



## ALLARBORICULTURE

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# LANDSCAPE PLAN AND MAINTENANCE SCHEDULE

On behalf of:  
Mr & Mrs Gascoyne  
174 Aylsham Drive,  
Ickenham, Uxbridge,  
UB10 8UF

Prepared by: Kristian  
Chesterman BSc  
(Hons)

Report Reference:  
AALP174A

Report Date:  
25th October 2023

## 1. Introduction

- 1.1. This landscape management plan has been written by All Arboriculture on behalf of Mr & Mrs Gascoyne. It describes the landscape management practices required in relation to existing planting and proposed planting.
- 1.2. The plan considers the establishment and maintenance of vegetated areas only, it does not include for the management of hard elements in the development.
- 1.3. This management plan should be read in conjunction with the landscape plan.

## Site Description

- 1.4. 174 Aylsham Drive sits within the urban Area of Ickenham, Uxbridge. The Site has existing hedging and trees which have been retained and incorporated into the design.

## Aim of the Management Plan

- 1.5. The aims of this management plan are to:
  - Provide a management framework for the future management of soft landscape areas;
  - Maintain and improve the existing retained vegetation; and
  - Aid the healthy establishment of newly planted shrubs and hedging

## 2. Management Recommendations

- 2.1. The management plan addresses landscape management across the site for all vegetated areas. Recommendations are included for the establishment of planting and to increase the chances of successful growth.
- 2.2. The landscaping plan as shown on this document, will be completed within 6 months of the completion of the proposed.
- 2.3. It is preferable that all landscaping operations take place in the appropriate season with shrub and perennial planting in the months Nov to March for best results. Planting at other times of the year are possible with appropriate aftercare management – particularly a detailed watering / irrigation regime to maintain the condition of the plants and prevent failure of plants and grassed areas. Any failures of the planting will need to be rectified in the next available planting season

### Trees and hedges

- 2.4. All retained trees and hedges on site will be protected from damage during construction by protection fencing as appropriate. All works to trees should be carried out in accordance with BS3998:1989 'Recommendations for Tree Work'.
- 2.5. During periods of drought, trees should be watered if showing signs of deterioration.
- 2.6. Trimming of the hedge should be undertaken to encourage the thickening of the hedgerow vegetation and enhance its screening properties. This is applicable to the lower levels of the hedgerow only, up to the height of approximately 3m and should be undertaken in the winter months so as to avoid the nesting bird season (March – August inclusive). Alternate sides of the hedgerow should be trimmed each year to maintain a supply of material for wintering bird foraging.
- 2.7. All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow release form e.g. Enmag or similar. Trees should be top dressed with an additional mulch of peat substitute (NOT PEAT), which should contain a greater concentration of the slow release top dressing agent, at the rate of 80gm/m<sup>2</sup> or an equivalent system such as Osmacote 'Grotabs'. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread.

### Perennial / Shrubs

- 2.8. All ornamental planting of shrubs / perennials will be as specified in the landscape schedule and will normally be 3 litre pot grown types. Where these are to be planted, the ground must be prepared with the incorporation of not less than 25% by volume, non-peat based compost 25 to be incorporated into the top 300mm depth of soil in planting beds to improve the moisture retention / nutrient content of the soil. Post planting, the surface of the planting area will be dressed with a min 50mm of bark mulch to retain moisture during the first year of growth. Any failures to be replaced during the first five years with like for like species and original size plantings.
- 2.9. Where necessary due to supply problems, a substitution of one plant variety or species for another may be made where the plant substitute has a similar size, form and suitability for the site and the relationship with other plants adjacent.



### 3. Landscape Management Schedule

Description	Year 1	Year 2	Year 3	Year 4	Year 5 +	Notes
<b>A. Trees</b>						
Weed Control	√	√	√	√		Check for weeds in April and July. Remove as appropriate.
Tree Health	√	√	√	√	√	Check general health of trees. Replace any in poor health.
Tree Pruning					√	Formative pruning as required to encourage good form and remove dead material.
<b>B. Shrubs and New Hedging</b>						
Weed Control	√	√	√	√		Check for weeds in April and July. Remove as appropriate.
Health	√	√	√	√	√	Check general health. Replace those in poor health that have failed to establish.
Pruning						Hedges to be trimmed alternately to provide winter foraging. Leaf litter to remain.



Landscaping Plan - 174 Aylsham Drive, Ickenham, Uxbridge, UB10 8UF

SITE PLAN KEY

Permeable gravel to drive

Grass

Existing Boundary hedging

Proposed Boundary hedging

Proposed amenity shrub planting

Existing Tree

Wheelee Bins refuse storage

1.7m x 1.2m Shed, means of cycle storage

SCHEDULE OF PLANTING

HEDGE PLANTING- to boundary		
A-	Privit Ligustrum Ovalifolium Hawthorn Crataegus Monogyna	Note: 5 whips per metre staggered double equal mix of species, 1.8m ht.
	Holly Ilex Aquifolium Beech Fagus Syvatica Blackthorn Prunus Spinosus	row 15cm from the centre line
GENERAL AMENITY PLANTING- Mix		
B-	Philadelphus "Belle Etoile" Common name Mock Orange Spirea Japonica Common name Gold flame Prunus Cistena Common name Crimson Dwarf Berberis Darwini Common name Darwins Barberry Aucuba Japonica Variegata Common name Spotted Laurel & Chaenomeles japonica - "Quince Variety" & Daphne odora Lavandula angustifolia hildcote Common name Lavender	3 litre 4/ sq m 3 litre 4/ sq m 3 litre 4/ sq m 3 litre 4/ sq m 3 litre 4/ sq m 3 litre 4/ sq m
C-	Existing boundary hedge pruned	

NOTE: Any planting removed within 5 years of occupation should be replaced under the terms of the planning permission.

TREE PROTECTION

During site clearance and the whole construction period tree protection fences following BS3837:2005 should be used.  
Following the maximum extent of the tree canopy except where invursion under the tree canopy is specifically agreed with the council's arboriculturalist.

TREES

This site is subject to a 5 year Landscaping Condition, and no additional trees (other than those shown for removal) should be removed without the agreement of the LPA.

**Planting notes**  
**Ground preparation**  
Formation to all beds to be ripped by main contractor.  
Topsoil (to BS 3882:2015) to be supplied as necessary and spread as follows:-  
a) tree pits to be full depth  
b) Shrub/herbaceous beds, minimum 450mm deep  
c) Lawn areas, minimum 100mm deep  
Landscape contractor to supply and spread compost to 75mm deep to planting areas and rotovate in to 300mm.  
**Planting**  
All shrubs and herbaceous to be pit planted and backfilled with planting compost (minimum 0.5l per plant) incorporating mycorrhizal fungi (mycorrmx or equal) at 2kg per m3 of backfill and Broadleaf P4 polymer at 1g/litre of backfill.  
Trees to be pit planted (600x600x600mm minimum); fork over base and leave domed; 100mm shingle drainage layer.  
All trees to be secured with underground anchors.  
All trees to be fitted with watering coils.  
Backfill pits with 50:50 mix of tree planting compost and imported topsoil (to BS 3882:2015) incorporating mycorrhizal fungi (mycorrmx or equal) at 2kg/m3 and broadleaf P4 polymerat 1g/litre of backfill and water in.  
**Mulch**  
Supply and spread slow release fertilizer (Scotts Sierrablen or equal approved) at approx 30g/m2. Spread as top dressing before mulching.  
All areas to be mulched to a depth of 75mm on completion (50-20 play bark (or equal approved)).  
**Maintenance and Aftercare**  
The landscape contractor is to replace all dead, dying or diseased trees, shrubs and herbaceous at the end of the 12 months defects liability period.  
**Planting times**  
The planting will be carried out following completion of the building works.  
The planting can be carried out at anytime of the year (not just during the planting season) as all the plant material is container grown.

The main landscaping plan shows a residential site with an existing dwelling and a proposed house extension. The plan includes various outdoor spaces and structures:

- Existing Dwelling:** A brown-shaded building with a footprint of existing extension indicated by a dashed line.
- Proposed House:** A larger brown-shaded building footprint.
- Parking Areas:** Two gravel-paved areas labeled 'Parking existing house' and 'Parking proposed house'.
- Gardens:** Two 'Back Garden' areas, one labeled 'area 52 sqm' and the other 'area 71 sqm'. They are bordered by 'existing 1.8 cb fence'.
- Structures:** A 'Sub-station', 'Cycle store', 'Bin store', and 'Existing garage' (which also serves as parking space for the existing house and bike store).
- Plantings:** Various plantings are indicated by green circles and lines, labeled A, B, and C, corresponding to the schedule of planting.
- Other Features:** 'existing hedge to be retained', 'Access to house via garage', and 'footprint of approved extension 5924/APP/2019/2972'.

A photograph of a wooden bin store, showing its construction and how it integrates with a garden setting.

Bin Store Example

Scale: 1:100

A graphical scale bar indicating distances of 0, 5, and 10 meters.

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Landscape Proposals