

27-45 PETWORTH GARDENS, HILLINGDON
Landscape Management Plan and
Schedule of Implementation - March 2023

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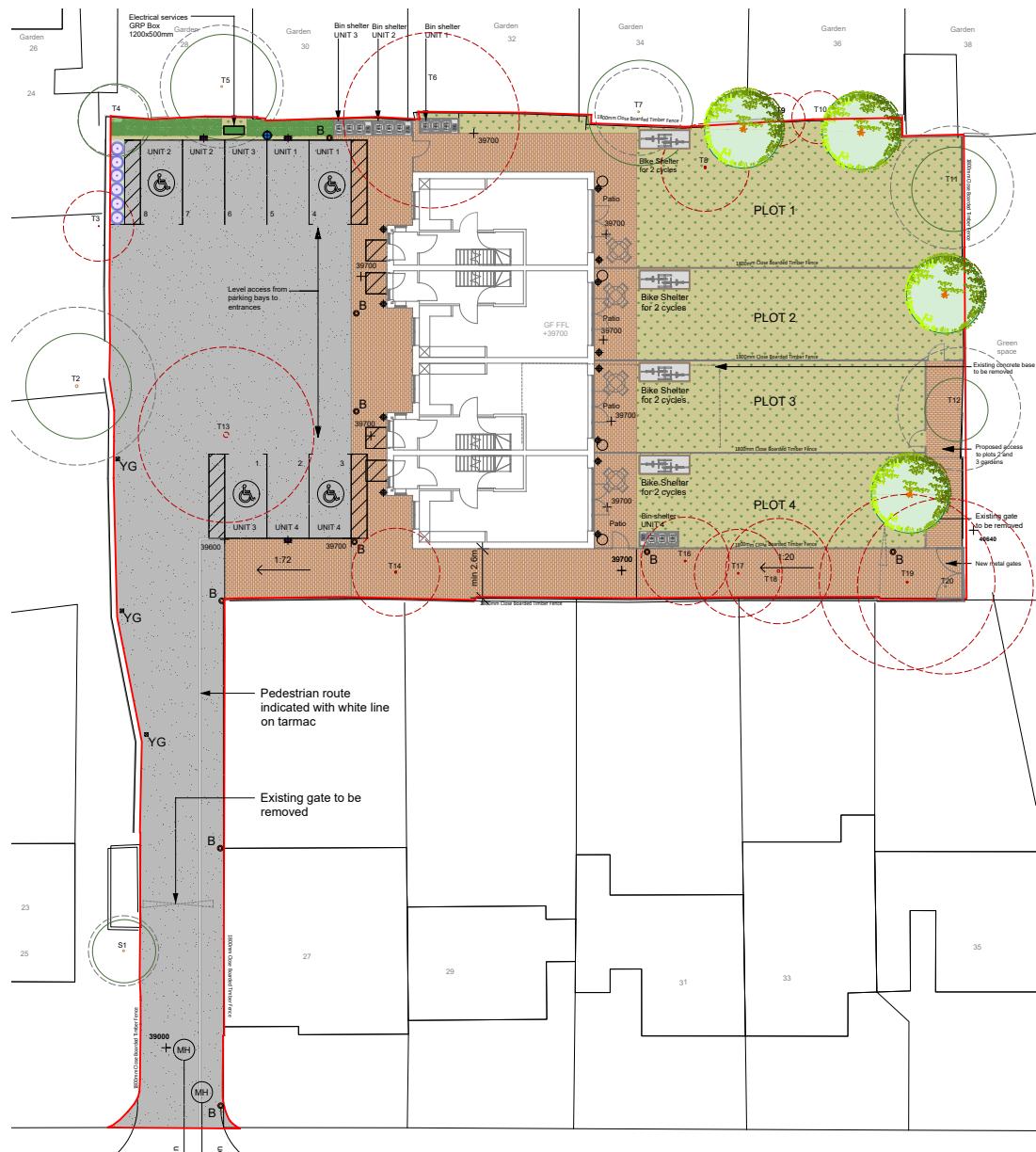
LANDSCAPE MANAGEMENT STRATEGY

This report sets out the maintenance regimes and procedures required for the landscape associated with 27-45 Petworth Gardens. The plan covers first five years of management after completion.

The site is located in Uxbridge, London Borough of Hillingdon and comprises 4 houses with access road, car parking, refuse store areas, cycle stores and soft landscaping areas.

The general intent of landscape management and maintenance of the site is to provide longevity, cleanliness and enhance the visual amenities of the development. Success of the development will be significantly affected by implementation of outlined procedures on the regular basis. The health and general condition of planted areas including trees, shrubs, perennial plants and lawns is clearly indicative of the level of care and attention a place receives. Planting, including any replacements of dead or dying material, will be maintained in accordance with the details set out within this document.

All works to be carried out to relevant British Standards by accredited landscaping contractor.



Proposed Landscape plan

1.0 SOFT LANDSCAPE MAINTENANCE SPECIFICATIONS

1.1 OVERVIEW

The following section outlines the maintenance specifications for all soft landscape elements within 27-45 Petworth Gardens including:

- Grass areas
- Planting beds
- Shrubs, trees and hedges
- Climbing plants

1.2 GENERAL MAINTENANCE

- Top Soil to comply with BS 3882.
- Mulch beds at minimum 75 mm thickness. Top up twice a year. Remove weeds growing on or in mulch by hand weeding. Remove mulch spill on adjacent areas and return to planted areas.
- Weed to clear ground every two weeks.
- All landscape maintenance work to be undertaken by an experienced landscape maintenance contractor.

1.3 GRASS AREAS

- The areas for turfing to be rotovated to a depth of 100mm and all stones removed from the surface. Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist. Dressing for turf is sandy loam. Timing of laying in spring and summer is within 18 hours of delivery. In autumn and winter is within 24 hours of delivery. Planks to be laid on previously laid turf. Do not walk on prepared bed or newly laid turf. Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Brush dressing (a mix of finely sifted topsoil and sand) well into completely fill all joints. Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.
- Turf to comply with BS 3969.
- Amenity grass should be of good sward of even colour with smooth gradients.
- Grass to be cut and maintained between 25 and 50 mm height. Gradually reduce the mowing height of the grass after establishment over

three cuts until the specified mowing heights are achieved. Maintain the grass with approved machine, so its never longer than 50 mm.

- Litter and debris to be removed before mowing.
- Edges to be left neat and well defined. Neatly trim around obstructions.
- Sweep and clear trimmings from adjoining hard areas.
- Collect grass cuttings from all grass areas and remove from site.
- Fertilise lawn with a suitable organic slow-release fertiliser twice a year in spring and autumn. Apply at manufacturer specification.
- Reform grass edges to paths and planting in autumn.
- Worn or damaged lawn areas should be returfed or reseeded. Adequate protection and watering regime should be provided for successful germination and/or establishment.
- Relieve surface compaction in turf by spiking in April. Use fine sand as top dressing.
- Fallen leaves should be collected by hand raking and removed from site for recycling.

1.4 PLANTING BEDS

- Remove previous season's bedding, including all bulbs, litter and debris. In preparation dig over beds using a spade or hand held mechanical cultivator. Carefully dig out perennial weeds. Plant out to approved layout, including edging plants, main layer, specimen or pot plants. Replant as necessary any plants, or areas of plants, that have failed to thrive.
- Water thoroughly newly planted perennials. When established water depending on weather conditions from May to August usually once a week.
- Remove weeds entirely, including roots. Reinstate original mulch depth.
- Either in autumn or spring spread and incorporate Organic fertiliser at manufacturer's recommended rate.
- Deadhead flowering herbaceous planting through flowering season in spring.
- Remove dead and diseased plants within one week of notification. Replace within two weeks.
- Plants to be thinned by removal of surplus plants. Leave plants with a strong healthy habit. Minimise disturbance of adjacent plants. Refill holes with topsoil to leave an even grade surface. Maintain mulch at original specification.
- Cut back grasses once a year in spring. Leave 1/3 of the plant in place.
- Clear fallen leaves, litter and debris as and when required.

1.5 CLIMBING PLANTS

- Ensure healthy growth according to species.
- Remove access growth to ensure that signs and other fittings are kept clear at all times.
- Check and repair supporting structures as necessary.

1.6 HEDGES

- Hedges shall be set out in accordance with the planting drawing at uniform densities. Shrub beds to be covered with a minimum 75mm mulch.

1.6.1 ESTABLISHMENT OF NEW PLANTING

- Duration: two full growing seasons from the date of planting. Keep planting beds clear of weeds by hoeing and screefing. Fork over beds to keep soil loose. Do not reduce depth or effect of mulch. Water thoroughly during drought periods. Lightly prune to encourage bushy growth.

1.6.2 MAINTENANCE

- Maintain healthy, attractive manicured hedges. Carry out annual check for signs of disease and undertake treatment as required.
- Trimming should be conducted 4 times a year from April to October.
- Reshaping and hard prune should be undertaken in October-February.
- Manual weed control monthly.
- Organic fertiliser should be applied in spring.
- Litter and debris should be removed throughout the year.
- Watering as necessary depending on weather conditions largely in May-August. As required daily in dry spells.

1.7 TREES AND SHRUBS

- Tree pits shall be 1000mm x 1000mm square and 1000mm deep. The bottom of the pits should be broken up to 150mm deep and backfilled with 50% of suitable peat free compost and 50% site topsoil. Planting should be in accordance with BS4428, 7.6 and 7.7 and BS8545.

- Trees to be planted with the tree stakes. Heavy standard trees will be planted with two stakes 600mm below ground level and 1800mm above ground level.

1.7.1 ESTABLISHMENT OF NEW PLANTING

- Duration: two full growing seasons from the date of planting. Keep planting beds clear of weeds by hoeing and screefing. Maintain weed free area around each tree and shrub minimum diameter the larger of 1m or the surface of the original tree pit. Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch. Water thoroughly during drought periods.

1.7.2 MAINTENANCE

- Ensure trees and shrubs remain in a healthy, attractive and safe condition.
- Tree work to be carried out by an approved member of the Arboricultural Association.
- Inspection of mature trees to be conducted annually between March and September.
- Remove excessive height encroaching onto the grassed areas, paths, roads, sightlines annually.
- Prune ornamental shrubs to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Remove suckers by cutting back level with the source stem or root.
- Remove inward growing, crossing, rubbing, dead and damaged branches.
- Pruning and repair of woods should be conducted between October and February.
- Stakes and ties should be maintained to prevent damage to trees. Stakes to be inspected regularly to ensure they remain secure and ties should be adjusted at least once a year to ensure they are not causing damage to the stem.
- Refirm trees and shrubs after strong winds, frost heave or other disturbances. Thread around the base until firmly bedded.
- Organic fertilizer should be spread evenly according to manufacturer's recommendations in March or April.
- Water trees and shrubs as necessary depending on weather conditions, largely between May and August. As required daily in dry spells.

2.0 HARD LANDSCAPE MAINTENANCE SPECIFICATIONS

2.1 OVERVIEW

The following section outlines the maintenance specifications for all hard landscape elements within 27-45 Petworth Gardens including:

- Paving and patio
- Decking
- Minor artefacts and furniture

2.2 PAVING AND PATIO

- The paving should be checked for regularity, trip hazards and damage.
- The paving should be swept clean of rubbish and debris, two times a week.
- Sand should be swept into paving joints where applicable, once a year.
- Any stains and marks on the paving should be removed thorough using a scrubber dryer machine.
- All weeds growing in paving joints are to be removed twice per month between March and October inclusive.

2.3 DECKING

- We recommend a basic cleaning with a composite deck cleaner or combination of soap, hot water and a soft bristle brush. Ideal times to clean are just after installation and then on a semi-annual basis (typically spring or autumn is most conductive with the weather).
- The affected area should be sprayed off with a hose to remove surface debris. Use warm, soapy water and a soft bristle brush to remove soil and debris from the embossing pattern.
- All food spills should be removed as soon as possible.
- Never use acetone or other solvents to clean composite decking.

2.4 MINOR ARTEFACTS AND FURNITURE

- All elements, such as fences, gates, litter bins, bike stores, benches and other minor artefacts and furniture elements are to be regularly maintained throughout the year to meet function and health and safety requirements.

3.0 SCHEDULE OF IMPLEMENTATION

- Before commencement of building works temporary tree protection should be installed to ensure trees' prolonged health and contribution of the local character. To be undertaken in accordance with guidance provided in Tree protection plan (see Arboricultural Impact Assessment by Trevor Heaps, Appendix 9, 20 September 2021).
- Hard Landscaping to be installed after the building and infrastructure works are concluded. Works must comply with the relevant British Standards and recognised Codes of Practice for the landscape industry.
- Enhancement planting and turfing of the site to be undertaken in the next available planting season, following implementation of the hard landscaping as specified in Planting Plans.
- On-going management of the landscape scheme would commence following the practical completion of landscape works in accordance with Landscape Management Plan.

LANDSCAPE MAINTENANCE SCHEDULE

Annual Landscape Maintenance Schedule														
Feature	Description of task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
General Soft Landscaping	Litter picking and remove litter/debris	1	1	1	1	1	1	1	1	1	1	1	1	12 (as required)
	Water													As required
	Autumn leaf removal										1	2	1	4 (as required)
	Mulch/top up mulch				1							1		2
Trees	Scheduled Inspection	1	1	1	1	1	1	1	1	1	1	1	1	
	Scheduled pruning and limb removal				1									1
	Mulch/compost application				1								1	2
	Fertilizer application					1								1
	Weed removal/control						1	1	1	1				4
	Check ties/stakes		1											1
Amenity grass	Cut grass	1	1	1	1	2	2	2	2	1	1	1	1	16 (as required)
	Reform edges										1			1
	Apply fertilizer				1									1
	Aerate lawn				1									1
Shrubs	Trimming/pruning				1									1
	Inspection					1								1
	Apply fertilizer				1									1
Hedge	Trim/Prune				1		1		1		1			4
	Apply fertilizer				1									1
Herbaceous plants	Replace diseased and dying plants													As required
	Apply fertiliser				1									1
	Deadhead flowering plants													As required (in April-September)
	Cut back grasses			1										1
Hard Landscaping	Inspect and repair fencing				1			1			1			1
	Check paving	1	1	1	1	1	1	1	1	1	1	1	1	12
	Clean paving				1		1			1			1	4
	Weed paving				1	2	2	2	2	2	2			14
	Sweep sand into paving joints				1									1
	Litter picking													As required