

# EXTERIOR ARCHITECTURE

## Land East of Mons Block, Uxbridge

### Landscape Management & Maintenance Plan

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## 1 **INTRODUCTION**

This document describes the Landscape Management & Maintenance Plan (LMMP) for the Landscape Scheme described here as Land East of Mons Block (LEOMB) which involves the construction of the residential buildings and landscape located within St Andrews Park, Uxbridge.

This plan has been prepared on behalf of VSM Estates (Uxbridge) Ltd in line with best practice principles.

### 1.1 **General**

This LMMP has been developed for LEMOB in the London Borough of Hillingdon. The LMMP will ensure the long-term management of the landscaped setting and enable it to contribute positively to the visual amenity of the area and create useable and valued spaces for the workers and visitors to enjoy.

This plan sets out the long-term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site.

### 1.2 **Purpose**

We are committed to the long-term maintenance of the Landscape Scheme and the purpose of this plan is to set out how this will be delivered, including details of management objectives and prescriptions.

The plan also includes details of management and supervisory responsibilities and provision for a review to be undertaken on an ongoing contract.

### 1.3 **Scope**

The plan includes all 'hard' and 'soft' landscape elements of the Landscape Scheme within the boundary of LEOMB.

Any landscape in adoptable areas is to be managed and maintained by the local authority.

### 1.4 **Strategy**

In developing public realm landscape solutions for the LEOMB development there have been key strategies that we have looked to promote and guide the design process. These include:

- Using a simple palette of materials to create a clear and logical expression for the external spaces;
- Building robust and long-lasting elements that will retain a quality appearance overtime.
- Selecting plants that are robust enough to withstand the environmental and physical pressures on a site of this nature and can promote wider ecological benefits while providing seasonal interest; and

- Ensure that there is equality in access arrangements to allow compliant access over the site unless existing gradients preclude this.

### **1.5 Objectives**

This landscape management plan shall be implemented for a minimum period of 5 years to ensure the long-term management and maintenance and to ensure it contributes positively to the area.

To create a high-quality setting that promotes an active, dynamic, and positive spaces for both the residents and users of the public realm spaces.

The general objectives for this LMMP include:

- To create an attractive and well cared-for setting to the development
- To ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- To ensure the landscape contributes positively to the users;
- To ensure the landscape contributes positively to the site context;
- To ensure correct maintenance of all hard surfaces to ensure the longevity.

### **1.6 Soft Landscape**

The soft landscape strategy is designed to create a green context for the development using a range of new native and non-native tree and shrub planting. The new planting will use a range of robust variety of species to give year-round seasonal interest.

### **1.7 Hard Landscape**

The hard landscape treatments include a range of existing paving, asphalt, permeable concrete block paving, boundary railings, raised metal planters, various play & furniture elements. The hard landscape elements have been selected to be robust and provide an attractive setting for the development.

## **2 MANAGEMENT RESPONSIBILITIES**

The legal property owner will not be liable or responsible for any management & maintenance of the landscape that falls within the adoptable areas.

The legal property owner will have overall responsibility for the implementation of this LMMP.

All landscape maintenance associated with the buildings, including the bin store, substation podium and green roof planting will be the responsibility of the Block Management. The existing site wide management company (St. Andrews Park Residential Estate Management Company) will be responsible for the landscaped frontage to Burton Road, containing the existing trees but excluding the bin store and substation.

The management plan should be reviewed on an annual basis to ensure the objectives set out in this document are being achieved.

Maintenance operations should also be refined to suit:

- The needs of users;
- Improvements in equipment and horticultural aids;
- Changing legislation and sustainability requirements; and
- The completed scheme when soft landscaping including species have been confirmed.

### **2.1 Years 0-1**

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1<sup>st</sup> year of the defect's liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved

### **2.2 Years 1-5**

Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor during the first five years post-construction. Subject to the outcome of this initial monitoring period the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

### **2.3 Years 5+**

The Landscape Maintenance Contractor responsible for the site in the long term (appointed by the legal property owner) should keep to the original design objectives/ intent whilst responding in a sensitive and practical way to issues which may arise in future years. Annual monitoring of the establishment and condition of the Landscape Scheme should be undertaken by a suitably qualified Landscape

Management Advisor. Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring may then be reduced to once every three years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

#### **2.4 Plan Review**

The LMMP will be reviewed during the life of the plan with a final review undertaken before the end of the ten-year period.

The plan review must be undertaken by a suitably qualified Landscape Architect.

### **3 LANDSCAPE MAINTENANCE SPECIFICATION**

#### **3.1 Maintenance Objectives**

Location: Soft and hard landscape areas within the LEMOB site boundary.

Duration: 5 years

#### **3.2 Notice**

Give notice before:

- Application of herbicide.
- Application of fertilizer.
- Watering.
- Each site maintenance visit

Period of notice: 7 days

#### **3.3 Reinstatement**

Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures, or buildings: Reinstate to original condition.

#### **3.4 Vandalism**

The Employer will meet the cost of reinstating any loss or damage resulting from malicious damage or theft during the Defects Liability Period. Any claim in this connection must be lodged in writing at the earliest possible time and be capable of proof that the damage has been so caused. Where the work is to be reinstated the cost will be determined where possible from rates quoted.

#### **3.5 Water/Irrigation**

Quantity: Wet full depth of topsoil.

Application: Do not damage or loosen plants.

Compacted soil: Loosen or scoop out, to direct water to rootzone.

Frequency: As necessary for the continued thriving of all planting

#### **3.6 Water Restrictions**

General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

#### **3.7 Disposal of Arisings**

General: Unless specified otherwise, dispose of arisings as follows:

Biodegradable arisings: Remove to recycling facility.  
Grass cuttings: Remove to recycling facility.  
Tree roots and stumps: Remove from site.  
Shrub and tree pruning's: Remove to recycling facility.  
Litter and non-biodegradable arisings: Remove from site.  
All other arisings: Remove from site

### **3.8 Chipping or Shredding**

General: Not permitted on site.

### **3.9 Mechanical Equipment**

General: Minimise.  
Prohibited equipment: Litter vacuums.  
Timing: Use of mechanical equipment allowed between the hours of 09:00 am and 5:30 pm only unless not otherwise stated by local authority.

### **3.10 Litter**

Extraneous rubbish not arising from the contract work: Collect and remove from site.

### **3.11 Cleanliness**

Soil and arisings: Remove from hard surfaces.  
General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

### **3.12 Defects Period**

Maintain trees and planted areas in good condition up to end of the Defects Liability Period which will operate for the following period(s) from the date of acceptance of Practical Completion:

- Semi-mature and Mature Trees: 24 months
- Extra-Heavy Trees and Feathered Trees 12 months
- Shrubs/ Specimen Shrubs: 12 months
- Herbaceous and Ground-cover plants 12 months
- Turfed/Grassed/Meadow areas: 12 months

Throughout the Defects Liability Period make regular visits in order to maintain trees and planted areas in accordance with this specification.

### **3.13 Trees/Shrubs/Hedges**

#### **3.13.1 Establishment of New Planting**

Weed control:

Method: Keep planting beds clear of weeds by hand weeding or through and/ or suitable herbicides.

Area: Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.

Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

Trees: When in leaf, spray crowns during warm weather.

Timing: After dusk.

Watering: to ensure a healthy growth

### **3.13.2 Replacement Shrub Planting**

Within a period of 5 years from the date of planting of any shrub, or any shrub planted in replacement for it, is removes, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damages or defective) another shrub of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variations. Replacement planting should be completed as soon as practically possible.

### **3.13.3 Establishment of New Planting – Fertilizer**

Time of year: March or April.

Spreading: Spread evenly. Carefully lift and replace any mulch materials.

Application rate: As manufacturer's recommendations

Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all garden beds as per the manufacturer's recommendations and worked into the top 150mm of the soil profile without damaging the existing planting.

### **3.13.4 Tree guy Wires**

Inspection/ Maintenance times: Monthly

Operations:

- Replace or re-secure loose or missing guy wires.
- Adjust to suit stem growth and to provide correct and uniform tension.
- Removal: During spring when no longer required to support the tree.

### **3.13.5 Refirming Of Trees and Shrubs**

Timing: After strong winds, frost heave and other disturbances.

Refirming: Tread around the base until firmly bedded.

Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and re-firm.

### **3.13.6 Pruning Generally – To BS 7370**

Pruning: In accordance with good horticultural and arboricultural practice.

Removing branches: Do not damage or tear the stem or bark.

Wounds: Keep as small as possible and cut cleanly back to sound wood.

Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.

Larger branches: Prune neither flush nor leaving a stub but using the branch bark ridge or branch collar as a pruning guide.

Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.

Disease or infection: Give notice if detected.

Growth retardants, fungicide or pruning sealant: Do not use unless instructed

### **3.13.7 Pruning of Excessive Overhang**

Timing: As required

Operations: Remove growth encroaching onto grassed areas, paths, roads, signs, sightlines, and road lighting luminaires.

Special requirements: do not allow ground cover plants to overlap paths and lawns by more than 60mm.

### **3.13.8 Separation of Plants**

Groups of plants, particularly shrubs and groundcover, to be cut back and thinned out at the edge of each group to avoid interlocking.

### **3.13.9 Pruning Trees and Shrubs**

Standard: To BS 7370-4.

Special requirements: None.

### **3.13.10 Formative Pruning of Young Trees**

Standard: Type and timing of pruning operations to suit the plant species.

Time of year: Do not prune during the late winter/ early spring sap flow period.

Young trees up to 4 m high:

- Crown prune by removing dead branches and reducing selected side branches by one third to preserve a well-balanced head and ensure the development of a single strong leader.
- Remove duplicated branches and potentially weak or tight forks. In each case cut back to live wood.

Whips or feathered trees: Do not prune.

Operatives: Approved specialist contractor

### **3.13.11 Pruning Ornamental Shrubs & Hedges**

General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.

Hedges: Allow to reach planned height as rapidly as possible.

Suckers: Remove by cutting back level with the source stem or root

### **3.13.12 Pruning Flowering Species of Shrubs**

Time of year:

- Winter flowering shrubs: Spring.
- Shrubs flowering between March and July: Immediately after the flowering period.
- Shrubs flowering between July and October: Back to old wood in winter.

### **3.13.13 Removal of Dead Plant Material**

Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

### **3.13.14 Dead and Diseased Plants**

At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

Removal: As soon as possible.

Replacement: In the next suitable planting season.

### **3.13.15 Reinstatement of Shrub/ Herbaceous Areas**

Dead and damaged plants: Remove.

Mulch/ matting materials:

- Carefully move to one side and dig over the soil, leaving it fit for replanting.

Do not disturb roots of adjacent plants.

Replacement plants:

- Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.

Dressing: Slow-release fertilizer:

- Application rate: As manufacturer's recommendations.

- To grow well, plants need a wide range of nutrients in various amounts, depending on the individual plant and its stage of growth. The three key plant nutrients usually derived from soil are nitrogen, phosphorus and potassium, while carbon, oxygen and hydrogen are absorbed from the air. Other vital soil nutrients include magnesium, calcium and sulphur. Gardeners can add nutrients by applying fertilizers (either artificial or naturally derived) to boost plant growth and improve flowering and fruiting.

### **3.13.16 Thinning by Removal of Surplus Plants**

Plants to be thinned: Herbaceous beds.

Standard: BS 7370-4.

Timing: When foliage of two separate plant species have begun to touch.

Roots:

- Disturbance to adjacent plants: Minimise.
- Soil: Refill holes with topsoil to leave an even graded surface.
- Mulch: Maintain mulch as original specification.
- Adjacent plants: Make good any minor damage immediately.

Plants for retention: Select plants with a strong healthy habit.

### **3.13.17 Weed Control Generally**

Weed tolerance: At all times, weed cover less than 5% and no weed to exceed 50 mm high.

Adjacent plants, trees, and grass: Do not damage.

### **3.13.18 Hand Weeding**

General: Remove weeds entirely, including roots.

Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs, and mulched surfaces as little as possible.

Completion: Rake area to a neat, clean condition.

Mulch: Reinstate to original depth.

### **3.13.19 Herbicide to Kill Regrowth**

Type: Suitable foliar acting herbicide to kill regrowth.

Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

### **3.13.20 Digging Over**

General: Dig over beds. Do not damage existing plants, bulbs, and roots.

- Depth of dig (minimum): 75 mm.

### **3.13.21 Soil Aeration**

Compacted soil surfaces:

- Prick up: To aerate the soil of root areas and break surface crust.
- Size of lumps: Reduce to crumb and level off.
- Damage: Do not damage plants and their roots.

### **3.13.22 Soil Level Adjustment**

Level of soil/mulch at edges of beds: Reduce to 30 mm below adjacent grass or hard surface.

- Arisings (if any): Spread evenly over the bed.

### **3.13.23 Maintenance of Loose Mulch**

Thickness (minimum): 50 mm.

Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.

Weeding: Remove weeds growing on or in mulch by hand weeding.

### **3.13.24 Fertilizing Established Trees and Shrubs**

Application: Spread evenly.

- Rate: As manufacturer's recommendations.

### **3.13.25 Winter Leaf Removal**

Operations: Collect accumulations of drifted leaves from the vicinity and from planting beds.

Arisings: Remove.

## **3.14 Tree Work**

### **3.14.1 Tree Work Generally**

Identification: Before starting work agree which trees, shrubs and hedges are to be removed or pruned.

Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.

Removing branches: Cut as Arboricultural Association Leaflet 'Mature tree management'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.

Appearance: Leave trees with a well-balanced natural appearance.

Chain saw work: Operatives must hold a Certificate of Competence.

Tree work: To be carried out by an approved member of the Arboricultural Association.

### **3.14.2 Replacement Tree Planting**

Within a period of 5 years from the date of planting of any tree, or any tree planted in replacement for it, is removes, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damages or defective) another tree of the same species and size originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any

variations. Replacement planting should be completed as soon as practically possible.

### **3.14.3 Additional Work**

Defective, diseased, unsafe, or weak parts of trees additional to those scheduled for attention: Give notice if detected.

### **3.14.4 Prevention of Wound Bleeding**

Standard: To BS 3998, clause 8.

### **3.14.5 Prevention of Disease Transmission**

Standard: To BS 3998, clause 9 and Appendix B.

### **3.14.6 Cutting and Pruning Generally**

Tools: Appropriate, well maintained, and sharp.

Final pruning cuts:

- Chainsaws: Do not use on branches of less than 50 mm diameter.
- Hand saws: Form a smooth cut surface.
- Anvil type secateurs: Do not use.

Removing branches: Do not damage or tear the stem.

Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.

Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.

Large branches: Remove only with prior approval.

- Remove in small sections and lower to ground with ropes and slings.

Dead branches and stubs: When removing, do not cut into live wood.

Unsafe branches: Remove epicormics shoots and potentially weak forks that could fail in adverse weather conditions.

Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

### **3.14.7 Crown Reduction/ Shaping**

General: Cut back selectively to lateral or sub-lateral buds or branches to retain flowing branch lines without leaving stumps.

### **3.14.8 Crown Lifting**

Clearances: Remove branch systems to give clearance.

- Height: As recommended by BS 7370-4, clause 3.7.2.3.

Removing branches: Remove whole branches back to the stem or cut lower portions of branches back to lateral or sub lateral buds or branches. Do not leave stumps.

### 3.14.9 Crown Thinning

Removing branches: Remove inward growing, crossing, rubbing, dead and damaged branches.

Thinning: Selectively remove secondary and small live branch growth evenly throughout the crown.

- Quantity: To be agreed with project Landscape Architect.

Cutting: Make no cuts of more than 35 mm diameter.

- Branches: Cut back to lateral or sub lateral buds or branches without leaving stumps.

Appearance: Leave a uniform and well-balanced structure of branches and foliage.

### 3.14.10 Cutting Tree Roots

Excavating: Use hand tools only.

Protected area: Do not cut roots within an area which is the larger of:

- The branch spread of the tree.
- An area with a radius of half the tree's height, measured from the trunk.

Outside protected area: Give notice of roots exceeding 50 mm in diameter. Do not cut without approval.

Cutting:

- Cutting: Make clean smooth cuts with a hand saw.
- Wounds: Minimize. Avoid ragged edges.
- Finishing: Pare cut surfaces smooth with a sharp knife.

Backfilling:

- Protection: Cover cut roots with clean sharp sand.
- Material: Backfill with original topsoil.

## 3.15 Removing Trees, Shrubs and Hedges

Standards: To BS 3998, Appendix A and Health & Safety Executive (HSE)/ Arboricultural and Forestry Advisory Group Safety Leaflets.

Existing services: Check for below and above ground services. Give notice if they may be affected.

Shrubs and smaller trees: Cut down and grub up roots.

Tree stumps:

- Removal: Remove mechanically to a minimum depth of 300 mm below ground level.
- Removal by winching: Give notice. Do not use other trees as supports or anchors.

Protection: Avoid damage to neighbouring trees, plants, and property.

Work near retained trees: Where tree canopies overlap and in confined spaces generally, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.

Filling holes:

- Material: Use as-dug material and/ or imported soil as required.
- Finishing: Consolidate and grade to marry in with surrounding ground level.

### **3.16 Bark Damage**

Wounds:

- Do not attempt to stop sap bleeding.
- Bark: Remove ragged edges using a sharp knife.
- Wood: Remove splintered wood from deep wounds.
- Size: Keep wounds as small as possible.

### **3.17 Cavities in Trees**

Investigation: Remove rubbish and rotten wood. Probe the cavity to find the extent of any decay and give notice.

Water filled cavities: Do not drain.

Sound wood inside cavities: Do not remove.

Cavity openings: to be agreed.

### **3.18 Cleanliness**

Arisings: Remove from hard surfaces.

General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations

### **3.19 Hard Surfaces**

Hard Surfaces

Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.

Hard surfaces: Remove litter, leaves and other debris.

Surface gutters and channels: Remove mud, silt, and debris.

Drainage gullies: Empty traps and flush clean.

Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.

Repairs to flexible bituminous paving: In accordance with the original paving specification or BS 7370-2, clause 4.12.

Stain removal: In accordance with BS 7370-2, table 4.

### **3.20 Paving Surfaces and Ramps**

Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris, and leaf removal (or snow clearance and de-icing in winter months).

To maintain the condition of all surfaces in a clean and safe condition

Cleaning is to be either mechanically swept or jet washed as required to remove surface build-up of

atmospheric dust. Removal of chewing gum or other significant marking may be done locally by the use of an approved chemical agent. Frequency – Monthly

In the event of weeds or moss growth in paving joints these are to be treated with an appropriate water-based herbicide. Weeds are not to be pulled out by hand to preserve the bedding course. Frequency – Monthly from spring to autumn and bi-monthly during winter.

Damages to paving surfaces - In the event of any cracking, disturbance, breakages or damaging of paving surfaces these are to be replaced to match. Frequency – Inspections to be undertaken on a monthly basis by on site building staff and works undertaken immediately in identification of any fault.

### **3.21 Furniture**

To maintain all seating and raised planting elements in a clean and safe condition.

Damage to seating elements – In the event seating elements are damaged a suitably qualified contractor will be required to source replacement timbers and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency – Inspections to be undertaken on a weekly/ monthly basis by on site building staff and works undertaken immediately in identification of any fault

Removal of chewing gum or any other significant marks – Chewing gum may be removed using an approved chemical agent. Other significant marks such as permanent markers and spray paint are to be removed using an approved chemical agent to manufacturer's recommendations. Any surface coatings or finishes that are compromised by the marks are to be repaired. Frequency – Inspections to be undertaken on a weekly/ monthly basis by on site building staff and works undertaken immediately in identification of any issues.

**LANDSCAPE MAINTENANCE SCHEDULE**

Tasks	J	F	M	A	M	J	J	A	S	O	N	D
<b>General</b>												
Weed Control												
Watering												
Pest & Disease Control												
Replacement Planting												
Removal of Litter & Debris												
Mowing amenity lawn												
Check Ties & Supports												
Fertiliser & Mulch application												
<b>Trees</b>												
Inspection												
Pruning and remedial work												
<b>Shrubs</b>												
Inspection												
Pruning and remedial work												
Mulching												
<b>Hard Surfaces</b>												
General Inspection												
Clear snow & Ice												
Clear Gullies & Flush Clean												
Remove litter, leaves & debris												
Treat weeds												