

SOFT LANDSCAPE MAINTENANCE & MANAGEMENT PLAN.

5 Years.

26 – 28 BROWNLOW ROAD
HARINGEY
LONDON
N11 2DE

29th MARCH 2022



PJC ref: PJC-1105-006

**Report prepared by
PJC Consultancy Ltd
on behalf of
Abbeytown Limited**

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LANDSCAPE MAINTENANCE & MANAGEMENT

1. INTRODUCTION

A. FORMAT OF THE MANAGEMENT & MAINTENANCE PLAN.

This plan sets out general principles and quality standards required for the installation of softworks and of the long-term landscape management operations. It includes:

- Design Intentions
- Aims of the management and maintenance plan
- Management objectives
- Detailed maintenance specification
- Schedule of operations

B. **DRAWINGS:** this report is to be read in conjunction with the following drawings and soft landscape specification.

1. PJC/1105-001 – LANDSCAPE GENERAL ARRANGEMENT PLAN
2. PJC/1105-002 – HARD LANDSCAPE & BOUNDARY TREATMENT PLAN
3. PJC/1105-003 – LANDSCAPE DETAIL – LIVING ROOFS
4. PJC/1105-004 – SOFT LANDSCAPE DETAILED PLANTING PLAN

The report and the above drawings are to be used by the maintenance team to produce a detailed programme of maintenance works. It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

C. DESIGN INTENTION

The design intention of the proposed soft landscape at 26 – 28 Brownlow Road is based on softening and grounding the proposed house dwellings and the proposed apartment block within the space, the street frontage, and the neighbouring plots. The proposed landscape character intends to offer height and structure through the existing rhythmic road frontage street trees with proposed railing offering visually exposed frontage planting and multi-stem trees punctuating entrance / egress points.



A focus to create an accessible and multi-functional community garden offers sections of native planting to soften boundary retaining walls and railings while offering seasonal blossom and structure. Tree planting at rhythmic positions aims to soften the boundary between access road and community garden.

Proposed Living Roof treatments both for the residential dwellings and the apartment block offer increased biodiversity with the use of UK Native wildflower blanket treatments and Brown Roof treatment including native plug planting and log pile habitats

D. SOFT LANDSCAPE AREAS OF FOCUS

All areas shown within the Proposed Landscape Plan are covered by this maintenance & management plan with areas of private external space maintained individually by residence.

E. AIMS OF THE MAINTENANCE & MANAGEMENT PLAN

The aim of this maintenance & management plan is to ensure that the vision held during landscape design stage, as steered by a design brief can be achieved through a long term, co-ordinated and informed approach to landscape management.

2. LANDSCAPE MANAGEMENT OBJECTIVES

A. THE ESTABLISHMENT PERIOD

A one-year aftercare maintenance period is required immediately following landscaping works, including all tree planting, amenity planting bed planting, Living Roof treatments and all grassworks / turf application. Once completed and signed off by the client with Practical Completion date issued, the implementation of regular landscape maintenance is to start.

During this period the Appointed Landscape Aftercare Contractor (ALAC) is responsible for all horticultural maintenance operations to encourage healthy establishment and development, including all trees, shrubs, Living Roof treatments, turf stock and perennials, which have failed to flourish. At the end of each one-year aftercare period,

any failures or defects in the soft landscaping due to material or workmanship failings will be highlighted and rectified within the next appropriate season.

B. ACCESS

The ALAC will be able to access the site freely but should notify the contract manager (client) prior to works with an outline visits schedule at the start of each season.

C. FACILITIES

All ALAC teams are required to log each maintenance visit and report works completed as guided by site maintenance and management report. Local facilities and resources put in place to aid efficient maintenance, namely mains water access are to be used responsibly and sparingly with liability placed at the hand of the ALAC should damage or miss use be noted by contract management.

D. MAINTENANCE OBJECTIVES FOR SOFT LANDSCAPE - GENERALLY

- Apply good horticultural and ecological practice to all operations within entire landscape with care to enhance all wider landscape features during on-going maintenance of installed features / planting.
- Promote healthy growth and establishment of all tree, shrub, herbaceous & perennial plants, hedgerows and grassland / turf.
- Ensure consistent control of invasive weeds across the entire site including Green Roof treatments.
- Promote optimum display and flowering periods and stem colour through best practice pruning techniques dependant upon species and location.
- Ensure development of optimum plant form, shape, and planting density. Action required thinning within planting where required if maintenance access becomes limited by growth.
- Provide protection against pests and diseases as required whenever symptoms are discovered.
- Promote wildlife value and species diversity where appropriate, checking on potential nesting environments prior to any maintenance works to ensure no disturbance occurs.

- Ensure long term commitment to replacement of defective plant material in line with original design specification as outlined within detailed planting plans.

E. LANDSCAPE COMPONENTS WITH SPECIFIC MANAGEMENT OBJECTIVES

1. Trees planted as standards within the landscape:

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all planted tree stock.
- Ensure that sufficient watering of tree stock is completed with regular frequency. Approx. 45lt per tree each week during the dry growing season. (Typically late May to late September)
- Ensure that all guards, staking, and ties are checked frequently to ensure effectiveness and to prevent any rubbing or prohibitive growth.
- Ensure well-balanced crowns and natural shape within individual environments.
- Ensure tree, shrub and hedge pruning is ONLY actioned OUT of the bird nesting season which can fluctuate from year to year but is primarily between March and September.

2. Feathered / Multi-stem trees, whips and shrub / perennial planting.

- Ensure that good horticultural practice is employed to encourage long-term health and vitality of all planted stock.
- Ensure that sufficient watering of stock is completed with regular frequency. Approx. 5 - 40lt per item each week during the very dry growing season. (Typically late June to late August)
- Ensure that all guards, staking, and ties are checked frequently to ensure effectiveness and to prevent any rubbing or prohibitive growth.
- Ensure well-balanced crowns and natural shape within individual environments.
- Ensure tree, shrub and hedge pruning is ONLY actioned OUT of the bird nesting season which can fluctuate from year to year but is primarily between March and September.
- Once established, planting may require formative crown pruning to develop into healthy established forms. Where competition forces unsustainable leggy

growth, localised thinning of plant stock is recommended to promote long-term healthy group establishment.

- Maintain a clean and safe environment free from all litter within the planting areas.
- Ensure use of organic bark mulch to hedgerows along with all planting and all trees where possible which minimise the use of chemicals to suppress and control weed growth.

3. Green Roof Treatments – Living Roofs [Green]

- Ensure that good horticultural practice is employed to encourage long-term health and vitality of the Green Roof Treatments through the minimal impact of foot traffic within the landscape during all maintenance practices. (access to Green Roof [Flat] only within the apartment block)
- Green Roof Treatments [Pitched & Flat] areas of mixed wildflowers, herbs and grasses are to be allowed to develop and grow freely during the growing season to reach their seasonal potential with no impacting foreign objects allowed to create shade or restrict water availability. (Remove leaf fall - Blow)
- Periodically check for invasive weeds within the Green Roof areas sward. Any invasive 'weed' species which persist during the height of the summer season inc. docks, thistles etc. should be hand pulled where possible. Spot treatment with a Glyphosate based herbicide is also possible to target treat any larger areas to control 'weed' species within the Green Roof areas sward. Check twice a year in June & September to ensure limited establishment. (Specialised access required for Pitched Roof Areas)
- Maintain a clean environment free from all litter and debris across the living roof environments, including fallen leaf material in autumn.

4. Brown Roof Treatment – Living Roof

- Ensure that good horticultural practice is employed to encourage long-term health and vitality of the Brown Roof Treatment through the **minimal** impact of foot traffic within the landscape during any general roof maintenance practices.
- Brown Roof Treatment [Flat] areas of mixed UK Native Plug planting are to be allowed to develop and grow freely during the growing season to reach their

seasonal potential with no impacting foreign objects allowed to create shade or restrict water availability.

- Periodically check for invasive weeds within the Brown Roof areas. Any invasive 'weed' species which persist during the height of the summer season inc. docks, thistles etc. should be hand pulled where possible. Spot treatment with a Glyphosate based herbicide is also possible to target treat any larger areas to control 'weed' species within the Brown Roof areas. Check twice a year in June & September to ensure limited establishment. (Specialised access required for Roof Areas)
- Maintain a clean environment free from all litter and debris across the living roof environments.

5. Fencing within the landscape – Generally.

- The ALAC should frequently check the fencing types throughout the landscape to ensure their continued affectedness and general condition.
- Following general inspections, should faults or damage be recorded, the evidence should be passed to the contract administrator to arrange scheduled repair works as required.
- ALAC to patch up and repair within their means at time of identification but seek confirmation from contract administrator prior to major works.
- During all general soft landscape maintenance works efforts to control growth of tree, shrub or grass directly against the fence lines should be applied to prolong longevity where possible.

3. MAINTENANCE SPECIFICATION

3.1. MAINTENANCE

The following specification items are to be addressed within long term (5 year) landscape maintenance contract carried out by ALAC.

The ALAC will be required to apply their expertise in relating the specification items below and general landscape objections above to produce an annual programme of maintenance work. While using this document as a source of reference.

3.2. TREES, HEDGES & AMENITY SHRUB / HERBACEOUS PLANTING

3.2.1. Watering

- All planting to receive watering for a minimum of the first 3 growing seasons.
- Ensure sufficient water is applied to maintain healthy growth; taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May & June)

- Quantity:

TREES:

Heavy standard trees require an approx. 45lts per tree per application.

Large Feathered trees require an approx. 40lts per tree per application.

Select Standard Fruiting trees require an approx.. 20lts per tree per app

Whips: Wet soil to full rooting depth. Approx. 5lt per application.

GREEN ROOF:

- *Installing the correct amount of substrate at the creation of the Living Roof is very important as it must be enough to allow the living roof system mix to flourish, but not enough for invasive weeds and other 'weed' species to become established. The substrate should provide enough nutrition and water holding capacity for the proposed planting mixes, but not for weeds. The principle being that whilst weeds may become established during wet periods, during a sustained dry period they will suffer in the limited resources of the thin substrate and die out each summer and therefore will not be establish long-term within the living roof environment. Watering the Green Roof systems: This should be achieved as directly as possible with limited use of wide angle sprinklers which might waste water. Apply an even light application of water to the green roof areas at a low pressure to ensure than no damage occurs to the layers of the substrate.*

[Watering of Green Roof treatments should ONLY be required in periods of sustained dry spells of 5+ weeks typically during the growing season]



3.2.2. Weed control

- Planting areas shall be kept clear of weed growth for the full 5 year maintenance period with grass growth kept to between 10 – 15cm.
- Tree and plant stem protection during weed control: Do not allow nylon filament rotary cutters, sequential blade movement or other mechanical tools closer than 200mm of planted stock stem to protect from accidental damage.

GREEN / BROWN ROOF TREATMENTS:

- If weeds have not died out during the dry summer season and are at risk of establishing, they are best removed by hand pulling.
- Alternatively, use a spot treatment of Glyphosate based herbicide with a direct 'dabber or brush' to treat weeds where wider areas have started to establish. Check twice a year in June & September to ensure limited establishment.

3.2.3. Organic Bark Mulch (Medium Grade)

- Depth required: top up mulch to a minimum thickness of 75mm along entire length of Hedgerows.
- Mulch overflow and debris on adjacent surfaces: Remove any weed plant material and debris from neighbouring hard surfaces and return to planted areas.
- MATERIAL: *Medium Grade Organic Bark Mulch – [Bourne Amenities](#).*

Or similar approved

3.2.4. Fertiliser

- 'Enmag' or similar approved slow release fertiliser to be spread over planted areas in accordance with manufacturer's instructions. Apply single application between March and May for the first 3 years after planting. [NOT LIVING ROOF AREAS]

3.2.5. General (tree & shrub guards / staking systems):

- Trees & shrubs shall be maintained in a firm position in the ground following any frost heave or high winds. All stakes and ties shall be checked regularly during each site visit of ALAC.
- Inspection for any missing guards shall be carried out upon each visit. Any missing guards are to be replaced immediately.

- Inspect all of the trees twice a year for sufficient healthy movement within the tree tie systems. Adjust accordingly where required. Tree tie systems should be in place for a minimum of 5 years following planting with their staking system remaining and checked each visit.

3.2.6. Pruning generally

- Pruning to be carried out in accordance with good horticultural and arboricultural practice.
- Appearance: Trim individual trees and plants as appropriate to species, location and season to leave a well balanced natural shape.
- **All / Any fruiting trees will require specialist pruning.**
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood (as per BS 3998:2010);
- Do not use growth retardants, fungicides or sealant.
- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.

3.2.7. Pruning of trees

- Pruning to be carried out in accordance with good horticultural and arboricultural practice (BS 3998:2010).
- Appearance: Trees to maintain a well-balanced natural appearance; remove any suckers or basal growth. Cut back level with source stem or root.
- Chainsaw work: operative's part of the ALAC's must hold a certificate of competence.
- Timing: Prune between leaf fall and mid winter in accordance with good horticultural and arboricultural practice.
- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.



3.2.8. Pruning of hedges

- Carpinus betulus / Malus sylvestris
 - Timing: Hedge trimming should be done once a year.
 - First Cut: Autumn
 - Once established the hedge to be maintained to a height of **1.2m**.
 - Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

3.2.9. Pruning of woody shrubs & whips

- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood and broken/damaged branches and stems.
- Disposal of arising's: All woody green waste is to be removed from the landscape by the ALAC following pruning works.
- Timing: Prune between leaf fall and mid winter in accordance with good horticultural and arboricultural practice.

3.2.10. Reinstatement

Where planting stock has failed, remove dead plants as soon as possible and replace in the next possible planting season to an appropriate scale.

4. GENERAL GUIDANCE & CHECKS FOR THE APPOINTED LANDSCAPE AFTERCARE CONTRACTOR (ALAC)

- Litter control. Collect and dispose of gathered litter off site at each visit.
- Weed control by various methods across the landscape to ensure general landscape tidiness.
- Apply liquid or slow release feeds to soft landscape plots at appropriate seasons within the year.
- Water each item of planting stock to soak topsoil to root depths. Apply an approx. 45lts of water to each heavy standard tree per week as stated above and approx. 5lts of water to whips.
- Apply top-up organic bark mulch to native hedgerow. A minimum of 75mm of mulch should be present during the growing season.
- Check and firm each stock item to ensure stability within the ground especially following high winds and frosts.
- Maintain and adjust all guards and tree tie systems as required.
- Clean and tidy the site to maintain hard surfaces free of debris and wind blown mulch, weeds and litter.
- Maintain a healthy growing environment for all planted species to thrive.

5. **BRITISH STANDARDS of note.**

- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces)
- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3998:2010 Tree Work. Recommendations.
- BS 5837:2012 Trees in relation to design, demolition and construction. Plus conforming to arboricultural method statements.
- BS 8545:2014 Trees: from nursery to independence in the landscape. Recommendations
- ASTM D5268 – 13 Standard Specification for Topsoil Used for Landscaping Purposes

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Date: 29th March 2022