

Trevor Heaps

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Design Rationale & Planting Specification

For

7 Dorset Way, Uxbridge UB10 0JR

Prepared for: Jigar Chheda

Prepared by: **Trevor Heaps** BSc, MICFor, M. Arbor.A.

Date: 21st March 2022

Ref: TH 3314

Design Brief / Planning Background

The following details are submitted in response to planning permission **Ref. 14639/APP/2021/3517**

for the 'Demolition of existing bungalow and erection of 2 no. 3-bed semi-detached houses'.

Issued by the **London Borough of Hillingdon** on **25/02/2022**, with attached conditions:

Condition 9: Hard and Soft Landscape Details

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including the provision of electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)

3.a Existing and proposed functional services above and below ground

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB5, DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

Condition 10: Tree Protection Measures

The tree protection and management measures outlined in the submitted tree report (Ref: TH 2849/C - Trevor Heaps, September 2021) shall be carried out and adhered to.

Furthermore, all trees, hedges and shrubs shown to be retained on the approved plan(s) and associated arboricultural documents shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

Site Specific Objectives (Refer to accompanying landscape plan and specifications)

The proposed landscape for the site has been designed to provide landscape enhancement of the development in accordance with LBH Local Plan Part 2: Development Management Policies DMHB11 and DMMHB14.

- To protect and retain the existing trees along the side boundary (western edge) of the site and ensure that it is managed in accordance with the tree report by Trevor Heaps Arboricultural Consultancy Ltd; 'Arboricultural Impact Assessment, Method Statement and Tree Protection Plan', dated 14 September 2021.
- To provide attractive and welcoming private gardens for the occupants of the new houses and landscape enhancement for the wider area.
- The planting comprises a mix of permanent 'structure' planting in the form of trees, hedges, and ornamental ground cover providing seasonal highlights.
- To enhance the bio-diversity and nature conservation value of the site through the use of a mix of native plants and ornamental species which are nectar-rich and of known value to wildlife.
- The proposal seeks to provide an accessible and robust mix of hard and soft landscape materials which complement the setting of the new building and will enhance the character and appearance of the wider area.
- The parking spaces in the front gardens will be surfaced in permeable paving.
- The planting will be installed on completion of the building work and external hard landscape.
- On completion of the work, the soft landscaped areas will be managed and maintained by a professional landscape contractor to ensure that the proposed planting is established and maintained in accordance with the landscape objectives, until the houses are occupied.

The landscape objective for this site will be achieved by the following measures:

The protection of retained trees. Any trees to be retained on or directly adjacent to the Site should be appropriately protected in accordance with BS 5837:2012 - "Trees in relation to design, demolition and construction – Recommendations"

Vegetation clearance will be undertaken outside the main breeding bird season of March to August, inclusive, or if not possible, an ecologist will be present immediately prior to clearance to check vegetation. Active nests will be left with a suitable buffer until nesting ends. Loss of suitable nesting and foraging habitat will be compensated for by the planting and appropriate management of new shrubs and trees.

Enhancement opportunities include additional native hedgerow planting on site to provide connectivity to off-site habitats and create a local network of hedgerow habitats that would be beneficial to breeding birds and European hedgehogs.

The provision of 13 centimetre x 13 centimetre gaps under all garden fences will enhance ecological permeability across the developed area and will give European hedgehog access to potentially suitable habitat within the back gardens of residential properties.

Where new landscaping is to be undertaken as part of the proposed Development horticultural practice would include the use of peat-free composts, mulches and soil conditioners.

The use of pesticides (herbicides, insecticides, fungicides and slug pellets) will be discouraged to prevent fatal effects on the food chain particularly invertebrates, birds and/or mammals. Any pesticides used would be non-residual.

Hard Landscape Details

Paving

Paving Details: Gardens (Plan code **PAV1**)

Saxon Textured Concrete Paving, or similar and approved

Size: 600mm x 600mm x 50mm

Colour: To Architect's specification

Laid: In accordance with manufacturer's specification

Contact: Marshalls

Telephone: 0870 444 6217

Email: customeradvice@marshalls.co.uk

Paving Details: Permeable Parking Spaces (Plan Code **PAV2**)

Product: 'Drivesett Tegula' Permeable Concrete Block Paving, by Marshalls

Colour: To Architects specification.

Size Mix: 240mm x 160mm x 50mm, 160mm x 160mm x 50mm, 120mm x 160mm x 50mm

Laid in accordance with the manufacturer's recommendation.

Supplier: Marshalls

Telephone: 0870 444 6217

Email: customeradvice@marshalls.co.uk

Bike and Bin Storage

Bike Storage with Living /Green Roof (Plan Code **BIKE**)

Product: Pressure Treated European Pine Slatted with Green Roof (Bespoke Service)

Supplier: Brighton Bike Sheds Ltd

Address: Upper Broyle Farm, Ringmer, Sussex BN8 5AB

Email: info@brightonbikesheds.co.uk

Bin Storage with Living / Green Roof (Plan Code **BIN**)

Product: Pressure Treated European Pine Slatted with Green Roof (Bespoke Service)

Supplier: Brighton Bike Sheds Ltd

Address: Upper Broyle Farm, Ringmer, Sussex BN8 5AB

Email: info@brightonbikesheds.co.uk

Existing Site Boundary Walls retained / made good, as necessary (Plan code FEN₁)

Product: Timber horizontal hit and miss panel fence 1.83m high x 1.83m wide

Supplier Jacksons Fencing

Telephone: 0800 408 2234

Email: info@jacksons-fencing.co.uk

New Garden Boundary Details: (Plan code: FEN 2)

Timber Featherboard Fence Panels 1.65m high x 1.83m wide with gravel board and capping rail topped with 300mm high x 1.83m wide lattice premium trellis panel

Contact: Jacksons Fencing, or similar and approved

Telephone: 0800 408 2234

Boundary Details: Communal Garden Boundary (Plan code FEN 3G)

As above (FEN 3) with pedestrian gate to match

Plant Schedules

Specimen trees:

Code	Species	Size	Girth (cm)	Container (Litres)	Height (m)	Spacing
BET	Betula albosinensis 'Fascination'	Heavy Standard	12-14cm	45L	3-4m	As shown
CAR	Carpinus betulus 'Frans Fontaine'	Heavy Standard	12-14cm	45L	3-4m	As shown

Native Hedgerow Transplants (NHT)

(Planted in a double staggered row with 5 plants / linear metre, off-set rows 500mm apart. Random mix planted with a minimum of 3 plants of same species grouped together. All deciduous bare root stock (BR) to be pruned back by approximately 30% at the time of planting to encourage establishment and promote bushy growth from the base.)

Code	Species	Size / Form	Height (cm)	Container C. / Bare Root BR	Mix %
NHT	Acer campestre	TP 1+1	90-120	BR	15
	Corylus avellana	TP 1+1	90-120	BR	10
	Cornus sanguinea	TP 1+1	90-120	BR	5
	Crataegus monogyna	TP 1+1	90-120	BR	55
	Ilex aquifolium	Bushy/ Full pot	90-120	C 3L	5
	Ligustrum vulgare	TP 1+1	90-120	BR	5
	Viburnum opulus	TP 1+1	40-60	BR	5

Ornamental Ground Cover Mix OGCM– Herbaceous mix with ornamental grasses

(Set out in informal groups and drifts of 3, 5, 7, plants of one species. Taller- growing specimens; Hemerocallis, Salvia and Stipa towards the centre of the bed)

Code	Species	Root / Container	Density	Distribution %
OGCM	Astrantia major	2L	3/m2	10%
	Bergenia 'Bressingham White'	2L	3/m2	10%
	Euphorbia amygdaloides 'Purpurea'	2L	3/m2	10%
	Geranium Rozanne	2L	3/m2	20%
	Hemerocallis 'Crimson Pirate'	2L	3/m2	10%
	Heuchera micrantha 'Palace Purple'	2L	3/m2	20%
	Salvia nemerosa 'Ostfriesland'	2L	3/m2	10%
	Stipa gigantea	5L	3/m2	10%

Turf for Garden Lawns

Product: Rolawn Medallion Turf, or similar and approved

Supplier: Rolawn Ltd

Contact: 01905 757372

Email: info@rolawn.co.uk

www.rolawn.co.uk

Bark Mulch (Under trees and new planting)

Melcourt Ornamental Bark Mulch, or similar and approved

Supplier: Melcourt Industries Ltd

Contact: 01666 502711

Email: mail@melcourt.co.uk

www.melcourt.co.uk

General Planting Specification

All planting stock shall comply with the requirements of BS 3936 and shall be healthy, strong with a good shape and strong root system (in accordance with the national plant specification). All native plants shall be of local provenance and be well-labelled as such.

Trees and shrubs shall only be lifted from the ground between October and March and be handled and transported in accordance with the relevant codes of practice, with the roots kept moist and wrapped (in hessian for example) to protect them from adverse weather conditions.

All tree planting operations shall be carried out in accordance with BS 8545:2014 Trees: from nursery to independence in the landscape Recommendations.

Shrub beds - shall be excavated to 400 mm deep and their bases shall be broken up to aid drainage; if required, 400mm deep top soil shall be provided and laid in accordance with BS 3936. Shrubs shall be planted in accordance with BS 4428. A 75 mm deep layer of medium grade ornamental bark mulch shall be placed within all shrub beds.

Grass - these areas shall be cultivated / rotavated, and supplemented with topsoil if required, to provide a minimum of 100 mm depth. Any stones greater than 25mm in size shall be removed and the area shall be cultivated to a fine tilth. Rectangular-cut turf shall be supplied in rolls (and will not be dried out or yellowed). Turf grown on any nylon matting will not be accepted. Turf will be laid out on the day of delivery from a suitably sized running board.

Turf shall be laid in stretcher bond pattern (like bricks), close butted with staggered joints (which will be made good with top-soil). The finished level of the turf shall be 50mm higher than any surrounding hard surfaces (to allow for settlement) and will then be watered in.

Maintenance

All plants are to be maintained until established. Shrub beds are to be kept weed-free.

Grass to be kept well-watered until established and kept maintained at a consistent height and weed-free.

Hedge bases and 1 m diameters around trees are to be kept weed-free. The bark mulch is to be topped up annually to 75 mm and the planting beds kept litter-free. Plants within the shrub beds to be faced back from path edges as required.

The hedges are to be maintained at a consistent height depending on species and location. Internal hedges to be maintained at 450-600 mm high and boundary hedges to a minimum of 2.5 m high (or as directed by the client / LPA).

Grass will be cut six times during the first growing season. The first cut will be when the grass is well-rooted and has reached a height of 100 mm; it will be cut to 50 mm and lightly rolled. During the first year, all cuttings are to be removed from site.

Grass should only be cut when dry. The grass is to be maintained at 50 mm and the frequency of cutting will be dependent on the growing season but be between 8 and 12 cuts per year.

Watering will be carried out on grassed areas during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of 15 Litres per square metre.

Replacement Planting

Any tree or plant that fails to thrive or is below specification within a five-year period shall be replaced.

Any grassed areas that fail shall be re-turfed in accordance with the above specification.

Annual Tree Maintenance

All plants are to be maintained until established. A 1 metre diameter area surrounding the tree will be kept free from grass, weeds and rubbish at all times. Mulched areas will be topped up as necessary to maintain 75mm depth.

Newly-planted trees are to be watered during April to September. The intervals between watering is to be fortnightly with additional visits if there has been no rainfall within a weekly period. Watering bags will be filled with 90 Litres of water (for slow release) per visit. Any depressed or panned-down areas will be lightly forked.

Each tree will be checked to make sure it is growing healthily. All dead, damaged, crossing or diseased branches will be removed. Any arising suckers will be removed from the clear stem. Any wounds shall be neatly pared back to sound wood in accordance with BS 3998. Trees which have been loosened by the wind or frost shall be re-firmed.

Each stake and tie will be checked and adjusted, re-fixed or renewed as necessary to ensure that no damage occurs to any tree and that each tree is being supporting in the intended manner. All stakes and ties will be removed after two years / or after trees have rooted successfully.

Appendix 1 - Professional résumé

I am Trevor Heaps, director of Trevor Heaps Arboricultural Consultancy Ltd. I am a Chartered Arboriculturist, a Professional Member of the Arboricultural Association (AA) and hold a First-Class Honours Degree in Arboriculture.

Professional training

- Arboriculture and Bats: Scoping Surveys for Arborists (BCT & AA) – October 2017
- Tree Science (AA) – June 2016
- OPM (Oak Processionary Moth) Training (FC) – May 2016
- Visual Tree Assessment (Arboricultural Association) - October 2015
- Trees and the Law (Dr Charles Mynors) - June 2015
- Mortgage (Home Buyers) Report Writing (LANTRA / CAS) - February 2015
- Tree Preservation Orders - effective application (LANTRA / CAS) - November 2014
- Professional Tree Inspection 3-day course (LANTRA / AA) - July 2014
- Arboricultural Consultancy Course (AA) - May 2014
- Further down the subsidence trail 1-day course (AA) - April 2013
- Getting to grips with subsidence 1-day course (AA) - November 2012

AA – Arboricultural Association

BCT – Bat Conservation Trust

CAS – Consulting Arborist Society

FC – Forestry Commission