

L0499M01A

Crescent Parade

5 Year Landscape Management & Maintenance Plan

Prepared for
Highgrade Properties Ltd.

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Contents

Design & Management Objectives.....	3
Maintenance Schedule Generally.....	4
Newly Planted Shrub & Herbaceous Planting Maintenance.....	5
Newly Planted Climbers Maintenance.....	5
Grassland Maintenance.....	6
Newly Planted Hedge Maintenance.....	6
Newly Planted and Existing Tree Maintenance.....	7
Planting Plan L0499L02.....	8

- All plant deaths should be replaced to achieve the desired effect.
- All newly planted specimen trees should receive regular inspections/ arboricultural work to ensure good health and shape.
- All existing trees on site should receive regular inspections/ arboricultural work to ensure good health and shape.
- Once a year in Spring spread a general controlled release fertilizer for shrubs (NPK 11+22+9) to all shrub beds at a rate of 100g/ m2
- The hedging should be regularly trimmed to create a dense branch structure, to a final height of 1200mm. Provide wildlife opportunities, structural element.
- The Hedera should be allowed to ramble to form a dense mat of ground cover. It should be clipped at its edges once it starts to encroach onto the paths, grass or tree trunks.
- The Sarcococca plants should be clipped on a regular basis to keep the plants looking tidy.
- The Ceanothus/ Osmanthus planting should be clipped regularly to keep the plants compact, promote vigorous, healthy growth and good flowering.
- The Crocosmia/ Geranium/ Helleborus/ Iris/ Kniphofia/ planting should be lifted and replanted on a regular basis to ensure healthy growth and free flowering.
- The Ceanothus/ Osmanthus/ Prunus/ Viburnum should be pruned to encourage health and good form.
- The amenity grass should be mown on a regular basis to achieve a uniform, tidy effect.
- The planting beds should be kept free of litter and weeds to ensure a tidy appearance.
- Pathways & roads should be kept clean and free of litter to ensure a tidy appearance.
- Planting beds should be mulched to a depth of 50mm on an annual basis to suppress weeds and to keep a tidy appearance.

- Water all areas of newly planted grass, herbaceous & shrub planting and trees weekly during the growing season for the first year.
- All dead/ dying root balled and bare root trees and hedging should be replaced during the dormant season.
- Replacements of all container-grown plants can be carried out all year round providing adequate water is provided.
- Once every two weeks from March – October and once every month from November - February remove litter, leaves and weeds from herbaceous & shrub planting areas.
- Keep bound gravel areas free of litter, leaves and weeds once every two weeks all year round.
- Once every two weeks all year round pathways and roads to be litter picked and swept if necessary.
- Once a year in April/ May remove weeds in pathways and roads by spot treating with approved herbicide.
- Once a month during the growing season remove all weeds from all planting beds.
- After the first year water areas of high quality turf as necessary during prolonged periods of dry weather.

Newly Planted Shrub & Herbaceous Planting Maintenance

L0499M01 Landscape Management Plan

Plant	Operation	Timing	Frequency
Ceanothus	Prune to encourage good form, removing dead wood	After flowering	1 x per year
Crocosmia	Prune to tidy plant	October	1 x per year
Geranium 'Johnson's Blue'	Lift, divide and replant large clumps	March/ April	1 x per 5 years
	Prune to tidy plant	October	1 x per year
	Lift, divide and replant	March/ April	1 x per 3 years
Hedera 'Green Ripple'	Prune to contain plant & stop climbing walls/ trees	March- September	1 x per year
Helleborus niger	Replace dead plants as necessary	March/ April	1 x per year
Iris 'Empress of Indian'	Lift, divide and replant	September	1 x per 3 years
Luzula sylvatica	No maintenance required		
Kniphofia 'Percy's pride'	Remove flower spikes	October	1 x per year
	Lift, divide and replant	March/ April	1 x per 5 years
Miscanthus sinensis Spp.	Remove dead foliage	March/ April	1 x per year
Pennisetum orientale 'Karley Rose'	Remove dead foliage	March/ April	1 x per year
Prunus 'laurocerasus Otto Luyken'	Prune dead wood	April/ May	1 x per year
Sarcococca	Prune to a height of 600mm with square edges to block	March	1 x per year
Sedum spectabile Var.	Cut plant to ground level to maintain tidy appearance	November	1 x per year
	Lift, divide and replant large clumps	March/ April	1 x per 5 years
Verbena bonariensis	Prune to tidy plant	November	1 x per year
Viburnum burkwoodii	Prune old/ damaged branches	May	1 x per year

Newly Planted Climbers Maintenance

Plant	Operation	Timing	Frequency
Clematis montana	Formative pruning	June (Immediately after flowering)	1 x per year
Hedera colchica 'Sulphur Heart'	Formative pruning	March	1 x per year
Trachelospermum jasminoides	Formative pruning	July (Immediately after flowering)	1 x per year

Newly Seeded/Turfed Grassland Maintenance

Plant	Operation	Timing	Frequency
Year 1	Irrigate	June - September	As Necessary
	Cut to a height of 40mm.	June – October	Every 2 weeks
Year 2 onwards	Cut to a height of 40mm.	April – October	Every 2 weeks
Year 1 – 5	Making good-Cultivate and reseed with grass areas of bare soils	September- November	1 x per year

Newly Planted Hedge Maintenance

Plant	Operation	Timing	Frequency
Escallonia 'Apple Blossom'	Prune to encourage good form as a hedge	July	1 x per year
Osmanthus	Prune to encourage good form as a hedge	July	1 x per year
Viburnum 'Eve Price'	Prune to encourage good form as a hedge	July	1 x per year
Year 1 – 3	Spray to the base of all trees with approved translocated herbicide.	April - May	1 x per year
Year 1 & 2	Replace dead/ diseased trees	November - December	1 x per year
Year 3	Remove all tree stakes, ties and shelters	November - December	Once
Remove leaders		When plants reach 700mm high	As necessary
Year 4-5 Cut hedge to height of 12000mm and width as shown on L0499L02		When plants reach 12000mm high	2 x per year

Newly Planted and Existing Tree Maintenance

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Newly Planted Specimen Tree Maintenance

Plant	Operation	Timing	Frequency
Year 1 - 2	inspection -Check tree ties & adjust as required	March, August	2 x per year
	Cut back broken diseased/ branches	March, August	2 x per year
	Check for general health	March, August	2 x per year
	Replace dead/ diseased trees	November - December	1 x per year
Year 1 – 3	Place 1msq of mulch to a depth of depth of 75mm to the base of all trees.	April - May	1 x per year
Year 3 inspection	Remove tree tie and stake	August	1 x per year
	Cut back broken diseased/ branches		
	Check for general health		
Year 5-11 inspection	Cut back broken diseased/ branches	August	1 x per 2 years
	Check for general health		

Planting Plan L0499L02
Not To Scale

