

LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN

PROJECT:

Proposed Apartment Development
186 Seafront/28 Alexandra Avenue
Hayling Island

CLIENT:

Mr & Mrs Smith

DOCUMENT AUTHOR:

Andrew Stoddart - RIBA
Stoddart Architecture

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1.0 INTRODUCTION

The purpose of this document is to aid the efficient and effective management of the proposed landscaping for the first 5 years following construction and provide the framework and necessary detail to guide operations relating to the maintenance of the landscape. This report schedules the maintenance activities required to ensure successful establishment and long term success of the proposed landscape.

The document outlines the objectives, management responsibilities and maintenance schedules for all elements of the landscape and should be read in conjunction with the landscape plan, drawing PL 03, which illustrates the landscape areas covered within this management plan.

The maintenance of the landscape will be the responsibility of the facilities management team set up by the developer to manage the access road and the landscape areas of the scheme going forward, and should be carried out in accordance with this document using the maintenance schedule as guidance to ensure all necessary procedures are followed. The public open space and road will be within private ownership and not adopted by the Local Authority.

The landscape should be assessed after 5 years' post construction and the management plan / maintenance schedule reviewed and revised accordingly to cover the following 5 years.

The ownership and maintenance of the soft landscaped areas will be retained and maintained by the developer. As set out within this document, further assessment of planting and maintenance will be reassessed after 5 years to determine success of the planting, it's effectiveness at achieving the desired effect and the future level of maintenance and any replanting requirements.

2.0 DESIGN AND MAINTENANCE OBJECTIVES

The underlying objective and design intent for the proposed landscape is to create an aesthetically attractive, varied and robust landscape setting to the development which will have an element of all year-round interest, enhance biodiversity and be easy to maintain to ensure the longevity of the scheme.

Soft landscape areas comprising ornamental shrub planting, native buffer and hedge planting and tree planting are proposed as part of the development.

The proposed soft landscaping consists of ornamental shrub planting using species selected based on their individual qualities and all year-round interest to create attractive soft landscape and wildlife friendly species to create visual amenity to the development. The growth of the shrubs will increase in height from low level growth

to greater heights to the boundary edge, this will obscure the boundary wall/fence treatment. A mixture of prickly shrubs to the rear of the planting beds will discourage trespass and aid in the security of adjacent gardens from intrusion, a core principle of secured by design to prevent easy access to thieves.

The defined areas of mass shrub planting are intended to develop and create a sea of foliage, creating soft mounds with the height of the shrub increasing to the rear, the choice of species is selected to create this appearance, and will provide year-round interest, and encourage wildlife with a mix of berry bearing species. The dense foliage will assist in weed suppression. These areas will require routine inspection and maintenance as the planting establishes to ensure it remains attractive and achieves the long term desired effect. Routine maintenance including selective pruning, thinning and management as part of the maintenance works will prevent these areas from becoming overgrown and unkempt.

Proposed hard landscaping will provide external pathways around the apartment block and two car parking areas. The pathways facilitate good, safe pedestrian movement



Dense grown shrub planting to suppress weed growth and provide a green sea of foliage

around the site making it an accessible and legible pedestrian environment. All hard landscape areas will be subject to routine management and kept free of litter, leaves and other debris to retain the integrity of the overall design and to ensure the safety of the users.

3.0 LANDSCAPE MAINTENANCE SCHEDULE

The maintenance schedule below sets out the maintenance tasks, frequency, timing and year from implementation which they should be carried out. The total amount of work needed may not be finished in these 5 years, but at the end of this time a review of the work should be completed and the management plan and schedule updated accordingly.

Item	Action	Year					Frequency	Timing*
		1	2	3	4	5		
Litter & Debris removal	• Pick all litter from areas of hard and soft landscape and remove from site.	■	■	■	■	■	Monthly	All Year round
Leaf Fall	• Sweep up leaf fall under trees and windblown in formal and hard landscape areas.	■	■	■	■	■	Monthly – Adjust frequency to reflect leaf fall at different times of year or in spells of windy or frosty	All Year round
Detritus	• Sweep all hard landscape areas to remove all dust and debris	■	■	■	■	■	Weekly	All Year round
Cleaning paved surfaces	• Attend to spillages and other arising's efficiently, adopting current H&S procedures regarding warning signs etc. Any surface contamination caused by spillage should be removed using a neutral biodegradable detergent and thoroughly rinses afterwards (avoid run off into soft landscape areas).	■	■	■	■	■	As required	All Year round
Damage to paving areas	• Inspect for any movement or deterioration and report defects to the Facilities Manager.	■	■	■	■	■	Twice Yearly	All Year round
De-icing	• Apply rock salt and or de-icing agents to all areas of pedestrian and vehicular traffic (avoid over spread / run off entering soft landscaped areas).	■	■	■	■	■	As Required	Nov - Mar
Shrub Pruning	• Prune all shrubs / hedges to maintain a neat and tidy appearance in accordance with individual species pruning requirements.			■	■	■	Annually or as required	Autumn & Spring

	- Prune to remove any damaged shoots or branches. - Prune to remove all suckers	■	■	■	■	■	As required	All Year round
	Prune winter flowering shrubs			■	■	■	Annually or as required	Spring
	Prune shrubs which flower between period Mar – Jul.			■	■	■	Annually or as required	Immediately after flowering
	Thin out native buffer mix as necessary				■	■	Annually or as required	Autumn
Mulch Levels	Maintain full depth of mulch to planting areas by topping up / renewing mulch material to a depth of 75mm	■	■	■	■	■	Monthly as required	All Year round
Irrigation	- Water all shrub planting areas and trees to full depth of topsoil. - Inspect soil conditions to determine when watering is required.	■	■				Immediately after planting then as required until planting is established.	All Year round
Weed Control to shrub planting beds	Remove weeds within planting beds by hand weeding where appropriate.	■	■	■	■	■	Monthly	Apr - Oct
	Suppress weeds with the application of a non-residual herbicide. Rate and application as per manufacturer's specification.	■	■	■	■	■	3 No. applications per year whilst weeds are actively growing.	Apr, July & Oct
Fertiliser to Planting Areas	Apply slow release fertiliser to planting beds. Rate and application to manufacturer's specification.		■		■		Annually	Mar - Apr
Shrub Replacements	- Inspect all planting areas for dead or damaged plants. - Replace all dead / dying / vandalised shrubs.	■	■	■	■	■	Annually or as required	Nov

4.0 LANDSCAPE WORKS AND MAINTENANCE SPECIFICATION

To ensure the success of tree and shrub planting, the landscape workmanship should adhere to the following:

- BS 3998 1989: Recommendations for tree work
- BS 4043 1989: Recommendations for transporting root balled trees
- BS 4428 1989: Code of practice for general Landscape Operations
- BS 7370 1993: Part 4, Grounds maintenance recommendations
- BS 3882 2007: Topsoil

Shrub Planting

All shrubs to be planted in accordance with the planting specification stated on the landscape plan and shall be defined and described in British Standard Specification No 3936 1992: Nursery Stock part 1 – Specification for Trees and Shrubs. All Shrubs to be true to name, vigorous, well grown specimens of their type, free from disease and insect pest.

Maintenance set out in this document should be implemented for a minimum of five years until the planting stands independently, is dominating surrounding vegetation and producing reasonable growth every year.

Shrub planting to be mulched and kept free of weeds and debris, watering is also paramount to ensure establishment. Watering should be carried out daily during periods of dry weather.

Shrubs to be pruned in accordance with British Standard 7370: Part 4, 1993: 3.6 and only by operatives knowledgeable and aware of the varieties of plant being treated and the reasons for pruning.

Setting Out and Planting Instructions

The landscape contractor shall carry out all planting in accordance with the landscape plan. Standards of workmanship and materials used for planting and staking shall be as outlined in British Standard Specification No 4428 1989: Code of Practice for General Landscape Operations, Section 7 – Amenity tree planting, Section 9 – Planting of Shrubs, Herbaceous plants and bulbs.

The roots of all bare root shrubs and transplants are to be treated with a Mycorrhiza root dip prior to planting (Myco-Dip or similar), using manufacturers recommendations for the dilution, check compatibility with the plant species prior to use.

Timing of Planting

Planting of field grown plants should not commence before the 1 October and no later than the 31 March and shall also be suspended during periods of severe frost and where plant locations are waterlogged.

Establishment of New Planting

The soil in beds should be kept loose with gentle cambers and no hollows. Mulch depth should not be reduced however. Trees crowns should be sprayed when in leaf in the evening during warm weather.

Re-firming of Trees and Shrubs

Ground should be re-firmed around the base of plants by treading until they are firmly bedded after strong winds, frost heave and other disturbances.

Pruning Shrubs

Shrubs should be pruned to encourage healthy and bushy growth and desirable ornamental features. All suckers should be removed by cutting back level with the source stem or root. Timing as follows: Winter flowering shrubs in Spring. Shrubs flowering between March and July immediately after flowering period. Shrubs flowering between July and October should be cut back to old wood in winter. No pruning or trimming of woody vegetation and climbers to be carried out during the bird nesting season of March to August.

Shrub Planting Replacement

Planting that has failed to show growth or development of full foliage during the first growing season after planting, should be replaced by the landscape contractor within the following planting season. All such replacement planting shall be at the landscape contractor's expense, who shall also be responsible for any preparatory and other work necessary to be properly carried out, including the removal and disposal of dead plant material. The replacement planting and pits should match the size of adjacent or nearby plants of same species or match original specification, whichever is greater. Reapply slow release fertilizer after new planting installed.

Plants that fail after the initial 12 month period covered by the developer will be replaced by the management company with a new plant of comparable size to the adjacent plants. This is to ensure that the development retains a cohesive appearance.

Fertiliser

Fertilize with Everris 'Enmag Controlled Release Fertiliser' or equal approved in March or April by spreading evenly throughout bed at the manufacturers recommended rate per m2. Carefully lift and replace any mulch materials.

Weed Control

Keep planting beds clear of weeds by use of suitable herbicides and maintaining full thickness of mulch (to be 75mm thick general Amenity bark mulch or equal approved). A weed free area should be maintained around each tree and shrub to a minimum diameter the larger of 1 metre or the surface of the original planting pit. Weed control should be carried out monthly from April to September for ornamental shrub planting using translocated herbicide treatments to manufacturer's instructions. All dead plant material should be removed from site once herbicide treatment has taken effect without damaging adjacent plants, trees and grass.

Watering

All planting to be subject to watering and should be carried out daily during periods of dry weather. Supply should be from potable mains water or an approved alternative. The full depth of topsoil should be wet without loosening or damaging plants. Any compacted soil should be loosened or scooped out to direct water to the root zone. Watering frequency should be as necessary for the continued thriving of all planting.

Site Cleanliness

The site area shall be kept clean and free of litter and dog fouling. A litter pick should be undertaken on every maintenance visit.

Paths, Car Parks and Hard Surfaced Areas

All surfaces should be kept free of moss and weeds and the removal of leaves is paramount to all walking areas.

Site Road, Footpaths and visitor parking bays shall be kept free of snow/Ice, this should be carried out based on weather forecasts and if adverse conditions persist.

5.0 PROPOSED PLANTING CHOICE

Refer to drawing PL03 Landscape Plan Proposed for locations of planting.



Mock Orange



Viburnum



Flowering Currant



Honeysuckle



Hebe



Stipa Tenuissima



Anemanthele Lessoniana



Hakonechloa Macra Alboarea

6.0 PROPOSED HARD LANDSCAPE MATERIALS CHOICE

Refer to drawing PL03 Landscape Plan Proposed for locations of materials.



Marshalls Argent coarse paving slabs, colour dark grey - 600 x 600 module paving with 8mm joints, laid strecher bond (half-lap)



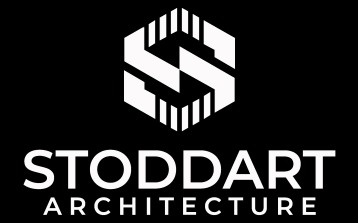
Breedon Barton Limestone 20mm Decorative Aggregate, Cotswold Buff laid to perimeter of building - 250mm margin.



Marshalls Driveline Piora permeable driveway sets, colour buff - 200 x 100 module paving laid 90o/ herringbone pattern.



Tarmac ULTIDRIVE
Porous
Fast draining porous
asphalt.



Studio at The Old Manse
108 Huddersfield Road
Brighouse
HD6 3RH

t: 01484 940200

e: enquiries@stoddart-architecture.co.uk