91-93 FALLING LANE
YIEWSLEY
WEST DRAYTON
UB7 8AD



LANDSCAPE MANAGEMENT AND MAINTENANCE REPORT

REV B

AT

91-93 FALLING LANE
YIEWSLEY
WEST DRAYTON
UB7 8AD

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archerarchitects

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1. LANDSCAPE PLAN

1. INTRODUCTION

1.1 This report has been prepared by Archer Architects for the management and maintenance of the landscaped area constituting 91-93 Falling Lane.

1.2 This report is to be read as guidance for the soft and hard landscaping of the site, post and prior to the commencement of building works.

1.3 This report along with attached plans and images are to be read in conjunction with all other application drawings and documents which have been submitted.

2. KEY DESIGN PRINCIPLES

2.1 Boundary treatments and all landscaping are to be chosen in- keeping with the rest of the development and surrounding area of Yiewsley, West Drayton.

2.2 The soft landscaping is to be primarily focused around the front communal door of the development and front elevation to provide an attractive entrance feature. This will also act as a visual and security barrier.

2.3 The colour of the flowering soft landscaping should be of universal appeal and of similar colours and tones.

2.4 The area to the forefront and rear of the development is to be laid with turf to the lawn to contrast with the tarmacadam of the designated parking area. This area is also proposed to be used as amenity space for the owners and tenants.

3. SOFT LANDSCAPING

3.1 All plant species chosen are of low maintenance to increase the chance of them establishing on the site in the long term.

3.2 Plants have been chosen to suit the local climate and can all be described as full hardy, this will increase the likelihood of their establishment in the first year post-completion.

3.3 The landscaped area for 91-93 Falling Lane is North East facing with the private gardens located to South. Therefore the plant species chosen are suitable for this orientation, requiring full sun or partial shade. Regardless of the 1m fenced brick wall and the close boarded timber fence at the boundary edges, the planting should remain unaffected.

4. SOIL SPECIFICATION

4.1 To ensure the plants are easily established in the site all plants should be suitable for neutral and acid plant soil which is not heavily fertile.

4.2 All imported soils will be checked to be free of any contamination and will be from an established supplier. All imported soils to be in accordance with BS3882:2007 specifications for topsoil

4.3 Information to cover the components and volumes of soils to be provided by the supplier.

4.4 The source of the topsoil to be located no further than 10miles from the site. Following delivery on site the topsoil will be stored in piles no higher than 1m.

4.5 Topsoil to be stored in a separate area and away from subsoil or any other excavated materials.

4.6 The stockpiles of topsoil should be protected avoiding seeding from adjacent land when stored for long periods.

4.7 In circumstances where the soil has to be stored for longer than six months, the stockpile will be planted with a deep rooting and seed mixture.

4.8 All tree and shrub composts to be used during planting well be peat free.

5. PLANTING

Plants Specified

5.1 ***Prunus Lusitanica***

Chosen as a deciduous shrub with showy flowers in springs and often good autumn foliage colour. The Portuguese laurel can be grown on chalk soil, in shade or sun. This adaptable evergreen can be grown in any moist but well - drained moderately fertile soil.





Number Required	Plant type	Pot Size (Litres)	Exposure	Ultimate Height (Metres)	Ultimate Spread (Metres)	Time to Ultimate Height (Years)
61	Semi-Evergreen	2-3	Exposed /Sheltered	0.4 – 0.6	8	20-50

5.2 ***Amelancier lamarckii Multi Stemmed***

Chosen as a small deciduous tree, offering showy white flowers in early spring, red to purple fruits in summer and often a beautiful autumn colour. It can grow in moist, lime free, well-drained soil. It can achieve the best



Colour in Autumn

Foliage

Foliage

Colour in Spring

Flower

Foliage

Colour in Summer

foliage

Fruit

Fruit

Number Required	Plant type	Pot Size (Litres)	Exposure	Ultimate Height (Metres)	Ultimate Spread (Metres)	Time to Ultimate Height (Years)
6	Deciduous Tree	45	Exposed /Sheltered	8-12	4-8	10-20

5.3 ***Lavandula- (Lavender)***

Chosen as a compact shrub, *Lavandula* are small aromatic evergreen shrubs with usually narrow, simple, entire, toothed or lobed leaves and small tubular flowers in dense spikes in summer.





Colour in Summer

flower

Number Required	Plant type	Pot Size (Litres)	Exposure	Ultimate Height (Metres)	Ultimate Spread (Metres)	Time to Ultimate Height (Years)
44	Evergreen	2.5	Exposed /Sheltered	0.5-1	0.5-1	2-5

5.4 ***Rudbeckia fulgida*** (coneflower 'Goldsturm')

Chosen as an annuals, biennials or rhizomatous herbaceous perennials, with simple or pinnately divided leaves and large daisy-like flower-heads with yellow or orange rays surrounding a prominent conical disk. Goldsturm' is an herbaceous perennial forming a clump to 60cm in height, with erect stems bearing narrowly ovate leaves and dark-eyed, deep yellow flowers to 12cm across.

Colour in Autumn

flower

foliage

flower

Colour in Spring

foliage

Colour in Summer

flower

foliage

flower





Number Required	Plant type	Pot Size (Litres)	Exposure	Ultimate Height (Metres)	Ultimate Spread (Metres)	Time to Ultimate Height (Years)
36	Deciduous Shrub	2.5	Exposed /Sheltered	0.5-1	0.5-1	2-5

5.5 Choisya ***ternata*** (Mexican orange blossom)





Chosen as an evergreen shrub with aromatic, palmately divided leaves and fragrant star-shaped white flowers.

Choisya ternata is a rounded, medium-sized bushy evergreen shrub, with dark, glossy green leaves divided into three broad leaflets. Flowers pure white, scented, often appearing fitfully into winter.

Colour in Autumn

foliage flower

Colour in Spring

foliage flower

Colour in Summer

foliage

Colour in Winter

foliage flower

Number Required	Plant type	Pot Size (Litres)	Exposure	Ultimate Height (Metres)	Ultimate Spread (Metres)	Time to Ultimate Height (Years)
32	Evergreen Bushy	2.5	Exposed /Sheltered	1.5-2.5	1.5-2.5	10-20

6. MANAGEMENT DURING CONSTRUCTION

6.1 It is assumed prior to landscaping works that the site has been cleared and ready for works.

6.2 All litter found on the site is to be removed and safely disposed of. This includes packaging, building waste, food waste etc. Any soil or soft landscaping debris are to be cleared from the landscaped areas upon completion to provide a neat appearance

6.3 All new areas of soil will be prepared to a minimum depth of 400mm using appropriate machinery. This will break up compaction and bury perennial.

6.4 A rotavator will be used to create a fine till and to incorporate multi-purpose top soil for the new planting.

6.5 All planting should be carried out as shown on the Proposed Landscape Plan: 5966(P) 020.

6.6 Any plant substitutions need to match the original plant species specified with regards to its height, spread, location and relationship to adjoining plants. Any considerations for a significant change should be referred back to the local planning authority.

6.7 Any existing vegetation is to remain in a good condition whilst the works are being completed. Protection to these is required if there are surrounding works which could compromise their condition.

6.8 Any damage to any of the soft or hard landscaped elements is the responsibility of the installing contractor. If damage occurs the contractor will be liable for this replacement cost. This excludes the possible event of theft or vandalism.

6.9 All works are to be carried out correctly and safely in accordance with the relevant Approved Building Regulations and British Standards for Grounds Maintenance.

6.10 All plants will be inspected on delivery to the site to make sure that are free from pests and diseases and have no sign of damage. Pests and diseases are to be controlled by chemical or manual means. Any herbicides used on the site are to be EU approved and only used by a NPTC certified operative.

6.11 All plants will be purchased from an established supplier and be clearly labelled providing all the details including botanical name, the supplier's details, passport number etc. Also, details of the country of origin and the age of the plant to be provided.

6.12 The plants will be stored away from strong winds and exposure to adverse weather will be avoided. The plants will be watered regularly avoiding to dry out.

6.13 The turf and lawn is to be watered every other day once laid if there has been no rain for 2 days. If laid in the summer season the turf is to be watered every other day so it does not die. When the temperature cools and rain is more frequent in the later seasons less irrigation will be required. Regardless of season, if the turf does not receive the required amount of

water through manual or natural means the turf will die in 2-3 days. Watering is to be thorough and evenly spread and preferably done at the start or end of the day.

3.1 Any rubber ties and spacers placed between the plants prior to handover must be moved regularly to accommodate the new plants growth whilst they establish themselves.

7. MANAGEMENT POST- COMPLETION

First Year Post Completion (12 Months) and Future Management

7.1 The owner/tenant (as per their contract) becomes responsible for any soft or hard landscaping in this area once the site has been handed over.

HARD LANDSCAPING

First Year Post-Completion (12 Months)

7.2 Litter is to be cleared from the ground of the car parking area, refuse area and cycle storage beyond weekly.

7.3 Recommended monthly, fallen leaves and vegetation should be removed from the hard landscaped areas.

7.4 Recommended 6 months after completion, a general inspection of the hard landscaping is expected after its daily use. Suitable action will follow this inspection.

7.5 Recommended bi-annually, any accumulated algae and moss is to be removed from the hard landscaping to stop deterioration of these surfaces.

7.6 Irrigation will be carried out for the first two growing seasons to ensure good root establishment. Irrigation will be carried out first thing in the morning or late in the afternoon.

Future management

7.7 The above four points should be carried out annually to the timescale specified, in the interest of maintaining the standard of these surfaces. Negligence of these points could result in deterioration of the surfacing and a consequential cost to replace them.

SOFT LANDSCAPING

First Year Post-Completion (12 Months)

7.8 Not all plants will flower in the first year; this could take few years whilst the plants focus on root growth so they are established in their new areas.

7.9 Rubber ties, spacers, stakes and ties are to be adjusted as the plants grow in this first year whilst they establish themselves.

7.10 In March/ April plants will be checked for survival.

7.11 *Buxus balearica* (Box)

- Every two months dead and fallen leaves should be removed from around the plant.
- Mulch of a well rotted organic matter can be applied around the base of these plants once in the next spring post-completion.
- In Mid-Summer pruning may be done where silver leaf is prevelant

7.12 *Acer palmatum* (Japanese Acer)

- They require little or no pruning. If pruning is required it may be done on late winter or early spring.

7.13 *Lavandula* (Lavender)

- In the following spring season any misplaced, dead or frost damaged branches can be removed.
- In summer will be checked for any diseases or problems and rectified as appropriate.

7.14 *Rudbeckia fulgida* (coneflower 'Goldsturm')

- In autumn may be cut back if necessary.
- In spring to late summer will be checked for any pests and treated as appropriate

7.15 *Choisya ternata* (Mexican orange blossom)

- Prune lightly from April to May removing unsightly shoots as required. Following renovations apply a general-purpose fertiliser and mulch and avoid drought stress in the following season.

7.16 *Turf and Lawn Areas*

- Turfed areas are to be mown twice a month in March and October, three times a month in April and September, and four times a month in the months May to August.
- The turf and lawn is to be irrigated every other day during periods of hot weather, this is subject to any enforced hosepipe bans.

Future management

7.17 Once a year the plants should be checked, dead plants should be replaced with the same type bought at an established size.

7.18 Check regularly and water to keep the soil moist – but do not allow to become waterlogged, particularly in winter. Once established, apply a general-purpose fertiliser such as Growmore at 70g per m^2 (2oz per sq yd) in spring and mulch to a depth of 5cm (2in).

7.19 In Summer, weeds will be removed by hand if found to be growing in the mulched area.

7.20 Remove shoots that have flowered to within 1.5-2.5cm (¾-1in) of the previous year's growth.

APPENDIX I

Details planting Plan attached on the next page.