

Maintenance Plan



PROJECT 286
Alexandra House
106, Pembroke Road
Ruislip

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ANNA FRENCH ASSOCIATES LTD

T 01525838796

W annafrenchassociates.co.uk

E info@annafrenchassociates.co.uk

ANNA FRENCH ASSOCIATES
LANDSCAPE ARCHITECTURE + ECOLOGY



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1. INTRODUCTION

1.1 Executive Summary

The purpose of this plan is to provide a framework for the maintenance and management of the communal landscaped areas for the development at Alexandra House to ensure that it establishes and matures, contributing to a high-quality external environment for the area. This landscape maintenance plan has been prepared to fulfill the requirement of the relevant conditions of the planning approval for the scheme, which states that:

The spaces are to provide for passive and active recreation and planting to enhance the residential areas.

1.2 The Site

The site is located at 106, Pembroke Road, Ruislip. The landscape works are part of a refurbishment of the existing residential apartment building.

1.3 Landscape Design

At the ground floor level the landscape consists of planting beds with a pergola, some small ornamental flowering trees and a mixture of shrub and herbaceous planting. In the courtyard area there are several planting containers which will be filled with robust ornamental shrubs and perennials.

1.4 Maintenance Responsibilities

The contractor will be planting and will carry out maintenance of the landscape for first year and following that the management company will take over the maintenance of the communal areas and privately-owned terraces will become the responsibility of the property owners.

2. SOFT LANDSCAPE OBJECTIVES

2.1 Tree Planting

Trees will be planted to the front of the development, to enhance the street frontage and provide screening to the car park on the other side as well as wildlife value from the fruits. Trees will be double-staked above ground and watering/irrigation pipes will be fitted to all tree pits.

The management objective for the tree planting is to provide the optimum growing conditions so that trees remain strong and growth is vigorous. Monitoring soil moisture and nutrient levels and administering water and nutrients by hand watering and applying fertilizer to maintain the health of the plants will achieve this. Formative pruning will be required in later years to ensure that the trees remain healthy and well balanced. Stakes and trees ties will be checked regularly to ensure they are fulfilling their function and removed once the trees are established. Any tree works, such as removal of dead branches in the later years, will be carried out by approved arboricultural contractors in accordance with BS 3998:2010. The area at the base of the trees should be mulched with 5cm of well-composted bark mulch every year.

2.2 Shrub Planting

The proposed planting comprises a mixture of native cultivars and ornamental shrubs, which are chosen for their amenity and their wildlife value. The shrubs are low maintenance requiring little formal pruning apart from any selective pruning to remove unshapely stems or diseased or damaged wood. Shrub planting beds should be mulched with 5cm of well-composted bark mulch every year.

2.3 Herbaceous Planting

The herbaceous borders are designed to provide year-round colour and texture with a mixture of evergreen and deciduous plants that flower or have interest via leaves or seedheads throughout the year.

The herbaceous planting should be maintained by regular hand weeding and application of 5cm well-composted bark mulch every year or more frequently if required. Dead leaves and unsightly stems should be removed at the end of the flowering season in late autumn/early winter. Seed heads should generally be left for winter interest unless they have been damaged or broken by bad weather or some other cause.

Any plants that fail to thrive should be replaced to maintain a good ground coverage (which will also help keep weeds at bay). Slow release fertilizer should be applied once a year to provide a feed for the planting throughout the year.

2.4 Irrigation System

All communal planted areas to be irrigated using Techline Professional In-line Drip Pipe. Lay in a network of lines spaced 300mm apart, connect together using brown in-line drip pipe fittings (14mm) and peg to surface of soil. Cover with mulch after laying.

2.5 Container Planting

The pots will be maintained with by regular hand watering or by installing a suitable irrigation system. Slow release fertilizer should be added once a year.

A drip line irrigation system will be installed (as above) to maintain the correct soil moisture levels and provide regular watering. The drip line system should be checked regularly and the timings adjusted accordingly.

2.6 Paths and paved areas

Paths and paved areas will be kept clean and pressure washed to remove dirt and algal growth once a year or as required. All trafficable surfaces are to be weed free, by removing the weeds with a suitable herbicide (to manufacturer's recommendation) where the weeds cannot be removed manually. When removing weeds ensure the existing surface is not damaged and remove any arising from site. Trim all stray planting from paths to retain free access.

Damage to any paving surfaces should be reported. All hard landscape elements which are damaged must be fixed immediately. Any items that require replacement must be made safe immediately and replaced with an identical item within a two week period. Where uneven paving surfaces constitute a trip hazard the area should be secured before promptly making good.

During the winter, the gritting of paved surfaces in icy conditions should use substances approved by Facilities Management team with awareness to their environmental impact. Gritting should be carefully applied to avoid any spilling over planted areas. Ensure all drainage is kept clean and free of detritus to avoid reduced drainage capacity. Gullies and channel drains should be regularly rodded as required.

2.7 Street furniture & lighting

A simple palette of materials is used throughout the scheme. All items are to be inspected for any damage or repair during the site cleanliness visits three times a week. Any repairs and replacements to the furniture and lighting are to be undertaken within the lifetime of specified materials, or using an identical item. All lighting should be replaced immediately, whilst furniture should be replaced within six weeks. Items should be kept clean and free from detritus, graffiti, marking and stains.

2.8 Fencing

Inspect, repair and maintain all fencing and gates in good working condition to appropriate secure by design standards. Clean, treat and repaint degraded paint finishes on metal work within three months of being damaged Any repairs and replacements are to be undertaken within the lifetime of specified materials, or using an identical item.

3. CONCLUSION

By making a commitment to the long-term management of the landscape elements of the site, we are ensuring that the development will continue to contribute to the amenity for the people living there and will enhance the surrounding streetscape.