

Hillside Landscape Management Plan



For: Turner Estates
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23-5-17

Introduction

Proposal: To enhance the Setting of the Grade II listed Hillside House, Allcroft Rd, in Reading by establishing a garden which reflects the architectural heritage of the site.

The following information should be read in conjunction with the following report and drawings:

Hillside House Garden Design Support Statement April 2017 by Gaila Adair

Hillside Garden Design 001B Issue C 23-5-17 by Gaila Adair

Hillside Garden Design Dynamics 2 3-2-17 by Gaila Adair

1.1 Format of the Management and Maintenance Plan

This plan sets out general principles and standards required for the installation and long term management of the soft works.

- Design Objective
- Aims of the maintenance and management plan
- Management objectives
- Maintenance Specification
- Schedule of Operations

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2. Design Objective

2.1 What we hope to Achieve

The long term design objective for the new gardens is to

- To enhance the existing landscape by creating a garden which reflects the architectural heritage of the site.
- Connect Hillside to adjacent buildings and the original curtilage of the site, by creating green visual links that benefit both residents of Hillside and Students.
- Enhance the ecological range and potential for biodiversity.
- To prolong the longevity and duty of care for Hillside as an historical asset.

2.2 Aims of the Management and Maintenance Plan

To provide a structure and overall vision, that can be followed by prospective occupiers of Hillside providing continuity in growth and overall character for the future.

3. Landscape Management Objectives

3.1 The Establishment Period

A one year aftercare re-evaluation should be implemented to cover post-installation maintenance requirement.

- Turner Estates (or future owners) will be responsible for notifying for emergency work needed if a visit by the contractor is not imminent for a few weeks. The planting is to be checked on a regular basis by the contractor for signs of failure to establish and flourish.
- Defects in soft landscaping materials, including planters to be rectified as soon as they are noticed and replacements to be organized and incorporated in to the next contracted visit.

3.2 Access and Waste

- Hillside Garden. Access for Contractors' vehicles to the Hillside garden will be from the main entrance of Hillside. Vehicles to park in previously arranged parking spaces before coming to site. Side gates to be used for access and waste removal. Waste to be taken from site to Contractors' tip.
- Grass mowings and soft prunings can be composted on site. Superfluous material can be taken by contractor from site on a seasonal basis.
- Student Site Maintenance. Contractors' vehicle access to be from the new access gates to the west of Hillside gates in Allcroft Road. This will be for seasonal pruning of the *Carpinus Betulus*, *Pyracantha* and herbaceous on the border by the proposed new north

garden wall. Consideration for the students can be made by timing the work to coincide with holidays when they will not be there.

3.3. Facilities

Turner Estates (or future owners) shall liaise with the landscape contractor beforehand regarding permissions needed for the use of water, waste removal, parking and the use of toilets. This shall be ratified before commencement of contract and works.

3.4 Maintenance Objectives

- Promote healthy growth and establishment of all plants and trees
- Regular control of weeds
- Ensure optimum plant form, density and shape
- Provide protection against pests and diseases
- Promote wildlife value and species diversity where appropriate
- Ensuring long term commitment to replacement of defective plant material
- Review opportunities for the introduction of replacement of exhausted species in line with original design intentions
- Use organic fertilizers where possible and minimize the use of chemicals

3.5 Trees

- To ensure good horticultural practice is employed to encourage long term health and vitality
- Ensure well-balanced crowns and natural shape
- Mulches and organic fertilizers to be used

3.6 Trees and Shrubs

All trees and shrubs chosen for the project will be hand-picked for their health, robustness and shape, with compact growth.

To minimize the spread of pests and diseases, British grown stock will be the preferred choice of suppliers.

3.7 Retaining Health

- Trees and shrubs to be continually reviewed on a seasonal basis to ensure they are healthy, free of disease, damage, broken stems and dead wood.
- Turner Estates (or future owners) shall enter into a contractual agreement with a Landscape Contractor or gardener to be responsible for vigilance regarding the watering of the plant material and reporting any defects in any irrigation system that might be deployed.
- For future reference, a schedule and calendar is to be kept (a copy for the owner and contractor) detailing which trees and shrubs have had remedial work carried out.

4. Maintenance

4.1 Maintenance

The Landscape maintenance contractor will be required to apply their expertise to implement an annual programme of works. A is to be kept by the owner and contractor.

4.2 Maintenance to accord with requirements of BS 7370:1991

Frequency of Maintenance visits.

Monthly during the first year, followed by an assessment to establish future scheduling. As well as monthly maintenance visits during the growing season, it may be deemed necessary to carry on through the dormant months with the same frequency because of storm damage, winter pruning and debris tidying. The first year will be the 'Litmus Test' to establish the correct balance of seasonal work.

4.2.1 Watering

For the first year watering will be done by hand. Hoses can be kept in the tool shed area of the garden and be used specifically when needed. There are sufficient taps proposed on the site for watering cans or bowsers to be used during hose pipe bans.

There is a reason for this. Some trees and shrubs need different amounts of water to establish. There is a fine line between watering too little and watering too much. Some irrigation systems are not specific enough to achieve the desired effect and can lead to some plants effectively drowning in their planting pockets or desiccating because they are too dry. Leaky pipe systems are ugly and only work in a no dig garden, it doesn't take much for a pipe to be speared by a fork (even when you think you are well clear of them) and then you can end up with flooding or piecemeal taping and fixing. Overhead or pop-up irrigation requires above ground tanking and electrical input and waters indiscriminately.

For the trees 'Watering Collars' will be placed around the base of the tree, wide enough to incorporate the whole root ball, so that water can fill up to the collar and drain steadily to the roots. This is a system much preferred for field grown trees by major nurseries, so it is a tried and tested way of growing containerized trees in their new planting positions.

- Ensure sufficient water is applied to maintain healthy growth, paying particular attention to seasonal weather, rainfall, high winds and drought.
- **Trees to have at least 10 gallons per application Ensuring at least 80 litres per week for the first two years, allowing for site conditions and weather.**
- Shrubs-wet soil to full rooting depth.

4.2.2 Weed control

Planters to be weeded monthly, to prevent weeds multiplying from seeding and becoming unsightly. Weeds to be hand weeded, removing minimum of soil and without disturbing other plants, bulbs and mulched surfaces.

Weeds to be removed from site and taken to Contractors' tip.

4.2.3. Fertilizer

Single applications of slow release, organic granular fertilizer in accordance with manufacturer's recommendations, to be applied on initial planting.

- Liquid seaweed feed drench be applied one month after planting, especially the yew hedging.
- Liquid seaweed fertilizer to be applied between March and May for the first 3 years after planting.

4.2.4 Tree Staking

- Staking to consist of double stake and crossbar with rubber block and belting to cushion tree against crossbar. Stakes to be machined round treated 75mm diameter.
- Trees to be inspected seasonally, (four times a year) to ensure that the staking remains upright and secure, and that soil levels have not dropped or subsided.
- Restoration of correct staking constriction to be carried out regularly if required.
- **Tree stakes to be removed after 3 years of establishment.**

4.2.5 Pruning

- Pruning to be carried out in accordance with good horticultural and arboricultural practice
- Standard BS 7370.4, clauses 3.6.3 to 3.6.5
- Pruning tools to be sharp and regularly cleaned to restrict disease being spread from plant to plant.

4.2.6 Pruning of Trees

Work to be carried out on Trees and shrubs to be agreed beforehand so that necessary waste disposal can be properly arranged.

- Prune trees and plants according to species, location and season to achieve healthy growth and shape. Prune back to healthy wood.
- Tree work standards to BS 3998 and Forestry and Arboriculture Training and Safety guidance council.
- Adjacent structures, windows to be protected whilst pruning operations are being carried out.
- Suckers and basal growth to be removed
- Pruning of deciduous and evergreen species will be carried out according to the correct season. Deciduous to be pruned during the winter dormant months, but espaliers can also be pruned to restrict growth to achieve shape and form during the summer. Evergreen can be pruned during the late spring and new growth will have time to harden off before the harsher winter weather.

4.2.7 Pruning of shrubs

End of growing season check growth for dead, diseased and damaged growth.

Timing:

- Shrubs flowering between March and July after flowering.
- Shrubs flowering between July and October back to old wood in winter.

4.2.8 Reinstatement

Dead or diseased plants to be removed as soon as possible and replaced. If a type of plant continues to not perform well, a replacement species that is seen to be doing well will be planted instead.

4.2.9 Litter

Household Litter to be the responsibility of the occupiers of the flats. Litter to be removed responsibly with the household waste of each flat.

4.2.10 Water

Water to be tested annually to make sure there are no contaminants and that all the mains services are functioning properly.

4.2.11 Hard Surfaces

- Cleaning of terraces to be carried out by contractor's after they have carried out seasonal work on a monthly basis. To ensure that site is left clean and that debris causing a trip hazard is not left in situ.
- Contractor to ensure that debris has not been accumulating on top of drainage gullies so causing build-up of potential drainage problems.

5 Programming of Maintenance and Management Operations

The effectiveness of the maintenance contractor will be monitored for the first year and their contract renewed on a yearly basis to ensure that they will be positive and proactive and not tail off with enthusiasm. This schedule will carry on for the next 5 years, ensuring that the planting is fully established and continuity of care is achieved. If they are no longer willing to carry on with the schedule, the works will be put out to tender before their contract has ceased to ensure cross-over of care.

This is deemed to be better than giving a contractor, for example, a 3 year contract and have them neglect their duties, and be left with conflict of interests. **The success of the planting to establish is paramount.**

After this five year period, a further 5 year maintenance regime will persist to ensure that shrubs or trees mature significantly, thereby adding to the visual amenity of the area.

