

Trevor Heaps

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Design Rationale & Planting Specification

For

27 Blossom Way, West Drayton UB7 9HF

Prepared for: Winsmile Uk Ltd

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

Date: 30th September 2023

Ref: TH 4186 LSCP

Design Brief / Planning Background

The following landscape details are submitted in support of a planning application ref. 34796/APP/2023/255 to the London Borough of Hillingdon, which was granted approval by the Council on 17 May 2023 for:

The erection of 1 no. semi-detached dwelling with associated parking and landscaping

Permission was granted subject to details pursuant to the discharge of conditions:

Condition 6: Landscape

Prior to the commencement of any work above damp proof course level of the development hereby approved, 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), including retention of existing mature hedging along front/side boundary as shown on drawing number 017BL-A-02-101

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 (including dimensions, finish and appearance)

2.b Cycle Storage (including dimensions, finish and appearance)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 1 car parking space served by an active electrical charging points)

2.e Permeable Hard Surfacing Materials

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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 DMHB 11, DMHB 12, DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

Condition 7: Tree Protection Plan

Prior to the commencement of any works of the development hereby approved, a Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON To protect the trees at and adjacent to the site in accordance with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policy G7 of the London Plan (2021).

Condition 8: Tree Protection

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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

Condition 6: Landscape (Refer to accompanying landscape plan and specifications)

- The landscape proposals seek to provide an attractive and functional setting for the new dwelling and enjoyment of the occupants, while softening the appearance of the built development and enhancing the street scene.
- The site currently features a dwarf wall with an evergreen hedge along the front boundary and part of the side (south) boundary. This may be removed to permit access and facilitate the building work. On completion of the building the combination of hedge and wall will be re-instated, as part of the landscape proposals.
- The most prominent tree is a Leyland cypress on the south-east boundary. As proposed in the approved site layout plan, by UPP, this tree will be removed to accommodate the car parking space (refer to tree survey under conditions 7 and 8 below). Two new / replacement trees will be planted as part of the comprehensive landscape proposals.
- Garden trees have been selected which are particularly attractive to wildlife and humans and with a suitable ultimate size and habit for small gardens.
- The landscape proposals include a mix of hard and soft details, to ensure that external paving, boundary treatments, bike and bin storage and attractive structural (permanent) planting, (trees and hedges), which will provide seasonal colour and interest.
- New planting has been selected using a mix of native and ornamental species including pollen / nectar-bearing species of known value to wildlife. The existing and proposed planting will provide valuable habitat and benefit to wildlife and biodiversity.
- Additional biodiversity enhancement will be provided by the installation of bird and bat boxes integral to the building.
- Hedgehog gates will be constructed at the base of the boundary fences.
- The planting will be installed on completion of the building work and external hard landscape details.
- On completion of the work, the planting shall be established, managed and maintained by the owners, or their agents, to ensure that the proposed planting is successfully established and maintained in accordance with the landscape objectives.
- Any planting that fails will be replaced, according to the plan and schedule, at the next planting season.

Condition 7: Tree Protection Plan

An Arboricultural Impact Assessment, Method Statement and Tree Protection Plan and Report, ref. TH 2186, dated 8 September 2023, by Trevor Heaps Arboricultural Consultancy Ltd has been submitted.

The survey has identified the Leyland cypress tree in the south-east corner of the rear garden (T11 on the plan) and a number of ornamental shrubs, none of which are protected or merit retention.

Due to the confined available working space, it is not considered to be practicable to protect and retain existing plants on site, however, this loss will be mitigated by new / replacement planting as part of the overall landscape scheme.

Condition 8: Tree Protection Details

Refer to the 'Arboricultural Impact Assessment, Method Statement & Tree Protection Plan' (to BS 5837:2012), by Trevor Heaps Arboricultural Consultancy Ltd, ref. 3575, dated 3 October 2022.

In summary, there are no trees of merit on the site and it will not be feasible to retain the conifer or the smaller and relatively insignificant shrubs during the disturbance caused by the building work.

HARD LANDSCAPE SCHEDULES

SURFACING

Front Garden Path (Plan code: PAV₁)

Finish: Permeable concrete block paving

Product: 'Drivesett Tegula', by Marshalls (or similar and approved)

Block Dimensions / Mix: 240mm x 160mm x 50mm, 160mm x 160mm x 50mm, 120mm x 160mm x 50mm

Colour: To Architects specification

Laid: in accordance with manufacturer's recommendations

Supplier: Marshalls

Telephone: 0870 444 6217

<https://www.marshalls.co.uk>

info@marshalls.co.uk

Rear Garden Patio and Footpath (Plan code: PAV₂)

Product: Indian Sandstone (or similar and approved)

Colour: Buff Multi

Dimensions: Mixed sizes: 1140 x 570 x 18mm, 855 x 570 x 18mm, 570 x 570 x 18mm and 570 x 285 x 18mm

Laid: in accordance with manufacturer's recommendations

Supplier: Marshalls

Tel. 0370 120 7474

<https://www.marshalls.co.uk>

info@marshalls.co.uk

Rear Garden: Parking Space (Plan code: PAV₃)

Finish: Permeable concrete block paving

Product: 'Drivesett Tegula', by Marshalls (or similar and approved)

Block Dimensions / Mix: 240mm x 160mm x 50mm, 160mm x 160mm x 50mm, 120mm x 160mm x 50mm

Colour: To Architects specification

Laid: in accordance with manufacturer's recommendations

Supplier: Marshalls

Telephone: 0870 444 6217

<https://www.marshalls.co.uk>

info@marshalls.co.uk

Narrow Strip to Side of House (Plan code PAV₄)

Product: Breedon Self-binding 10mm Gravel (or similar and approved)

Colour: Buff

Laid: in accordance with supplier's recommendations, using a 'no dig' method to prevent excavation or damage to nearby tree roots.

Supplier: Breedon Group

Tel. 01332 694000

<https://breedongroup.com>

BOUNDARY TREATMENTS

Front and Front /Side Boundary (Plan code FEN₁)

Option 1: Low brick wall retained, or if not practicable,

Option 2: Low brick wall re-instated on completion of house, to match existing

Rear Garden Boundaries (Plan code: FEN₂)

Product: Timber Featherboard fence panels and matching side gates

Dimensions: 1.8m high x 1.83m wide, including gravel board and capping rail

Supplier: Jacksons Fencing, or similar and approved

Telephone: 0800 408 2234

Email: sales@jacksons-fencing.co.uk

<https://jacksons-fencing.co.uk>

Existing Rear Garden Boundary (Plan code: FEN₃)

To be retained.

BIN & BIKE STORAGE

Product: Timber Shiplap, Apex Roof, Large Outdoor Store

Dimensions: 152cm (height) x 198cm (width) x 81cm (depth)

Supplier: Forest Garden Ltd, or similar and approved

Tel. 0333 321 3142

Email: info@forestgarden.co.uk

<https://www.forestgarden.co.uk>

ECOLOGICAL ENHANCEMENT

Hedgehog Gates (Plan code: HG)

Location: Base of each run of fencing to the rear gardens

Dimensions: 26cm long x 8cm wide x 32cm high

Product code: 456626

Contact: Natural Collection. or similar and approved

Telephone: 0333 400 0463

www.sparketail.com

Schwegler Bat Boxes (Plan code: VB)

Product: 1No. Schwegler Bat Box

Type: 2F (General purpose)

Weight: 4Kg

Location: Site on buildings at a height of 3-6metres above ground level, in an open sunny position

Installation: In accordance with supplier's instructions

Supplier: NHBS

Telephone: 01803 865913

Email: customer.services@nhbs.com

RSPB Bird Nest Boxes (Plan code: BB)

Product: 1No. RSPB bird box

Type: Apex Classic Nest Box, FSC certified. Code Ro107

Dimensions: Height 28cm x width 23cm x depth 17cm, with 32mm diameter entry hole

Location: Site on building at 2-4 metres above ground level, allowing for a clear flight path

Orientation: Entrance to face between north and east, to avoid strong sunlight and prevailing winds

Installation: In accordance with supplier's instructions

Telephone: 0345 034 7733

Email: shopping@rspb.org.uk

<https://rspb.org.uk>

SOFT LANDSCAPE / PLANT SCHEDULES

Specimen Trees

(Refer to plan for planting locations)

Code	Species	Girth cm / Form	Container size	Spacing / Quantity
PRP	Prunus Pandora	12-14cm Heavy Standard	C70L	See plan
SAR	Sorbus aucuparia 'Joseph Rock'	12-14cm Heavy Standard	C70L	See plan

Ornamental Hedges

(Planted in a single row @ 45cm centres)

Code	Species	Container / form	Height (cm)	Spacing/Density
CAR	Carpinus betulus	C 5L, bushy	120-125cm	3 plants / linear metre
ESC	Escallonia Apple Blossom	C 3L, bushy	40-60 cm	2 plants/ linear metre
PRU	Prunus lusitanica	C 5L, bushy	60-90cm	2 plants / linear metre

Ornamental Ground Cover Mix (for west-facing border)

A mix of specimen shrubs (S) (planted singly) and herbaceous perennials (HP) (planted in groups of not less than 3 plants of one species).

Code	Species	Container / form	Density
OGCW	Anemone x hybrida Honorine Jobert (HP)	C 2L Full pot	3/m2
	Astrantia major (HP)	C 2L Full pot	3/m2
	Euphorbia amygdaloides 'Purpurea' (HP)	C 2L Full pot	3/m2
	Geranium Rozanne (HP)	C 2L Full pot	3/m2
	Hebe 'Great Orme' (S)	C 5L Full pot	1/m2
	Heuchera micrantha 'Palace Purple' (HP)	C 2L Full pot	5/m2
	Salvia officinalis 'Purpurea' (HP)	C 2L Full pot	3/m2
	Verbena bonariensis (HP)	C 2L Full pot	2/m2

Lawn Turf

Medallion Turf, or similar and approved

Supplier: Rolawn Ltd

Laid: in accordance with Rolawn's 'Product Guide'

Contact: 01904 757300

Email: info@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

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 / rotovated, 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.

Aftercare / Maintenance

All plants are to be maintained until established. Planted areas 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 1.8m 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