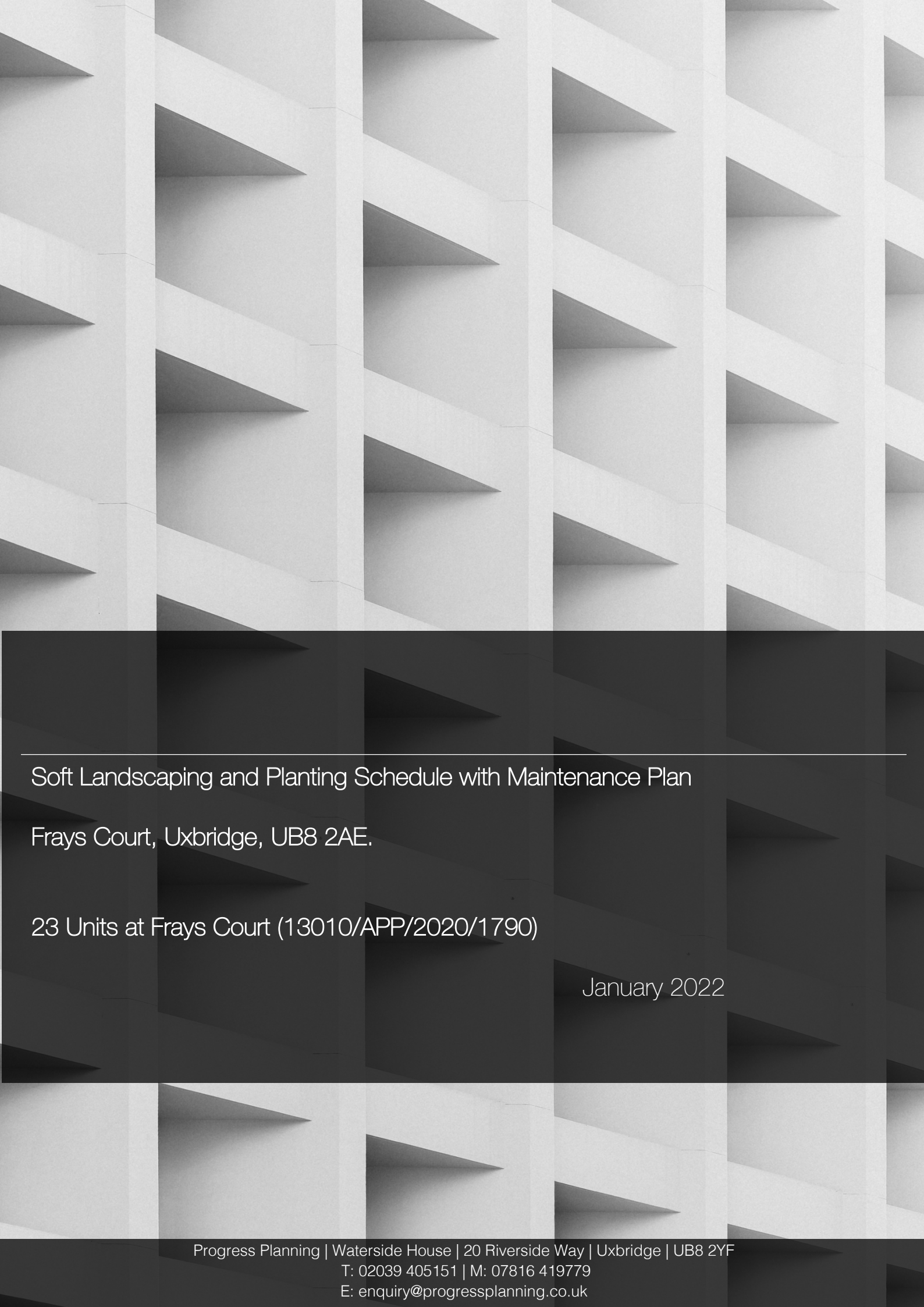




Soft Landscaping and Planting Schedule with Maintenance Plan

Frays Court, Uxbridge, UB8 2AE.

23 Units at Frays Court (13010/APP/2020/1790)

January 2022

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Site context

The site address is Frays Court, Uxbridge, UB8 2AE. The following report outlines the landscaping schedule for the 23 units within Frays Court specifically to satisfy condition 5 of the planning consent (13010/APP/2020/1790). Exterior works which includes planting shall be carried out in accordance with this planting schedule, the works will be conducted over a minimum period in order to complete the whole of the works in an efficient manner and ensure the least disruption. This is subject to the securing of the discharge of conditions and therefore the dates are a matter of agreement with the Local Planning Authority (LPA). This report goes to support the landscaping plan to ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.

The contractor shall provide appropriate protection during the installation which will include but not limited to temporary coverings. Please refer to the tree protection plan which outlines how this will be accomplished. All waste is to be immediately removed from the site and at completion the site is to be left clean and tidy.

The arboriculture report confirms there will be no existing trees, shrubs or other plants that will be removed or cut. Existing trees are to be retained, protected and undisturbed throughout the contract in accordance with the adjoining report and tree protection plan.

The following approach will be ensured for the topsoil. It is confirmed that the depth of topsoil spread shall not normally exceed 300 mm. the minimum depths of which are outlined in the table below:

	Subsoil depth	Topsoil depth	Overall soil depth
Grass	150mm	300mm	450mm
Shrubs	300mm	300mm	600mm
Trees	600mm	300mm	900mm

All chemicals will be carefully used and not overused. Chemicals which are needed shall be non-toxic to human beings, birds and animals and will not be of agricultural grade. Of which refer to the 'Agricultural Chemicals Approved Scheme' current list of Approved Products which shall not be used.

Following installation and after transfer the landscape shall be the responsibility of and maintained in perpetuity of the management company. The agreement of this will be confirmed with the LPA.

Planting schedule

All plants shall be adequately and carefully packed and protected to survive transport. If damaged it will be ensured that they will be replaced to maintain a reasonable number of plants planted in line with the schedule.

Plant species	Quantity
Lavandula angustifolia 'Munstead'	10
Euonymus europaeus 'Red Cascade'	4
Fatsia japonica	3
Choisya ternata 'Sundance'	3
Nandina domestica 'Firepower'	7
Phormium tenax 'Purpureum'	4
Hebe 'Emerald Green'	12
Hamamelis intermedia 'Jelena'	1

Shrubs should be grown within either a container or pot. Best practise will ensure they are weed free and the sizes specified for each plant will enable the plant to be healthy and well-rooted. The plants will be those identified in the schedule below. If, however, any plants are unobtainable at the time of ordering, the contractor will secure an appropriate alternative.

Plants which are not planted on arrival must in accordance with best practise be watered frequently to prevent drying out. Ideally, the plants will be watered before and after they have been planted. Care will be taken during planting not to break up the root ball. This includes ensuring the roots are protected when removing them from the plot.

Plants will be arranged in a random layout of which will follow a spacing and density in line with best practise. Mulch will also be incorporated and will be watered once laid down. In order to water the plants, it should be ensured that mains water, recycled or treated grey water is used.

Grass

The most appropriate timings for grass seeding works will be carried out between May and September in appropriate weather conditions.

Once the area is sowed, they will be lightly rolled, weather permitting. Once the works are completed the finished grass levels are to be 40mm above the surrounding kerbs, paving and plant bed edges. Topsoil will be incorporated where required.

Hedge Planting

Hedges will be organised in a formal fashion following the boundary of the site. The hedgerows will be guided by wired fencing through the centre of the planting. This will help to ensure the protection of the hedgerows before they have become fully matured. Good practice techniques will always be ensured including the watering of the hedgerows before and after planting has taken place. In addition, mulch specifically bark mulch will be applied to the surface.

The site consists of a great example of hedging already and therefore the approach will be to continue this across the bordering areas of the site.

Trees

All stock must comply in all respects with the current edition of the British Standards. Please refer to the arboriculture report for additional information.

Maintenance

All plants shall be watered weekly until natural rainfall during June – August, following 10 days without rain plants will also be watered. The grass will be maintained every fortnight and there will be a continual attempt to ensure no litter on site by the management company. Maintenance of the soft landscaping will involve the monthly weeding of weeds with all plants to be maintained and inspected to prevent the spread of disease or other issues arising.

The trees once to a stage of being more mature will have the stake and any ties removed. Hedges will continually be managed, and the mulch topped up bi-annually. The management of the plants will be reviewed every 5 years and with this a long-term maintenance plan will be conducted.

Additional maintenance will be provided to the side decking, initially the decking will be removed and replaced with a high quality of timber wood which will be protected and covered in non-slip material. The decking will be monitored and treated monthly alongside the paving slabs. If the decking or paving becomes overly worn or broken it will be replaced by the management team. Maintenance will include the hosing down, scrubbing and removal of any debris.

KEY



Proposed grass areas to receive good quality amenity grass turf laid in line with good horticultural practices. Proposed grassland areas, to be seeded with Mead2 Acid Soil Wildflower seed mix and sown at 4g/m2.



Existing hedgerow and extension of proposed hedgerow planting to be planted in a single row 300mm apart and at 300mm centers in each row. To be maintained at 1m height. in accordance with the existing hedgerow



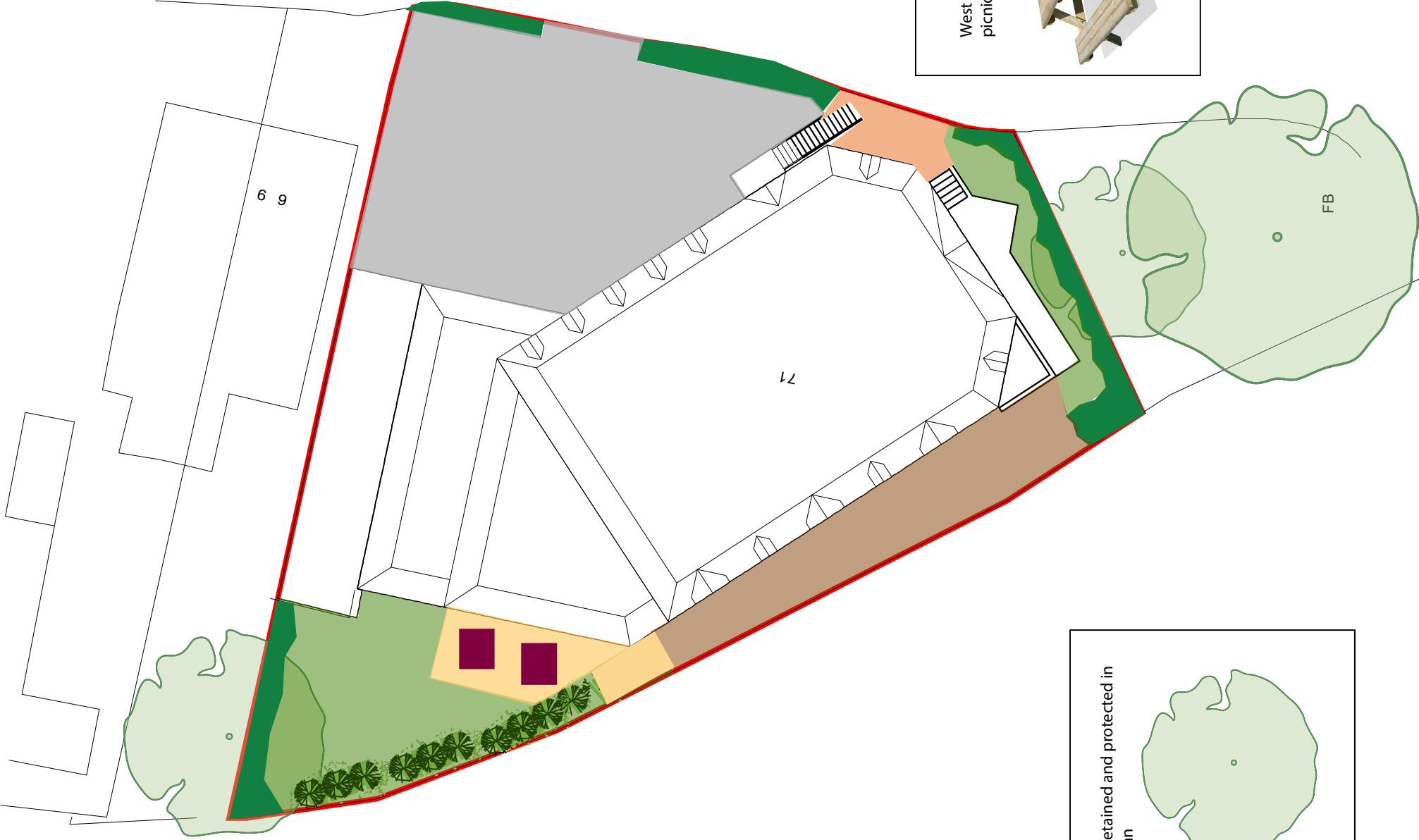
Paving type to be concrete block pavers in plain size (240x160mm). Allow for 80mm depth. Colour and finish: Granite aggregate Bond pattern: Single paver row.



Removal of existing hardstanding and proposed Derbyshire Brown blend Paving slab (L)450mm (W)450mm No External Lighting



Removal of existing hard standing, proposed non-slip timber decking Access can only be gained via the rear garden



10 X Lavandula angustifolia 'Munstead'

4 X Euonymus europaeus 'Red Cascade'

3 X Fatsia japonica

3 X Choisya ternata 'Sundance'

7 X Nandina domestica 'Firepower'

4 X Phormium tenax 'Purpureum'

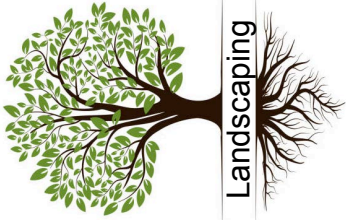
12 X Hebe 'Emerald Green'

1 X Hamamelis intermedia 'Jelena'

Existing trees to be retained and protected in line with the tree plan

Dark Grey Tithe Sandstone Flagstones Mixed sizes

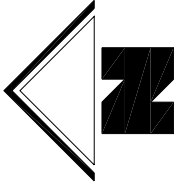
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Rev	Date	Description	



Frays Court, 71 Cowley Road
Uxbridge

Proposed Landscaping Plan

West mount living - wooden outdoor picnic table. 5ft



All levels and services to stay as existing

Scale	Dwg No.	
	1:500 @ A3	LC.1001.1.01
Date	21.01.22	Rev
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