

Landscape Maintenance Plan

Randalls

7-9 Vine Street Uxbridge

For Inlands Homes

November 2018

Prepared by

LOTUS DESIGN STUDIO

143 Elektron Tower
12 Black Wall Way
London
E14 9GF

Tel: 07736016014
Email: info@lotusdesignstudio.co.uk



LOTUS DESIGN STUDIO

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1.0 Introduction

- 1.1 The following guidance has been produced in relation to the proposed development of Randall's, Uxbridge.
- 1.2 This report focuses on the management and maintenance of the soft landscaped areas as required in the following condition 6 (6.3 and 6.4).

2.0 Aims

- 2.1 The primary aim of this report is to provide a maintenance programme for the successful establishment and development of all new shrubs and tree planting across the site. In addition the report discussed maintenance of the existing trees on the southern boundary.
- 2.2 This document will firstly outline the General Management Plan for both the initial defect time period (0-1 years) and ongoing development (2+ years) for the application site. This will be followed by a Detailed Management Plan of the site and Maintenance Report & Schedule.

3.0 Implementation Programme

- 3.1 Soft landscape planting works are to be carried out towards the end of the external works programme for the overall scheme development. At this stage the scheme development programme is unknown.
- 3.2 The optimum time to undertake planting works is within the 'planting season' approximately November – March when plants are dormant and bare root/ root balled stock is available.
- 3.3 If the external works programme falls outside of the planting season all planting works are to be carried out at the earliest opportunity during the next planting season', unless at the clients request appropriate planting and maintenance operations are in place to accommodate planting out of season.

4.0 General Management

4.1 Defects Period (0-1 Years)

- 4.1.1 Regular maintenance will be carried out in accordance with appendix 1.0 & 2.0 'Landscape Maintenance Report & Schedule'.
- 4.1.2 The installing contractor is responsible for the management of the site during this time period and is liable for the cost of replacements to all dead/ diseased shrub and tree planting, and topping up of bark mulch where vandalism and theft is not the cause.
- 4.1.3 Annual inspection of the entire landscape scheme for failed tree and shrub planting will be carried out during late summer and all failed planting will be replaced in the autumn.

4.2 Continued Management (2+ years)

- 4.2.1 After year 1 the site will be handed over to the client for ongoing management. Regular maintenance will be carried out in accordance with the client's maintenance regime following the principles outlined in the report and good horticultural practice.

5.0 Detailed Management

5.1 New Tree Planting

- 5.1.1 Regular maintenance will be carried out in accordance with appendix 1.0 & 2.0 'Landscape Maintenance Report & Schedule'.
- 5.1.2 All new proposed trees to be inspected annually and any surgery required to be carried out at appropriate times. Trees to be checked for damaged limbs, crossing branches etc. and removed where necessary. All wounds to be treated appropriately. Trees to be managed to develop balanced crowns with good shape and form. All new specimen trees that may be leaning are to be re-straightened.
- 5.1.3 Prune off side shoots and epicormic growth to maintain a clear stem during June and again in October each year. At the same time cut out any crossing or damaged wood along with any dead or diseased branches
- 5.1.4 During maintenance visits the Contractor shall check all trees for security, firmness, fixing and support. Any trees suffering after strong winds, frost heave or other disturbances shall be re-firmed in an upright position
- 5.1.5 To ensure that no offences occur under the Wildlife and Countryside Act 1981, it is recommended that any vegetation clearance work regarding trees is undertaken outside of the bird nesting season. The bird-nesting season is generally regarded to extend between March and September inclusive (weather dependent). If this is not possible a suitable qualified ecologist should be employed to determine if nesting birds are using the site prior to any vegetation removal.'

5.2 Ornamental Shrub Planting

- 5.2.1 All ornamental shrubs planting to be managed to provide a crisp/neat edge to all footpaths and car park. Shrubs to be maintained to keep visibility and promote open and prevent planting from becoming overpowering. Bark mulch strip to car park edges to be topped up when deemed necessary, shrubs maintained along the back of this bark strip to provide ample room for car overhang and pedestrian step out.
- 5.2.1 All shrub planting areas to be checked and dead foliage, dead wood and broken or damaged branches and stems to be removed at the end of the growing season.
- 5.2.2 Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.

5.3 Existing Retained Tree

- 5.3.1 Regular maintenance will be carried out in accordance with appendix 1.0 & 2.0 'Landscape Maintenance Report & Schedule'.
- 5.3.2 Remedial tree works to tree canopies to be assessed and carried out in accordance with relevant British Standards to ensure the long term health and vitality of the trees is maintained.
- 5.3.3 The existing tree to be checked for damaged limbs, remove and treat wounds where necessary, all crossing branches to be removed. Tree to be managed to develop balanced crowns with good shape and form.
- 5.3.4 Dead foliage, dead wood and diseased plants to be removed during each maintenance visit.

- 5.3.5 To ensure that no offences occur under the Wildlife and Countryside Act 1981, it is recommended that any vegetation clearance work regarding trees is undertaken outside of the bird nesting season. The bird-nesting season is generally regarded to extend between March and September inclusive (weather dependent). If this is not possible a suitable qualified ecologist should be employed to determine if nesting birds are using the site prior to any vegetation removal.'

5.4 Native Hedge Planting Areas

Native hedge planting (*Carpinus betulus*) along the southern and eastern boundaries will provide a strong boundary edge buffer zone and screening to the neighbouring residential properties. In addition, this band of native planting will create important ecological habitats along the development.

- 5.4.1 Regular formative pruning will be carried out to ensure a strong establishment of the general hedge. As shrubs develop, sides of hedge are to be faced up to encourage hedge to knit together and produce a dense structure. Once desired height is reached 1.8m, hedge will be topped and maintained at that height. Annual maintenance will involve hedge trimming at least 4 times per year to develop a good form and promote strong growth.
- 5.4.2 Contractor shall keep all planted areas free from weeds by either mechanical or chemical means during the growing season and until the end of the Defects Liability Period.
- 5.4.3 The Contractor shall maintain, by mechanical or chemical means an area of not less than 1.0m in diameter around all tree/whip planting (includes grass areas). Any planting damaged by chemicals or machinery shall be replaced at contractor's expense.
- 5.4.4 To ensure that no offences occur under the Wildlife and Countryside Act 1981, it is recommended that any vegetation clearance work regarding hedgerows is undertaken outside of the bird nesting season. The bird-nesting season is generally regarded to extend between March and September inclusive (weather dependent). If this is not possible a suitable qualified ecologist should be employed to determine if nesting birds are using the site prior to any vegetation removal.'

5.5 Herbaceous perennials and flowering species

- 5.5.1 Herbaceous perennials and flowering species to be pruned according to their flowering periods; winter flowering shrubs in spring. Shrubs flowering between March and July - immediately after flowering period. Shrubs flowering between July & October – back to old wood in winter.
- 5.5.2 All plants to be checked for weeding, staking, dividing and any dead shoots/ flowers to be removed.
- 5.5.3 Bark mulch to be topped up when deemed necessary.

5.6 Wildflower Areas

- 5.6.1 Remove all litter, rubbish and debris prior to cutting. Once grass reaches 100mm high it can be topped without tearing to 50 mm height and maintained thereafter on a cutting frequency of minimum 4-6weeks for the remainder of the growing season. All grass clippings /arising's to be removed from site.
- 5.6.2 Grass to receive a single cut in October (end of the flowering season) to 50mm height. All grass clippings /arising's to be removed from site

5.7 Amenity Grass Areas

- 5.7.1 Grass areas to be rotovated and level topsoil as required and remove any debris and stones above 30mm dia and to add pre-seeding fertiliser to manufactures recommendations.

6.0 Document Control

- 6.1 Report Prepared by;

Nilufer Danis
Senior Landscape Architect

LOTUS DESIGN STUDIO

12th November 2018

Revisions;

REVA, 21th November 2018

REVB, 30th November 2018

APPENDIX 1.0 - Landscape Maintenance Report

Frequency of the site visits to be as per Maintenance Schedule (Appendix 2.0). Confirmation sheets are to be signed at each visit once works have been completed.

At each visit the following activities are carried out as required to keep the site looking well maintained and promote plant growth.

A. Shrub & Herbaceous Planting Areas

1. All planting to be kept weed and litter free by either chemical or manual means.
2. Recent planting to be pruned to encourage strong growth, good shape and to remove any dead wood.
3. Established planting to be pruned to provide a neat, crisp appearance and promote new growth.
4. All shrub areas to be cut back from kerb edges, walls, fences and sight lines.
5. All pests and diseases are to be controlled by chemical or manual means.
6. Any plant losses are to be noted and brought to the attention of the Maintenance surveyor for 'like-for-like replacement accordance with an approved landscape plan within five years from scheme completion. Any considerations for significant changes to the plan to be reported to the local planning authority.

B. Trees

1. All the trees to be checked annually.
2. Recently planted trees to be firmed up as necessary.
3. Stakes and ties to be checked and adjusted as necessary.
4. 600mm diameter rings are to be kept weed/grass free around each tree.
5. Pruning to be carried out to promote the development of good specimens, remove dead or diseased wood, and keep the crowns out of the way of pedestrians and vehicles.
6. Any losses or damage to trees to be noted and brought to the attention of the Maintenance surveyor for replacement within five years from scheme completion.

C. Wildflower Areas

Remove all litter, rubbish and debris prior to cutting. Grass to receive a single cut in October (end of the flowering season) to 50mm height. All grass clippings /arising's to be removed from site.

D. Amenity Grass Areas

1. Grass areas to be maintained to provide a quick establishment and free from moss, excessive thatch, weeds in an appropriate manner to the intended use. All grass areas to be maintained to promote a healthy vigorous sward, free from disease, fungal growth discolouration, scorch & wilt.
2. During growing season the grass shall be cut at regular intervals to ensure the grass does not exceed 100mm height.

E. General Note:

1. All tree works to be carried in accordance with the BS 3998:2010 'Recommendations for Tree Works'.
2. Workmanship shall be in line with British Standards for Grounds Maintenance i.e.7370.
3. All EU approved herbicides to be applied in accordance with the manufacturers recommended rates by an NPTC certificated operative.

APPENDIX 2.0- Landscape Maintenance Schedule

LANDSCAPE MAINTENANCE SCHEDULE

[illegible]

(Ref : See Appendix 1.0 'Landscape Maintenance Report' for details)

Note – Ongoing maintenance works in accordance with the above schedule are to commence following practical completion. Depending on construction dates maintenance works may commence at any stage throughout the above yearly schedule.

APPENDIX 3.0 - Planting Plan LDS18.026.003.E

