

Hard Landscaping Specifications – Explanatory Note

Land Off Thompson Rd & St Luke's Road, Former RAF Uxbridge, Hillingdon Road, Uxbridge

Condition 6 to planning permission ref. 585/APP/2019/829 was discharged in September 2020 under application reference 585/APP/2020/1229. Following this approval, during the construction period it has become necessary to amend some parts of the hard landscaping to account for issues which emerged during procurement and construction.

To regularise these changes, it is proposed to discharge **condition 6.2.1** with the revised Hard Landscaping Plan. As a result of the changes, the Landscape Masterplan, submitted to discharge part 6.1 has also been amended, however the soft landscaping itself is not affected.

There are two alterations to the approved hard landscaping, these are summarised below, together with the reasons for each.

Paving to Garden Room Terrace

The approved material for this area is Scout Moor York Stone flags (Flamed), instead Tobermore Mayfair Flags, (Sandstone) are used. York Stone flags were unavailable at procurement, however the Mayfair flags form part of the original specification and have therefore already been confirmed as acceptable for use at the site.

Change of Milboard Decking and Flags at Main Entrance to Tobermore Historic Flags

The approved decking treatment at the central area at the rear of the building was for Milboard decking on pedestals. However, at construction stage it was found that there was insufficient space for the pedestals. As such, to install the decking by an alternative means would have the potential to compromise the waterproofing below increasing the risk of rot and latent defects during the life of the development. As such, the decking has been replaced by paving.

The flags at the main entrance were also proposed to be York Stone Flags which, as stated above, could not be sourced.

Both of these areas have been laid to Tobermore Historic Flags (Bracken), the appearance of which is illustrated below. These did not form part of the original specification and have been selected to complement the development so they will not appear out of place.

