

Coley Rise

Refurbishment Phase 2

Landscape Design

Application No. 210549

Report No. 7430-ARC-RP-013

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RBC-CRR_HTA-L_SC_1701

Prepared by: PG
Checked by: SB

Issued March 2024



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Application to discharge Planning Condition 13

This document seeks to provide evidence necessary to discharge the following pre-commencement condition:

No development shall commence on site (barring any demolition or preparatory works) until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority.

These details shall include:

- a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), other vehicle and pedestrian access and circulation areas;*
- b. Hard surfacing materials and minor artifacts and other ancillary structures (e.g. furniture, play equipment, storage units (beyond the cycle stores approved), CCTV, signs, lighting, external services);*
- c. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;*
- d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;*
- e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;*

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the first use of the external cycle stores approved as part of the development or in accordance with a timetable approved in writing by the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development (barring demolition)

Notes highlighted in red on the drawings denote minor changes to access and boundary treatments when compared with the original application.

This document contains detailed landscape proposals for each tower and is submitted by Arcus Consulting LLP on behalf of BreyerGroup PLC who are the Principal Contractor undertaking the works on site.

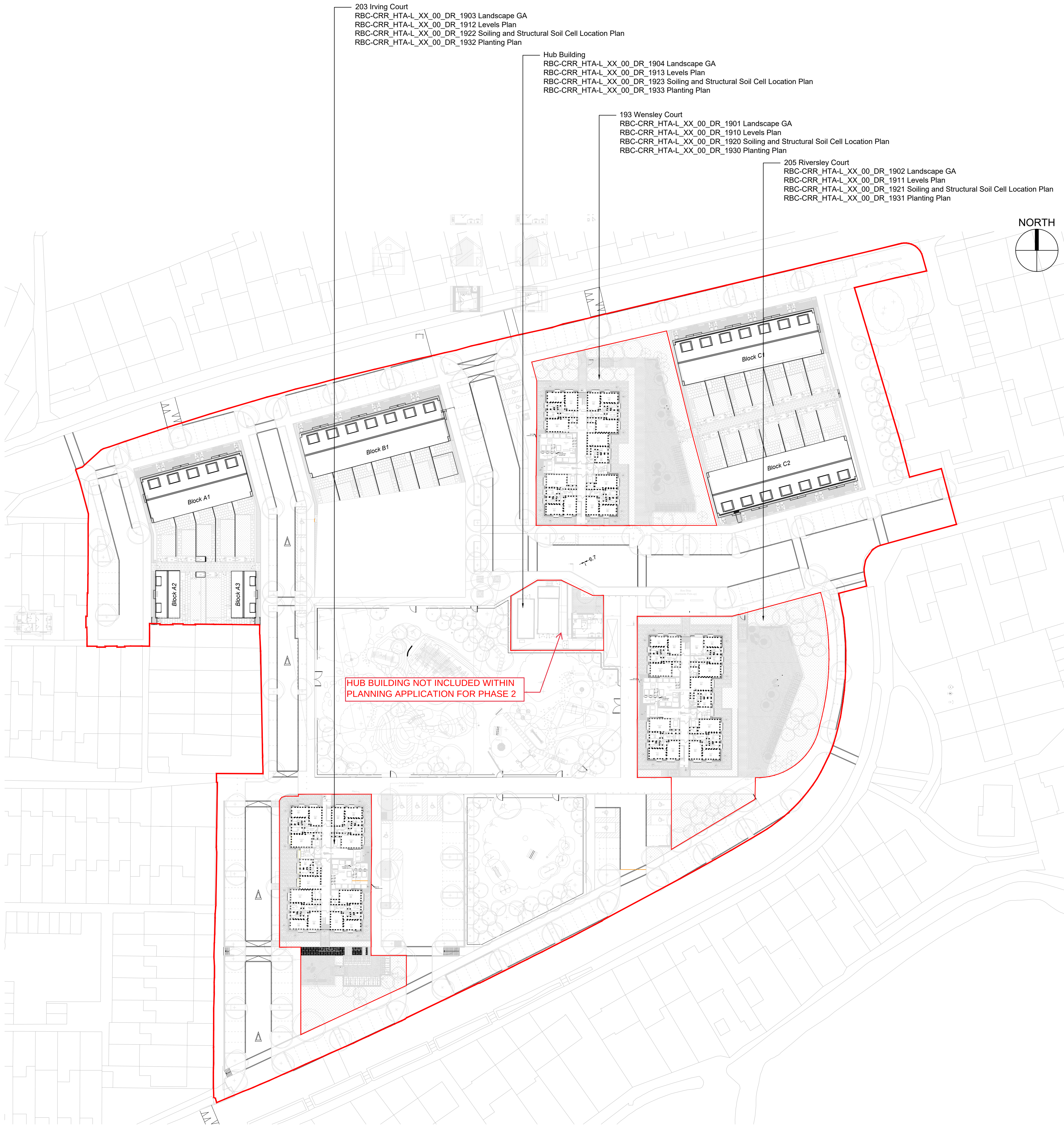


Coley Rise

Refurbishment Phase 2

HTA Landscape Key Plan





203 Irving Court
RBC-CRR_HTA-L_XX_00_DR_1903 Landscape GA
RBC-CRR_HTA-L_XX_00_DR_1912 Levels Plan
RBC-CRR_HTA-L_XX_00_DR_1922 Soiling and Structural Soil Cell Location Plan
RBC-CRR_HTA-L_XX_00_DR_1932 Planting Plan

Hub Building
RBC-CRR_HTA-L_XX_00_DR_1904 Landscape GA
RBC-CRR_HTA-L_XX_00_DR_1913 Levels Plan
RBC-CRR_HTA-L_XX_00_DR_1923 Soiling and Structural Soil Cell Location Plan
RBC-CRR_HTA-L_XX_00_DR_1933 Planting Plan

193 Wensley Court
RBC-CRR_HTA-L_XX_00_DR_1901 Landscape GA
RBC-CRR_HTA-L_XX_00_DR_1910 Levels Plan
RBC-CRR_HTA-L_XX_00_DR_1920 Soiling and Structural Soil Cell Location Plan
RBC-CRR_HTA-L_XX_00_DR_1930 Planting Plan

205 Riversley Court
RBC-CRR_HTA-L_XX_00_DR_1902 Landscape GA
RBC-CRR_HTA-L_XX_00_DR_1911 Levels Plan
RBC-CRR_HTA-L_XX_00_DR_1921 Soiling and Structural Soil Cell Location Plan
RBC-CRR_HTA-L_XX_00_DR_1931 Planting Plan

HUB BUILDING NOT INCLUDED WITHIN
PLANNING APPLICATION FOR PHASE 2

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Legend

- Site Wide boundary
- Phase 2 boundary

/ 22.08.22 CSN Tender issue
Rev Date Drawn Description
status
FOR TENDER
Client / project
Reading Borough Council
Coley Rise Refurbishment
drawing title
Key Plan

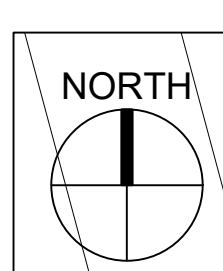
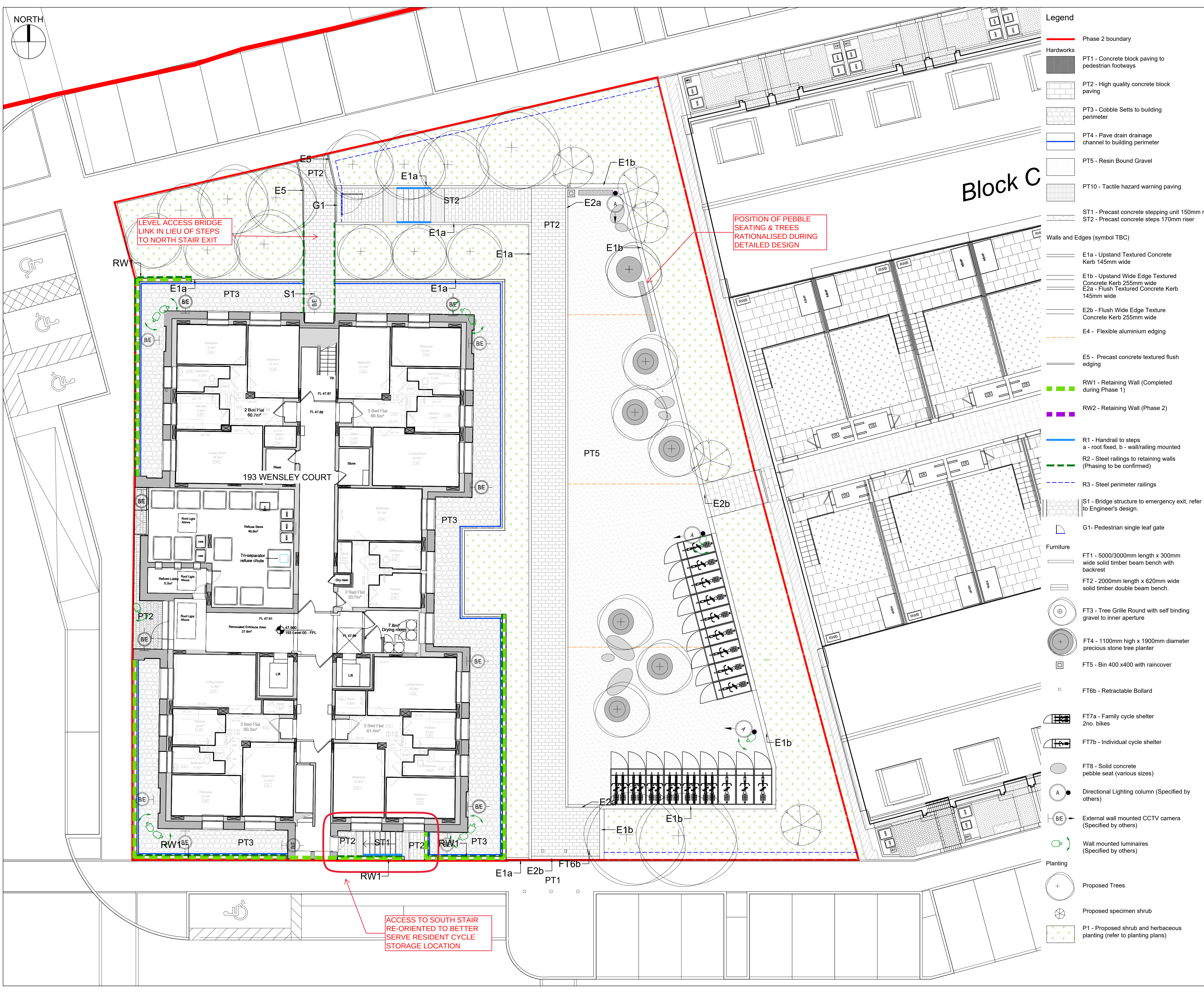
drawing number revision
RBC-CRR_HTA-L_XX_00_DR_1900 /
1:500@ A1 originated by project code
Scale CSN RBC-CRR
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Coley Rise

Refurbishment Phase 2

HTA Landscape Drawings
Wensley Court



- Legend**
- Phase 2 boundary
- Hardworks**
- PT1 - Concrete block paving to pedestrian footways
 - PT2 - High quality concrete block paving
 - PT3 - Cobble Setts to building perimeter
 - PT4 - Pave drain drainage channel to building perimeter
 - PT5 - Resin Bound Gravel
 - PT10 - Tactile hazard warning paving
 - ST1 - Precast concrete stepping unit 150mm riser
 - ST2 - Precast concrete steps 170mm riser
- Walls and Edges (symbol TBC)**
- E1a - Upstand Textured Concrete Kerb 145mm wide
 - E1b - Upstand Wide Edge Textured Concrete Kerb 255mm wide
 - E2a - Flush Textured Concrete Kerb 145mm wide
 - E2b - Flush Wide Edge Texture Concrete Kerb 255mm wide
 - E4 - Flexible aluminium edging
 - E5 - Precast concrete textured flush edging
 - RW1 - Retaining Wall (Completed during Phase 1)
 - RW2 - Retaining Wall (Phase 2)
 - R1 - Handrail to steps a - root fixed, b - wall/railing mounted
 - R2 - Steel railings to retaining walls (Phasing to be confirmed)
 - R3 - Steel perimeter railings
 - S1 - Bridge structure to emergency exit, refer to Engineer's design.
 - G1 - Pedestrian single leaf gate
- Furniture**
- FT1 - 5000/3000mm length x 300mm wide solid timber beam bench with backrest
 - FT2 - 2000mm length x 620mm wide solid timber double beam bench.
 - FT3 - Tree Grille Round with self binding gravel to inner aperture
 - FT4 - 1100mm high x 1900mm diameter precious stone tree planter
 - FT5 - Bin 400 x400 with raincover
 - FT6b - Retractable Bollard
 - FT7a - Family cycle shelter 2no. bikes
 - FT7b - Individual cycle shelter
 - FT8 - Solid concrete pebble seat (various sizes)
 - A - Directional Lighting column (Specified by others)
 - B/E - External wall mounted CCTV camera (Specified by others)
 - Wall mounted luminaires (Specified by others)
- Planting**
- Proposed Trees
 - Proposed specimen shrub
 - P1 - Proposed shrub and herbaceous planting (refer to planting plans)

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Rev	Date	Drawn	Description	Status
D	21.09.22	CSN	Issued for Tender	
C	22.08.22	CSN	Issued for Tender	
B	13.05.22	CSN	WIP issue for coordination	
A	05.05.22	CSN	WIP issue for coordination	
/	21.04.22	CSN	WIP issue for coordination	

FOR TENDER

Client / project
**Reading Borough Council
Coley Rise Refurbishment**

Drawing title
**Landscape General Arrangement
- 193 Wensley Court**

drawing number	revision
RBC-CRR HTA-L XX 00 DR 1901	D

Scale
1:100@ A1
CSN
RBC-CRR

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Legend

- Phase 2 Boundary
- Proposed Landscape Levels
- RW1 - Retaining Wall (Completed during Phase 1)
- RW2 - Retaining Wall (Phase 2)
- R2 - Steel railings to retaining walls (Phasing to be confirmed)
- Existing Levels

Note - Further coordination with Phase 1 levels information is required.

Drainage levels to be coordinated with Phase 1 and 2 Engineers.

Retaining wall and railing locations shown indicatively. Railing required to top of retaining walls for falls <600mm.

B	21.09.22	CSN	Issued for Tender
A	22.08.22	CSN	Issued for Tender
/	06.04.22	CSN	First issue for coordination
Rev	Date	Drawn	Description

FOR TENDER

Client / project

Reading Borough Council

Coley Rise Refurbishment

Drawing title

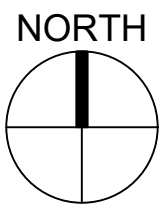
Levels Plan

- 193 Wensley Court

drawing number	revision
RBC-CRR HTA-L XX 00 DR 1910	B
Scale @ A1	project code
1:100	CSN
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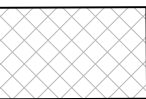
Soiling conditions



HEDGE/SHRUB PLANTING: 300mm depth approved imported topsoil to BS Standard 3882 over 300mm depth free draining approved imported subsoil to BS Standard 8601



WOODLAND UNDERSTOREY: 300mm depth approved imported topsoil BS Standard 3882 over 300mm depth free draining approved imported subsoil to BS Standard 8601



TREES in soft landscape - 400mm depth approved imported topsoil BS Standard 3882 over 500mm depth free draining approved imported subsoil to BS Standard 8601



TREES in planter- minimum 1000mm free draining approved potting soil.

/ 22.08.22 CSN Issued for Tender
Rev Date Drawn Description

FOR TENDER

Client / project
**Reading Borough Council
Coley Rise Refurbishment**

Drawing title
**Soiling and Structural Soil Cell Location Plan
- 193 Wensley Court**

Drawing number
RBC-CRR HTA-L XX 00 DR 1920

1:100@ A1
Scale

originated by
CSN

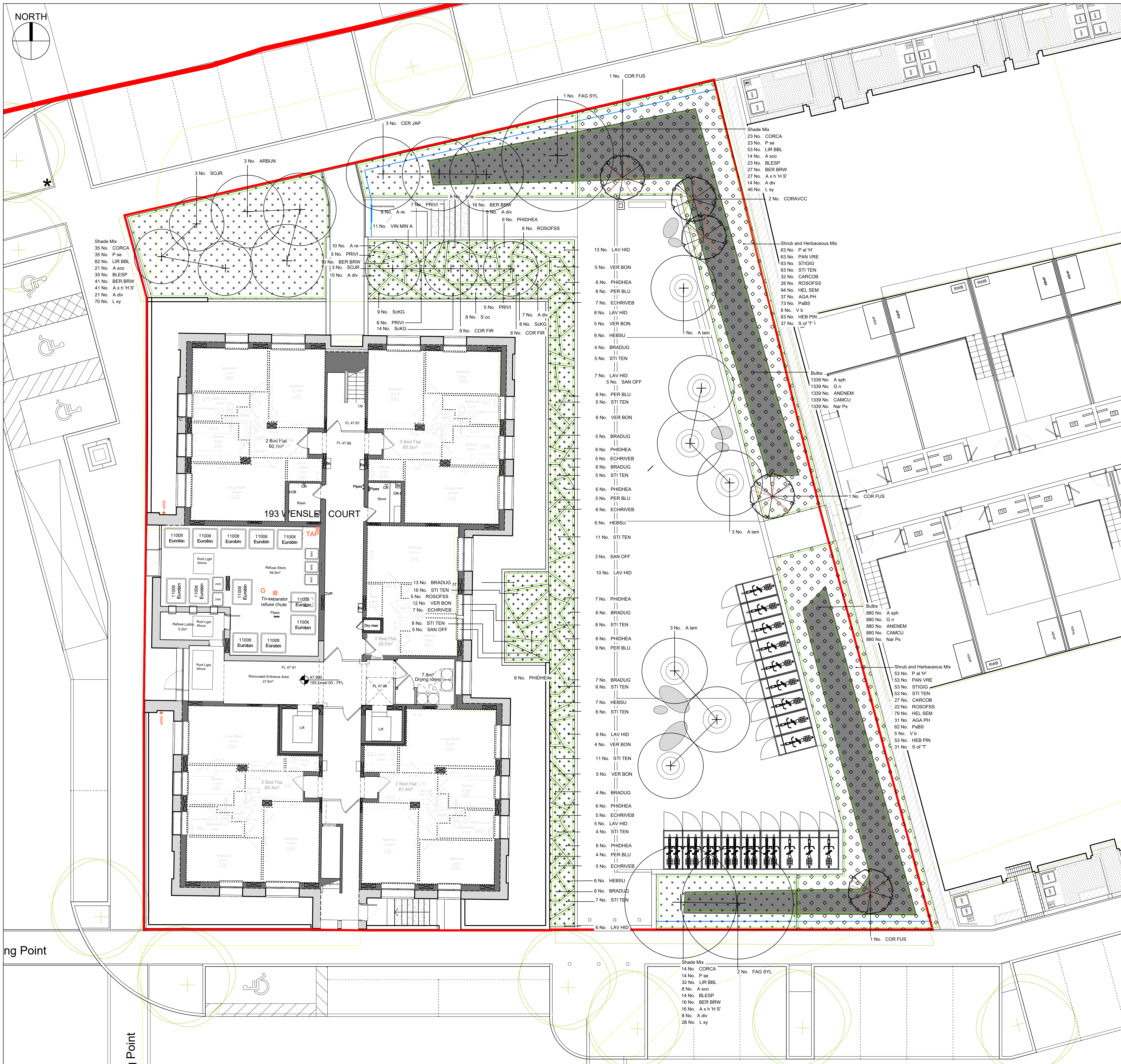
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project code
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Legend



Shrub border along building

Shade mix



Shrub and Herbaceous Mix

 Bulb Mix

/	22.08.22	CSN	Issued for Tender
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Rev	Date	Drawn	Description
			status
			FOR REVIEW

FOR TENDER

Reading Borough Council

Reading Borough Council Coley Rise Refurbishment

drawing title

Planting Plan

- 193 Wensley Court

drawing number	revision
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RBC-CRR HTA-L XX 00 DR 1930 /
1:100@ A1 originated by project code

Scale	CSN	RBC-CRR
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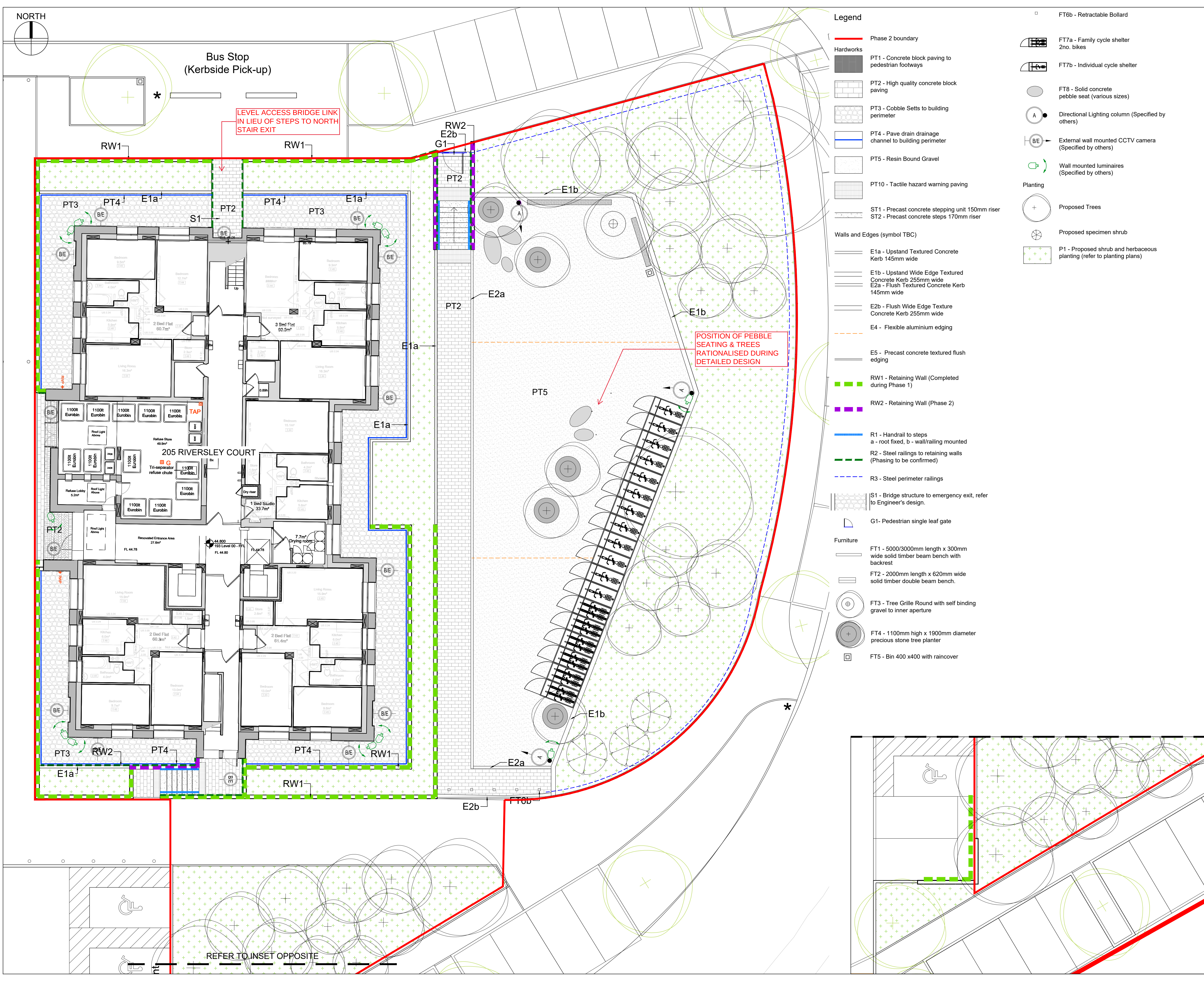
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Coley Rise

Refurbishment Phase 2

HTA Landscape Drawings
Riversley Court



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Legend

Phase 2 boundary

Hardworks

- PT1 - Concrete block paving to pedestrian footways
- PT2 - High quality concrete block paving
- PT3 - Cobble Setts to building perimeter
- PT4 - Pave drain drainage channel to building perimeter
- PT5 - Resin Bound Gravel
- PT10 - Tactile hazard warning paving
- ST1 - Precast concrete stepping unit 150mm riser
- ST2 - Precast concrete steps 170mm riser

Walls and Edges (symbol TBC)

- E1a - Upstand Textured Concrete Kerb 145mm wide
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- RW1 - Retaining Wall (Completed during Phase 1)
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- R1 - Handrail to steps
a - root fixed, b - wall/railing mounted
- R2 - Steel railings to retaining walls (Phasing to be confirmed)
- R3 - Steel perimeter railings
- S1 - Bridge structure to emergency exit, refer to Engineer's design.
- G1 - Pedestrian single leaf gate

Furniture

- FT1 - 5000/3000mm length x 300mm wide solid timber beam bench with backrest
- FT2 - 2000mm length x 620mm wide solid timber double beam bench.
- FT3 - Tree Grille Round with self binding gravel to inner aperture
- FT4 - 1100mm high x 1900mm diameter precious stone tree planter
- FT5 - Bin 400 x400 with raincover

Planting

- FT6b - Retractable Bollard
- FT7a - Family cycle shelter 2no. bikes
- FT7b - Individual cycle shelter
- FT8 - Solid concrete pebble seat (various sizes)
- A - Directional Lighting column (Specified by others)
- B/E - External wall mounted CCTV camera (Specified by others)
- Wall mounted luminaires (Specified by others)
- Proposed Trees
- Proposed specimen shrub
- P1 - Proposed shrub and herbaceous planting (refer to planting plans)

FOR TENDER

Client / project
**Reading Borough Council
Coley Rise Refurbishment**

Drawing title
**Landscape General Arrangement
- 205 Riversley Court**

Rev	Date	Drawn	Description
D	21.09.22	CSN	Issued for Tender
C	22.08.22	CSN	Issued for Tender
B	13.05.22	CSN	WIP issue for Phase 1 & 2 coordination
A	05.05.22	CSN	WIP issue for coordination
/	21.04.22	CSN	WIP issue for coordination

status

drawing number
RBC-CRR HTA-L XX 00 DR 1902

Scale
CSN

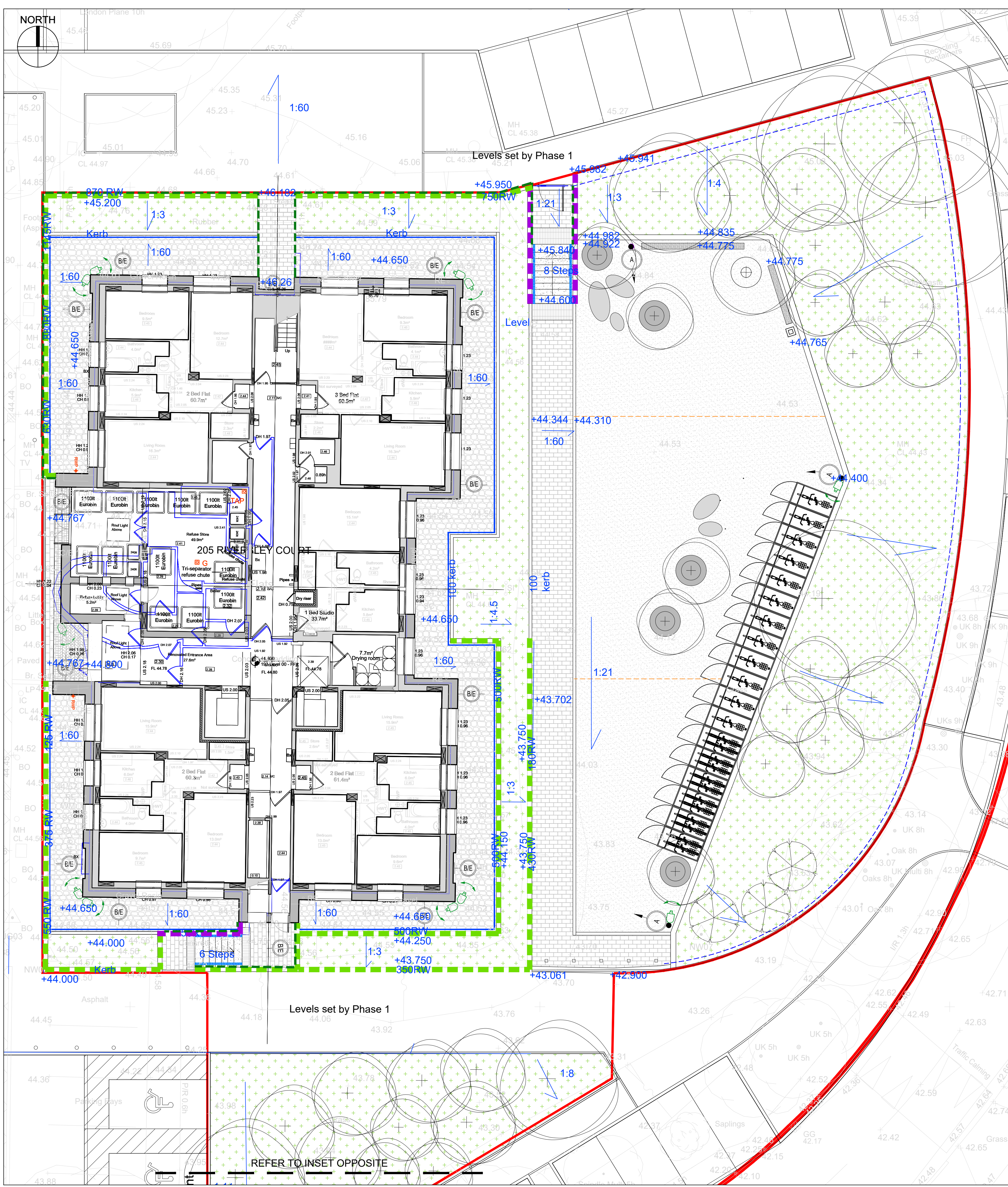
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revision
D

project code
RBC-CRR

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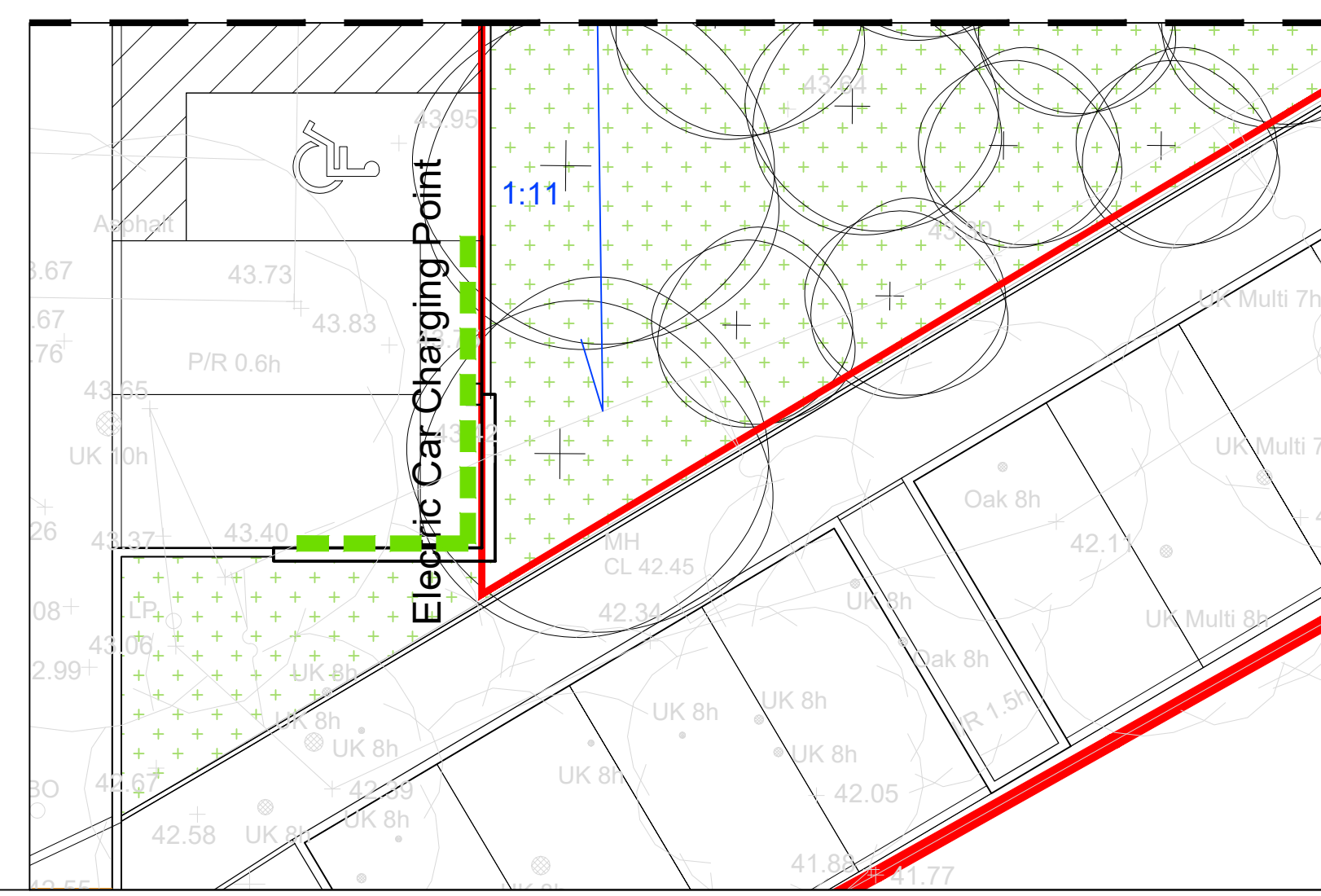
Legend

- Phase 2 Boundary
- Proposed Landscape Levels
- RW1 - Retaining Wall (Completed during Phase 1)
- RW2 - Retaining Wall (Phase 2)
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- Existing Levels

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Retaining wall and railing locations shown indicatively. Railing required to top of retaining walls for falls <600mm.



B 21.09.22 CSN Issued for Tender
A 22.08.22 CSN Issued for Tender
Rev Date Drawn Description
Status

FOR TENDER

Client / project
**Reading Borough Council
Coley Rise Refurbishment**

Drawing title
**Levels Plan
- Riversley Court**

Drawing number
RBC-CRR HTA-L XX 00 DR 1911

Scale @ A1
1:100

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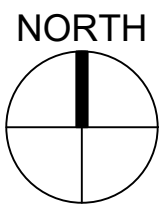
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revision
B

originated by
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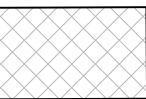
Soiling conditions



HEDGE/SHRUB PLANTING: 300mm depth approved imported topsoil to BS Standard 3882 over 300mm depth free draining approved imported subsoil to BS Standard 8601



WOODLAND UNDERSTOREY: 300mm depth approved imported topsoil BS Standard 3882 over 300mm depth free draining approved imported subsoil to BS Standard 8601



TREES in soft landscape - 400mm depth approved imported topsoil BS Standard 3882 over 500mm depth free draining approved imported subsoil to BS Standard 8601



TREES in planter- minimum 1000mm free draining approved potting soil.

/ 22.08.22 CSN Issued for Tender

Rev Date Drawn Description

status

Client / project

FOR TENDER

Reading Borough Council

Coley Rise Refurbishment

drawing title

Soiling and Structural Soil Cell Location Plan

- 193 Wensley Court

drawing number

RBC-CRR HTA-L XX 00 DR 1920

1:100@ A1

Scale

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project code

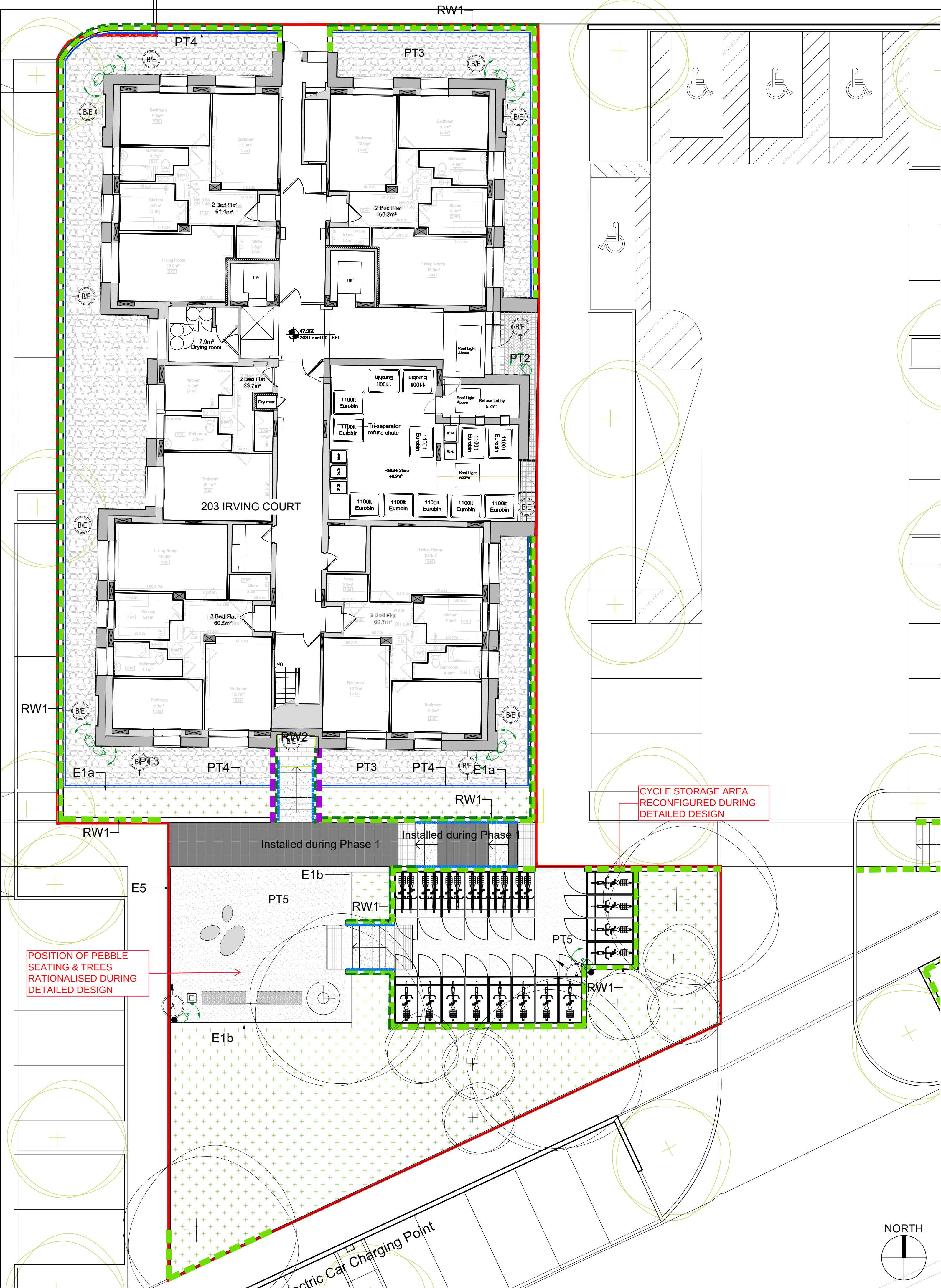
RBC-CRR

hta

Coley Rise

Refurbishment Phase 2

HTA Landscape Drawings
Irving Court



Legend

- Phase 2 boundary
- Hardworks
- PT1 - Concrete block paving to pedestrian footways
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 - ST1 - Precast concrete stepping unit 150mm riser
 - ST2 - Precast concrete steps 170mm riser

Walls and Edges (symbol TBC)

- E1a - Upstand Textured Concrete Kerb 145mm wide
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- S1 - Bridge structure to emergency exit, refer to Engineer's design.

- G1- Pedestrian single leaf gate
- Furniture
- FT1 - 5000/3000mm length x 300mm wide solid timber beam bench with backrest
 - FT2 - 2000mm length x 620mm wide solid timber double beam bench.
 - FT3 - Tree Grille Round with self binding gravel to inner aperture
 - FT4 - 1100mm high x 1900mm diameter precious stone tree planter
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 - A - Directional Lighting column (Specified by others)
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- Planting
- Proposed Trees
 - Proposed specimen shrub
 - P1 - Proposed shrub and herbaceous planting (refer to planting plans)

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B	13.05.22	CSN	WIP issue for Phase 1 & 2 coordination
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/	21.04.22	CSN	WIP issue for coordination
Rev	Date	Drawn	Description

FOR TENDER

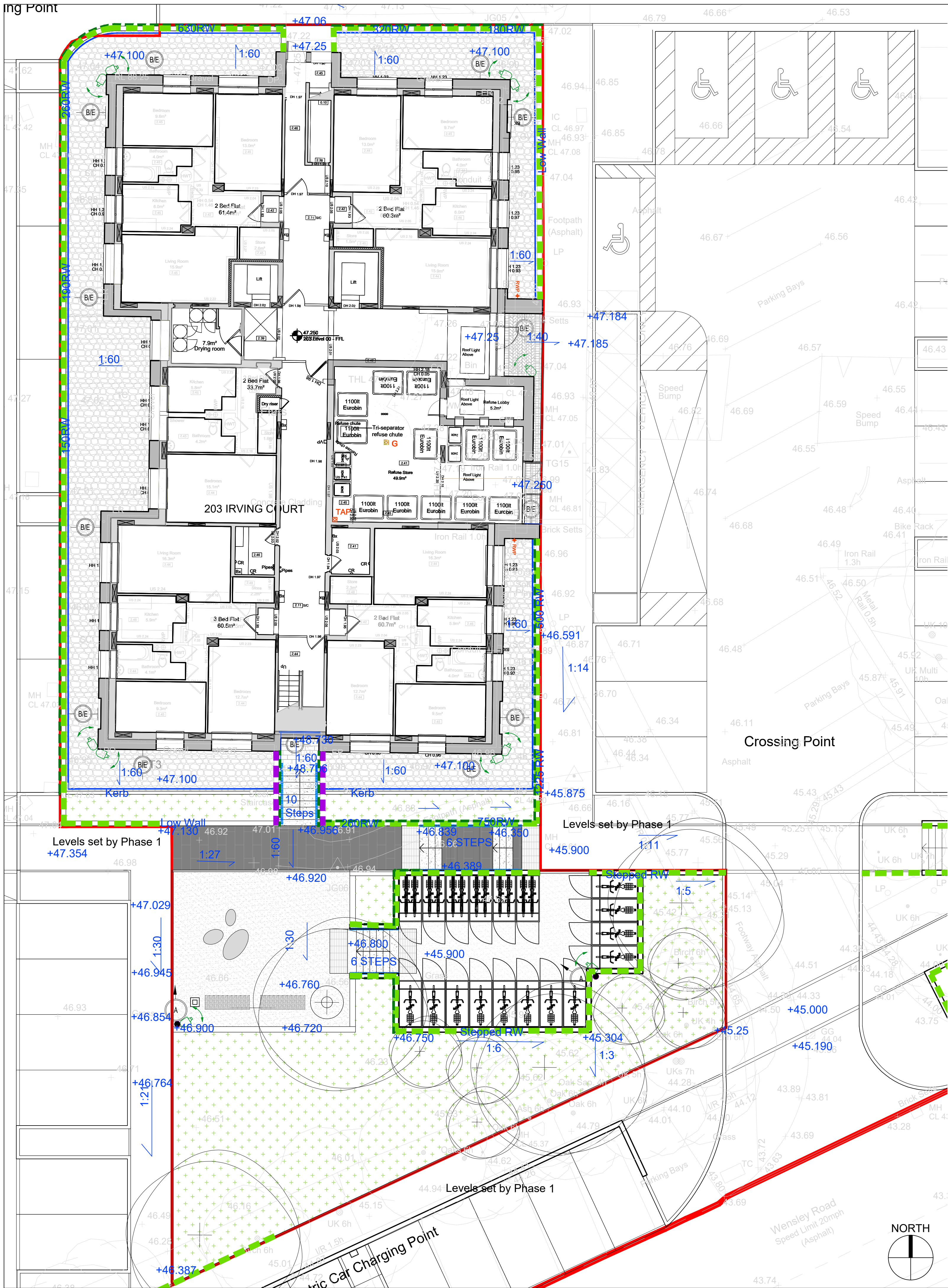
Client / project
Reading Borough Council
Coley Rise Refurbishment

Drawing title
Landscape General Arrangement
- 203 Irving Court

drawing number	revision
RBC-CRR HTA-L XX 00 DR 1903	D
1:100@ A1	originated by
Scale	CSN
HTA Design LLP www.hta.co.uk	project code RBC-CRR

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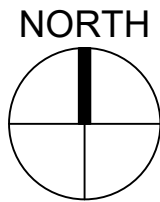
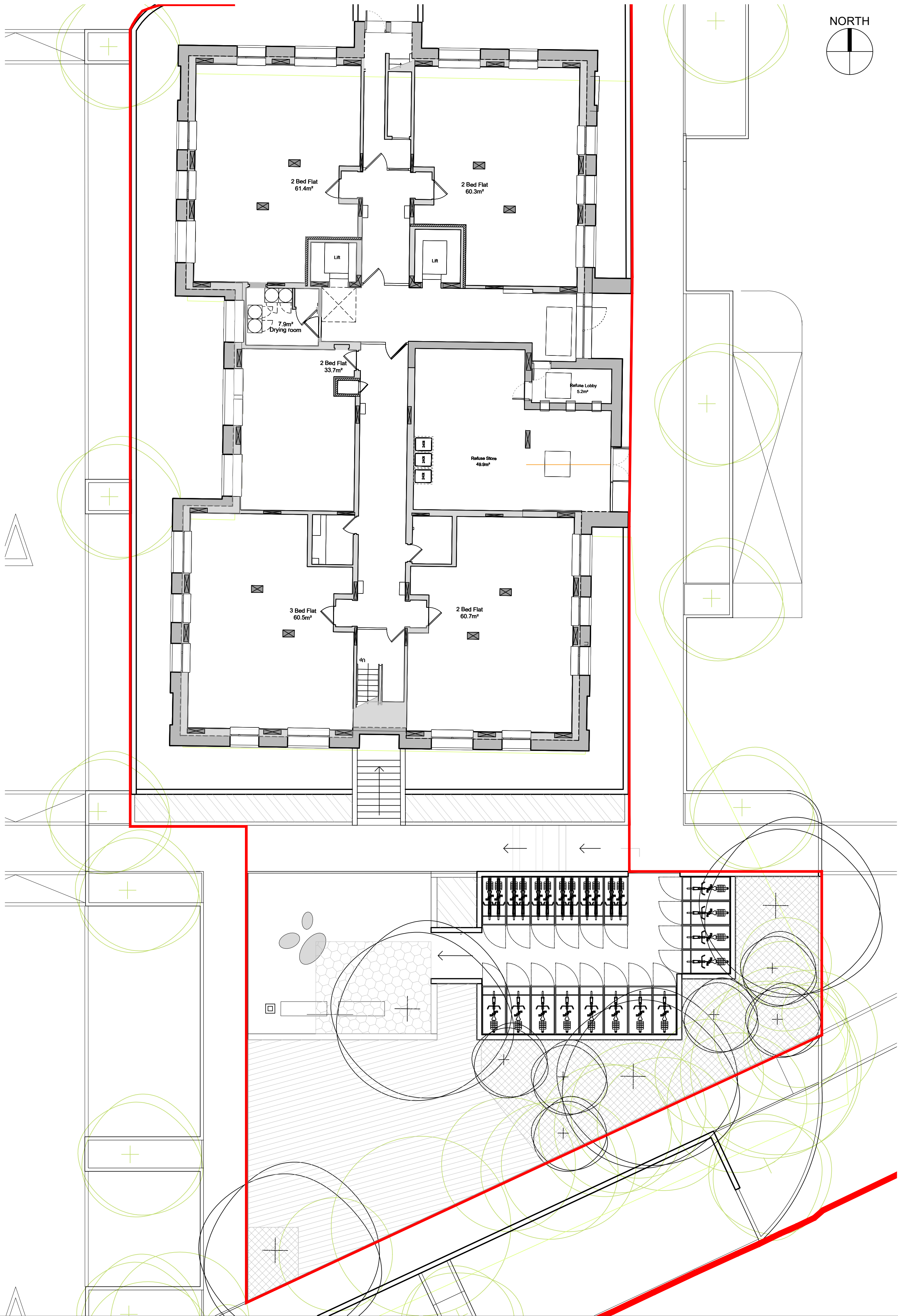
Legend

- Phase 2 Boundary
- Proposed Landscape Levels
- RW1 - Retaining Wall (Completed during Phase 1)
- RW2 - Retaining Wall (Phase 2)
- R2 - Steel railings to retaining walls (Phasing to be confirmed)
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Drainage levels to be coordinated with Phase 1 and 2 Engineers.

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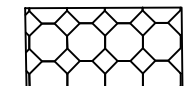
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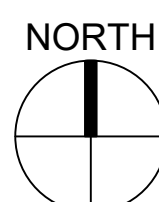
Soiling conditions

-  HEDGE/SHRUB PLANTING: 300mm depth approved imported topsoil to BS Standard 3882 over 300mm depth free draining approved imported subsoil to BS Standard 8601
-  WOODLAND UNDERSTOREY: 300mm depth approved imported topsoil BS Standard 3882 over 300mm depth free draining approved imported subsoil to BS Standard 8601
-  TREES in soft landscape - 400mm depth approved imported topsoil BS Standard 3882 over 500mm depth free draining approved imported subsoil to BS Standard 8601
-  TREES in planter- minimum 1000mm free draining approved potting soil.

Underground soil cells

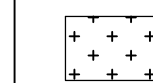
-  Extent of underground soil cells - 'Rootspace 600' 600mm depth as supplied by Blue Green Urban or similar approved
- NB - Minimum of:
 - 11m³ soil volume to be achieved per tree for *Magnolia kobus*
 - 17m³ for *Gleditsia triacanthos* 'Sunburst'
- Refer to Planting Plans for locations of species.

/ 22.08.22 CSN		Issued for Tender	
Rev	Date	Drawn	Description
Status			
FOR TENDER			
Client / project			
Reading Borough Council			
Coley Rise Refurbishment			
Drawing title			
Soiling and Structural Soil Cell Location Plan			
- 203 Irving Court			
drawing number		revision	
RBC-CRR HTA-L XX 00 DR 1922		/	
1:100@ A1		project code	
Scale		RBC-CRR	
HTA Design LLP		originated by	
www.hta.co.uk		CSN	
London Edinburgh Manchester Bristol		hta	

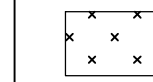


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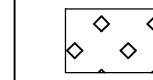
Legend



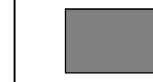
Shrub border along building



Shade mix



Shrub and Herbaceous Mix



Bulb Mix

/	22.08.22	CSN	Issued for Tender
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Rev	Date	Drawn	Description
			status

FOR TENDER

client / project

Reading Borough Council
Coley Rise Refurbishment

drawing title
Plant

Planting Plan

- 203 Irving Court

drawing number

RBC-CRR HTA-L XX 00 DR 1932

1:100@ A1

Scale
HTA Design LLP
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originated by
GCM

CSN

project code
RBC-CRR



Coley Rise

Refurbishment Phase 2

HTA Maintenance Strategy



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Project: Coley Rise Refurbishment
Ref: RBC-CRR_HTA-L_SC_1701
Date: 18.03.2024
By: CSN
Reviewed: JRW
Rev: For Information

Maintenance strategy and 5-year schedule

1. GENERAL MAINTENANCE OBJECTIVES

Maintenance is fundamental to the successful creation of places. We recognise that a cared for environment helps foster a sense of pride and ownership.

A successful landscape takes time to mature. The maintenance of the landscaped areas within the development will ensure the successful establishment of mature, durable and attractive spaces for residents of all ages as well as people passing through.

The tree planting are key elements within the landscape that will soften the built form and provide food and habitat for wildlife. The successful establishment and maintenance of these elements will be central to creating and retaining a successful landscape.

Maintenance visits are to be carried out to BS 4428:1989 and BS 7370, typically 24 visits / year, to maintain all planted areas to establishment and in a healthy, weed and litter free condition.

Refer to Section 3 Maintenance programme for the soft and hard landscape maintenance tasks and frequency.

2. TYPICAL MAINTENANCE ACTIVITIES

2.1 SOFT LANDSCAPE

- Plant maintenance shall include watering to establishment, pruning, pest and disease control, weeding, adjusting tree guys (twice a year), tree security checked (twice a year), removing stakes and ties when required, topping up mulch and applying fertiliser.
- Maintaining clear site lines by pruning the clear stem of trees up to 2.1m for all trees.
- Target pruning of ornamental shrubs, herbaceous planting, ornamental grasses and ferns when required. with dead flower heads to be removed from herbaceous plants.

- Replacing all plants which fail to thrive annually.
- Annual trimming establishing specimen shrubs to ensure that they develop into the desired form, and don't obscure visibility.
- Cutting back dead foliage of deciduous herbaceous perennials, ornamental grasses, and ferns once annually at the end of winter to provide space for new growth.
- Biodegradable arising such as shrub and tree pruning will be removed to a recycling facility so that they can be composted.
- All soft landscape areas are to be kept neat and litter free.

2.2 HARD LANDSCAPE

- All hard surfaces are to be kept weed and litter free. Any damage to surfaces will be repaired to match the original specification.
- All surface gullies and channels are to be kept free from mud, silt, leaves and other debris.
- Any stains and graffiti will be removed in accordance with BS 7370-2.
- Fences, gates and railings will be maintained in good functioning order and damaged components replaced.
- All street furniture will be maintained in good condition. Regular inspection and repairs will be carried out, with any damaged or worn components replaced. All furniture will be checked to ensure it is securely fixed and adjacent jointing/mortar is intact.
- All areas are to be protected and left in a clean, tidy condition at completion and after any maintenance operations.
- Refer to M&E consultant's maintenance report for inspection and repair requirements for the lighting.

3. MAINTENANCE PROGRAMME

Refer to following pages

MAINTENANCE 5-YEAR SCHEDULE

No.	Items	First Year	Second Year	Third Year	Fourth Year	Fifth Year	In Perpetuity Guidance
1.0	Proposed Tree Planting						
1.1	Maintain clear stem height: 2100mm (not applicable for mutlistem trees)	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required and at a suitable time of year for tree species	Annual, as required
1.2	Check protection against damage	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Annual
1.3	Check tree guying and ties	Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Twice a year and additionally after strong storms	Remove guys and ties if trees are stable	Remove guys and ties if trees are stable	n/a
1.4	Fertilizer	-	-	-	-	Once a year	n/a
1.5	Removing basal and epicormic growth and dead wood	Once a year	Once a year	Once a year	Once a year	Once a year	Once a year
1.6	Mulching	Top up mulch	Top up mulch	Top up mulch	-	-	-
1.7	Refirming after heavy frost or wind	6 times a year, and additionally after strong storms or strong frost	Twice a year and additionally after strong storms or strong frost	Twice a year and additionally after strong storms or strong frost	-	-	n/a
1.8	Tree work (Crown)	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter	Once a year in Autumn/Winter
1.9	Weed control	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
1.10	Watering	Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	Min. once per week during growing season or with greater frequency as necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary
2.0	Proposed Ornamental Mixed Shrub and Herbaceous Planting, including specimen shrubs						
2.1	Fertilizer	Once a year	Once a year	Once a year	Once a year	Once a year	Every 2nd year
2.2	Mulching groundcover plants	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring
2.3	Pruning groundcover plants	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer	Target pruning - twice a year in spring and late summer
4.4	Pruning deciduous shrubs and remove dead and damaged wood	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring	Target pruning - once a year in winter or spring
	Pruning evergreen shrubs and remove dead and damaged wood	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering	Target pruning - once a year after flowering
4.5	Remove dead flower heads	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year	Within flowering season - twice a year
4.6	Pruning herbaceous plants	End of flowering season	End of flowering season	End of flowering season	End of flowering season	End of flowering season	End of flowering season
4.7	Remove dead or damaged foliage from evergreen ornamental grasses and ferns	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring	Once a year in spring
4.9	Cutting back deciduous ornamental grasses	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges	Early spring, before new growth emerges
4.8	Cutting back deciduous ferns	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back	Winter, when all fronds have died back
4.9	Bulbs within Mixed Shrub and Herbaceous Planting	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Leave undisturbed from early spring. Cut back dead foliage and remove arisings 6 weeks after flowers have faded and foliage dried.	Cut back and remove arisings in late spring
5.0	General Items	First Year	Second Year	Third Year	Fourth Year	Fifth Year	In Perpetuity Guidance
5.1	Weed control	10 times a year	10 times a year	8 times a year	8 times a year	8 times a year	8 times a year
5.2	Watering	As necessary to ensure successful establishment	As necessary to ensure successful establishment	As necessary	As necessary	As necessary	As necessary
6.0	Site Furniture						
6.1	Visual routine inspection	Every week	Every week	Every week	Every week	Every week	Every week
6.2	Oil / grease equipment	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks
6.3	Operational Inspection - check for corrosion or other deterioration, wear and vandalism.	Every 2 months	Every 2 months	Every 2 months	Every 2 months	Every 2 months	Every 2 months
6.4	Main Inspection by specialist	Annually	Annually	Annually	Annually	Annually	Annually

6.5	Bolt and fixings inspection	-	-	-	-	-	Year 10 - two or three main structural bolts shall be removed to enable inspection for excessive corrosion, where this process shall be repeated annually thereafter
7.0	Hard Landscape, Gates and Railings						
7.1	Visual routine inspection	Every week	Every week	Every week	Every week	Every week	Every week
7.2	Oil / grease hinges to gates	Twice per year or as necessary	Twice per year or as necessary	As necessary	As necessary	As necessary	As necessary to allow smooth opening of gates
7.3	Leaf removal	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter	Remove leaf arrisings in late autumn/ winter
7.4	Clean paving of algae/moss	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Clean as necessary to prevent slippery surfaces. Clean and brush hard surfaces annually to remove build-up.	Annually in Winter
7.5	Weed removal	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Remove weeds from paving and along edges annually	Annually
8.0	Generally						
8.1	Remove defective plants and replant.	Once per year. Timed to allow replacement within planting season	Once per year. Timed to allow replacement within planting season	Once per year. Timed to allow replacement within planting season	If necessary	If necessary	If necessary
8.2	Take corrective measures: i.e. thinning out, dividing, relocate individual plants to accommodate growth, add plants if required	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn	Annually in the Autumn
8.3	Pest and disease control	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year	Twice a year
8.4	Snow removal from establishing shrubs	As required after heavy snow fall	As required after heavy snow fall	As required after heavy snow fall	If necessary	If necessary	If necessary
8.5	Litter removal	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks	Every 2 weeks