

Allen Pyke Associates

LANDSCAPE MANAGEMENT PLAN

Ashley Road East

Prepared on behalf of

Galliford Try

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Landscape architecture



Urban design



Environmental planning



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Ashley Road East**LANDSCAPE MANAGEMENT PLAN****CONTENTS:**

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A	number of maintenance visits adjusted	09.03.22	VF
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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 the residential development at Ashley Road East. The site is located on Watermead Way adjacent to Tottenham Hale Station. The development consists of 183 residential units and retail and office spaces. The site comprises of a range apartment blocks with associated residents' amenity podium, roof terraces at two levels and private balcony spaces.
- 1.2. The purpose of this document is to set out the overall management objectives for the common external areas and retained structural vegetation, and to describe the long-term maintenance required to allow the planting to flourish and reach its design potential.
- 1.3. All references to planting treatments are based on the drawings:
 - TH-ARE-01-001-L-002882-91-1GF1, TH-ARE-01-001-L-002882-91-1011 and TH-ARE-01-001-L-002882-91-1051
 - TH-ARE-01-001-L-002882-91-0702
- 1.4. Until private areas are conveyed or the Management Companies take over, Galliford Try, or their appointed contractor, will be responsible for maintaining all areas and will be responsible for replacement of defective stock in accordance with the planning conditions.
- 1.5. Agreement of access through private apartment to access artificial grass on 2nd level terrace will be required. Also all roof areas will require access to be granted through the building.
- 1.6. The scheme includes: groundfloor public realm and tree planting, first and fifth floor amenity roof for residents with raised planters, paving, seating and lighting as well as some play elements, a second floor courtyard with private terraces and an artificial lawn and upper biodiverse roofscapes.

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 new built development.
- 2.2. The proposed planting shall enhance the biodiversity and nature conservation interests.
- 2.3. The appointed 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 be used at all times.
- 2.5. The groundfloor public realm will be accessible to the public and will be maintained in a safe state. The area in orange below will be kept open for free movement of the public at all times, between the trees.



- 2.6. The area within the blue line will be managed by both the building's management company and the retail unit management. It will be cleaned on a more regular basis for day-to day detritus and more thoroughly on a monthly basis see section to ensure the area is kept safe and in good repair and appearance. See Section 16 for more information.
- 2.7. In order 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 shall be a minimum of 12 maintenance visits per year prior to handover to householders and Management Company to ensure plant establishment unless agreed otherwise. Visits shall be twice weekly during March to October, and monthly during the rest of the year. Additional visits may be needed to deal with extreme weather conditions or specific horticultural requirements. After the establishment period maintenance will be carried out at least 12 times a year with sufficient resources to ensure a clean, weed free, safe site at all times.

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 Companies 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, prunings, 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. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure. It is noted that the amenity roofs at level 1 and 5 will have automatic irrigation systems to simplify and secure the water supply for the plants.
- 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.
- 4.14. Hard surfaces and upstands are to be kept clean at all times, using products only as approved by the product suppliers.
- 4.15. Drains to be kept clear and all electrical and irrigation equipment to regularly checked and maintained in full working order.

5. 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
- To ensure they remain stable and well anchored

MAINTENANCE OPERATIONS:

- 5.1. 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, tied and in good health.
- 5.2. Trees shall be watered to field capacity in the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.
- 5.3. 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.
- 5.4. When located on an automatic system regularly check pipes are in order and delivering the correct amount of water.

6. HEDGE PLANTING

SPECIFIC OBJECTIVES:

- To ensure early establishment and healthy growth
- To create a well-shaped framework for future balanced growth
- To maintain and manage appearance/height as specified on approved plans

MAINTENANCE OPERATIONS:

- 6.1. All 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.
- 6.2. Hedging shall be trimmed after flowering, as in 4.10 and again if necessary in autumn to maintain a 'hedge' shape at the height appropriate to the species and location. Hedges shall be pruned either manually or by machine in a manner which ensures full leaf coverage over the plant and all arisings shall be removed from site.
- 6.3. Clipped Osmanthus is to be kept trimmed as a formal box habit at nominal 900mm height in early March.

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).
- Use organic compost fertiliser only on riverfront.

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.
- If automatic irrigation is installed watering, manual watering should not be necessary in the growing season and only water during dry or windy conditions in the periods the irrigation is dormant eg over winter months.

- 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. PODIUM / UPPER ROOF DECKS

SPECIFIC OBJECTIVES:

- Provide strong year-round structure and screening through evergreen shrubs.
- To enhance seasonal appearance and visual interest.

MAINTENANCE OPERATIONS:

- 9.1. Refer to sections above for general maintenance for trees, hedges, shrubs etc.
- 9.2. All green waste to be removed via lifts.
- 9.3. Care to be taken when moving equipment through building.
- 9.4. Check planter kerbs and walls for breaks and repair immediately.
- 9.5. Provide contact number for residents to notify management company of any hazards.
- 9.6. Drainage systems associated with podium to be inspected annually and maintenance work undertaken as necessary.
- 9.7. Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching surface treatment.
- 9.8. Check irrigation system is functioning correctly to ensure correct watering of planters. Irrigation system is to be drained and decommissioned over winter months. Full details of irrigation system maintenance is to be provided by manufacturer.

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 Galliford Try 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. Galliford Try 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 and Galliford Try, is aware that these plants will have a further one year's defect liability period. The contractor shall provide Galliford Try, via their management company 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.
- 10.6. If any part of the living roofs fails within the first five years, these areas should be reinstated to meet the biodiversity, urban cooling, and reduced surface water runoff benefits.
- 10.7. Galliford Try will replace any plants that fail within the first year. Any plants, including trees, that fail within years 2,3,4 and 5 will be replaced by the management company. Following this all plants and trees failing will be replaced by the management company at the next dormant period (October-March) and where required watered in line with early establishment requirements and best practice. This will ensure the long-term objectives are met to create a mature, green landscape.

11. BROWN AND BIODIVERSE ROOFS**SPECIFIC OBJECTIVES:**

- Provide biodiversity enhancement.

MAINTENANCE OPERATIONS:

- 11.1. During dry or windy conditions inspect the roofs and manually water where required to maintain plant and root health.
- 11.2. Failed plants are to be replaced as soon as possible and watered until established before reverting to the regime outlined above. If any part of the living roofs fails within the first five years, these areas should be reinstated to meet the biodiversity, urban cooling, and reduced surface water runoff benefits.
- 11.3. The roofs should be weeded twice a year remove woody species, any pernicious broad leaf weeds and dry stems and vegetation, in accordance with manufactures specifications. The gravel fire break is to be kept free of vegetation.
- 11.4. All green waste to be removed via lifts.
- 11.5. Hybernacular elements are to be reviewed and repaired or made good to maintain their value for wildlife.
- 11.6. Care to be taken when moving equipment through building.
- 11.7. Check edgings and walls for breaks and repair immediately.
- 11.8. Drainage systems associated with the biodiverse roof to be inspected annually and maintenance work undertaken as necessary.
- 11.9. Repair any damage or breakages promptly in accordance with best practice, manufacturer's guidance and using matching surface treatment.

12. LITTER COLLECTION

- 12.1. All hard surfacing shall be swept as necessary, and all rubbish removed from site.
- 12.2. Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.
- 12.3. During autumn maintenance visits all fallen leaves shall be collected and removed from site.

13. FENCING/WALLS/RAILING

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

14. HARD SURFACES

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

- 14.2. Inspect the hard landscape areas on a six monthly basis to identify and repair any damaged areas.
- 14.3. Seasonal maintenance (leaf and snow clearance, de-icing).
- 14.4. Surfaces to be kept weed and litter free at all times. The management company should avoid the use of pesticides and herbicides, unless the weeds are persistent. Vacuum using proprietary pile lifters periodically to retain a realistic and vertical pile.
- 14.5. Artificial grass on second level to be maintained litter free and to have no loose edges or parts.
- 14.6. Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.
- 14.7. Clean paving every 5 years with appropriate cleaning agent approved by each individual surface manufacturer. Do not assume salt or any cleaning agent will be acceptable. Following cleaning of paving and joints, brush in silica block jointing sand as and when required to all sand bedded paving. Otherwise reinstate joints as specified.
- 14.8. Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.
- 14.9. Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.
- 14.10. Check and re-secure any paving on pedestals that become unstable.
- 14.11. Inspect all lighting and furniture fixing and repair immediately if faulty.
- 14.12. Prepare and re-paint any damaged metalworks in line with best practice to avoid rust or unsightly finishes.

15. PLAY AREA

- 15.1. Maintain year-round appearance and tidiness of play area with surfaces being kept weed and litter free at all times.
- 15.2. Prevent hazards to all users.
- 15.3. Provide contact number for residents to notify Management Company of any hazards.
- 15.4. Inspect play equipment at each maintenance visit 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 be agreed with specialist registered play inspector advisor. Inspect in particular any wooden joints, ropes and moving elements for damage and wear.

- 15.5. Once a post-installation inspection has been carried out, in line with recommendations of British Standard EN1176-7:2020, clause 5.3 regular maintenance should commence.
- 15.6. Inspections should be carried out at a frequency recommended by the manufacturer, to ensure equipment and playgrounds are inspected and maintained in accordance with the manufacturer's instructions and remain suitably safe for users. These will include routine visual inspections, operational inspections and annual main inspections by a registered rospa inspector
- 15.7. Clear bins and inspect furniture regularly.
- 15.8. Seasonal maintenance (leaf and snow clearance, de-icing).
- 15.9. Inspect surfaces at each maintenance visit to identify loose or damaged sections and other damage. Close damaged play item upon discovery and repair immediately. Clean resin bound gravel surfaces every 5 years with appropriate method.

16. PUBLIC REALM AT GROUND FLOOR WITHIN THE BLUE LINE

- 16.1. The area within the blue line at ground floor will be maintained by the building's management company and the retain unit management. Daily inspections will be carried out to ensure Watermead Place is kept safe and clean with a review of the whole area for any defects, reporting findings to the management company. Weekly inspections will be carried out for the other public realm areas. Each defect will be assessed and made good immediately or within a safe planned period. Each Month the whole area within the blue line will be inspected for defects and dirt and the area swept, cleaned and made good. These combined actions will be carried out.
- 16.2. Drains will be monitored and repaired as required. In spring and autumn the drains will be cleaned of detritus and checked for unobstructed flow with the interim inspections including a high level inspection to avoid blockage at other times.
- 16.3. Refer to earlier sections of the report for other specific maintenance tasks that will apply to the public realm.

APPENDIX A

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	✓	✓	✓							✓	✓	✓
Shrub Areas and Hedges												
Pruning (timing dependant on species)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
Trees:												
Check condition and treat (as required)		✓									✓	
Pruning for good habit & safety (as required)		✓									✓	
Check, adjust, repair trees stakes & ties		✓			✓			✓			✓	
Apply fertiliser and mulch to trees			✓									
Annual monitoring									✓			
Hard Landscape Areas & Enclosure:												
Weeds in hard surfaces – spray with herbicide					✓	✓	✓	✓	✓			
clean hard surfaces			✓									
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing and gates – check condition & repair	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Play (frequency refer to manufacturer)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lighting	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Irrigation and tap points	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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.