

2a Prospect Mews, Reading RG1 7YJ

LANDSCAPE IMPLEMENTATION, MANAGEMENT & MAINTENANCE

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4.1 General

1. Introduction

1.1. Format of the Implementation, Management and Maintenance Plan

This document sets out general principles and quality standards required for long term landscape management operations. It includes:

- Design Intentions
- Aims of the implementation, management and maintenance plan
- Management objectives
- Detailed maintenance specification
- Indicative annual schedule of operations

It should be read alongside the drawing PROSPECT MEWS LANDSCAPE PLAN 0660.1.1REV C 03.10.17. This should be reviewed by the landlord or property management agent from time to time to ensure it remains relevant.

1.2. Design Intention

The design intention for the landscape at 2a Prospect Mews is of a high quality, bio-diverse and natural environment that:

- enhances the character of the development.
- provides a tranquil and natural open space within the development. It will improve accessibility and recreational potential but restrict access to motor vehicles
- enhances the ecological range and potential for wildlife.

This plan aims to ensure that the vision for the landscape at 2a Prospect Mews can be achieved through a co-ordinated and informed approach to landscape management.

2. Landscape Management Objectives

2.1. The Establishment Period

For a period before all flats become occupied, an aftercare maintenance period will be used by the developer to cover intensive post-installation maintenance requirements for the whole of the landscape. During this period the developer is responsible for all horticultural maintenance operations, including planting which has failed to flourish. Once all flats have been occupied, this responsibility will transfer to the Property Management agent as appointed by the landlord or Property Management company (to be determined).

2.2. Access

For landscape maintenance purposes, side access to the building will be available.

2.3. Facilities

The landscape maintenance contractor shall liaise with the Property Management agent directly regarding permissions for parking, storage, use of water and any other resources.

2.4. Maintenance Objectives for Soft Landscape

Generally:

- apply good horticultural and ecological practice to all operations
- promote healthy growth and establishment of all plants, trees, grass, wildflower areas
- ensure consistent control of invasive weeds
- ensure development of optimum plant form, shape, and planting density

- provide protection against pests and diseases
- promote wildlife value and species diversity where appropriate
- ensure long term commitment to replacement of defective plant material

2.5. Landscape components with specific management objectives

2.5.1 Grassed areas

- Employ cultural techniques which use organic fertilizers and minimize the use of chemicals wherever possible.

2.5.2 Trees planted

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- Ensure well-balanced crowns and natural shape

2.5.3 Shrub mixes

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees, shrubs, hedges and whip planted areas
- Planting to be thinned / re-spaced in order that they have sufficient room to develop
- Review opportunities for introducing native shrubs and those with particular wildlife value into planted areas.
- Maintain a clean and safe environment.
- Ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.

3. Maintenance Specification

3.1. Maintenance

The following specification items are to be addressed within long term landscape maintenance contract. The landscape maintenance contractor will be required to apply his/her expertise in relating these to the Management Objectives above.

3.2. Amenity Grassed areas

3.2.1.Cuts:

Grass will be cut annually a minimum of 12 times, with 2 cut May to September.

3.2.2.Generally:

- Maintenance of grass in a manner appropriate to the intended use
- Maintenance of grass height between 50-100mm
- Repair of grassed areas damaged by trampling, abrasion or scalping during mowing
- Regular removal of litter and fallen leaves to maintain a neat appearance

3.2.3.Remedial works

- Top dress and make good of gully erosion, slip and depressions

3.2.4. Selective herbicide

- Spray with a suitable selective herbicide if required. Do not spray areas of bulb or corm planting.
- Apply spot treatment to individual weeds as necessary

3.3. Trees, Hedges, Shrub

3.3.1. Removed

3.3.2. Weed control

- Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree, height 225mm or maintain a grass & weed-free area around the base of each tree, min diameter 1000mm.
- Hand weeding: Hoe and loosen the soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimise disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition.

3.3.3. Re-firming, check/tidy

- General: Trees & shrubs shall be maintained in a firm position in the ground and all stakes and ties shall be checked regularly.
- Particular timing of inspections: After strong winds, frost heave and other disturbances

3.3.4. Tree stakes and ties

- Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self-supporting, remove fixing and fill holes with lightly compacted soil.
- Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment.

3.3.5. Pruning generally

- Pruning to be carried out in accordance with good horticultural and arboricultural practice.
- Appearance: Trim individual plant appropriate to species, location and season to leave a well balanced natural shape;
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood;
- Disease of fungus; give notice if detected;
- Do not use growth retardants, fungicides or sealant unless instructed.

3.3.6. Pruning of trees

- During pruning protect adjacent structures, plants or trees;
- Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root.
- Chain saw work: operatives must hold a certificate of Competence;
- Timing: Prune between leaf fall and mid winter
- Prunings: All prunings to be utilised in the creation and maintenance of habitat piles in un-obtrusive areas.

3.3.7. Pruning of hedges

- Timing: Cut back hard twice a year, Mid July and late autumn/ winter to a height of 1.5m, width 1m.
- Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.
- After 3 years establishment of new hedge planting, lay hedges in accordance with specification below.

3.3.8. Pruning of shrubs

- at the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems;
- Prunings to be retained on site and either composted or woodier prunings to be utilised in the creation of habitat piles in unobtrusive areas;
- Timing: Unless otherwise specified or instructed, prune: Shrubs flowering between March and July immediately after the flowering period; Shrubs flowering between July and October back to old wood in winter;

3.4. Litter

- Remove litter regularly. Remove any fly tipping as soon as practical;

3.5. Hard surfaces

- Undertake conditions surveys. Reinstate or replace exhausted or damaged features and materials
- Undertake time-tabled cleaning regime including brushing.
- Apply a suitable herbicide to prevent weedgrowth within tracks;
- carry out any repairs to timber edgings and track surfaces to ensure a smooth, safe surface is maintained, free of ruts, potholes, etc.

3.6. Fences, gates, barriers

- Undertake regular conditions surveys. Report any problems.

4. Programming of Maintenance and Management Operations

4.1. General

4.1.1. Monitoring

To protect the investment in the quality of soft and hard landscape works, the long term maintenance contractor must provide a high standard of maintenance; the long term success of the scheme is dependent on its maintenance regime. The management plan and maintenance operations included herewith will be reviewed on letting of the long term maintenance contract. This management plan is intended to provide a basic performance specification to enable the maintenance contractor to submit for agreement a detailed programme of work which shall include scheduled dates for planting refurbishment and review.

4.1.2. Indicative schedules

Amenity grass areas:

Month	Fertiliser	Mowing
Jan		
Feb		
Mar	1 visit	2 visits
Apr		2 visits
May		3 visits
June		3 visits
July		3 visits
Aug		3 visits
Sept		3 visits
Oct	1 visit	2 visits

Nov		1 visit
Dec		

Trees and shrubs:

All planting is to be thoroughly watered-in at planting. thereafter, as a default, weekly watering should be undertaken to field capacity through the first two growing seasons (April-October), increasing or decreasing the amount depending on extremes of weather - drought or continuous wet weather respectively.

At the end of maintenance year 1, apply granular slow-release general purpose tree and shrub fertiliser to tree and shrub.

Ongoing schedule after first 2 seasons.

Month	Watering	Re-firming, stakes and ties
Jan		
Feb		
Mar		
Apr	2 visits	1 visit
May	2 visits	
June	2 visits	
July	2 visits	
Aug		
Sept		
Oct	1 visit	1 visit
Nov		
Dec		