

Jinny Blom

Job Nr 496  
Job Name 82 Fitzjohns Ave

5 YEAR LANDSCAPE MAINTENANCE PLAN

Revision  
21/02/2023 - Planning Issue  
11/07/2023 - Planning Issue

General Notes:  
Maintenance plan to be read in conjunction with landscape drawings:  
496.PL.004 General Arrangment Patial Plan 1  
496.PL.005 General Arrangment Patial Plan 2  
496.PL.006 General Arrangment Tree Planting Plan

Establishment watering, regular pruning, and general maintenance should be carried out in accordance with best practice and BS 8545  
The term 'establishment' is a soft landscape term that refers to the period between the date of planting new specimen and plant species reaching a semi-mature or mature growth form. Soft landscape establishment is typically reached after three full growing seasons but may vary due to site conditions and external factors  
Within the period of 5 years from the date of planting any defective or dead plants shall be replaced with specimens of the same species and of equal maturity. Where the same plant species is not available specimens of similar character and maturity may be selected as a replacement (to be approved by the project Landscape Architect/Client)  
All soft landscape areas and plants to be inspected for pests and diseases at the beginning of each growing season and to be treated organically where possible and in accordance with best practice methods  
All tasks to be performed by trained garden personale or by a field specialist where required or stated

	Landscape Elements/Areas	Maintenance Task	Frequency		Year 1					Year 2					Year 3					Year 4					≥Year 5				
				Season	Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W	
1.0	<b><u>HARD LANDSCAPE</u></b>																												
1.1	<b>Paving surfaces</b>																												
	Driveway, entrance court & parking																												
		Check for and clear weed growth	Twice/Month		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓			
		Clear debris and clean paving surface	Monthly*		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓			
		Check edging strips are intact & repair damage	Twice/yr			✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
		Replace lost jointing mortar	Every 2-5 yrs (not seasonal)*																										
	Yorkstone paving																												
		Check for and clear weed growth	Twice/Month		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓			
		Rake up and clear leaves and debris	Twice/yr				✓					✓					✓					✓					✓		
		Replace lost gravel - Allow for 10%	Every 2-5 yrs (not seasonal)*																										
	Brick paving																												
		Check for and clear weed growth	Twice/Month		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓			
		Clear debris and clean paving surface	Monthly*		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓			
1.2	<b>Fences &amp; Gates</b>																												
	Metal work fencing																												
		Check damage and repair	Twice/yr			✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
		Repaint railings and post	Every 5-10 yrs (not seasonal)*																										
	Metal work gates																												
		Check damage and repair where required	Twice/yr			✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
		Repaint gates and post	Every 5-10 yrs (not seasonal)*																										
		Service hinges and bolts	Twice/yr			✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
	Close boarded hardwood timber gates																												
		Check damage and repair where required	Twice/yr			✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
		Repaint gates and post	Every 5-10 yrs (not seasonal)*																										
	Timber fencing																												
		Check damage and repair	Twice/yr			✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
		Re-treat palings and post	Every 5-10 yrs (not seasonal)*																										

	Landscape Elements/Areas	Maintenance Task	Frequency		Year 1					Year 2					Year 3					Year 4					≥Year 5			
				Season	Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W
1.3	Irrigation																											
	Site wide irrigation system																											
		Removal all water from the system at the beginning of winter to prevent freeze damage	Yearly					✓					✓					✓										
		Inspect system for damage and leaks.	Yearly		✓					✓					✓													
		Maintain, repair, and replace parts where required*																										
		Inspect & test electrical control system (if installed)*	Yearly		✓					✓					✓													
		Discontinue the site-wide irrigation system following successful landscape establishment* Retain hand irrigation system in selected areas of the garden	Proceeding the third full growing season																				✓					
	Hand irrigation (rear tree planting)																											
		Inspect system for damage and leaks.	Yearly		✓					✓					✓				✓				✓					
		Maintain, repair, and replace parts where required*																										
		TreeGator bags to be inspected for leaks	Yearly		✓					✓					✓				✓				✓					
2.0	<u>SOFT LANDSCAPE</u>																											
2.1	Trees																											
	Existing trees																											
		Monitor tree health & inspect for falling hazards	Twice/yr			✓		✓			✓		✓			✓		✓		✓		✓		✓		✓		✓
		Remove deadwood from tree canopies*	Yearly					✓					✓					✓				✓				✓		✓
	General Note:																											
	Inspection for silver leaf should be carried out for all trees, particularly fruit bearing trees.	Where silver leaf develops the affected branch should be removed as soon as possible, certainly before the fungal fruiting bodies appear. The branch should be cut off, where possible, at a point 10-15cm (4-6in) beyond the area where the staining in the internal tissues ceases. Cutting equipment should be disinfected regularly. Dispose of the pruned material immediately, as fruiting bodies will still form if it is left lying around.	Inspect twice/month during summer of leaves and fruiting bodies in late summer.																									
	Silver leaf is a fungal disease caused by <i>Chondrostereum purpureum</i> . It infects through wounds, mainly caused by pruning. Leaf silvering occurs during summer and fruiting bodies form from late summer.		Carry out routine pruning of susceptible plants in late summer.			✓					✓					✓					✓				✓			
	Productive fruit trees (fruit bearing)																											
		Irrigate during establishment for 30 minutes per tree	Weekly in growing season		✓	✓				✓	✓				✓	✓												
		Irrigate during dry periods for 30 minutes per tree	Check monthly. Irrigate when required*		✓																							
		Harvest and collect fruit when ripe (late summer)	Seasonally			✓					✓					✓					✓				✓			
		Clear fallen fruit debris	Weekly during harvesting season			✓					✓					✓					✓				✓			
		Prune and maintain tree canopies during growing season & removed deadwood	At end of each growing season																									
		Prune back when tree is dormant (between November & March)	Winter prune back once/yr		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓
		Inspect tree stakes and ties to ensure no damage to the tree and root system. Stakes and ties that are found to be not fit for purpose should be adjusted or replaced.	Twice/yr (during establishment)			✓		✓			✓		✓			✓		✓										
	Ornamental trees (including decorative fruit)																											
		Irrigate during establishment	Weekly		✓	✓				✓	✓				✓	✓												
		Irrigate during dry periods for 30 minutes per tree	Check monthly. Irrigate when required*		✓																							
		Prune and maintain tree canopies during growing season & removed deadwood	At end of each growing season																									
		Prune back when tree is dormant (between November & March)	Winter prune back once/yr		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓
	Pleached trees																											
		Irrigate during establishment	Weekly		✓	✓				✓	✓				✓	✓												
		Irrigate during dry periods for 30 minutes per tree	Check monthly. Irrigate when required*		✓																							
		Prune tree canopies and maintain clear stems to retain pleached form during growing season.	Twice/month during growing season & at the end of each growing season*																									
		Prune back when tree is dormant (between November & March)	Winter prune back once/yr		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓

	Landscape Elements/Areas	Maintenance Task	Frequency		Year 1					Year 2					Year 3					Year 4					≥Year 5			
				Season	Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W
2.2	Hedges & shrubs																											
	Hedges																											
		Irrigate during establishment	Weekly		✓	✓				✓	✓				✓	✓												
		Irrigate during dry periods	Check monthly. Irrigate when required*		✓																							
		Prune tree canopies and maintain clear stems to retain pleached form during growing season.	Twice/month during growing season & at the end of each growing season*		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓		✓	✓		✓
		Prune back when tree is dormant (between November & March)	Winter prune back once/yr																									
		Inspect for an remove weeds around base	Monthly during the growing season		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Apply organic mulch at base	Twice/yr (when soil is warm)		✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
	Topiary																											
		Irrigate during establishment	Weekly		✓	✓				✓	✓				✓	✓												
		Irrigate during dry periods	Check monthly. Irrigate when required*		✓																							
		Prune and shape foliage to maintain hedge form	Monthly during the growing season*		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
	Shrubbery																											
		Irrigate during establishment	Weekly		✓	✓				✓	✓				✓	✓												
		Irrigate during dry periods	Check monthly. Irrigate when required*		✓																							
		Prune and shape foliage & remove deadwood to encourage new growth	At end of each growing season				✓					✓					✓					✓					✓	
2.3	Planting beds																											
	Planting beds adjacent to paving/building	Maintenance tasks and frequencies listed below apply to all areas of planting beds listed in 2.3																										
	Planting beds adjacent to soft landscape																											
	Planting in gravel																											
	Mixed border planting																											
		Irrigate during establishment and during dry seasons following establishment	Weekly*		✓	✓				✓	✓				✓	✓												
		Inspect for and remove weed growth	Twice/month		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Prune mature woody plant specimen at the end of each growing season after establishment	Seasonally (after establishment)																			✓				✓		
		Apply organic mulch at base	Twice/yr (when soil is warm)		✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	
2.4	Climbing plants																											
	Climbing plants trained onto walls/buildings																											
		Irrigate during establishment and during dry seasons following establishment	Weekly*		✓	✓				✓	✓				✓	✓												
		Train young specimen to grow vertically on adjacent surface where required	Twice/month*		✓	✓				✓	✓				✓	✓												
		Inspect for and remove weed growth at base	Twice/month		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Prune mature specimens at the end of each growing season to encourage new growth	Seasonally (after establishment)																			✓				✓		
		Apply organic mulch at base	Twice/yr (when soil is warm)		✓		✓			✓		✓			✓		✓			✓		✓			✓		✓	

	Landscape Elements/Areas	Maintenance Task	Frequency		Year 1					Year 2					Year 3					Year 4					≥Year 5			
				Season	Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W		Sp	S	A	W
2.5	Lawns, turfs & meadows																											
	Formal lawns																											
		Irrigate during establishment and during dry seasons following establishment	Weekly during establishment & when required after establishment*		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Mow to a height of 25-50mm	Weekly or when required		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Trim all lawn edges	Weekly or when required		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Rake leaves and clear debris	Weekly or when required			✓	✓				✓	✓	✓			✓	✓	✓			✓	✓	✓			✓	✓	✓
		Scarify and aerate	Twice/yr (from 12 months)			✓	✓			✓	✓				✓	✓					✓	✓			✓	✓		
		Inspect for an remove weeds around base	Monthly during the growing season		✓	✓				✓	✓	✓			✓	✓	✓			✓	✓				✓	✓		
		Apply top dressing	At the start of each growing season		✓					✓					✓					✓					✓			
	Reseeded turf																											
		Inspect for an remove weeds around base	Monthly during the growing season		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Clear large debris	Twice/month			✓	✓				✓	✓	✓			✓	✓	✓			✓	✓	✓			✓	✓	✓
		Scarify and aerate	Twice/yr (from 12 months)							✓	✓				✓	✓					✓				✓	✓		
		Mow all areas to a height of 100mm	At the end of each growing season				✓					✓						✓				✓					✓	
	Meadow grass																											
		Irrigate during establishment	Twice/month during establishment		✓	✓				✓	✓				✓	✓												
		Mow paths to a height of 50mm	Weekly or when required		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Inspect for an remove weeds around base	Monthly during the growing season		✓	✓				✓	✓				✓	✓				✓	✓				✓	✓		
		Clear large debris and fallen fruit	Weekly			✓	✓				✓	✓	✓			✓	✓	✓			✓	✓	✓			✓	✓	✓
		Mow all areas to a height of 100mm	At the end of each growing season				✓					✓						✓				✓					✓	