

**SOFT LANDSCAPE WORKS
MAINTENANCE AND
MANAGEMENT PROPOSALS
– 10 YEARS**

**BRIDGE POINT
UXBRIDGE**

BRIDGE INDUSTRIAL



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Drawing No.	Drawing Title	Rev
2212-21-06	Detailed Planting Plan	

Reference:	2212/21/RP02 rev A
Date:	25/10/21
Author:	HC
Checked:	MB

MAINTENANCE AND MANAGEMENT STATEMENT

(Refer to Appendix C for BCA drawing(s) Landscape Concept Plan)

The establishment and future success of the external landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. Throughout the development period and thereafter a maintenance and management regime will be adopted with the following aims and objectives.

The aims and objectives of the landscape maintenance and management will be:

To ensure the successful establishment and continued growth through to maturity of the Soft Landscape scheme shown on drawing no(s). 2212-21-06 Detailed Planting Plan.

To ensure the successful establishment and retention of effective landscape buffer planting, particularly along the Northern, Eastern and Western boundaries of the site.

To secure a long term future for the existing trees and new tree and thicket planting with particular emphasis upon achieving enhancement of ecological potential, conservation and visual amenity.

To achieve rapid establishment of the plant material with resultant total ground cover, thereby suppressing weed growth and reducing maintenance requirements.

To retain the natural growth form and maximise the seasonal potential of individual species by the pruning methods adopted.

To manage the landscape in a manner convivial with the safety of site users, such as maintaining visibility splays and the removal of dead, dying or diseased tree branches.

The soft landscape will, for the initial 1 year after Practical Completion, be maintained by the Landscape Contractor responsible for implementation of the works. The contract will include a defects liability clause to ensure replacement planting is carried out and successful establishment achieved. Refer to Appendix A for the schedule of maintenance for year 1. Thereafter maintenance contracts will be organised by facilities management on an annual basis.

Any tree or shrub planting that dies or fails to establish/becomes diseased will be replaced on an annual basis within the first 5 years.

The maintenance and management matrix (Appendix B) provides information the general techniques and methods to be adopted for the ongoing maintenance operations.

These will be reviewed at regular intervals to respond to natural or man made changes in the environment which affect the landscape types (eg. tree disease).

The above approach will ensure that the quality of the landscape infrastructure created in the early years can be maintained for the benefit of visitors to the Bridge Point Site as well as providing a benefit to persons who live near and pass by the boundaries. In addition it will ensure that the landscape develops to maximise the ecological potential of the proposals.

APPENDIX A

YEAR 1 MAINTENANCE SCHEDULE

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
	DESCRIPTION	
	During the initial twelve month period after Practical Completion.	
	Note: Allow for twenty-two maintenance visits (21 during the growing season, 4 during the dormant season). A visit shall be defined as the period of time required by the Contractor to carry out all maintenance items specified in the Schedule of work below.	
A	GENERAL	
A.1	Tidy up areas removing rubbish, litter, etc., from planted and grassed areas.	At each visit
A.2	Check that the plant material is firmly planted and firm in where required.	6 times
A.3	Treat pests and diseases by agreement with the Contract Administrator.	As necessary
A.4	Prune woodland transplants / shrubs as necessary to avoid conflict with footpaths, grass mowing, etc.	As necessary
B	TREE PLANTING	
B.1	To extra heavy standard: Check, adjust and replace stakes and ties as necessary. Prune, water and feed where required.	As necessary
B.2	Check spiral guards and replace when required.	Four times
C	THICKET / NATIVE HEDGE PLANTED AREAS	
C.1	Keep areas clear of weed growth by spot herbicide treatment as appropriate from mid April to late September.	Four times
C.2	Check shelter guards and refirm / replace when required. Remove weed growth from within.	Four times
D	NATIVE FORMALLY CLIPPED HEDGEROW	
D.1	Keep areas clear of weed growth by hand weeding and spot herbicide as appropriate from mid April to late September in accordance with ecologist's recommendations..	Four times
D.2	Check shelter / spiral guards and refirm/replace when required. Remove weed growth from within if necessary.	Four times

	YEAR 1 LANDSCAPE MAINTENANCE SCHEDULE	FREQUENCY
D	NATIVE FORMALLY CLIPPED HEDGEROW (CONTINUED)	
D.3	Prune hedges as necessary to maintain desired height as shown on the drawing.	As necessary
E	SHRUB PLANTED AREAS	
E.1	Water ornamental shrub beds to maintain healthy growth.	As necessary
E.2	Prune shrubs as required to achieve desired form and prevent invasive species smothering less aggressive species.	As necessary
E.3	Prune dead, dying or diseased wood from plant material.	As necessary
E.4	Keep shrub areas clear of weed growth by hand weeding and spot herbicide treatment as appropriate.	12 times
E.5	Apply a slow release fertilizer, Enmag CRF or similar approved, composition NPK 11 + 22 + 9 + 6.0% Mg, to shrub areas at a rate of 30 gms / m ² (timing to be agreed with Contract Administrator).	Once only
E.6	Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil washed onto hard surfaces to be cleaned off. Repeat at each maintenance visit.	At each visit
E.7	Lightly cultivate all shrub beds, breaking up soil evenly. Once only. Timing to be agreed with the Contract Administrator.	Once only
F	MAINTENANCE OF GRASS AREAS (CLOSE MOWN)	
F.1	Grass will be mown as required . Litter will be collected immediately prior to mowing. Note: at each cut excessive arisings shall be removed from site.	21 times/year dependent on location & season
F.2	Fertilizer will be applied.	As necessary
F.3	<u>PROVISIONAL</u> Supply and apply a selective herbicide in accordance with manufacturer's recommendations.	As necessary
F.4	Water grass as necessary to achieve establishment and maintain healthy growth.	As necessary
F.5	Shape grass edge with half moon spade. Timing to be agreed with Contract Administrator.	Two times

APPENDIX B

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD

ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
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GENERAL

Tidy up areas removing rubbish, litter, etc, from planted and grass areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat pests and disease as necessary	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water all plant material and grass as necessary to maintain healthy growth	✓	✓	✓							
Check plant material is firmly planted and firm in where required.	✓	✓	✓							
Dead, dying or diseased wood to be pruned out	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check shelter guards / rabbit protection and refirm / replace as required including removing weed growth from within. Consider removal at years 4 to 5.	✓	4 times	4 times	2 times	2 times	✓	✓	✓	✓	✓
Removal of diseased or dead plants with replacements as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

TREE PLANTING

Check, adjust, replace stakes and ties as necessary. Remove stakes after approximately 3 years if appropriate. Prune, water and feed as necessary.	✓	✓	✓	✓	✓					
Remedial tree surgery as necessary to remove any dead, dying or diseased branches and to allow the tree to achieve full stature. All works to be carried out by an Arboricultural Association approved contractor in accordance with BS3998: Recommendations for Tree Work.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10

WOODLAND EDGE THICKET / NATIVE HEDGE PLANTED AREAS

Keep areas clear of weed growth by herbicide treatment as appropriate from mid April to late September.	4 times	4 times	4 times	4 times	2 times	2 times	2 times	Once	Once	Once
Woodland mix planting to be managed to ultimately achieve a tree canopy with understorey. Woodland Edge mix to achieve age diversity. A gradual development of a diverse age structure should be established over a period of time by the use of a regime of selective thinning, pruning and coppicing.					1/3 of thicket plants			1/3 of thicket plants		
Remove branches that overhang footpaths or prevent access for grass cutting. Allow native hedges to achieve natural form with only lower branches removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Prune native hedges to heights stated on landscape drawings (approx. timing September) as required depending on establishment. Cut sides, tops and ends to straight and true lines.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

SHRUB, CLIMBER AND FORMAL HEDGE PLANTED AREAS

Keep ornamental shrub and formal hedge areas clear of weed growth by hand weeding or spot herbicide treatment.	12 times	12 times	12 times	10 times	10 times	6 times	6 times	6 times	6 times	6 times
Prune shrubs as necessary to prevent invasive species smothering less aggressive species and to prevent shrubs overhanging footpaths and other areas of hard paving.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slow release fertilizer application as appropriate to ensure establishment of planting.	✓	✓	✓							

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)

ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
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SHRUB AND FORMAL HEDGE PLANTED AREAS (CONTINUED)

Prune formal hedges to heights stated on landscape drawings (approx. timing May and September). Cut sides, tops and ends to straight and true lines.	✓	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times	2 times
Lightly cultivate all planted areas, breaking up soil evenly. Once only.	✓	✓								
Edge up planted areas to maintain soil level 25mm below adjacent hard surfaces and kerbs. Any soil wash onto hard surfaces to be cleaned off.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Angle & fasten canes to climber plants towards vertical face. Re fasten canes as require at each visit.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fasten climber plant material to fenceline as required to achieve maximum spread & coverage over vertical face	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

CLOSE MOWN GRASS AREAS

Grass cutting with edge trim (where required). Frequency of grass cutting operations to be commensurate with location and visual importance of grass area: Up to 21no. cuts per year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shape grass edge as necessary with half moon spade. 2 times per year.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Application of fertilizer and selective weedkilller as appropriate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Re-seeding of worn areas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

MAINTENANCE AND MANAGEMENT SCHEDULE MATRIX FOR 10 YEAR PERIOD (CONTINUED)										
ITEM OF WORK	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10
SPECIES RICH GRASSLAND/ WILDFLOWER AREAS										
Grass cutting. 2no. cut per year When appropriate to maximize seed dispersal following recommendation from an ecologist.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Treat and remove pernicious weed growth where it may be detrimental to establishment of wildflower sward.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

APPENDIX C

DRAWINGS

Drawing No.	Drawing Title	Rev
2212/21/06	Detailed Planting Plan	

KEY

EXISTING HEDGEROW AND TREES TO BE RETAINED AND PROTECTED
Refer to BCA drawing 2212-21-01 + 03 'Tree Constraints & Tree Protection Plans' for further detail of existing vegetation.

EXISTING HEDGEROW AND TREES TO BE REMOVED
Refer to BCA drawing 2212-21-01 + 03 'Tree Constraints & Tree Protection Plans' for further detail of existing vegetation.

EXTRA HEAVY STANDARD TREES
(Tree pit size: 1500x1500x900mm)
18-20cm stem girth
4.5-5.0m height
1.8-2.1m clear stem
Rootballed
Species
Liquidambar styraciflua

SPECIMEN SHRUBS
(300mm depth of topsoil)
Species Supply Size Pot Size
Amelanchier canadensis 1200-1500mm 15L
Mahonia x media 'Winter Sun' 1200-1500mm 15L

CLIMBING SHRUBS
(300mm depth of topsoil)
Species to alternate every 600mm. Stakes to be angled towards fence/line on installation & tied back to encourage growth. New growth to be fastened as required.

Species Supply Size Pot Spacing
Hedera helix 'Hibernica' 400-600mm 2L 600mm cts
Lonicera periclymenum 400-600mm 3L 600mm cts

THICKET (WOODLAND EDGE) MIX PLANTING
(300mm depth of topsoil + minimum 600mm depth subsoil)
Where woodland or thicket is planted next to a hard surface/kerb/fence, it should be positioned 1m from the edge. Whips/ Transplants planted in groups of 3-9 of the same species on a 1.0m grid.

Whip/Transplants
% Species Common Name Size Age Root/Pot Size
15% Corylus avellana Hazel 600-800mm 1+1 OG
25% Crataegus monogyna Hawthorn 600-800mm 1+1 OG
10% Ilex aquifolium Holly 600-800mm 2L
15% Ligustrum vulgare Privet 600-800mm 1+1 OG
10% Prunus spinosa Blackthorn 600-800mm 1+1 OG
10% Salix caprea Goat willow 600-800mm 1+0 OG
10% Taxus baccata Yew 600-800mm 2L
5% Viburnum opulus Guelder Rose 600-800mm 1+1 OG

MIXED SPECIES NATIVE HEDGEROW
(300mm depth of topsoil + minimum 600mm depth subsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

% Species Common Name Size Age Root
10% Acer campestre Field Maple 600-800mm 1+1 OG
45% Crataegus monogyna Hawthorn 600-800mm 1+1 OG
10% Corylus avellana Hazel 600-800mm 1+1 OG
10% Ilex aquifolium Holly 600-800mm 2L
10% Prunus spinosa Blackthorn 600-800mm 1+1 OG
5% Rosa canina Dog Rose 600-800mm 1+1 OG
10% Taxus baccata Yew 600-800mm 2L

MIXED SPECIES NATIVE HEDGEROW
(300mm depth of topsoil + minimum 600mm depth subsoil)
Planted at 450mm centres in a double staggered row. Rows to be 500mm apart.

% Species Common Name Size Root
100% Carpinus betulus Hornbeam 1000-1250mm 5L

TALL ORNAMENTAL SHRUB PLANTING
(300mm depth of topsoil + minimum 300mm depth subsoil)
Ultimate plant height is above 1m.

Species Supply Size Pot Spacing
Cornus alba 'Sibirica' 400-600mm 3L 600mm c/s
Viburnum x burkwoodii 400-600mm 3L 600mm c/s

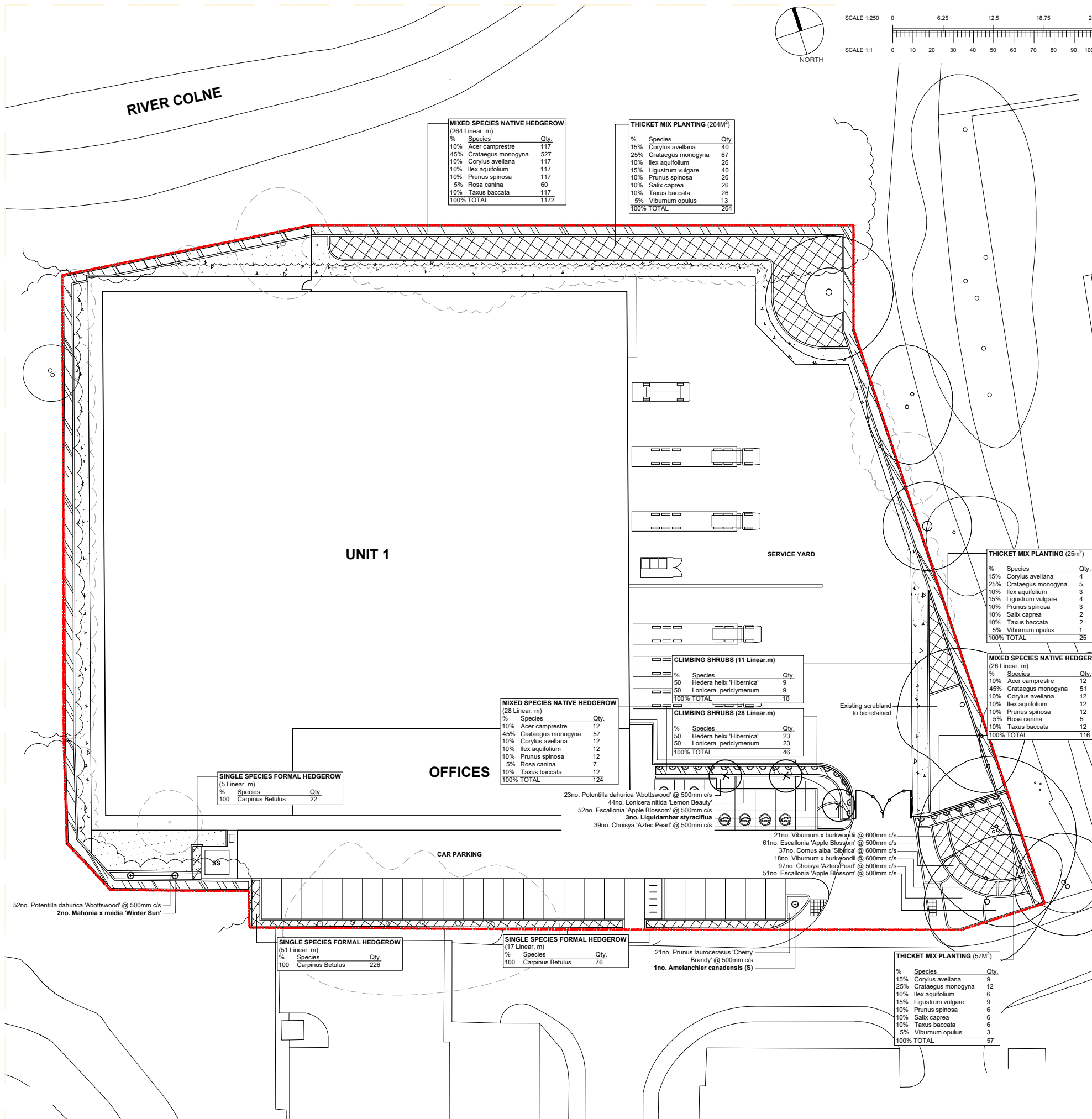
LOW ORNAMENTAL SHRUB/HERBACEOUS PLANTING
(300mm depth of topsoil + minimum 300mm depth subsoil)
Ultimate plant height is below 1m.

Species Supply Size Pot Spacing
Choisya 'Aztec Pearl' 300-400mm 3L 500mm c/s
Escallonia 'Apple Blossom' 400-600mm 3L 500mm c/s
Lonicera nitida 'Lemon Beauty' 300-400mm 2L 600mm c/s
Potentilla dahurica 'Abbotswood' 200-300mm 3L 500mm c/s
Prunus laurocerasus 'Cherry Brandy' 300-400mm 3L 500mm c/s

GRASS SEEDED AREAS
(150mm depth of topsoil + minimum 150mm depth subsoil)
To be sown with DLF PM 120 'Slowgrowth' or similar approved
Sown at a rate of 35-50g/m²

SPECIES RICH GRASSLAND/WILDFLOWER SEEDED AREAS
(Cultivated subsoil to a depth of 300mm)
To be sown with Emorsgate EM1 General Purpose mix or similar approved
Sown at a rate of 4 g/m²

SITE BOUNDARY



MIXED SPECIES NATIVE HEDGEROW (264 Linear. m)

%	Species	Qty.
10%	Acer campestre	117
45%	Crataegus monogyna	527
10%	Corylus avellana	117
10%	Ilex aquifolium	117
10%	Prunus spinosa	117
5%	Rosa canina	60
10%	Taxus baccata	117
100%	TOTAL	1172

THICKET MIX PLANTING (264M²)

%	Species	Qty.
15%	Corylus avellana	40
25%	Crataegus monogyna	67
10%	Ilex aquifolium	26
15%	Ligustrum vulgare	40
10%	Prunus spinosa	26
10%	Salix caprea	26
10%	Taxus baccata	26
5%	Viburnum opulus	13
100%	TOTAL	264

THICKET MIX PLANTING (25m²)

%	Species	Qty.
15%	Corylus avellana	4
25%	Crataegus monogyna	5
10%	Ilex aquifolium	3
15%	Ligustrum vulgare	4
10%	Prunus spinosa	3
10%	Salix caprea	2
10%	Taxus baccata	2
5%	Viburnum opulus	1
100%	TOTAL	25

MIXED SPECIES NATIVE HEDGEROW (28 Linear. m)

%	Species	Qty.
10%	Acer campestre	12
45%	Crataegus monogyna	57
10%	Corylus avellana	12
10%	Ilex aquifolium	12
10%	Prunus spinosa	12
5%	Rosa canina	7
10%	Taxus baccata	12
100%	TOTAL	124

CLIMBING SHRUBS (11 Linear.m)

%	Species	Qty.
50	Hedera helix 'Hibernica'	9
50	Lonicera periclymenum	9
100%	TOTAL	18

CLIMBING SHRUBS (28 Linear.m)

%	Species	Qty.
50	Hedera helix 'Hibernica'	23
50	Lonicera periclymenum	23
100%	TOTAL	46

SINGLE SPECIES FORMAL HEDGEROW (5 Linear. m)

%	Species	Qty.
100	Carpinus Betulus	22

SINGLE SPECIES FORMAL HEDGEROW (51 Linear. m)

%	Species	Qty.
100	Carpinus Betulus	226

SINGLE SPECIES FORMAL HEDGEROW (17 Linear. m)

%	Species	Qty.
100	Carpinus Betulus	76

21no. Prunus laurocerasus 'Cherry Brandy' @ 500mm c/s
1no. Amelanchier canadensis (S)

THICKET MIX PLANTING (57M²)

%	Species	Qty.
15%	Corylus avellana	9
25%	Crataegus monogyna	12
10%	Ilex aquifolium	6
15%	Ligustrum vulgare	9
10%	Prunus spinosa	6
10%	Salix caprea	6
10%	Taxus baccata	6
5%	Viburnum opulus	3
100%	TOTAL	57

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NOTES

Layout is based on AJA architects 'Proposed Site Layout Plan' (Drawing no. 6844 - 020 Rev B)
Refer to BCA drawing 2212-21-01 + 03 'Tree Constraints & Tree Protection Plans' for detail of existing vegetation.

REV NOTE DATE AUTH

BCA BARRY CHINN associates
Landscape Architects

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PROJECT
BRIDGE POINT, UXBRIDGE

DRAWING
DETAILED PLANTING PLAN

CONTRACT	2212-21	DRG NO.	06
DATE	28-04-22	DRAWN	
ISSUE	Planning	CHECKED	MB
SCALE	1:250	ORIG SHEET	A1
CAD FILE	2212-21-04 - Detailed Planting Plan.dwg		