

Acceber Design Limited

Inspiration through design

69 Lynton Avenue

Claregate

Wolverhampton

West Midlands

WV6 9NQ

Mobile: 07970 923112

E-mail:

harris.design@virginmedia.com

Landscape Management and Maintenance Plan

Montpelier Estates

Dellwood Hospital Reading

Registered in England

Number 7906724

Registered address:

69 Lynton Avenue

Claregate

Wolverhampton

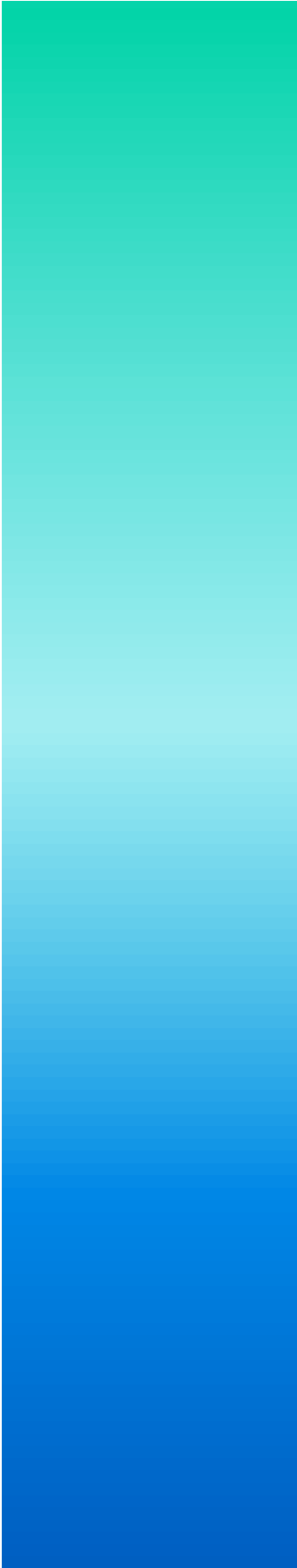
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1.0 Objectives

- 1.1 To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the Trees, Shrubs and Grass.
- 1.2 To ensure the continued health and vigour of the existing trees and retained vegetation and habitat.
- 1.3 To achieve a clean, tidy condition and appearance of all external areas.
- 1.4 Create a safe and attractive environment for residents
- 1.5 Discharge Planning Conditions

2.0 Background

- 2.1 Acceber Design Limited was commissioned to prepare the following documentation:
 - Landscape Scheme & Design to proposed hospital
 - Planting Schedules
 - Landscape Management Plan

3.0 Preliminaries

- 3.1 Landscaping to be installed as per approved landscape drawing prior to Practical Completion by landscape Contractor
- 3.2 Following Practical Completion the Hospital operator to maintain thereafter
- 3.3 Any trees or shrubs that do not survive 12 months to be replaced by the installer
- 3.4 Defects Liability: Any plants found to be defective during the 12-month Defect Liability period as a result of:
 - failure
 - poor materials
 - lack of vigour
 - being not in accordance with the specification shall be replaced immediately, or in the next planting season, by the contractor at his own cost.
- 3.5 Failures of Plants (Pre-practical Completion): Any trees, shrubs, other plants other than those found to be missing or maliciously damaged which are found to be defective at practical completion of the entire project shall be replaced by the Contractor entirely at his own cost.
- 3.6 Malicious Damage or Theft prior to Practical Completion: All loss or damage arising from theft or malicious damage prior to practical completion of the entire project shall be made good by the Contractor.

- 3.7 Post Practical Completion: The maintenance of trees, shrubs and grasslands after the date of practical completion will be carried out by the management company.
- 3.8 Any plants found to be defective following the 12-month Defect Liability period as a result of:
- failure
 - poor materials
 - lack of vigour
- 3.9 Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 Amenity Grass – Turfed and Seeded Areas

- 4.1 Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave about 30-35mm of growth and remove arisings from site.
Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and carted away.
- 4.2 The sward shall be maintained weed free and treated with an annual application selective weed-killer as necessary.
- 4.3 Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October.
- 4.4 Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other, (half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry.

5.0 Tree and Shrub Planting

- 5.1 All shrubs and trees to be managed in perpetuity by the hospital.
- 5.2 All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.
- 5.3 Planting area will be maintained by use of approved chemical with handweeding where necessary. All resultant material should be removed from site.
- 5.4 Hospital is responsible for litter picking in those areas that it manages.
- 5.5 All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time.

- 5.6 Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 5.7 Minor pruning of dead or damaged wood shall be carried out annually. Recommendations for Tree Works. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.
- 5.8 All plants shall be watered as may be required to maintain healthy growth following planting, and during the first 3 establishment years and subsequently in cases of extreme drought. Hospital are to provide a bowser for watering.
Trees – 5Ltr's per tree, Shrubs 1Ltr each, Grass 5Ltr's/m2. Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.
Any failures due to drought shall be replaced by Hospital at their own cost.
- 5.9 Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 5.10 The bark mulch should be maintained at an even spread, 50mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a biannual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 5.11 No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.
- 5.12 Native hedges to be maintained to a minimum height of 2m and pruned on a phased basis (either by sides or sections) to allow fruiting.
- 5.13 Ornamental hedges to be pruned as necessary to maintain a neat shape

6.0 Maintenance Schedules Summary

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Fortnightly

- Amenity Grass to be cut every 10-14 days

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand, as necessary.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness.

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually
- Hedge trimming bi-annually

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.

Every 5 Years

- A suitably qualified person employed /appointed by Hospital to undertake a review of the condition, success and long-term maintenance of the planting.
- Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw Hospital attention to defects in the maintenance or failure to comply with the landscape management plan and require that the management company rectify these defects or apply for a variation to the landscape management plan.