LANDSCAPE MANAGEMENT PLAN

Kennet Island Improvement Works

Prepared on behalf of

Berkeley Homes (Urban Renaissance)

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KENNET ISLAND IMPROVEMENT WORKS

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1. INTRODUCTION AND MANAGEMENT RESPONSIBILITIES

1.1. This Landscape Management Plan has been prepared by landscape consultants Allen Pyke Associates for Berekely Homes (Urban Renaissance) in relation to the residential development at Kennet Island, specifically in relation to improvement works at the Whale Avenue Square.

1.2. Whale Avenue is one of the primary streets within the development and passes through the area proposed for improvement. The area has been open to the public for some years but has failed to find a purpose and is rarely used. The improvement area is overlooked by residential apartments. To the north of the site is 'The Meeting Point' a community space which can be hired out by residents. It is understood this facility is not well used. This may be partially due to its lack of active frontage which means it is not easily found and does not contribute to the streetscene in a positive way.

1.3. The purpose of this document is to set out the overall management objectives for the area of Public Open Space and to describe the long-term maintenance required to allow the planting to flourish and reach its design potential.

1.4. All references to planting treatments are based on the latest revisions of the following approved drawings:

- 2825-LA-08 – General Arrangements plan
- 2825-PP-03 – Planting Plan
- 2825-DT-01 – Tree Pit detail

2. MANAGEMENT OBJECTIVES

2.1. The site shall be managed as a high-quality amenity area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed structure planting will give a cohesive site character, provide a visual buffer between public and private spaces and provide green framework to the built development.

2.2. The proposed planting shall enhance the biodiversity and nature conservation interests.

2.3. The Management Company shall ensure establishment and long-term health of all landscape elements for the benefit of residents and visual amenity of the area.

2.4. Best Health & Safety practices shall always be used.

2.5. To monitor standards and make amendments where required, it is expected that the Management Company will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

3. MAINTENANCE VISITS

3.1. There will be an immediate handover to the already established Management Company.

4. GENERAL

4.1. All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.

4.2. The Management Company shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

4.3. The Management Company and their appointed contractors shall comply with all relevant Health & Safety regulations and good working practices.

4.4. The Management Company shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good damage however caused.

4.5. All work shall be carried out while soil and weather conditions are suitable.

4.6. Weeds, clippings, leaves, rubbish and other arisings shall be removed from site at the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.

4.7. Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.

4.8. Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.

4.9. Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. After two year this should still be monitored and if conditions are severe or

soils are particularly free-draining, careful monitoring and more frequent watering and review of water volume may be necessary to maintain good plant health and avoid plant failure.

4.10. All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.

4.11. Plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.

4.12. Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back on to the bed from surrounding areas, ensuring no plants are smothered.

4.13. Edge valleys in beds shall be maintained and grass edges shall be cut at each maintenance visit.

5. LITTER COLLECTION

5.1. All hard surfacing shall be swept as necessary, and all rubbish removed from site.

5.2. Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.

5.3. During autumn maintenance visits all fallen leaves shall be collected and removed from site.

6. TREES

Specific objectives:

- To ensure early establishment and healthy growth.
- To create a well-shaped framework for future balanced growth.
- To enhance appearance and visual interest.

Maintenance operations:

6.1. In the first two years following planting, new trees are to be closely monitored at each maintenance visit to ensure that they are upright, firm, stable and in good health.

6.2. Checks shall be made to ensure all stakes, and ties of planted trees are properly adjusted at each maintenance visit. Between years 3-5 tree stakes shall be removed once trees have established and are root firm.

6.3. For the first three years after planting, trees should be watered on a regular basis to suit climatic conditions. This should be at least twice a month (ideally once a week) providing a total of 320litres water per tree per month between April – October (inclusive) to encourage root growth. Watering should be carried out using a slow running hose. First third of water should be into the irrigation tube, second third to the top of the rootball, final third into the irrigation tube again. Careful monitoring during watering is necessary to minimise the risk of failures, leaks or damage to property. If conditions are severe or soils are particularly free-draining, regular monitoring and more frequent watering and increase water volume may be necessary to maintain good plant health and avoid failure.

6.4. Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period, refer to Section 10 - PLANT REPLACEMENT.

6.5. Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained, free of weeds and be mulched as in shrub beds until the tree is no longer vulnerable to damage from mowing equipment.

7. SHRUBS

Specific objectives:

- To ensure early establishment and healthy growth
- To maintain a dense canopy cover
- To maintain year-round appearance and visual interest

Maintenance operations:

7.1. All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting and grass.

7.2. Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.

7.3. Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.

8. HERBACEOUS PLANTING

8.1. For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.

8.2. Pruning:

- In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots.
- Tidy up the base of the plant, removing dead foliage and debris.
- Remove all material from site.
- Apply a 50mm layer of coarse mulch, 150-300mm away from stems. This will help moisture retention in the soil and contribute to weed suppression.
- Many perennials respond well to dead heading throughout the summer as heads begin to fade. This will produce more blooms within that season e.g. Echinacea, Helleborus. Repeat as necessary.
- Leave dried flower head over winter for relevant species e.g. Miscanthus sinensis 'Red Chief'.

8.3. Fertilising:

- One application, just before or at the time of spring growth.
- A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems. (NPK 10-20-10 balance would be suitable).

8.4. Watering:

- In the first year, thorough watering once a week is required, checking for a dry soil surface during wetter periods.
- Established plants will need watering during dry spells, check for a dry soil surface between watering.
- Carry out a thorough watering of the roots of the plant. Light watering may encourage surface rather than deep roots, leaving plants more susceptible to drought.
- Weeding:
- Spot treat persistent weeds with glyphosate, remove one month later.
- Or remove by hand pull.
- Ensure a consistent layer of mulch is present.

8.5. Staking:

- Taller species will require staking in early spring/ summer to maintain an upright form e.g. Lysimachia.

8.6. Dividing:

- Divide plants every two to three years to maintain healthy growth and avoid overcrowding. To be carried out in spring when the soil is dry enough to work and before new growth and flowering occurs or for those species e.g. Helleborus that require autumn division, carry out dividing in September/October.

9. GRASSED AREAS - FREQUENTLY MOWN FOR AMENITY USE

Specific objectives:

- To create a level attractive and even grass sward with uniform height and colour
- To create a transitional grassed area between the less maintained amenity grassland and the well-maintained housing areas

Maintenance operations:

9.1. Mowing shall be carried out between 12 and 14 times per year using approved machinery. The maintenance visits shall take place once in March, if required then twice in April to September and then once in October if required. The clippings shall be let fly and must be evenly distributed over the whole surface and at no time shall the layer of clippings be to such a depth that they affect the growth of the grass. Clippings shall be removed from all paths and roads and taken off site.

9.2. All edges of grass areas, against footpaths, roadways, trees, posts, shrub and whip borders and any other obstruction shall be kept neat and tidy. Edges shall be cut at alternative maintenance operation, i.e. once per month

9.3. When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. Arisings shall be removed from site.

9.4. Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.

9.5. Where necessary compacted areas shall be aerated with appropriate equipment in autumn.

9.6. At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

10. PLANT REPLACEMENT

10.1. An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting. The list shall be submitted to The Client or the Management Companies, as appropriate immediately after the visit with accompanying financial implications. Replacement planting shall be implemented in accordance with the planning requirements for all plots and in perpetuity for the blocks of flats. The Client shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser/Tenant shall be responsible for the replacement of dead or dying plants.

10.2. All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.

10.3. Any new replacement planting shall be tagged so the local authority, The Client, the Management Companies or the Purchaser/ Tenant is aware that these plants will have a further one year's defect liability period. The contractor shall provide The Client or the Management Companies with a list of replacements and their location after completion.

10.4. Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.

10.5. Approval of all remedial and replacement work shall be obtained before commencing any remedial work.

11. HARD SURFACES

11.1. Provide contact number for residents to notify management company of any hazards.

11.2. Inspect the hard landscape areas on a six-monthly basis to identify and repair any damaged areas.

11.3. Seasonal maintenance (leaf and snow clearance, de-icing).

11.4. Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.

11.5. Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.

11.6. Clean paving every 5 years with appropriate cleaning agent. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving.

11.7. Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.

11.8. Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.

12. FENCING/WALLS/RAILING

12.1. All fencing, walls and railings shall be checked for damage/wear and when necessary, shall be replaced/repaired/ re-stained or painted as appropriate.

13. STREET FURNITURE

13.1. Maintain year round appearance and tidiness.

13.2. Inspect furniture items regularly and repair as required; making good any damage or wear promptly to maintain user safety and the good upkeep of the development.

13.3. Ensure items are fit for purpose.

13.4. Clear bins and inspect furniture regularly.

13.5. Surfaces to be cleaned and kept weed and litter free at all times.

13.6. Seasonal maintenance (removal of debris leaf and snow clearance, de-icing).

14. LIGHTING

14.1. Lighting to be checked and maintenance undertaken in accordance with Manufacturer's recommendations.

15. PLAY ELEMENTS

15.1. Maintain year-round appearance and tidiness of play elements.

15.2. Play elements should conform to BS EN 1176: Playground Equipment and Surfacing. This is a series of standards that spells out good practice in the design, manufacture, installation and maintenance of playground equipment in public spaces.

15.3. Prevent hazards to all users.

15.4. Provide contact numbers for residents to notify the Management Company of any hazards.

15.5. A detailed record of accidents will be kept by the Contractor for the full period prior to handover to the Local Authority/Operator responsible for maintenance.

15.6. The Operator should clearly display, and maintain, signage within each play area so that users can report incidents and call emergency services if necessary. This includes providing contact details for the site maintenance operator, emergency telephone numbers, and the playground name and site address.

15.7. Additional signage from the Supplier should identify safety considerations for the play area and specific items; and should also cover dog fouling.

15.8. Establish and maintain a closely cut amenity lawn.

15.9. See Section 9 - GRASSED AREAS for maintenance requirements of amenity grass – particular care to be taken when cutting grass on mounds and around play equipment to avoid damaging mounds and play items.

15.10. Ensure safety surfaces (if required) are secure and fit for purpose.

15.11. Seasonal maintenance (leaf and snow clearance, de-icing).

15.12. Play areas to be kept weed and litter free at all times.

15.13. Where there are trees within falling distance of a play area, it is recommended that a report on the integrity of the tree is obtained from a competent arboricultural expert.

15.14. Future manhole covers should be avoided within or adjacent to play areas. Where they cannot be avoided, they must be located outside of a play piece's fall zone and secured against unauthorised access.

15.15. Inspect play equipment and safety surfaces regularly and repair as required; making good any damage or wear promptly to maintain safety of play area and the good upkeep of the development – frequency of play area inspection to Council specification.

15.16. Safety inspections should be carried out at frequency advised by the Manufacturers or RoSPA. It is recommended that routine weekly visual inspections should identify any hazards to users from vandalism, use, or weather conditions. Operational inspections should identify stability, wear, and function, and be carried out every 1-3 months or as recommended. An annual maintenance inspection should check the long-term levels of safety of the play area as a whole – checking whether individual pieces, the safety surfacing, signage and boundaries are fit for purpose.

15.17. An inspection schedule should be prepared for each playground, listing components and methods (to be agreed or supplied by the Manufacturer). Appropriate actions should be taken if defects are noted (with any remedial work or alterations being discussed and agreed with the Manufacturer in advance).

15.18. Appropriate safety systems must be established by the Operator. No access should be allowed to unsafe equipment or areas. Inspection, safety, and incident records should be kept by the playground Operator. Effectiveness of safety measures should be assessed annually. Entrances for emergency services should be freely accessible.

APPENDIX A - ANNUAL MAINTENANCE OPERATIONS MATRIX

ANNUAL MAINTENANCE OPERATIONS MATRIX

	J	F	M	A	M	J	J	A	S	O	N	D
General Operations:												
Weeding	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Watering				✓	✓	✓	✓	✓	✓	✓		
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves									✓	✓	✓	✓
Re-firming plants (as required)		✓	✓							✓	✓	
Pest and disease control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Replacement Planting	✓	✓	✓							✓	✓	✓
Grass Areas:												
Mowing – amenity areas 12-14 cuts			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – bulb areas					✓	✓	✓	✓	✓	✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas			✓						✓			
Form edges to lawn areas (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Shrub Areas and Hedges												
Pruning (timing dependant on species)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
New & Existing Trees & Native Hedgerows:												
Check condition and treat (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pruning for good habit & safety (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Check, adjust, repair trees stakes & ties		✓			✓			✓			✓	
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
Hard Landscape Areas & Enclosure:												
Weeds in hard surfaces - spray with herbicide					✓	✓	✓	✓	✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing and gates - check condition & repair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Note: This table lists the key routine operations required during both the defects and long-term maintenance periods together with an indication of when they should be undertaken throughout the year. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification, but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks outside the above periods throughout the year to satisfy management or safety objectives.