

29 Sutton Court, Eastcote, HA5 2JX

Long term Maintenance and management of the on-site drainage

- The owner of the property is responsible to carry out drainage check prior occupation and will be maintaining this every 3 years by checking it. If required CCTV survey will be carried out and rodding will be done if necessary.

Implementation and implementation programme, including a period of 5 year period for replacements of soft landscape

Maintenance of amenity grass

- 1.1 Ensure communal short-mown grass areas are suitably managed in order to maintain an attractive lawn and facilitate passive recreation.
- 1.2 Maintain areas of bulb planting to ensure healthy plants and provide seasonal display of colour.

Prescriptions:

Amenity Grass Areas and Bulb Planting

- 1.3 Allow turf sward or amenity seeded area to establish to a minimum height of 35 mm before first cut. Once established, maintain to a height of 25-30 mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx.. 30 mm) Arisings to be collected and removed from site.
- 1.4 Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/trimmer's within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions.
- 1.5 All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice year in the spring and the autumn.
- 1.6 A selective herbicide should be used in order to suppress any emerging perennial weeds.
- 1.7 Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
- 1.8 All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
- 1.9 Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planning season.
- 1.11 Grass cutting will be avoided in areas planted with bulbs with bulbs during late winter/early spring when bulbs growing/flowering.

Management Proposal

Introduction

The plan strives to balance the duality of the garden enjoyment as well as the need to responsibly manage natural resources such as vegetation, soil and water. This grass management proposal will provide should direction in the maintenance of the tuff grass areas within the garden to ensure optimum benefits to the environment and the community.

Grass

The grass area is a major focal point of the garden and is flanked by boundaries on all sides

Proposed Maintenance Schedule + Instructions to Gardener

January/February

Remove leaves & debris

Service mower & ensure blades are sharp

Stay off the lawn if frozen or waterlogged

March/April

Apply Lawn Topdressing

Start mowing the lawn as warmer weather stimulates turf growth and increase the frequency of mowing as required

Scarify when lawn is more than 12 months old

Remove by hand or spot treat coarse grasses and weeds

Patch damaged lawn areas and edges with turf or lawn seed

Overseed if the lawn is more than 12 month old with lawn seed

May/June

Treat established lawns containing weeds and moss with a lawn feed, weed & moss killer

Increase mowing frequency, a little and often is the key Aerate

Remove by hand or spot treat coarse grasses and weeds

Water if rainfall is low

June/August

Use water wisely, but to maintain colour in summer more watering will probably be required

In times of drought the lawn will go brown and dormant. It will recover when rainfall returns.

Apply a chafer grub killer and leather jacket killer if required.

September/October

Scarify if the lawn is more than 12 months old

Gradually decrease mowing frequency as grass growth slows, raise the height of cut as winter approaches

Aerate

Feed with an autumn lawn food or treat established lawns containing weeds and moss with a lawn feed, weed & moss killer.

Repair damaged or worn area with new Rowland turf or lawn seed

Apply Rowland Lawn Topdressing

Allow worm casts to dry before brushing with a stiff broom

November/December

Remove leaves and debris

Mow if the lawn is still growing

Prune and thin foliage surrounding the lawn

Clean and oil all equipment before putting into winter storage

Permeable Blocking Paving

This hard landscaping finish is relatively low maintenance. The condition and level of the paving will be checked once a month to ensure it remains safe for all users.

Galleys and Drainage Channels

All galleys and drainage channels to doors thresholds are to be checked every 3 months and cleared where required to avoid localised flooring

Management and Staffing

The building owner will engage the service of a gardener once a fortnight to maintain the garden in accordance with the management plan.