
Zaza Restaurant,
High Street,
Ruislip
HA4 7AR

Landscape Management Plan

Ref: 23/0702

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INTRODUCTION

- 1.1** It is a condition of The London Borough of Hillingdon's Planning Permission *ref. 16897/APP/2023/411* for the demolition of a UPVC conservatory, the erection of a replacement conservatory and creation of external terrace that a landscape management plan is drawn up for the soft landscape areas. The plan is to include long-term design objectives, management responsibilities and maintenance schedules.
- 1.2** The Planting Plan is shown on CJO Drawing **23/0701**, dated July 2023.
- 1.3** The existing hedgeline to High Street will be clipped, maintained and gapped up with the same species – Common Privet.
- 1.4** As the area in question is a paved courtyard, the soft landscape comprises new hedges, with shrub, perennial & climber planting to various pots and planters.
- 1.4** The management plan provides description of the levels and standards of maintenance that is desired for each of the communal landscape areas and should be read in association with the maintenance schedule, which lists the type and number of operations for each landscape area, and the timing for their implementation.
- 1.5** The management plan should be adhered to for five years.

Long-term Landscape Design Objectives

- 1.6** Given the restricted space afforded to planting, in order to maximise the dining area, strategically placed troughs and pots offer the best solution to soften the aesthetic and create a verdant oasis.
- 1.7** The long-term landscape objective is to enhance the natural setting of the dining area with predominantly lush, low maintenance evergreens.
- 1.8** The frontage of the High Street will be enhanced via the addition of extra Ligustrum ovalifolium to gap up the existing hedge behind the dwarf wall. Any visibility splay lines will be kept clear of all planting.
- 1.9** The existing privet hedge will be clipped and maintained on a regular basis creating a more uniform sense of arrival to the establishment. Bordering this, the new hazel hurdle fence provides a naturalistic backdrop for a series of tall troughs with climbers and various shrubs and perennials.
- 1.10** The shadier areas require a mix of suitable species including Castor oil plant, ferns, periwinkle, foxgloves, lady's mantle, coral bells and lily-turf with climbing hydrangea trained up and along the new fence.

1.11 Sunnier spots receive herbs such as creeping rosemary, bay and thyme, also the versatile mock long-leaved privet, the exceptionally long flowering Mexican fleabane.

1.12 The majority of the planting is evergreen and low maintenance, whilst also offering pollinators a source of nectar throughout the spring and summer months.

2 LANDSCAPE MAINTENANCE SPECIFICATION

MAINTENANCE OF PLANTING AREAS

Weed control in pots, planters and around hedges

2.1 The maintenance contractor shall keep the planting beds in a clean and weed free condition using manual methods with the use of herbicides discouraged.

2.2 Manual control of weeds shall be undertaken with care to avoid disturbance to plants. Weeds shall be removed entire, including roots and disposed of off site at contractor's tip. New growths on plants are to be carefully preserved.

2.3 All areas shall be left in a neat, raked and clean condition, with mulch re-spread evenly upon completion of weeding operations. Any plants damaged during weed control operations shall be made good to the satisfaction of the client.

Other operations in amenity, native planting beds, around hedges and to climbers

2.4 Climbing shrubs to be inspected upon each visit to ensure they are properly tied onto the trellis and re-tied as required.

2.5 After periods of high wind or severe frost, the ground around all trees and shrubs is to be firmed by treading.

2.6 Approved 7:7:7 (NPK) fertiliser shall be spread evenly at the manufacturer's recommended rate around the base of ornamental shrubs only and lightly raked into the soil surface. Fertiliser should only be applied 1st April – 31st May.

2.7 Dead foliage of herbaceous plants shall be removed at the end of the growing season, taking care not to damage growing tips of plants.

2.8 The contractor shall remove litter from shrub beds as a routine part of the maintenance operation.

Watering

- 2.9** Watering to all planters and pots will be required on a regular basis. Weekly monitoring is advised to ensure the correct amount of water is being administered.
- 2.10** Note, even in the colder months, plants can dry out from wind and lack of precipitation, therefore it is imperative that weekly checks continue throughout the year.

Pruning

- 2.11** All pruning is to be carried out by means of approved mechanical hedge-cutters, secateurs and hand-saws only. Pruning is to be carried out to the highest horticultural standard. Dead foliage, stems and branches are to be removed by cutting back above a node. Suckers are to be removed by cutting back to their source on the roots of the affected plant.
- 2.12** Shrubs, whips and transplants shall be pruned to encourage vigorous growth, flower and fruit. Remove any growth encroaching onto paths, roads, sightlines and lights. Thinning, trimming and shaping shall be carried out according to species, variety, season, stage of growth and desired visual effect.
- 2.13** Newly planted hedgerows shall be lightly trimmed to encourage dense growth and well-furnished stems.

MAINTENANCE OF HERBACEOUS PERENNIAL PLANTS

- 2.18** Stake and tie plants with bamboo canes where necessary. Herbaceous beds and borders to be kept litter free throughout the whole of the maintenance contract. Cultivate lightly around plants without disturbing root systems.

Thinning

- 2.19** Remove any weak shoots using secateurs when the plant has reached one quarter to one third of its eventual height.

Dead Heading

- 2.20** Dead head plants when flowers have begun to fade.

Mulching Herbaceous Borders

- 2.21** Maintain mulch to a depth of 50mm for the first two years on herbaceous borders. Avoid covering plant crowns and only add mulch after growth has commenced in spring.

Lifting & Dividing

2.22 Herbaceous perennials should be lifted and divided every 3 – 5 years, during the dormant period, ie: late autumn or early spring. Whilst the lifting of plants is taking place, the area should be weeded and the improved with an organic matter such as green compost.

3 MAINTENANCE SCHEDULE

3.1 The following work schedule summarises the maintenance operations to be carried out annually for the first five years where applicable:

SHRUBS & PERENNIALS

LANDSCAPE ELEMENT	PRESCRIPTION	MONTHS	YEAR				
			1	2	3	4	5
HEDGES	Prune to shape, with slight taper to top	Jan	*	*	*	*	*
SHRUBS, HERBACEOUS & CLIMBERS IN POTS / PLANTERS	4 x hand weedings with light cultivation	April - Sept	*	*	*		
	Tie-in climbers	March - Oct	*	*	*	*	*
	Top up mulch	March	*	*	*		*
	1 x prune to shape & remove dead vegetation	Dec – Feb	*	*	*	*	*
	Water regularly	April - Oct	*	*	*	*	*
	Monitor water content of soil weekly & adjust watering regime to suit	Jan-Dec	*	*	*	*	*

4 SUMMARY

4.1 This report has:

- (a) described the level and standards of maintenance which are desired for each of the main landscaping areas; and
- (b) presented a summary of the main landscape operations that will need to be carried out during the establishment and subsequent maturing of the scheme.

4.2 Following approval of the Landscape Management Plan by the Local Planning Authority as part of the landscape condition and implementation of the landscape scheme that a local landscape contractor will be appointed to carry out all the management operations.

4.3 The management plan should be kept under review for the first five years.

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