ACD

Ecology

Arboriculture

Landscape Architecture

NEW ROAD HILLINGDON

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

Prepared by
ACD
Landscape
Architects

for

AQUINNA HOMES

Incorporating Argyll Developments Ltd

Written By:	HCS
Checked By:	JC
Date:	
Document File Ref:	AQU19218Man
Revision:	-

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1.0 Objectives

1.1 To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Trees, Shrubs and Grass.

1.2 To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

2.1 ACD Landscape Architects were commissioned in 201 to prepare the following documentation:

- Landscape Proposals
- Landscape Specification

3.0 Preliminaries

3.1 Failures of Plants (Pre-practical Completion): Any trees, shrubs, other plants other than those found to be missing or maliciously damaged which are found to be defective at practical completion of the entire project shall be replaced by the Contractor entirely at his own cost.

3.2 Malicious Damage or Theft prior to Practical Completion: All loss or damage arising from theft or malicious damage prior to practical completion of the entire project shall be made good by the Contractor at his own expense.

3.3 Post Practical Completion: The maintenance of trees, shrubs and grasslands after the date of practical completion will be carried out by the Contractor until the responsibility is transferred to the new owners or by the appointed Management Company.

3.4 Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

4.1 The landscape shall be the responsibility of the domestic owners, the agreement for which shall be set up by the Developer, who shall confirm in writing to the Principle Planning Officer of when the maintenance agreement is completed and is operative.

4.2 Following installation and after transfer, all areas of land will be maintained in perpetuity by the domestic owners.

4.3 The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out until hand over to the domestic owners.

4.4 The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to the domestic owners.

4.5 No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

5.0 Amenity Grass

5.1 Areas directly to the front and flat areas of rear gardens to the new properties will be laid to an amenity grade turf. This is due to the potential for heavy use by the new occupants.

5.2 Lawn areas shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 45mm of growth and remove arisings from site.

Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and carted away. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

5.3 Rough grass areas shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 75mm of growth and remove arisings from site.

Grass will be cut twice a year. Arisings shall be collected and carted away. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

5.3 The sward shall be maintained weed free by an annual application of M/s. May & Baker Ltd 'Actrilawn' selective weed-killer or other equal and approved as necessary.

5.4 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.

5.5 Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other,(half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'A22 Low maintenance' mix as supplied by British Seed Houses, or similar and approved by Local Planning Authority. British Seed Houses tel: 01522 868714.

6.0 Shrub and Tree Planting

6.1 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

6.2 The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.

6.3 All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.

6.4 Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:1989 Recommendations for Tree Works. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

6.5 All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. The Management Company/ies are to provide a bowser for watering.

Trees – 5Ltr's per tree, Shrubs 1Ltr each, Grass 5Ltr's/m2.

Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.

Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

6.6 All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm per sq. metre in May. This should be in slow release form e.g. Enmag or similar. Trees should be top dressed with an additional mulch of peat substitute (NOT PEAT), which should contain a greater concentration of the slow release top dressing agent, at the rate of 80gm/m2 or an equivalent system such as Osmacote 'Grotabs'. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread.

6.7 Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

6.10 The hedging plants are to be maintained with a twice annual trim to a neat form, once in the spring during February and once in autumn during October, to avoid bird nesting season, and to encourage healthy growth and good form. All trimmings are to be collected and removed from site to a composting facility. Hedges to be maintained to the height original specified on proposals.

6.11 Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility.

6.12 The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.

6.13 No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

7.0 Maintenance Summary Schedules

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Fortnightly

- Formal lawn to be cut a minimum of every 10-14 days.

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.

- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually.

- Hedges to be managed.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.



ACD LANDSCAPE ARCHITECTS LTD
RODBOURNE RAIL BUSINESS CENTRE
GRANGE LANE
MALMESBURY
WILTSHIRE
SN16 0ES

TEL: (01666) 825646 FAX: (01666) 824654
email: mail@acdlandscape.co.uk
CONTACT: JOHN CONSTABLE

ACD ECOLOGY LTD
RODBOURNE RAIL BUSINESS CENTRE
GRANGE LANE
MALMESBURY
WILTSHIRE
SN16 0ES

TEL: (01666) 825646 FAX: (01666) 824654
email: mail@acdecology.co.uk
CONTACT: DUNCAN MURRAY

ACD ARBORICULTURE LTD
COURTYARD HOUSE
MILL LANE
GODALMING
SURREY
GU7 1EY

TEL: (01483) 425714
email:m.welby@acdarb.co.uk
CONTACT: MARK WELBY

ACD (LANDSCAPE ARCHITECTS) SOUTHAMPTON LTD
12 SOUTHGATE STREET
WINCHESTER
HAMPSHIRE
SO23 9EF

TEL: (01962) 855604
email:a.wells@acdlandscape.co.uk
CONTACT: ANNETTE WELLS

*ECOLOGY * ARBORICULTURE * ARBORICULTURAL SITE MONITORING AND SUPERVISION LANDSCAPE & VISUAL IMPACT ASSESSMENT * LANDSCAPE DESIGN & PLANNING * LANDSCAPE MANAGEMENT * LANDSCAPE AUDIT * PROJECT MANAGEMENT * EXPERT WITNESS*