

PROPOSED 9 Unit RESIDENTIAL ROOF EXTENSION AT

ALLPORT HOUSE, COWLEY BUSINESS PARK, UXBRIDGE UB8 2AD

Appraisal carried out August 2021 (see **Draffin Associates Dwg no. 813/01 – 28/9/21**)

EXISTING SITE

1.00 EXISTING SITE

- 1.01 The property is located to the west of Cowley Road approximately 300m north of the junction with Iver Lane. This includes the existing office building with associated access, parking and green space. The application site is served by the existing Business Park driveway. There is an extant permission for the building conversion to residential use.
- 1.02 The 0.36 ha site is located approximately 0.5km north of Cowley centre and lies in a suburban area.
- 1.03 The generally level site adjacent Fray's River appears to have good permeability.
- 1.04 The site is enclosed by the existing Business Park and housing within a mature tree canopy.
- 1.05 Visually the site is enclosed by mature vegetation with filtered views from the shared Business Park access drive.
- 1.06 Mature trees include mixed evergreen and broadleaf trees to the outer boundaries together with broken mixed understorey hedging/ thicket. There are prominent street trees to the frontage. Species surveyed include *ash, oak, lime and sycamore*.
- 1.07 The remaining vegetation comprises unmanaged scrub, ornamental neighbouring trees and species of limited value.

2.00 PROPOSAL

- 2.01 There is scope to enhance the site within the proposed 9 unit residential roof extension while providing new amenity/ conservation planting in scale with the future site proposals and locality.
- 2.02 The development proposals will provide environmental enhancement by agreed detailed landscape proposals that includes selective native tree planting, appropriate hard landscape finishes and enclosure details. Mixed native hedging will be retained with boundary screening infill to enhance enclosure. This will include new native hedging and woodland edge tree group planting to the boundaries that will be managed for nature conversation and screening to increase biodiversity. (see **landscape proposals Dwg no. 813/01**)

- 2.03 **The contractors working area will be clearly fenced off prior to all construction work. Site setup and working arrangements should comply with contract CDM requirements.**
- 2.04 All landscape works to satisfy the latest relevant British Standard including supply of materials, operations on site and management. (see dwg note)
- 2.05 **No topsoil should be removed from site until the contractor has ensured that sufficient reserves have been stockpiled safely on site to allow successful project completion in accordance with new works specification.**
- 2.06 The modified green space adjacent Fray's River will include a toddler play space together with outdoor seating and communal amenity space. Ground levels will be carefully retained to protect the existing tree root zone. Natural hard materials will include permeable resinbound gravel, small unit timber and brick edging to fit the curved alignment with metal railings and gates to provide secure enclosure while retaining a verdant streetscape. External lighting will be reviewed to illuminate the communal space with movement sensor controlled operation for added night security.
- 2.07 The existing north east frontage will be restored with grass cutting, gravel areas weed control and enclosure vegetation cutting back for communal residents access. The boundary margins will be managed for conservation with two cuts per annum to encourage mixed native species to establish beside mown grass lawns.
- 2.08 All working areas, outside the approved construction zone, to be reinstated as soft landscape areas in accordance with the detailed soiling specification.
- 2.09 Subsoil to be well drained and all hard break out to be completed to minimum 600mm depth - 1200mm for tree pits.
- 2.10 Topsoil depths to be 150mm grassed areas, 450mm planted areas and tree pits subject to detailed soiling specification. (Any topsoil to satisfy BS.3882.2015).
- 2.11 All tree plant material to be airpot grown/ rootballed unless agreed otherwise with client.
- 2.12 All planting areas to thoroughly incorporate leafmould with topsoil in 1:3 mix to improve soil fertility or thoroughly incorporate 'ROOTGROW' mycorrhiza or similar approved product with topsoil to improve soil fertility applied in accordance with suppliers recommendations.
- 2.13 All plant material to be thoroughly watered in and lightly pruned as necessary to aid plant establishment.
- 2.14 All beds to be mulched to 100mm depth with medium grade coarse bark after planting and BROADLEAF P4 granules incorporated into topsoil to aid water retention at supplier's recommended rates.

- 2.15 All plant material to be guaranteed for 24 months against all reasonable defects.
- 2.16 All nursery stock trees to be supported by 2no short stakes, crossbar, TOMS cushioned tree ties & fitted with 75mm perforated irrigation pipe unless agreed otherwise agreed with the landscape consultant.
- 2.17 All new service connections should be routed away from tree root protection areas unless agreed with the project arborist. Any essential services excavation within the existing trees RPA will be subject to the agreed special root protection measures to be confirmed by the project arborist and engineer.
- 2.18 Post construction all landscape areas will become the responsibility of the owners who will undertake all routine management works and regular tree condition inspection.
- 3.00 **MANAGEMENT**
- 3.01 **Responsibilities** – Landscape practical completion is scheduled for spring 2022. Until legal handover or during the first 12 months landscape management will be undertaken within the building contract as part of the defects liability period by the appointed landscape subcontractor. Then in accordance with the planning condition any planting defects that occur during the subsequent 5 years after completion will be rectified. Any trees or other plants which, within this period die, are removed, uprooted, are significantly damaged, become diseased or deformed will be replaced during the next planting season with others of the same size, species and quality. A tidy and healthy landscape setting to the development should be maintained at all times.
- 3.02 **Design and management objectives -**
- To enhance local environment
 - To improve nature conservation
 - To comply with planning conditions
- 3.03 **Operation** – The residents management company will be responsible for site maintenance, landscape amenity management, hedging and treeworks. Suitable specialist contractors/ arboriculturalists will be employed and any necessary treeworks agreed prior to implementation.

Routine actions will include

- 3.04 amenity grass cutting fortnightly in growing season - all highway/ parking verges. Marginal waterside areas will be managed for conservation and cut twice annually in accordance with the project ecologist recommendations.
- 3.05 weeding all amenity planting areas/raking gravel areas.
- 3.06 manage boundary native mixed hedging for nature conservation and species diversity.

Routine actions cont

- 3.07 clipped hedge trimming to establish density and boundary division.
- 3.08 pruning all woody plants to remove deadwood and achieve overall balanced canopy.
- 3.09 firming up plant material, adjusting tree ties, climber supports.
upon tree establishment or after 3 years all tree stakes to be removed, tree guards reviewed.
- 3.10 watering throughout the growing season to ensure even growth rates of new planting, utilising irrigation pipe for establishment of any advanced nursery stock trees.
- 3.11 additional watering visits of trees to be undertaken in initial establishment period.
- 3.12 trim boundary planting to prevent nuisance to pedestrian & highway movement/ neighbouring property.
- 3.13 removing all litter and tidying all planting areas after any recorded vandalism.
- 3.14 all permeable hard landscaped block paving/ resinbound gravel areas should be kept free from weed growth and low obstructing overhanging branches.
- 3.15 all fencing/ balustrades/ gates to be kept in good repair.
- 3.16 all parking/ circulation areas to be kept free from litter and regularly swept.
- 3.17 play space – all equipment to be regularly safety checked in accordance with the suppliers guidance to comply with H & S standards. All defects should be recorded, rectified immediately and the property manager advised in writing.

Annual actions will include

- 3.18 tree condition survey checking for any dieback, structural damage and organising the appropriate tree surgery – timber arisings from agreed treeworks to be considered for log piles for habitat enhancement.
- 3.19 defects/vandalism replacement planting with similar species, size and form with appropriate support and rabbit protection as necessary within the next recognised planting season (Nov – Mar)
- 3.20 remulching all designated planting areas with max 100mm depth medium grade coarse bark to assist plant establishment.

- 3.21 boundary fencing/ walling - maintain all fencing/ balustrades/ walling in good repair clear of all shared driveway/ adjacent riverside / other property.
- 3.22 five year programme tree review - establishment growth to be reviewed and will be given top-up 'ROOTGROW' mycorrhiza treatment to encourage improved root development.
- 3.23 Works to be carried out in accordance with the suppliers detailed recommendations.
- 3.24 Nest boxes on the new building to be inspected annually and advise project ecologist/ owner if replacement required.

Monitoring – all queries should be reported to the onwers who will liaise with the project ecologist/ project arborist where appropriate.