **Landscape strategy**



