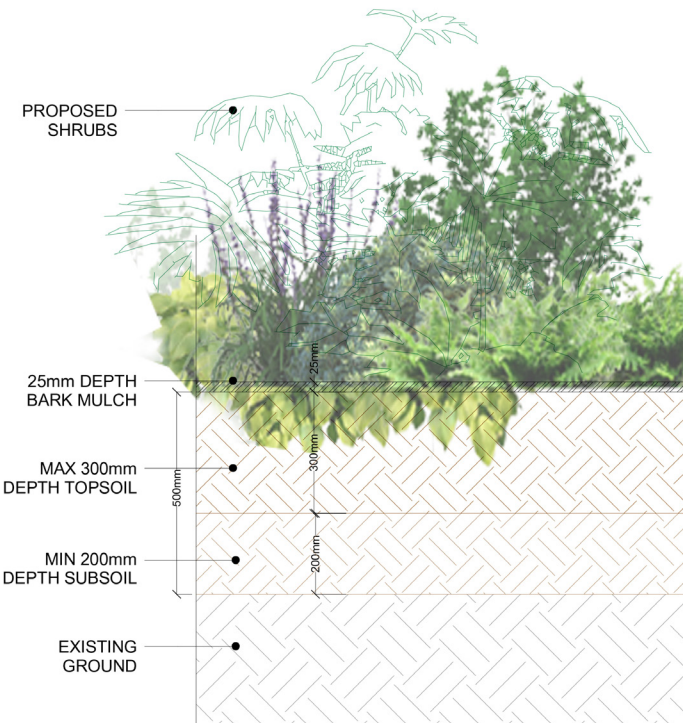
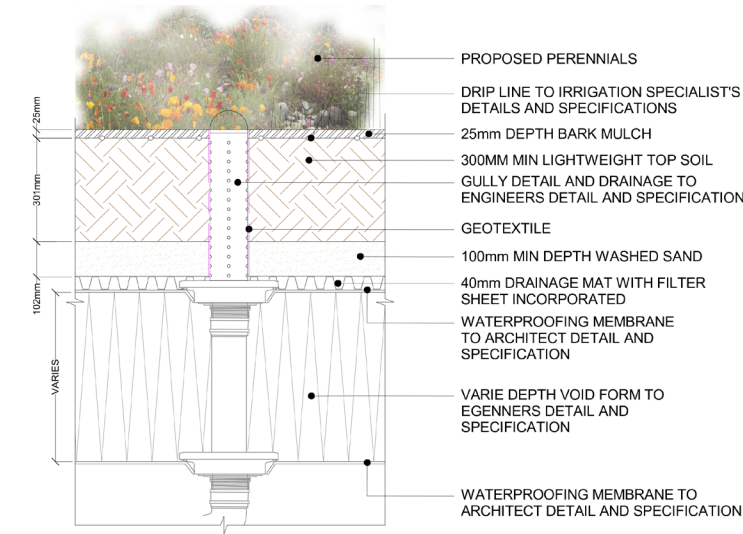


Typical details

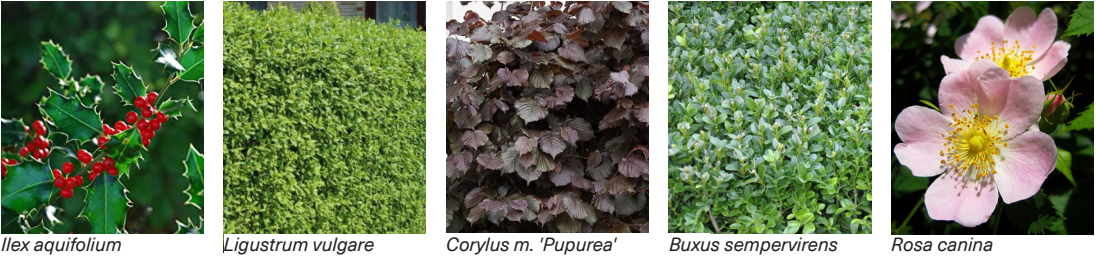
Mixed planting, Build-up Typical Detail Illustrative



Green roof to bike store , Build-up Typical Detail Illustrative



Shrubs planting, Illustrative palette



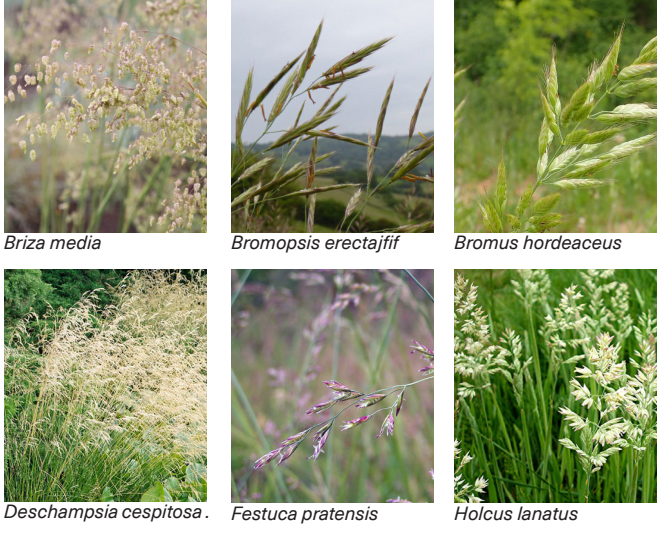
Rich mix of native perennial plants, Illustrative palette



Climbing plants, Illustrative palette



Grasses, Illustrative palette



Green roof by Bauder Greenroof specialist, Clapham Park, London.

Biodiversity

Measures to address sustainability issues are embedded within the scheme. In order to achieve sustainability targets, the design of front and rear gardens follows the principles below:

- Considering from the outset of the design process how the landscape will be managed and maintained in the long term.
- Creating places that are inherently flexible by taking account of the future impacts of climate change and adaptation measures that may need to be retrofitted.
- Considering the implementation of water management and recycling schemes.
- Specifying landscape materials with recycle content whenever possible and of an equivalent quality.

Bird boxes: Boxes for tits, sparrows or starlings would be fixed two to four metres up a tree or a wall. Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds. Birds-need have a clear flight path to the nest without any clutter directly in front of the entrance.



Insect hotel Illustrative



Bird box Illustrative

Maintenance strategy

The management of the landscape following its construction is vital to the long term success of the scheme. Without proper maintenance hard and soft landscape will deteriorate, diminishing the quality of the scheme and creating an unsafe and inappropriate environment for users. To avoid this, a series of key maintenance principles have been established to ensure permeable paving, green roof, trees and planting areas are maintained at a high quality. These principles will help with ensuring that users can continue to enjoy a high-quality environment both following completion and long-term.

Any land forming the boundary between the private and public realm , such as fencing, trees, planting or hedging, will be maintained by qualified management operatives.

Maintenance Aspirations

The following aspirations will guide the management of the scheme and ensure a high-quality landscape is maintained:

- Cleanliness
- Repair and Replacement
- Horticultural Health
- Sustainable landscape maintenance

Cleanliness

This is the principal indication of the quality of management of the development. As such, the perceived success of the development will be significantly affected by the effectiveness of the procedures established for litter picking, trimming of hedges and shrubs, pruning trees.

Repair and Replacement

The need for repair and replacement of surface finishes will be mitigated by the use of appropriate and durable materials. Nevertheless, In the long term a degree of replacement is unavoidable. In order to ensure that the landscape remains safe and in good condition, all worn-out, damaged and broken elements will be promptly repaired or replaced. In the short term this will be carried out within the clearly defined defects liability / establishment period for planting periods of the contractors who installed the work.

Vigilant and regular monitoring of every aspect of the scheme will ensure that all remedial work is carried out in a timely and thorough fashion.

Horticultural Health

The health and general condition of planted areas including trees, hedges, shrubs, perennial plants, grasses and green roof is clearly indicative of the level of care

and attention a place receives. Planting, including any replacements to dead or dying material, will be maintained to meet horticultural standards.

Apart from formative pruning in accordance with good arboricultural practice, none of the new trees, plants or shrubs planted shall be pruned within a period of five years from the completion of the development.

Sustainable landscape maintenance

To mitigate the impacts the maintenance can have on the environment, particularly through cleaning and the maintenance of softscape areas, sustainable management methods and tools will be used whenever feasible.

These measures should not conflict with wider maintenance aims such as maintaining a safe and secure landscape.

Examples of these measures may include:

- Specifying planting that provide a dense ground cover within planting beds, minimising the need for mulching and weeding.
- Mulching clippings and cuttings in place rather than bagging and removing.
- Sourcing replacement materials from local and regional sources.
- Requiring the use of organic, slow-release fertilisers and restricting their use during rainy periods or before predicted heavy rainfall events.
- Allowing herbaceous perennials and grasses to overwinter to provide shelter and wildlife habitat while minimising the need for maintenance.

Maude Pinet
Landscape Architect, CMLI
2 Evesham Way
London SW11 5QX

+44 (0) 7860681925