

Planning / Design Brief
The following landscape information is submitted in response to planning consent ref. 18284/APP/2019/1309, granted by the London Borough of Hillingdon on 21 October 2019: 'Two storey rear extension, single storey front extension, conversion of garage to habitable use to include alterations to front elevation, conversion of roofspace to habitable use to include a rear dormer, 6 x rooflights and alterations to roof including raising of ridge height.'
Condition 6 states:

Prior to the commencement of the superstructure works, a landscape scheme shall be 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
2. Details of Hard Landscaping
3. Schedule for Implementation

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

Site Specific Objectives

- To safeguard and retain existing trees and other vegetation which contribute to the setting of the property and the wider Gatehill Farm Estate Area of Special Local Character.
- To re-inforce the existing landscape character with new permanent 'structure' planting, including trees, hedges or other planting where appropriate.
- Boundaries will be defined by soft landscape (planting) in keeping with the character and appearance of the Gatehill Farm Estate.
- To incorporate species which may contribute to local biodiversity, including nectar-bearing plants.
- The soft landscape (planting) will be established and maintained in accordance with the proposed plan.
- Any planting that fails will be replaced, according to the plan and schedule, at the next planting season.

Hard Landscape Schedules

Soak Away Detail in Front Garden (Plan code: SOAK)

Refer to: Don't Extend Move's drawing No. EA03-02-101

Amended Location: Soakaway to be re-located (minimum distance 5metres) away from existing / retained trees.

Paving Detail in Front Garden (Plan code: PAV1)

Product: Piora Permeable Concrete Block Paving, or similar and approved

Size: 200mm x 100mm x 60mm depth

Colour: Charcoal

Laid: In accordance with manufacturers recommendations

Contact: Marshalls

Telephone: 03702 185945

Email: info@marshalls.co.uk

Soft Landscape Schedules

SPECIMEN TREES & SHRUBS (Existing to be retained)

SPECIES	SPACING
Liquidambar styraciflua	As shown on plan
Robinia pseudoacacia 'Lace Lady'	As shown on plan

(Note: Various shrubs along west boundary, as shown on plan)

HEDGES (Proposed)

CODE	SPECIES	HEIGHT in CM	CONTAINER / FORM	SPACING / DENSITY
HED1	Ilex crenata 'Convexa'	20-30	C3L / Bushy	3 / metre linear

(Note: Low evergreen hedge planted along the front boundary)

ORNAMENTAL PLANTING (Proposed)

CODE	SPECIES	HEIGHT in CM	CONTAINER / FORM	SPACING / DENSITY
AGA	Agapanthus africanus		C2L / Full pot	0.5 / metre2
CHO	Choisya ternata Aztec Pearl	40 - 60	C5L / Bushy	2 / metre linear
LAV	Lavandula angustifolia Hidcote	20-30	C3L / Bushy	3 / metre2
VER	Verben bonariensis		C2L / Full pot	0.5 /metre2
VIB	Viburnum bodnantense Deben	60 - 90	C10L / multi-stem	Specimen

(Note: Choisya ternata AP planted as a hedge around the bay window. Lavandula planted as groundcover in front edge of the bed with occasional Agapanthus and Verbena dotted in among the mix for seasonal highlights)

TURF

Product: Rolawn Medallion Turf, or similar and approved

Laid: In accordance with the suppliers recommendations

Contact: Rolawn Ltd - Telephone: 01904 757 300 - Email: info@rolawn.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-labeled 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. Box hedges shall be maintained at 450-600 mm high and boundary planting to 1.5- 2m high .

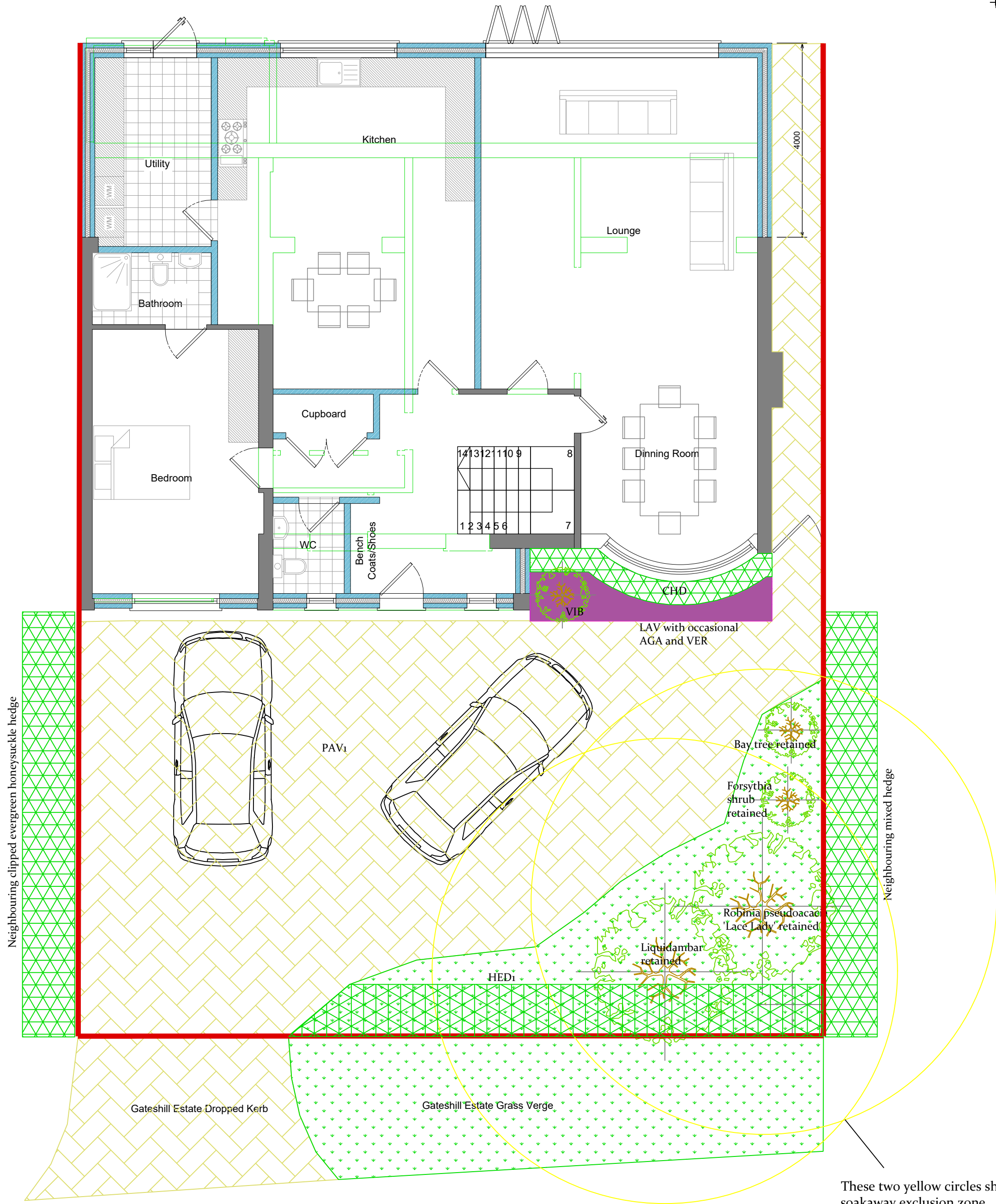
Grass will be cut six times during the first growing season. The first cut will be when the grass is well-rooted and has reached a height of 100 mm; it will be cut to 50 mm and lightly rolled. During the first year, all cuttings are to be removed from site. Grass should only be cut when dry. The grass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

- 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.



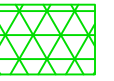
This scheme provides 30% soft landscaping within the front garden

These two yellow circles show the soakaway exclusion zone (5m from retained trees)

Landscape Plan



Existing and proposed trees and shrubs retained



Hedges



Existing and proposed lawn



Ground cover planting



Permeable block paving

Scale: 1:100 @ A2

Site Address: 63 Elgood Avenue
Northwood, HA6 3QT

Client: Roopa Suchak

Dwg. No: TH 2533 LSCP

Job Ref:
TH 2533

Date: 14th
October 2020

Trevor Heaps
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