

Woodlands Residential Care Home

84 Long Lane

Ickenham

Uxbridge

UB10 8SX

1. Context

The property at 84 Long Lane a detached house and Planning Permission was granted on 2021 for a substantial part single part two-storey rear extension (including roof conversion/ dormer extension over existing rear outrigger), complete with a laundry/ plant outbuilding and bike/ bun store enclosures along the northern boundary. An existing 2-storey property housing a day-care unit is located at the front (North-Eastern) part of the site, which, together with its small rear garden, does not form a part of this landscape proposal. An arboricultural report was commissioned and reports provided by Keen Consultants of Fleet, Hampshire.

2. Current Landscaping

The existing garden is very well kept and comprises primarily hard standing for cars in the front with some planting/ hedge to the edges, whilst the rear is features mature planting and is dominated by a Laurel hedge on the southern boundary. The rear garden is screened by treed (sitting in adjoining gardens) of varying size, age and quality giving the space a fairly sheltered feel. Full details of the same can be found in the arboricultural report.

3. Proposed Landscaping Plan

The plan has been prepared taking into the account the following principles:

- a) Enhancement of visual amenity / street scene – in line with the Planning Officers request
- b) Improvements to the variety of planting and quality of boundary screening without changing the overall character
- c) Sizing and species to be in keeping with the surrounding area as well as size of the garden

Key features of the proposed plan

- Beds in the front of the garden would be created to provide an evergreen cover of foliage. Given the limited amount of sun this bed may receive, planting at the front of the bed will be primarily ferns such as *Dryopteris affinis* 'Cristata' as well as other plants suited to shade.
- Beds on North and West side of site: would be layered with medium sized plants and flowering perennials such as *Rudbeckia* 'Goldstrum' among others.
- The South side of the garden, facing the school, would see the retention of existing hedge, which is also foreseen for the hedge sitting on the front, street boundary
- Full details of species, sizes and numbers are provided in the table on the landscape drawing 00L050
- The remainder of the garden would remain as car parking – as per the current plan – with 4 hardstanding improvements past the existing vehicular gate

4. Conclusion

- As agreed with the Planning Officer during original application consultation process, the enhancements to the front landscaping will be delivered by introduction of new shrubs and soft planting and two new planter areas adjacent to existing building entrance
- The tree protection measures proposed in the Arboricultural report will be adhered to

5. Enclosures:

- a) Figure A: Arboricultural Method statement
- b) Figure B: Tree protection plan
- c) Figure C: Proposed landscape plan
- d) Figure D: Planting and maintenance specification