

# 114 Royal Ln, Uxbridge UB8 3QY, UK

## Landscaping schedule for implementation & 5-year maintenance schedule

Owner to ensure communal short-mown grass areas are suitably managed in order to maintain an attractive lawn and facilitate passive recreation.

### Rear/side garden grass areas

Allow turf seeded area to establish to a minimum height of 35 mm before first cut. Once achieved, 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.

Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/strimmer's within 100mm of tree stems, use nylon filament rotary cutters or other handheld machinery to avoid damage to bark.

All garden grassed areas should receive an application of a proprietary granular slow-release fertilizer twice year in the spring and the autumn.

A selective herbicide should be used in order to suppress any emerging perennial weeds.

Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.

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.

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.

### 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 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

Scarf 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

Scarfify 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 flooding

### 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.