

LANDSCAPE DESIGN & ACCESS STATEMENT

COLT INTERNATIONAL SITE, HAVANT

ISSUE SHEET

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CLIENT: DREW SMITH
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1.0

ANALYSIS & APPRAISAL

1.1 INTRODUCTION

This report documents the landscape proposals for a new residential development at the Colt International Site, Havant. The proposal seeks to regenerate a brownfield site, through the creation of an exemplar housing scheme, focused on creating a high quality place with community integration.



3D Aerial Map of the Site



Aerial Map of the Site

1.2 EXISTING SITE

The Colt International Site is located to the north of Havant, within the industrial and commercial district of the town. Havant town centre is situated approximately 1.6 miles from the site. Havant railway station is located approximately 1.5 miles from the site. The railway line from Havant Station provides a direct connection to London Waterloo Station.

The site was once a working factory producing air ventilation systems to export globally. The site is now under demolition with the main factory building now demolished.

The boundaries to the site vary in form. To the west and south the boundaries are heavily vegetated, there are a large number of native existing trees, mainly Oak and Sycamore. To the north and west, the boundaries are fairly open. These boundaries are dominated by the adjacent vehicular road networks and surrounding residential communities.

- Key Sites Nearby:
- 1. Havant & Waterloo Football Club
 - 2. West Leigh Park
 - 3. Leigh Park
 - 4. Bartons Green



Site Location Plan

1.0
ANALYSIS & APPRAISAL

1.3 SITE VISUAL APPRAISAL

The following pages demonstrates the existing character of the surrounding site. The views were taken in the autumn when the deciduous trees were starting to shed their leaves.

View 01: View looking north towards the site entrance along Martin Road. The existing mature vegetation along the site's western boundary dominates foreground views.

View 02: View looking inwards towards the site from the entrance along Martin Road. The entrance is dominated by the existing vegetation and tree planting associated with Martin Road.



View 01



View 02

View 03: View looking north along Martins Road towards St Alban's Church. The church is situated adjacent to the site's eastern boundary. Bartons Road which runs parallel to the site's northern boundary can be seen in the background.

View 04: View looking east along Bartons Road. The edge of the northern boundary is situated behind the timber panels to the right of the photograph. The existing neighbourhood development associated with Bartons Road dominates this view.



View 03



View 04

1.0
ANALYSIS & APPRAISAL

1.4 INTERNAL SITE CONTEXT

View 05: View looking across the site towards the northern boundary. The large concrete retaining wall and existing grass slope dominate views from this location.

View 06: View looking east along the existing grass slope towards the eastern boundary along Bartons Road. The existing concrete storm drain can be seen in foreground of the photograph.

View 07: View looking east along the concrete retaining wall situated on the eastern site boundary.

View 08: View looking east along the existing exposed brick retaining wall.



View 05



View 06



View 07



View 08

View 09: View looking south across the site. The brick retaining wall along the site's western boundary is visible towards the right of the photograph.

View 10: View looking west across the site towards the site's western boundary. The existing grass slope and mature boundary vegetation dominate this photograph.



View 09



View 10

1.0
ANALYSIS & APPRAISAL

1.5 OPEN SPACE CONTEXT

The diagram opposite demonstrates the public open space context, its typologies and accessibility.

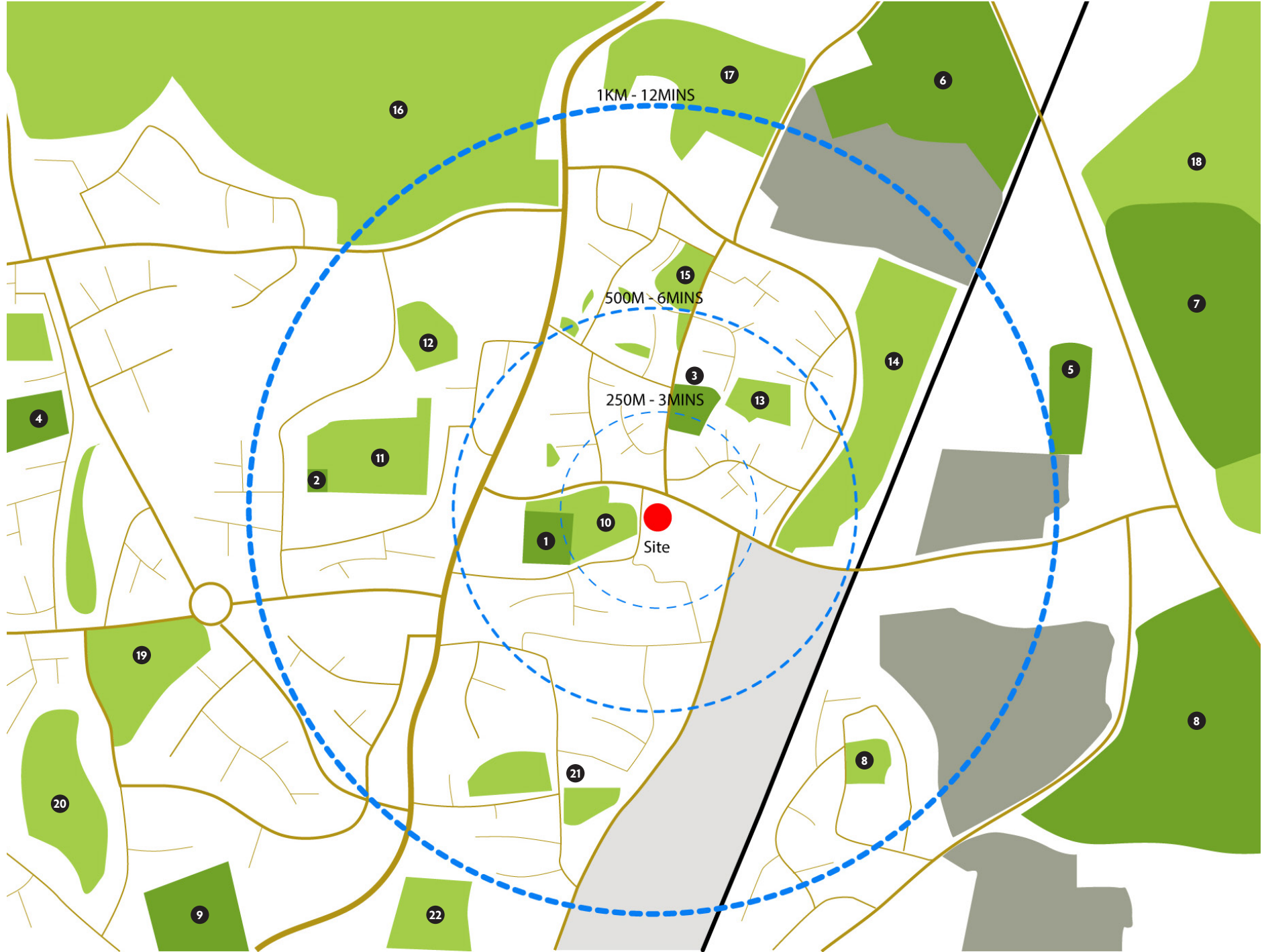
STUDY AREA - 1KM RADIUS WHICH IS 12MIN WALK AT 5KMPH

MANAGED/PRIVATE OPEN GREEN SPACE

1. Havant & Waterlooville Football Club
2. Leigh Park Bowling Club
3. Sharps Copse Primary School Playing Field
4. Riders Infant School Playing Field
5. The Oaks Havant Crematorium & Grounds
6. Leigh Farm Equestrian Centre
7. Havant Rifle Club
8. Southleigh Park House & Grounds
9. Havant & South Downs College

OPEN GREEN SPACE

10. West Leigh Park
11. Leigh Park
12. High Lawn Park
13. Green Space Associated with Baybridge Road
14. Bartons Green
15. Green Space Associated with Longstock Road
16. Forest Bere
17. Havant Academy (Private & Open)
18. Hollybank Woods
19. Green Space Associated with Purbrook Way
20. Green Space Associated with Bancroft Way
21. Lockerley Road Park & Associated Green Space
22. Green Space Associated with Lavant Drive



Open Space Context Plan

1.6 EXISTING TREES TO BE RETAINED / REMOVED

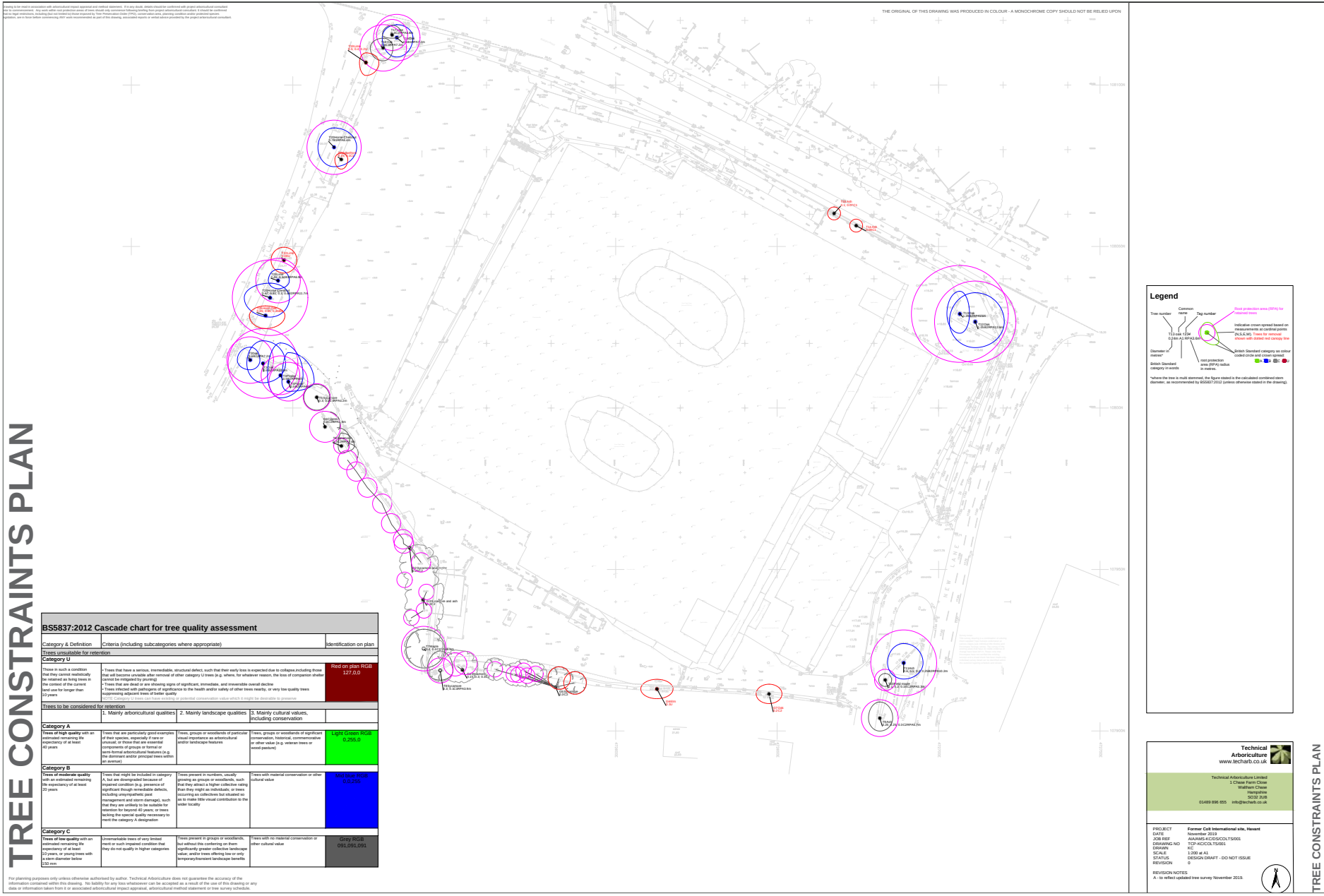
The tree survey revealed 37 trees within or directly adjacent to the boundary of the Site.

Of the surveyed trees: 1 trees has been specified as retention category 'U'; 5 trees are retention category 'B'; and the remaining 31 trees are retention category 'C' (explanatory details regarding the retention categories are included within Technical Arboricultural Plan TCP-KC/HCA/COLTS/001 & Technical Arboricultural Impact Appraisal & Method Statement AIA/AMS-KC/HCA/COLTS/001).

The significant tree cover within the site consists mainly of amenity tree and natural scrub planting set across the Site. Many of which are located along the south and western boundary. The typology along the southern and western boundaries is naturalistic with a strong focus on native woodland typologies. There are also numerous individual planted trees to the north and north west, along the roadsides.

Species diversity at the site is fair. The dominant tree species are Sycamore with several Acer, Poplar, Lime, Oak, Sorbus, and Lime and the occasional Hawthorn, Yew and Horse Chestnut. The site's trees have a good age diversity with a mix of semi-mature, early-mature and mature trees.

For further information please refer to the Arboricultural Report, Ref: AIA/AMS-KC/HCA/COLTS/001.



Tree Constraints Plan

2.0

LANDSCAPE MASTERPLAN

2.1 LANDSCAPE PRINCIPLES

The masterplan comprises of the following areas:

1. Southern Woodland Adventure Play Area - native shrubs and small trees, log piles, feasting tables, high impact woodland understorey planting palette and a new boardwalk experience.
2. Street tree planting throughout the scheme.
3. Vehicular 'Homezones' - vehicular tegula concrete sett paving. Traffic calming measure for vehicles moving through the 'Neighbourhood Quarter' and main residential areas.
4. Formalised roads - Macadam tarmac roadways and car parking bays.
5. Building thresholds - 'Jura Grey' Concrete slab paving, brick walls to private thresholds with metal railing within the main residential 'Neighbourhood Quarter'.
6. Retaining Walls - within the site in order to achieve proposed levels strategy.
7. Timber boundary fencing to neighbouring commercial premises to the south. Dominant 'Green Infrastructure' to north and west boundaries looking out to the adjacent streets.
8. Retained access steps - precast concrete with improved bespoke metal handrails.
9. Enhanced Wildflower Slope - A native high impact wildflower mix helping to increase biodiversity levels in this area.
10. Retained storm drain, sensitively planted with native vegetation to create a key feature below the native wildflower slope.
11. Retained concrete retaining wall - enhanced with new concrete face and shrub planting at the top and bottom to soften its impact within the scheme.
12. Proposed SUDS adjacent to the existing storm drain. Sensory trees and wild meadow planting will help to guide users through this naturalistic landscape.



Landscape Masterplan

2.2 LANDSCAPE MASTERPLAN PRECEDENTS



The Neighbourhood Quarter character



Natural Play Spaces



Woodland Adventure character - timber boardwalk



Tree lined residential street



The Neighbourhood Quarter Street & Planting Character

3.0
LANDSCAPE CHARACTER

3.1 LANDSCAPE CHARACTER DIAGRAM

The landscape character areas within the site comprises of the following areas:

- 1. Neighbourhood Quarter
- 2. Woodland Adventure
- 3. Green Interface
- 4. Wildflower Heart

- Neighbourhood Quarter
- Woodland Adventure
- Green Interface
- Wildflower Heart



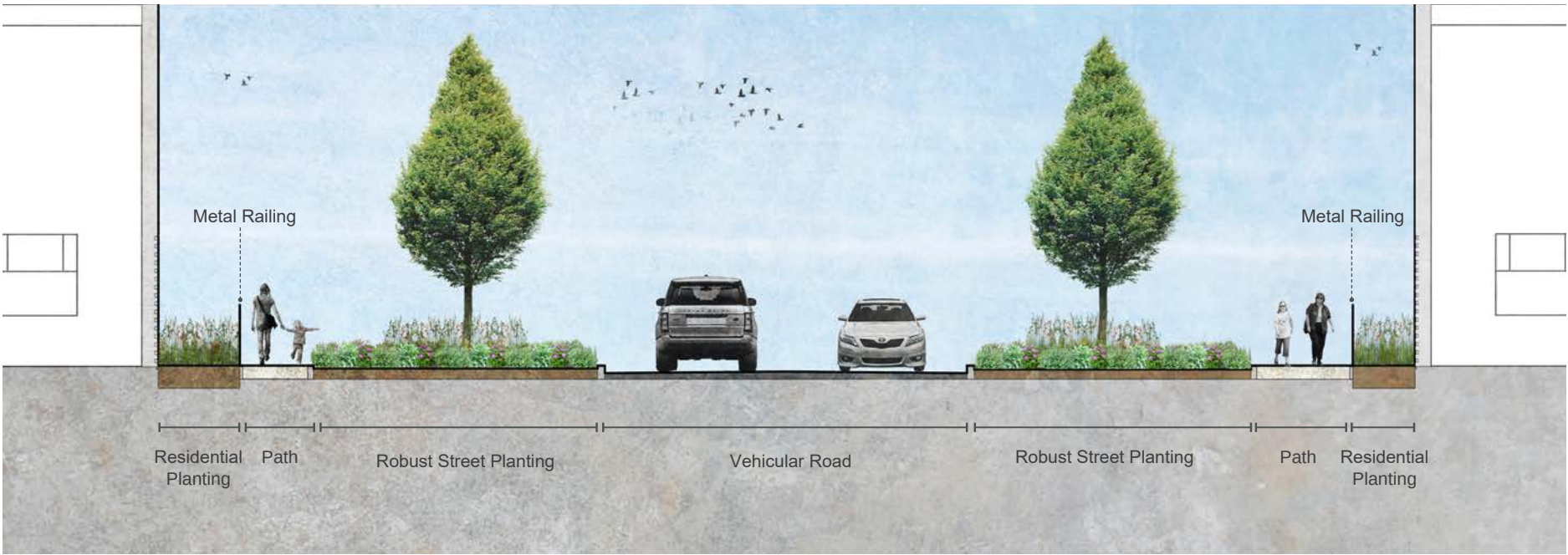
Landscape Character Diagram

3.2 NEIGHBOURHOOD QUARTER

The 'Neighbourhood Quarter' character area will provide a structured and sophisticated planting palette for the residential aspect of the site.

The planting palette will contain a strong mixture of shrubs, both native and non-native. High impact perennials with add seasonal colour and help to diversify the planting scheme.

Mature street tree planting will create green corridors through this character area, helping to increase biodiversity levels. The planting species selected will also contain a variety of evergreen shrubs helping to produce a low maintenance landscape.



SECTION A-A

3.0
LANDSCAPE CHARACTER

3.3 WOODLAND ADVENTURE

The 'Woodland Adventure' character area within the site will provide biodiverse and ecological enhancements to the southern site boundary.

This unique woodland habitat will create a publicly accessible adventure playground with a strong focus on natural play. Colourful woodland glades will guide users through the landscape, each providing unique play opportunities.

Ecological enhancements will include native tree and shrub planting and a colourful woodland understory matrix planting scheme. Ornate tree trunks and tree stumps will offer opportunities for informal play. Scattered log piles, bug/insect hotels and bat boxes within trees will boost and maintain habitat growth and biodiversity levels.

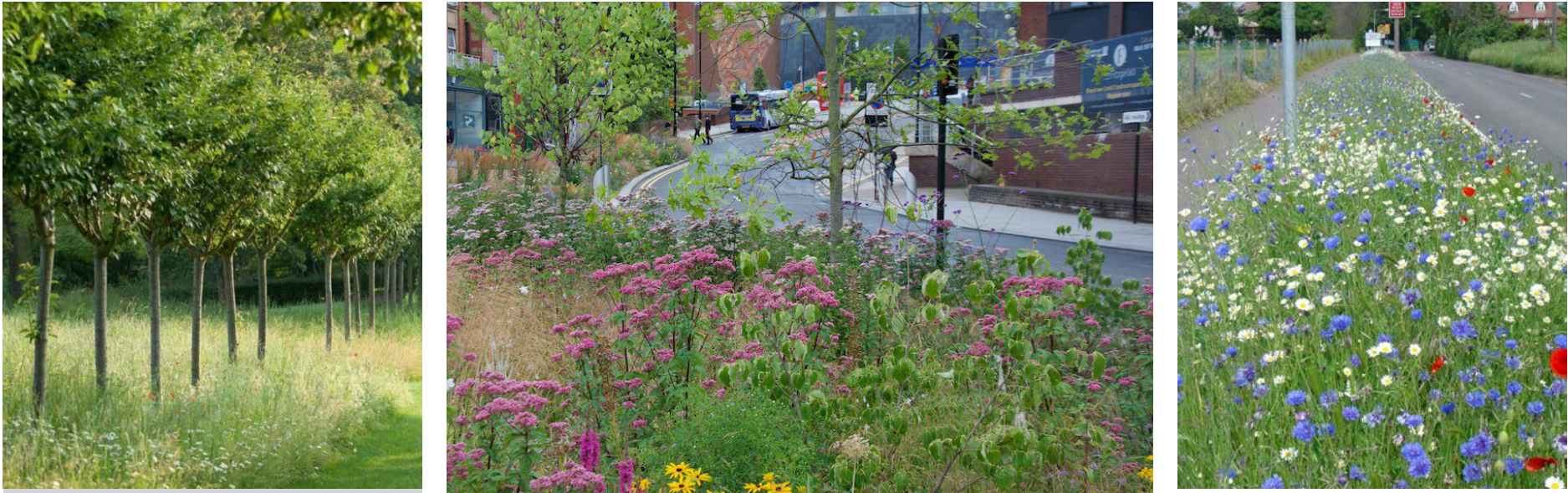


3.4 GREEN INTERFACE

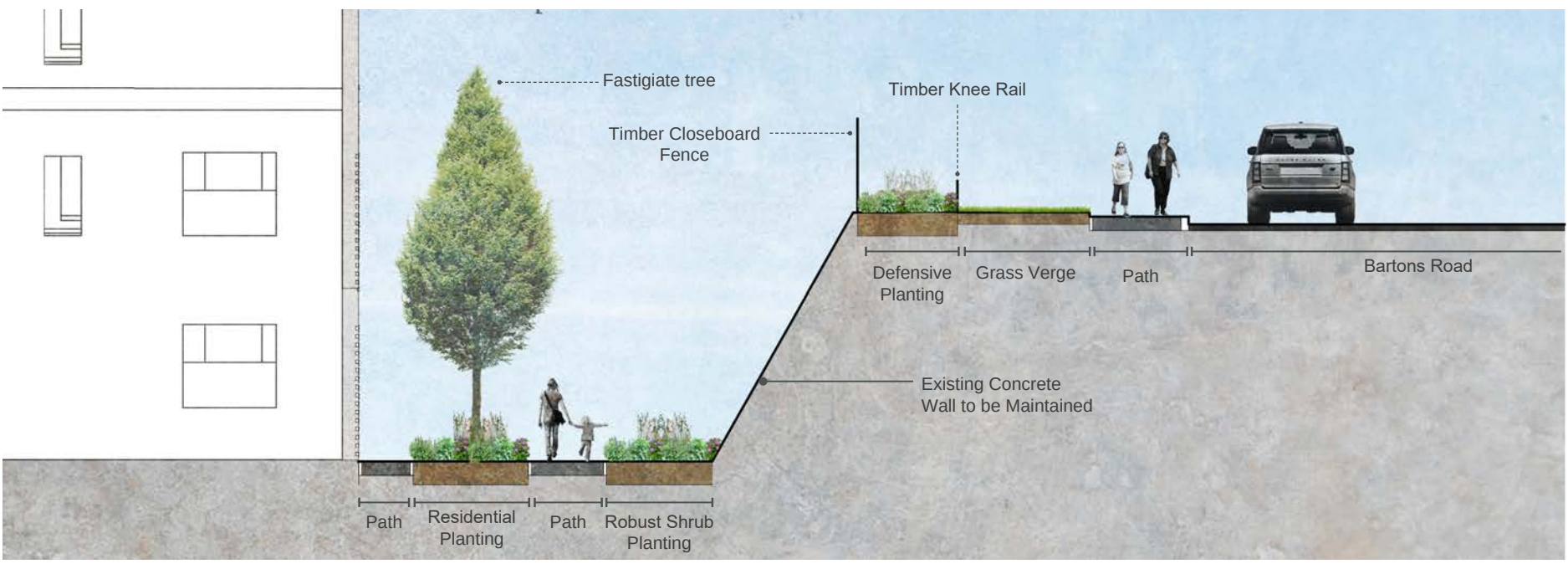
The 'Green Interface' character area within the site will provide biodiverse and ecological enhancements to the north, eastern and north eastern site boundary.

This wild, naturalistic corridor will create a strong green interface to the surrounding off site vehicular infrastructure. A mixture of native and non-native plant mixes will provide bursts of seasonally changing colour supporting a diverse range of animal species.

Ecological enhancements will include a mixture of native and non-native tree and shrub planting. A colourful wildflower / bulb mix that will provide a seasonally changing colour. Maintenance aspects of this character area will be low with a strong focus on low maintenance and self seeding vegetation species.



SECTION B-B



SECTION C-C

3.0

LANDSCAPE CHARACTER

3.5 WILDFLOWER HEART

The ‘Wildflower Heart’ character area within the site will provide strong biodiverse and ecological enhancements to existing grass slope and storm drain. This will help to transform the space and highlight the post-industrial nature of the site.

This proposed character area will create a strong green heart for the site. Colourful native wildflower mixes will guide users through the landscape. The existing storm drain will be enhanced with ornamental planting, helping to soften this feature within the landscape. Proposed SUDS adjacent to the storm drain will contain a variety of seasonally changing vegetation. Multi-stem trees will be used to add textual interest and will act as focal points along this section of the site.

Ecological enhancements will include native shrub, tree planting, herbaceous planting and wildflower mixes. These enhancements will help to boost and maintain habitat growth and biodiversity levels.



SECTION D-D

3.6 LANDSCAPE CHARACTER PRECEDENT IMAGES



Woodland Adventure - Natural Play



Neighbourhood Quarter - Tree lined streets & paths



Neighbourhood Quarter - Integration between housing, trees and soft landscape



Green Interface - Tree & Wildflower combinations



Wildflower Heart - Wildflower meadows set amongst timber post & rail fencing

4.0
PLAY STRATEGY

4.1 PLAY STRATEGY DIAGRAMS

The play strategy for Colt International has a strong focus on natural play. A unique woodland habitat will be created providing unique play opportunities for all age ranges.

Collectively the play experiences across the natural woodland play space will provide a range of stimulating and challenging play opportunities and will include some of the following: balancing, climbing, overhead activity, sliding, swinging, jumping crawling, rotating, imaginative play, social play and play with natural materials.

-  Woodland Boardwalk
-  Natural Play Space



Play Strategy Diagram

4.2 PLAY STRATEGY PRECEDENTS

1. Natural Play Log Stepping Stones
2. Natural Play Informal Raised Timber Log Walk
3. Natural Play Twisted Branches for Informal Play
4. Natural Play Forest Den Building
5. Natural Play Forest Craft Workshops
6. Natural Play Timber Tree Trunk Walks



5.0

SOFT LANDSCAPE STRATEGY

5.1

SOFT LANDSCAPE STRATEGY

The soft landscape strategy will be separated into 4 planting groups which will create functional and logical typologies to provide seasonal colour, new habitats, defensive barriers and ornamental interest. These groups are:

1. Neighbourhood Quarter Species - This group will contain a combination of structural shrubs, ornamental grasses and colourful perennials. The shrubs will create structured seasonal interest whilst the ornamental grasses and perennials will provide sensory experiences with contrasting architectural form and colour to soften and subdivide the planting groups. The combined species will also help to soften the residential architecture in turn, creating a smart and sophisticated planting palette.

2. Woodland Adventure Species - This group will be strongly influenced by the concept of natural play. Woodland tree species will be accompanied by a unique ornamental woodland understory. This understory planting will contain a mixture of bold architectural forms with soft, bright flora. In turn, helping to guide users through this playful woodland landscape.

3. Green Interface Species - This group will contain a mixture of native tree and shrub species. Colourful bulb and seed mixes will dominate this landscape helping to maintain and enhance the ecological corridors along the subsequent road corridors.

4. Wildflower Heart Species - This group will contain a mixture of native wildflower and grass mixes. The existing slope will be transformed with a high impact native wildflower mix, providing seasonally changing colour variations. Matrix planting mixes will be planted adjacent to the existing storm drain to help soften the feature in the landscape. The proposed SUDS feature will reinforce this green, naturalistic centre of the site. Multi-stem trees with a wild grass meadow understory will be used to add texture and colour variations. The maintenance aspects of this character area will also be low.

-  Neighbourhood Quarter Species
-  Woodland Adventure Species
-  Green Interface Species
-  Wildflower Heart Species



Soft Landscape Strategy Diagram

5.2

SOFT LANDSCAPE STRATEGY PRECEDENTS

1. Neighbourhood Quarter Example Species - *Calamagrostis x acutiflora* 'Karl Foerster', *Echinacea Purpurea* 'White Swan', *Perovskia a. 'Blue Spire'*, *Euonymus fortunei* 'Silver Queen'

2. Woodland Adventure Example Species - *Acanthus mollis*, *Dryopteris felix-mas*, *Brunnera macrophylla* 'Jack Frost'

3. Green Interface Example Species - *Cornus sanguinea*, *Viburnum opulus* 'Compactus', *Bergenia* 'Bressingham White'

4. Wildflower Heart Example Species - *leucanthemum vulgare*, *Lychnis flos-cuculi*, *Galium verum*



5.0

SOFT LANDSCAPE STRATEGY

5.3 TREE STRATEGY

The tree strategy throughout the site can be defined into 5 varying categories that will form a coherent mix of native and non-native species:

- 1. Street Trees - Compact, neat and tidy pyramidal species such as, *Carpinus betulus* 'Frans Fontaine' provide structured street form, whilst the *Prunus avium* 'Plena' and *Pyrus calleryana* 'Chanticleer' trees contrast with their dazzling display of spring flowers.
- 2. Feature Trees - Native trees such as *Betula pendula* and *Acer campestre* provide structural form. In contrast the *Liquidambar styraciflua* trees contrast with their irregular spreading branches and strong autumnal colours. Species such as *Betula nigra* will be used to add textual interest throughout the proposed SWALE
- 3. Garden Trees - A mixture of standard and multi-stem tree species to add colour and texture to plot front gardens. Species include *Amelanchier lamarckii*, *Prunus serrula* and *Malus tschonoskii*.
- 4. Green Interface Trees - This grouping of native trees will contain a mixture of standard, feathered and multi-stem species. Species such as *Carpinus betulus* and *Corylus avellana* will provide regimented, structural form. In contrast species like *Betula pendula* and *Acer campestre* will provide seasonal and textual bark interest.
- 5. Woodland Adventure Trees - This mix will combine native woodland tree species. Tree form will vary with both standard and multi-stem species. Species such as *Quercus robur* will provide dominant structure and strong autumn colour. Species such as *Aesculus hippocastanum* will provide summer flower colour and autumn fruit interest.
- 6. SUDS Trees - This mix will combine native and non-native tree species. Tree form will vary with both standard and multi-stem species. Species such as *Betula nigra* will provide textual bark interest. Species such as *Salix alba* and *Alnus cordata* will provide architectural form and fruiting interest.

- | | | | |
|--|---------------|---|--------------------------|
|  | Streets Trees |  | Green Interface Trees |
|  | Feature Trees |  | Woodland Adventure Trees |
|  | Garden Trees |  | SUDS Trees |



Tree Strategy Diagram

5.4 TREE STRATEGY PRECEDENTS

- STREET TREE SPECIES
- 1. *Prunus avium* 'Plena'
 - 2. *Tilia cordata* 'Green Spire'
 - 3. *Carpinus betulus* 'Frans Fontaine'
- FEATURE TREE SPECIES
- 3. *Liquidambar styraciflua*
 - 4. *Acer campestre*
 - 6. *Prunus serrula*



5.0

SOFT LANDSCAPE STRATEGY

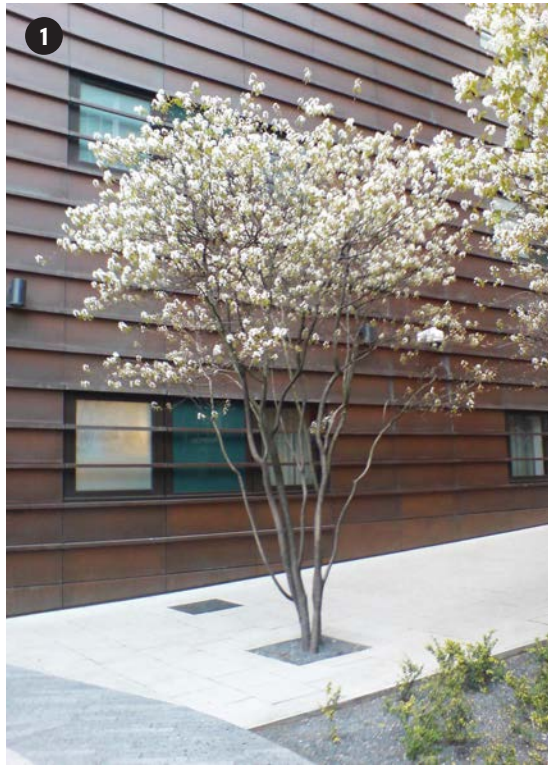
5.4 TREE STRATEGY PRECEDENTS

GARDEN TREE SPECIES

- 1. Amelanchier lamarckii
- 2. Malus tschonoskii
- 3. Prunus serrula (Multi-stem)

GREEN INTERFACE TREES

- 4. Acer campestre (Multi-stem)
- 5. Carpinus betulus
- 6. Corylus avellana



5.4 TREE STRATEGY PRECEDENTS

WOODLAND ADVENTURE TREE SPECIES

- 1. Aesculus hippocastanum
- 2. Sorbus aucuparia
- 3. Quercus robur

SUDS TREES

- 4. Alnus cordata
- 5. Betula pendula (Multi-stem)
- 6. Salix alba



6.0

HARD LANDSCAPE STRATEGY

6.1

HARD LANDSCAPE STRATEGY

The hard landscape strategy is governed by a series of differing typologies:

- 1. Neighbourhood Quarter - A mix of 'Heather' Tegula & 'Bracken' Tegula concrete sett paving will be proposed throughout the major vehicular & pedestrian routes through this character area. They provide an entrance carpet for several of the residential streets as well as a traffic calming measure with the tonal variation from the road surfacing. Ramps into the vehicular zones will consist of 'Charcoal' Tegula concrete sett cobble paving.
- 2. Pedestrian Footways - The pedestrian footways adjacent to macadam road will be composed of macadam.
- 3. Property Entrance Thresholds - The ground floor property entrances will consist of Braemar 'Jura Grey' concrete slab paving.
- 4. Parking - Macadam will make up the majority of the parking bays. 'Heather' & 'Bracken' Tegula concrete setts will be used within designated areas of the 'Neighbourhood Quarter' to distinguish private parking.
- 5. Road - The connective road ways will be constructed from Macadam to the engineer's specification.
- 6. Boardwalk - Timber railway sleepers will form the surfacing to the southern woodland board walk experience. This will provide an inkeeping material within the woodland environment.
- 7. Woodland Adventure Connection - The main thoroughfare through the Woodland Adventure Typology will consist of Golden Compacted Aggregate.
- 8. SUDS - The main path through this landscape will consist of Golden Compacted Aggregate.



Hard Landscape Strategy Diagram

6.2

HARD LANDSCAPE PRECEDENTS

- 1. Concrete Blister Tactile Paving to road crossings
- 2. Concrete Braemar 'Jura Grey' to building entrances
- 3. Compacted Golden Aggregate Path to Woodland Play
- 4. Timber Railway Sleeper Boardwalk
- 5. Concrete Pin Kerb to soft planting areas
- 6. Concrete Kerb & Macadam to road edge
- 7. Concrete Tegula Sett Paving 'Charcoal'
- 8. Concrete Tegula Sett Paving 'Heather'



7.0

STREET FURNITURE & BOUNDARY TREATMENT STRATEGY

7.1 STREET FURNITURE & BOUNDARY TREATMENT STRATEGY

Street furniture will consist of high quality robust materials. The material palette will have a strong focus on timber that will help to integrate the site into the wider landscape.

The boundaries to the site will be secured by a series of timber fence structures. The boundary to the south will be protected by a proposed timber featherboard 2400mm fence. The rear property gardens, will also be secured by timber featherboard 1800mm fencing helping to tie the materiality into the wider landscape. Low level timber knee rails will provide protection from pedestrian interference to defend the ecological corridors and their enhancements. On the northern boundary adjacent to Bartons Road, a timber featherboard fence 2400mm will provide screening and security between pedestrians and the existing retaining wall on this boundary.

The boundaries to property interfaces will be secured using a combination of brickwork and metal estate railings. The brickwork will be as specified by the Architectural proposals.

A number of retaining walls will be required at the site to support the proposed site levels.

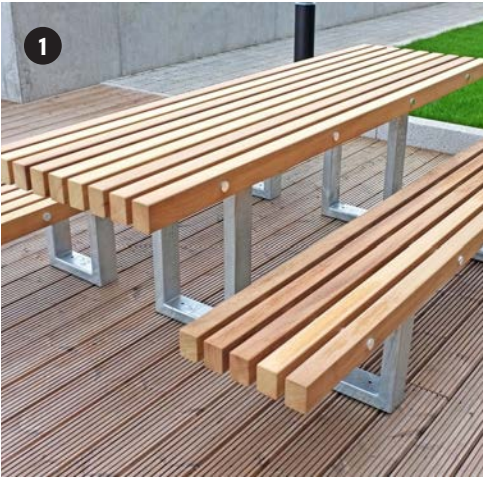
- Timber Feasting Table
- Litter Bin
- Brick Wall 1800mm
- Timber Featherboard Fence 2400mm
- Timber Featherboard Fence 1800mm
- Timber Post and Rail Fence 1500mm
- Knee Rail Fence 900mm
- Metal Railing Fence 1000mm
- Proposed Retaining Walls



Street Furniture & Boundary Treatment Strategy Diagram

7.2 STREET FURNITURE & BOUNDARY TREATMENT PRECEDENTS

1. Timber Feasting Tables
2. Litter Bin
3. Brick Wall to property frontages
4. Timber Featherboard Fencing
5. Timber Post and Rail Fencing
6. Knee Rail Fencing
7. Metal Estate Railing to property frontages
8. Proposed Retaining walls to plot boundaries



8.0
LIGHTING STRATEGY

8.1 LIGHTING STRATEGY

The lighting strategy is formulated around the provision of a range of tough and proven illumination products providing a safe light levels across the site whilst leaving some latitude for feature lighting.

The streets will be provided with 6m column lights adjacent to all the primary movement routes which drop to 4m columns in parking courts and pedestrian only routes. Key trees identified in the diagram will be uplit to accentuate important locations in the site for example pedestrain gateways, pocket squares and feature trees.

All of the above is to be clarified through a detailed lighting design.

- Pole Mounted Light 6m
- Pole Mounted Light 4m
- Bollard Mounted Light
- Tree Uplighter



Lighting Strategy Diagram

9.0
SITE LEVELS STRATEGY

9.1 SITE LEVELS STRATEGY

- +4.54m Existing Level
- +6.65m Proposed Level



Levels Strategy Diagram

10.0

LANDSCAPE MAINTENANCE

10.1 LANDSCAPE MAINTENANCE STRATEGY

The maintenance of the scheme as it progresses both on site and following completion will be critical to its success. Every effort is being made in the detailed design of the project to choose the correct species but this effort will be wasted with poor maintenance.

At the Masterplan stage it is key to establish the principles of maintenance and the review procedures that the chosen Landscape Contractor will be required to undertake. Detailed landscape maintenance specifications and a landscape management plan will be submitted and they will encompass the following:

Review Procedure
Timing and responsibility of reviews and method of reporting to ensure the correct communication channels are set up at the start of the project.

General Operations
The following principles will need to be established: Working notice, reinstatement procedures, the use of any specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority and the use rain water for irrigation means, depths required, watering times and removal of arisings as part of any operation on site. The protection of areas affected by maintenance operations and the safety of Maintenance & Management operatives and members of the general public will need to be explained in a method statement.

The Landscape Maintenance Contractor shall give 3 working days notice to the Client before the application of herbicide, the application of fertilizer, watering and each site maintenance visit. The Landscape Maintenance Contractor shall reinstate to its original condition any damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings. The Landscape Maintenance Contractor shall employ specialist firms/methods for the control of mammalian pests in line with the environmental health policy of the Local Authority.

The Landscape Maintenance Contractor shall use portable mains water when watering and will ensure that the planting is wet to the full depth of topsoil, will not damage or loosen plants. With compacted soil loosen or scoop out, to direct water to root zone. Watering is to be carried out as necessary for the continued thriving of all planting, unless specified otherwise

The Landscape Maintenance Contractor will dispose of arisings as follows; biodegradable arisings to an approved tip, grass cuttings to an approved tip, tree roots and stumps to an approved tip, shrub and tree prunings to an approved tip and litter and non-biodegradable arisings to an approved tip. Extraneous rubbish not arising from the contract work will be collect and removed from site. The Landscape Maintenance Contractor is to protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

Existing Established Trees
Remove dead, diseased, decaying and damaged wood. Major pruning only to be undertaken after discussion with the Client. Note that permission will be required to carry out any tree surgery works to the trees that are subject to a tree preservation order. This permission is to be obtained from the Local Authority Tree Officer prior to any works being carried out. Replacement planting, if requested by the Local Authority, is to be with species of local provenance.

Semi-mature, Advanced Nursery Stock and Standard Trees
The planting, establishment, pruning and ongoing maintenance of these trees will need to be clearly specified. Prune to remove dead, dying, diseased branches. The Maintenance Contractor is to advise Landscape Architect of any major works required and if necessary obtain an assessment from an approved arboriculturalist. Remove suckers from base. Check condition of stakes and ties. Adjust as necessary to prevent rubbing of bark and to ensure tree is upright. Firm up trees which have suffered frost heave or are affected by strong winds. Ensure that sufficient water is applied to maintain healthy growth. Dependant on location, apply N.P.K. slow release fertiliser (at rates recommended by the manufacturer) on annual or two-yearly basis.

Ornamental Shrub Planting
The planting, establishment, pruning and ongoing maintenance of these shrubs both generally and specifically will be clearly specified. The intention is to encourage the establishment of planting to provide continuous cover using a balanced mixed shrub layer.

Keep all beds weed free by hand weeding and/or use of approved herbicides. Fork over beds as necessary to keep soil loose with no low or high spots. Clear soil and/or mulch from adjacent hard surfaces. Until review period (year 5) apply a 15 : 15 : 15 N.P.K. slow release fertiliser during March/April in accordance with manufacturers recommendations.

Prune shrubs to remove dead, damaged or diseased branches, dead flower heads, etc. Prune to maintain shape appropriate to the species with additional shaping or height maintenance

as specified in the tables. Apply sufficient water to maintain healthy growth. Maintain beds rubbish and litter free.

Amenity Grass Areas
The planting, establishment and ongoing maintenance of grass areas and any proposals for replacement will need to be clearly specified. Generally maintain turf in a manor appropriate to the intended use to a height of 30mm. Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt. Prevent waterlogging and compaction. Repair damage due to trampling, abrasion or scalping during mowing. Within ornamental turf and lawns maintain reasonably free from moss, thatch, weed, frost heave, worm and mole casts with edges neat and well defined. Litter and fallen leaves remove regularly to maintain a neat appearance. Before mowing The Landscape Maintenance Contractor is to remove litter, rubbish and debris. Following mowing the Landscape Maintenance Contractor is to leave a neat and even finish, without surface rutting, compaction or damage to grass. Neatly trim around obstructions and sweep clear and remove arisings from adjoining hard areas. Do not use mowing machinery closer than 100mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.



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