

LANDSCAPE MANAGEMENT PLAN

Landscape Management Plan

167 GROSVENOR AVENUE, HAYES

Hayes, UB4 8NW

June 2026

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Date issued: June 2026

Accompanying drawings: AVAN Plans A2010-06 (Site Plan), A2010-07 (Details 1 & 2), A2010-08 (Location & Block Plan)

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1 INTRODUCTION

1.1 Background and Context

- 1.1.1 This report presents a Landscape Management Plan (LMP) for the new planting proposals associated with the residential development at 167 Grosvenor Avenue, Hayes, UB4 8NW. The report aims to provide a detailed strategy for the initial 2–3 year period of maintenance following completion of the works.
- 1.1.2 The development comprises the conversion and remodelling of the property to provide two self-contained flats (Flat A and Flat B), together with associated external works. The landscape proposals the subject of this LMP include areas of new ornamental shrub and ground cover planting, amenity grass, and hard landscape elements including permeable block paving, boundary fencing, secure cycle storage, bin storage and electric vehicle charging provision. Details of the planting and hard landscape proposals are shown on the AVAN Plans Drawing Nos. A2010-06 (Site Plan) and A2010-07 (Details 1 & 2), and are summarised on the Landscape Masterplan & Planting Plan reproduced in Appendix A. This report should be read in conjunction with these drawings.
- 1.1.3 These planting areas are to be managed to provide an attractive, green landscape setting to the building and to maintain clear vehicular visibility splays at the site access.
- 1.1.4 The following document provides a specification for maintenance of the areas of landscape for an initial two–three-year period of establishment maintenance for all areas of new landscape provision, with recommendations for on-going maintenance and strategic management of landscape components, as appropriate.
- 1.1.5 The report has been designed to provide a steering manual for the day-to-day maintenance of the site and one which can be updated as required. It sets out in broad terms the landscape aspirations for the site, both in the short and longer term, and provides practical means by which these aims may be translated to well-managed results on the ground.

1.2 Report Structure

- 1.2.1 Section 2 of the report describes the design objectives for the site and outlines the management responsibilities thereof. In Section 3 the management works programme is set out in a series of maintenance schedules, with specific advice relating to routine maintenance and management operations for each identified landscape component.
- 1.2.2 The AVAN Plans Drawing Nos. A2010-06, A2010-07 and A2010-08, together with the Landscape Masterplan & Planting Plan, accompany this Management Plan Report (see Appendix A), which indicate the areas to be maintained by the approved Management Company / responsible owner.



Figure 1 – Site location and block plan (extract from AVAN Plans Drawing A2010-08)

2 MAINTENANCE AND MANAGEMENT OBJECTIVES

2.1 Aims and Objectives

- 2.1.1 The new landscape design for the residential development at 167 Grosvenor Avenue aims to complement the building in its setting and to provide an attractive external space for the residents of both flats. The planting scheme uses robust, low-maintenance evergreen and flowering shrubs set around permeable paved areas, softening the hard surfaces and providing seasonal colour and amenity.
- 2.1.2 The main aim of the LMP is to set mechanisms in place which will help ensure that the new planting at the 167 Grosvenor Avenue development is well managed in the initial stages of establishment of the landscape scheme. This report aims to define the management aims, objectives and maintenance practices for the different areas of the site in the short term. In addition, it is intended to provide a practical, readily understandable manual for the approved Management Company and others involved in the management of the site.
- 2.1.3 We consider that the principal aims for managing the landscaped areas are as follows:
- to introduce strong management policies which will enhance the visual appeal of the new planting and provide a healthy, attractive landscape setting for the development; and
 - to maintain the boundary planting and any boundary walls below 0.6m in height within the vehicular visibility splay areas, so that clear sightlines at the site access are retained at all times.

2.2 Maintenance and Management Responsibility

- 2.2.1 An approved Management Company, or the responsible freehold owner, will be responsible for managing the areas of planting and hard landscape within the site boundary once the development is completed. The developer / owner will be responsible for managing the landscape provision and the 12-month defects liability period until handover to the approved Management Company or to the individual flat owners, as appropriate.

3 MANAGEMENT PLAN

3.1 Principles

3.1.1 In this section proposals are set out for an initial two–three-year period of establishment maintenance, with recommendations for longer-term management for the areas of new planting associated with the Grosvenor Avenue residential development.

3.1.2 There are several general factors to be considered which may influence the on-going requirements and level of routine maintenance and longer-term, strategic management required. These include the following:

Human Trends – measures to counteract potentially negative factors resulting from human trespass and misuse of the site, e.g. vandalism, fly tipping and litter, dog fouling, etc.

Natural Trends – control of invading weeds and exotic species and manipulation of natural successional trends. This applies in particular to the control of noxious weeds such as ragwort and invasive exotics such as Indian balsam and Japanese knotweed.

3.2 Landscape Enhancement Scheme

3.2.1 The residential development at 167 Grosvenor Avenue has provided the impetus to create and manage new front, side and rear external areas. A design has been drawn up which includes ornamental shrub planting, amenity grass, and areas of permeable hard surface, together with boundary fencing, cycle and bin storage and electric vehicle charging provision, as shown on AVAN Plans Drawing No. A2010-06 and summarised on the Landscape Masterplan & Planting Plan (Appendix A).

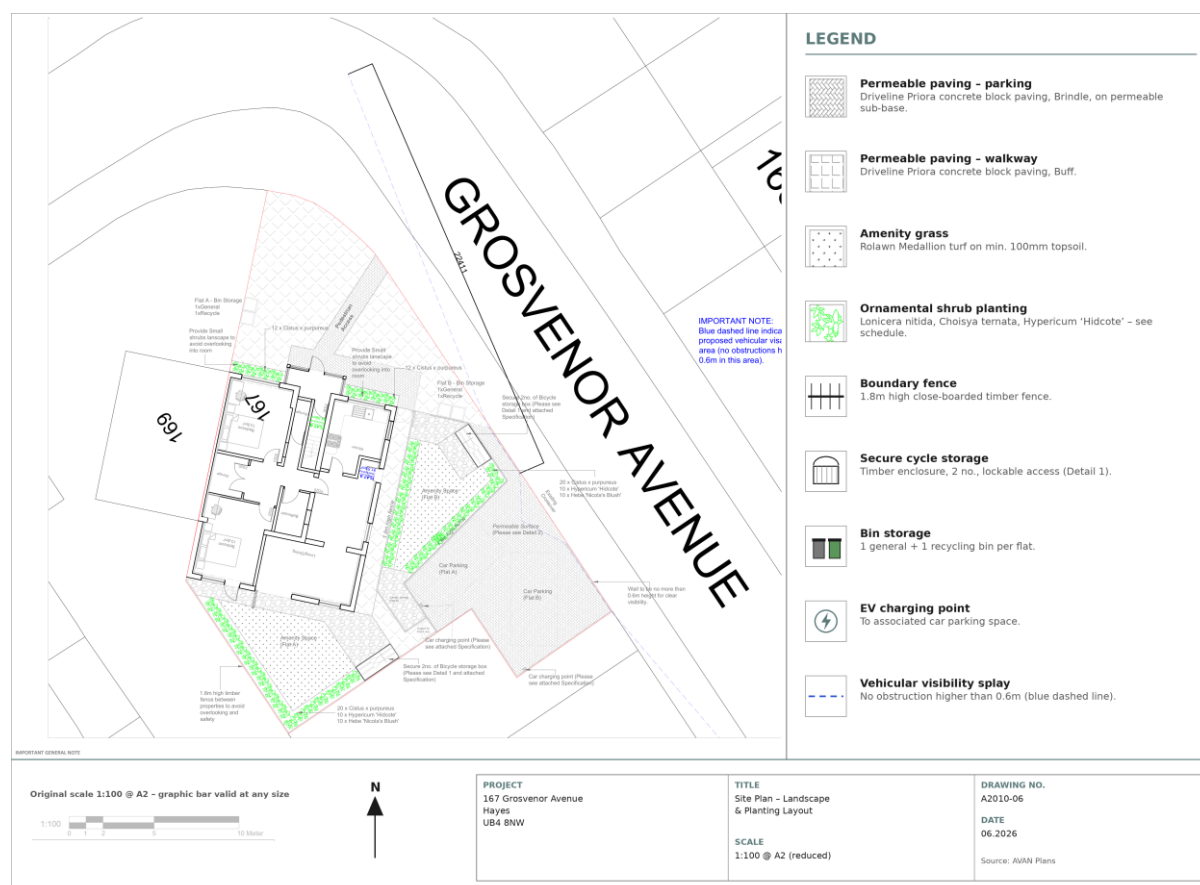


Figure 2 – Proposed site plan with legend, scale bar, north point and title block: planting and hard landscape layout (based on AVAN Plans Drawing A2010-06; refer to the planting schedule for current species)

3.2.2 The planting works shall be carried out in accordance with the following outline specification, which forms part of the approved scheme:

- All planting work shall be in accordance with approved horticultural standards and all relevant British Standards. Plants shall be supplied in accordance with the HTA Trade Certification Scheme and handled in accordance with the CPSE Handling and Establishment of Landscape Plants Guidelines.
- Herbicides, pesticides and other chemicals may only be used with the approval of the contract administrator. Use of chemicals shall be in accordance with all relevant guidelines and the manufacturer's recommendations.
- Imported topsoil shall be a minimum specification of BS 3882:2007 Multipurpose Classification unless otherwise instructed. 1m³ per 20m² of approved compost / organic material / soil ameliorant shall be cultivated into the topsoil before planting. Peat shall not be used.
- Ornamental planting shall be planted into a minimum 450mm depth of topsoil. Grass shall be laid onto a minimum 100mm depth of topsoil reduced to a fine tilth of 10mm down particles.
- Following planting, all shrub beds shall be treated with an approved granular fertiliser at the rates recommended by the manufacturer. All planting beds shall be mulched with a 50mm depth of medium grade bark mulch.

3.2.3 The approved planting schedule is set out below:

Species	Size (cm)	Pot Size (L)	Density (no./m ²)	Quantity	Location
<i>Lonicera nitida</i> 'Baggesen's Gold'	30–40	2L	4	64	Front & boundary beds
<i>Choisya ternata</i>	30–40	3L	4	20	Screening / amenity beds
<i>Hypericum</i> 'Hidcote'	30–40	3L	4	20	Front & boundary beds
Amenity grass – Rowlawn Medallion turf (GT1)	–	–	–	Area to site	Rear / amenity space

Note: the grass amenity area is to be measured on site by the landscape contractor. Shrub quantities and locations are indicated on Drawing No. A2010-06; small shrubs are to be provided where indicated to limit overlooking and to maintain visibility splays below 0.6m at the access. Where the species labelled on the accompanying drawing extract differ, the planting schedule above takes precedence.

3.3 Works Programme

- 3.3.1 The following routine maintenance operations are required in the landscaped areas on the site, as shown on the accompanying drawing.
- 3.3.2 It should be noted that the proposed timing of operations in the following Works Programme is flexible, and it is anticipated that the exact programme of works will be influenced by seasonal weather conditions and factors such as variability in growth rates.
- 3.3.3 In the maintenance schedules set out below, the timing of operations (e.g. by season or month) is only given where this is critical, either in terms of achieving optimum results or minimising potential disturbance to wildlife. In general terms, pruning of substantial hedges and shrubs which may contain breeding birds should avoid the bird breeding season. In most years this is from February to July.
- 3.3.4 The site is to be left clean and tidy at all times and all arisings are to be carted away from site. A general autumn tidy should be undertaken in October.

3.4 Operation 1

New Ornamental Shrubs, Ground Cover and Amenity Grass Planting

Objective: to encourage rapid establishment of the ornamental shrub and ground cover planting and a healthy, even amenity grass sward. Longer-term management is to perpetuate the original design aims and sustain the planting in a healthy, vigorous condition, and to maximise the visual amenity of the planting.

Establishment Maintenance of Ornamental Shrubs, Ground Cover and Grass

1. Establishment maintenance of new planting will be required for the first three years after planting to ensure rapid early growth. Visits are to be undertaken at least

monthly between April and September, with two visits during the dormant season, to ensure that the following maintenance requirements are satisfactorily undertaken:

- Watering as required to ensure healthy growth, particularly in Years 1 and 2. All planting areas to be visited weekly in periods of dry weather and sufficient water applied to maintain planting areas in a moist condition, but without risk of waterlogging, to eliminate drought-related stress. Note that these evergreen shrubs are reasonably drought-tolerant once established and should not be over-watered.
 - All shrubs and ground cover plants to be treated with an annual application of an approved granular / slow-release fertiliser at the manufacturer's recommended rates in April of Years 1, 2 and 3.
 - Plants which have become loosened, lifted up or out of the ground to be set upright and re-firmed by treading.
 - The need for weed control will be minimised through the use of the 50mm minimum layer of medium grade bark mulch. The mulch is to be regularly topped up to ensure a minimum depth of 50mm. Mulch to be kept 10mm below adjacent paved areas, etc., and cleared off paving and grass as necessary.
 - Any additional weed control required must be by hand in Year 1, with chemical control using glyphosate permitted only in Years 2 and 3, and only with the approval of the contract administrator and in areas without herbaceous or ground cover plants. Where ground cover species are present, hand weeding is required so that lower foliage is not smothered.
 - Plants to be kept free of pests and diseases; regular monitoring to be undertaken.
 - General pruning to be carried out to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, broken or otherwise unhealthy branches.
 - Amenity grass areas to be mown regularly during the growing season to maintain a neat sward (typically every 1–2 weeks April–September), with arisings collected. The grass is to be kept clear of planting beds and paved edges.
 - Planting and grass areas to be kept free of litter and leaf fall, with a general autumn tidy. All arisings to be removed from site and the site left clean and tidy at all times.
2. An inspection is to be made in August each year. Any losses of shrubs, ground cover or grass, whether by natural means or vandalism, and any other plants that have failed to thrive, to be noted and replaced in the planting season following the loss. Replacement plants are to be of the same specification and size as the original plants as shown on Drawing No. A2010-06.

Longer Term Management of Ornamental Shrubs, Ground Cover and Grass

3. Regular maintenance visits should be made at monthly intervals between April and September, with two visits during the dormant season each year. It will be necessary to undertake general 'tidying' – e.g. removal and replacement of dead plants, litter and leaf-fall clearance, topping up, raking and sweeping of mulch, and mowing of grass – as described above for the Establishment Period. All arisings to be removed from site and the site left clean and tidy at all times.

4. An inspection is to be made in August each year. Any losses of planted plants, whether by natural means, wear and tear or vandalism, and any other plants that have failed to thrive, to be replaced in the planting season following the loss. Replacement plants to be of the same specification and size as the original plants.
5. Following completion of the Establishment Period, the need for both watering and weed control is likely to be reduced, but topping up of mulch must still be undertaken as necessary to maintain the beds in a weed-free condition. At this stage it may be possible, in those areas without ground cover or herbaceous planting, to use glyphosate or an appropriate approved residual soil-acting herbicide to minimise the need for physical removal of weeds. Planting beds to be maintained in a weed-free state and mulch kept topped up to a depth of 50mm, as appropriate. In dry summers some beds may require watering to ensure healthy growth in the longer term.
6. Regular monitoring for pests and diseases will also be needed on an on-going basis, and any necessary control measures undertaken as soon as possible.
7. General and formative pruning of shrubs to remove straggling stems, over-vigorous shoots, suckers and dead, misshapen, discoloured, thin, weak, over-crowded, old or broken branches, by pruning back with a clean cut to the main stem or to a sound and healthy outward-growing lateral. Shrubs are to be trimmed to shape and to prevent encroachment onto adjoining hard surfaces, other plants or grass edges, and to maintain visibility splays below 0.6m at the access.
8. Specific shrub species shall be pruned in accordance with best horticultural practice and as specified by the following guidance notes:

Lonicera nitida 'Baggesen's Gold'	a tough, evergreen shrubby honeysuckle that responds very well to clipping. Trim two or three times during the growing season (spring to late summer) to maintain a tidy, compact, low form, keeping growth below 0.6m within the visibility-splay beds. If overgrown, it can be cut back hard in spring and will regenerate readily from old wood.
Choisya ternata (Mexican Orange Blossom)	trim to shape after the main flush of flowering in late spring / early summer, with a second light trim in late summer if required. Remove any frost-damaged or straggly shoots in spring. Tolerant of moderate pruning and shaping but avoid very hard cutting into bare wood.
Hypericum 'Hidcote'	flowers on the current season's growth and may be pruned hard in early spring (March). Cut back the previous year's stems to a low framework to encourage vigorous, free-flowering new growth. Remove any dead, weak or frost-damaged stems at the same time.

9. It may be necessary, in 5–15 years after planting, to undertake rejuvenative pruning of these and other species if they outgrow their location or become over-mature. *Lonicera nitida* and *Hypericum* respond well to hard pruning and can be cut back hard in spring (*Hypericum* in March) to regenerate from old wood. *Choisya* is best pruned moderately rather than very hard; over-mature specimens may be renewed in stages or, where necessary, removed and replaced. Plant re-growth is to be

monitored and any shrubs which do not regenerate successfully are to be removed and replaced with plants of the same size and specification as the original plants.

10. Amenity grass is to be maintained as a neat, even sward. Bare or worn patches are to be raked, top-dressed and re-seeded or re-turfed as necessary, particularly where wear and tear occurs. An annual feed in spring and scarification / aeration as required will help maintain a healthy sward.

3.5 Operation 2

Site Housekeeping: Hard Landscape, Removal of Litter and Fly Tipping, and Maintenance of Site Infrastructure

Objective: to ensure that the site is respected and that the new hard and soft landscape provision within the development area is protected, without the risk of degradation through natural processes or abuse, and that all external infrastructure (paving, fencing, cycle and bin storage, and EV charging provision) is kept in good working order.

Routine Site Monitoring

1. The secure cycle storage units, bin storage enclosures and garden storage are to be regularly checked, kept clean and, if necessary, repaired or replaced immediately. Any disrepair is to be reported immediately to the owner / Management Company. Any necessary replacements are to be in accordance with the original specification.
2. Regular housekeeping checks of the site will be required and any litter, other debris and/or fly tipping is to be removed on a two-weekly basis.
3. The permeable block paving to the walkway (Driveline Priora – Buff) and parking areas (Driveline Priora – Brindle) is to be kept clear of debris, moss and silt to maintain its permeability. Joints are to be inspected and topped up with clean 6mm crushed stone where loss of jointing material occurs, in accordance with the manufacturer's recommendations. Any settlement, weed growth or damage is to be made good promptly.
4. The 1.8m high boundary fences are to be inspected periodically and repaired or replaced as necessary to maintain a secure, sound boundary and to protect privacy between the flats and adjoining properties.
5. The electric vehicle charging points are to be maintained in safe working order in accordance with the manufacturer's instructions and all relevant electrical regulations, with any faults reported and rectified by a competent person.
6. Planting and any boundary wall within the vehicular visibility splay areas (indicated by the blue dashed line on Drawing No. A2010-06) are to be kept below 0.6m in height at all times to retain clear sightlines at the site access.
7. Any unauthorised use of the areas, or vandalism / graffiti / other abuse, is to be reported immediately to the Council and the Police for further action and/or removed as soon as possible, as appropriate.

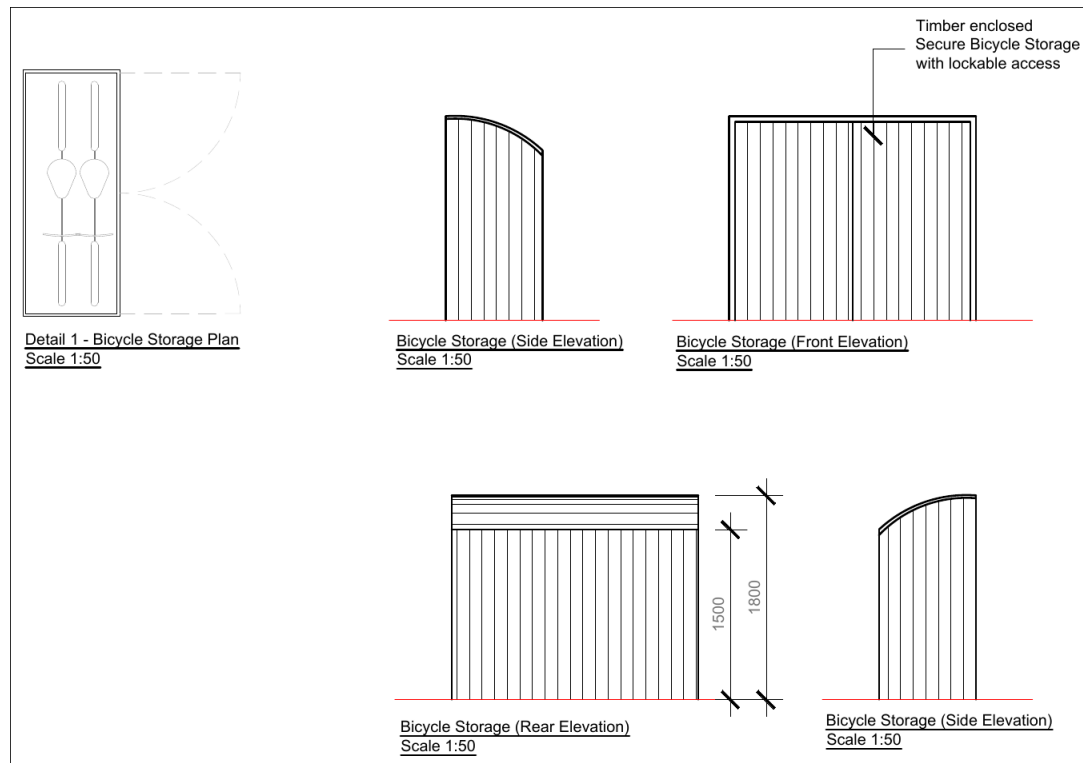


Figure 3 – Secure timber cycle storage detail (extract from AVAN Plans Drawing A2010-07, Detail 1)

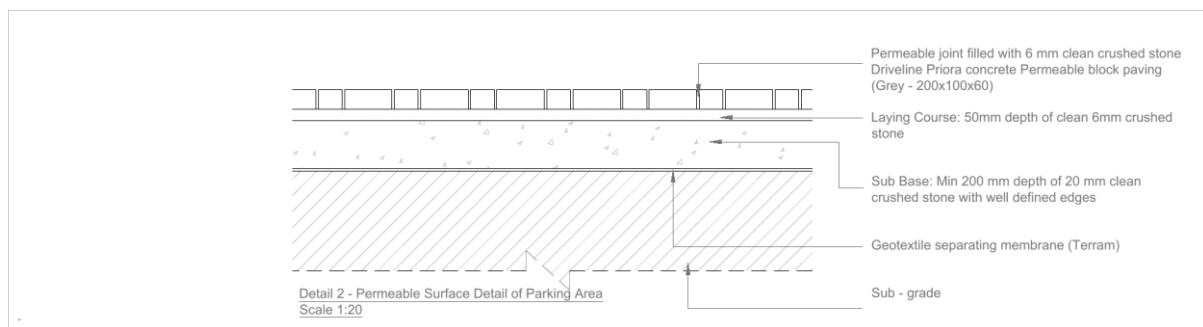


Figure 4 – Permeable paving construction detail (extract from AVAN Plans Drawing A2010-07, Detail 2)

APPENDIX A

LANDSCAPE MANAGEMENT PLAN

167 GROSVENOR AVENUE, HAYES

Hayes, UB4 8NW

ACCOMPANYING DRAWINGS:

Landscape Masterplan & Planting Plan June 2026 (reproduced overleaf)

AVAN Plans A2010-06 Site Plan (Landscape & Planting Plan)

AVAN Plans A2010-07 Details 1 & 2 (Cycle Storage & Permeable Surface)

AVAN Plans A2010-08 Location Plan & Block Plan

Note: *the planting schedule and species photographs on the Landscape Masterplan & Planting Plan show the originally approved scheme (Cistus x purpureus, Hebe 'Nicola's Blush' and Hypericum 'Hidcote'). Section 3.2.3 of this report sets out a recommended substitution to longer-lived, lower-toxicity and readily available species (Lonicera nitida, Choisya ternata and Hypericum 'Hidcote'), which would require confirmation with the Local Planning Authority; the management regime in this report applies equally to either planting.*

The Landscape Masterplan & Planting Plan is reproduced on the following page.

JUNE 2026

