
Ingestre Road
Camden

Landscape Management Plan

Prepared on behalf of Four Quarters Limited

May 2024

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ILLUSTRATIVE MATERIAL

Figure 1: 35410- RG-L-01 Landscape GA-A1 Sheet 1 - 4

APPENDICES

Appendix A.1: Landscape Maintenance Programme

1.0 INTRODUCTION

- 1.1 This Landscape Management Plan (LMP) has been prepared by Stantec in support of the Planning Application in relation to Ingestre Road.
- 1.2 This document sets out the recommended management and maintenance requirements for the landscape features of the public open space area as shown on Stantec drawing 35410- RG-L-01 Landscape GA-A1 (Sheet 1 - 4) following completion of the construction works. It demonstrates the commitment to a comprehensive and sensitive approach to the management of retained existing features as well as the successful establishment of the proposed planting and general maintenance of the site in a clean, tidy usable and safe condition.

Scope, Vision and Objectives

- 1.3 The LMP provides an approach to the overall management of the landscape features of the public open space area as well as more detailed objectives.
- 1.4 The delivery of the LMP can be expressed by a clear and simple vision, which has been set out below:
- To ensure the long-term management and enhancement of the landscape components of the site and to maximise the landscape and recreational amenity of the public open space.
 - New landscape features introduced in order to strengthen the existing landscape, assimilate the site into its setting and provide recreation facilities for community use. These components will be enhanced and protected with a programme of long-term care.
- 1.5 To realise this vision, the key overarching objectives of the LMP are set out below:
- i) The adoption of a coherent and integrated approach to the management and maintenance of the landscape of the open space.
 - ii) Enhancing the character of the landscape in the vicinity of the site and reinforce local landscape character through the provision and management of a robust landscape infrastructure complementing the existing site vegetation.
 - iii) Maintain a high quality, attractive and functional landscape setting for the adjacent development.
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- iv) The management of proposed landscape planting to ensure their successful establishment and biodiversity benefits in the long term; and
 - v) These objectives will be realised through a sensitive management approach, which protects, manages, and enhances the site for the benefit of landscape quality, character, biodiversity, and recreation.

Management Type Definition

- 1.6 Critical to the management process is the identification and delineation of Management Types. These are landscape features with defined characteristics and qualities for which there are related user expectations, and which require distinct management guidance.
- 1.7 The landscape features of the proposed development on the Site have been divided into three main management types that display specific characteristics which require individual management strategies. To achieve the overarching objectives for the LMP, management objectives have been identified for each Management Type.

Methodology

- 1.8 Section 2.0 describes the landscape components of the Site. Section 3.0 details specific management aims, objectives and prescriptions for the Landscape Management Types in the Proposed Development. Section 4.0 outlines the recommended framework for the implementation, monitoring and review of the LMP, and long-term management responsibilities.
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2.0 LANDSCAPE INVENTORY

Site Context

- 2.1 The site boundary covers an area of approximately 3738 sqm. Ingestre Road is in the London Borough of Camden and is situated north of Kentish Town and centrally between the North London Line Station Gospel Oak (to the west) and London Underground station Tufnell Park (to the east).
- 2.2 The proposal is redevelopment of a site to provide an 'Assisted Living' facility.
- 2.3 The site is approximately 0.18 hectares (ha) in area, currently comprises of a redundant old people's home which closed in 2013. The site is in the middle of Ingestre Road Estate.

3.0 MANAGEMENT TYPE AIMS, OBJECTIVES AND PRESCRIPTIONS

Overview

- 3.1 As part of establishing an effective Landscape Management Plan, a series of interlinked landscape management types have been identified based on the approved landscape proposals.
- 3.2 Aims and objectives outlined within this section define what is to be achieved for the identified landscape management types across the site. These in turn inform detailed prescriptions which enable the anticipated outcomes to be achieved in the different Management Types. A Landscape Maintenance Programme is included at Appendix 1.
- 3.3 Landscape features to be managed and maintained have been divided into eleven types. These are as follows:

- 1) Existing trees;***
- 2) New trees;***
- 3) New hedges;***
- 4) Proposed Lawn***
- 5) Amenity Climber Planting;***
- 6) Hard surfacing;***
- 7) Boundary treatments and site furniture;***
- 8) Litter Removal***
- 9) Podium Level Planting***
- 10) Amenity Planting***

- 3.4 As a general note, in the interests of wildlife, hand weeding (including mechanical methods) should take precedence and herbicides should not be used unless essential to ensure the complete removal of noxious weeds or other very significant weed growth. If essential, herbicide application is to only be carried out by a suitably trained person, in periods of low winds, and with careful directional application to ensure no spray/drift onto tree/shrub species. Only suitable herbicide products under current regulations will be used. Where work is near water/swales it must comply with the DEFRA 1995 'Guidelines for the use of herbicides on weeds in or near water courses and lakes'. All precautions recommended by the manufacturer must be observed and containers removed from site immediately they have been emptied or are no longer required.
- 3.5 Litter should be removed from all hard and soft areas at each maintenance visit to site, ensuring litter collection and removal at a minimum of fortnightly intervals. Litter to be removed from site to an approved tip.
-

TYPE 1: EXISTING TREES

3.6 Management Aim: To ensure the continuing survival of the existing tree cover on site.

Management Objectives: The overall management aim can be broken down into the following objectives:

- Retain existing features to provide a softening and screening function. Existing trees should be allowed to develop to full maturity with a tall, dense, bushy structure although they may require pruning (outside the bird breeding season generally from March to August inclusive) to remove deadwood and promote new growth;
- Enhance visual amenity and retain biodiversity.

Maintenance Operations

3.7 Ongoing Maintenance: Carry out annual visits, or as stated,:

- Any works affecting TPO trees are to be agreed with the Local Planning Authority prior to commencement.
- Trees should be inspected annually (or as prescribed by a qualified arboriculturist) to monitor health of trees. Additional inspections shall take place after storms/periods of bad weather. Carry out any works as required for health and safety.
- Undertake arboricultural works as advised by the above survey and to ensure trees do not obstruct roads or paths. All work to accord with BS3998:2010. Do not disturb nesting birds or roosting bats.

TYPE 2: NEW TREES

3.8 Management Aim: To reinforce local landscape character, create focal features and enhance ecological value and visual interest.

3.9 Management Objectives: The overall management aim can be broken down into the following objectives:

- Ensure the establishment and continuing survival of trees with established single leader, clear stem, well balanced crown and shape and character typical of the species; and
- Contribute to the green infrastructure of the site and surrounding area.

Maintenance Operations

3.10 Establishment Period - Approximately Years 1 to 5 Following Planting

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- Carry out a minimum of 4 No. routine maintenance visits per year, with additional visits if required especially watering visits, comprising the following operations:
 - Check, adjust and replace tree ties and staking/guying systems as necessary during establishment period.
 - Maintain mulched tree surrounds in a weed free condition, and with neat edges to amenity grass areas, and allow for topping up mulch when required e.g., after two years.
 - Water during prolonged dry spells to prevent tree deaths, during first two years following planting. Allow 50L/tree at each operation.
 - Inspect annually and after storms to monitor health of trees and undertake works accordingly.
 - Prune as required outside of the bird nesting season to ensure appropriate habit/form, remove obstructions to footpaths/cycle paths/roads/gardens, and remove dead/disease/damaged wood. All work to accord with BS3998:2010. Do not disturb nesting birds or roosting bats.
 - Replace any trees which have been removed, uprooted, destroyed or dies within 5 years after planting with trees of the same species and size as the originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation.
 - Remove tree stakes and ties in Year 5, or when no longer required.
 - Remove litter at each visit.
 - Post-Establishment and Mature Phase - From Approximately Year 6
 - Post establishment undertake works as per Type 1 Existing Trees

TYPE 3: NEW HEDGES

- 3.11 Management Aim: To establish linear planting features which contribute to the form and enclosure of spaces.
- 3.12 Management Objectives: The overall management aim can be broken down into the following objectives:
- Establish hedgerows as architectural landscape features, providing formal elements within the landscape.
 - Promote full dense, healthy hedges with no gaps present.
 - Maintain the structure and integrity of all hedgerows for the future.
-

Maintenance Operations

3.13 Establishment Period - Approximately Years 1 to 5 Following Planting

- Carry out a minimum of 4 No. routine maintenance visits per year, with additional visits if required, comprising the following operations:
- Re-firm plants after high winds and frosts.
- Maintain mulched surrounds; Top up mulch, if necessary, e.g., after two years;
- Maintain plant surrounds for a distance of 500mm from the centre of the hedge, in a weed free condition by hand.
- Maintain the inside of tree/shrub guards if used in a weed free condition by hand weeding.
- Water to field capacity after prolonged periods of dry weather (approximately 2-3 weeks).
- Trim annually (in Autumn) to form a dense screen and to minimise the risk of the hedge leaving gaps, leggy or excessive size in the long-term with a maximum height of 1.8m. All work to accord with BS3998:2010. Do not disturb nesting birds or roosting bats.
- Replace any plants which have been removed, uprooted, destroyed or dies within 5 years after planting immediately to avoid gaps forming in the hedge. Replacements should be true to type and of a similar size to existing plants at the time of re-planting unless the Local Planning Authority gives its written consent for any variation.
- Check/replace stakes, ties and guards if used. Adjust periodically and after high winds to ensure that they properly support and protect as intended.
- Remove stakes and planting accessories if used at Year 5, or when no longer required; and
- Remove litter at each visit.
- Post-Establishment and Mature Phase - From Approximately Year 6
- Carry out the following maintenance operations:
- Post establishment undertake works as per Type 1 Existing Trees

TYPE 4: PROPOSED LAWN

- 3.14 Management Aim: To create attractive flowering green spaces and attractive visual appearance.
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3.15 Management Objectives: The first-year management aim can be broken down into the following objectives:

- Maintain areas in a manner appropriate for use with an even, short, dense, vigorous sward free from disease, weeds, and pests.
- Maintenance Operations
- Ongoing Maintenance
- Carry out the following maintenance operations:
- Control of annual weeds through repeated mowing.
- Mow newly flowering lawns regularly (every 7 -10 days during growing season) throughout the first year of establishment.
- Mow regularly as a lawn but not too short (25-40mm). Cut to a height of 40-60mm, removing cuttings if dense. This will gradually develop a good sward structure, help maintain balance between faster growing grasses and slower developing wildflowers, and control annual weeds.
- Allow for the mowing regime to be adjusted to ensure there is no excessive cutting during dry periods and that mowing continues until the grass stops growing.
- Trim all edges to form neat, tidy edges to planted borders and hard surfaces.
- Monitor grass erosion and regularly reinstate damaged or worn areas. Any major divots/grooves are to be filled with topsoil and re-seeded at the earliest opportunity.
- Dig out any residual perennial weeds such as docks.
- Carry out appropriate hand/mechanical/spot weed killing methods to prevent more than 10% of the grass sward comprising coarse ruderal or pernicious weeds; and
- Maintain grass free areas around newly planted trees (as stated in new tree maintenance operations) until established.
- At the podium level, drainage holes need to be checked regularly to ensure they're not blocked.

TYPE 5: AMENITY CLIMBER PLANTING

3.16 Management Aim: To create attractive visual buffer for maintenance compound and bin store.

3.17 Management Objectives: The overall management aim can be broken down into the following objectives:

- Remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear all times.
- Insecure growth: attach to supporting railing structure using horticultural ties.
- Check and repair supportive structure as necessary, report any evidence of vandalism.
- Establish a maintenance regime to monitor and tie in new growth the rectification period.
- Where climbers are located within pots on the podium level, drainage holes need to be checked to ensure they re not blocked.

TYPE 6: HARD SURFACING

3.18 Management Aim: To provide clean, safe, attractive, and functional areas for pedestrian, cycle and vehicle movement as appropriate.

3.19 Management Objectives: The overall management aim can be broken down into the following objectives:

- Ensure hard surfaces remain clear, well defined, safe and suitable for public access; and
 - Maintain a high visual amenity of surfacing.
 - Maintenance Operations
 - Ongoing Maintenance
 - Carry out 2 No. routine maintenance visits per year, with additional visits if required, comprising the following operations:
 - Keep surfaces weed and moss free by hoeing, pulling or (only where necessary) approved herbicide application.
 - Cut back undergrowth, overgrowing or overhanging shrubs, hedges, and minor tree branches to maintain an unobstructed route for pedestrians, cyclists, and vehicles as appropriate.
 - Control moss and algae as necessary to maintain a clear route across all areas to avoid the risk of slipping in wet conditions.
 - Sweep hard surfaced at regular interval (at least 4 times per annum) to avoid build-up of grit and other debris.
 - Keep hard surfaces free from significant build-up of fallen leaves throughout the autumn and winter period.
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- Undertake inspections of the hard landscape areas on a monthly basis and repair any damaged areas. If any areas are reported as dangerous to users, repair immediately.
 - Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary; and
 - Removal all litter at each visit.

TYPE 7: BOUNDARY TREATMENTS AND STREET FURNITURE

3.20 Management Aim: To maintain fencing and street furniture suitable for its intended purpose, in good working condition, good appearance and free from hazards to public use, and not to detract from the adjacent landscape areas.

3.21 Management Objectives: The overall management aim can be broken down into the following objectives:

- To maintain fencing, barriers and any associated gates, site furniture and signage in good condition and free from excessive dirt/graffiti; and
- To maintain their intended function.

Maintenance Operations

3.22 Ongoing Maintenance: Carry out 6 No. routine maintenance visits per year, with additional visits if required, comprising the following operations:

- Inspect fencing for damage/dirt/graffiti. Repair/replace/repaint/re-stain/clean as necessary.
- Inspect site furniture for damage to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary.
- Remove any excess dirt or graffiti.
- Removal all litter at each visit.
- At the podium level and within all free standing planters, drainage holes need to be checked regularly to ensure they're not blocked.

TYPE 8: LITTER REMOVAL

3.23 Performance requirement: Keep the site reasonably free from litter.

3.24 Ongoing Maintenance:

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- Scavenge for and removal litter from all hard and soft areas at regular intervals. Remove from site to an approved tip.
 - After each litter control visit all hard and soft landscape areas will be completely litter free.
 - Ensure all bins are emptied regularly to ensure litter does not overflow bin (frequency can be adjusted depending on actual use of bin, but likely to be twice weekly in key activity areas, with increased frequency in holiday periods).
 - Remove any litter/deposits in the vicinity of the bins to keep area in a clean and tidy condition Repair/replace/repaint/re-stain/clean as necessary.
 - Frequency of litter control works to be programmed fortnightly and adjusted as required subject to litter levels occurring on site, with the scope to increase regularity in high litter areas and decrease in low litter areas.

TYPE 9: PODIUM LEVEL PLANTING

- 3.25 Performance requirement: To establish and maintain planting appropriate to the specific location. Method statements will be required from the Landscape Maintenance Provider / Contractor to demonstrate compliance with this performance requirement and the specific operations listed here after with particular emphasis on the safely working at height through the production of a detailed Risk Assessment and Method Statement (RAMS)
- 3.26 Ongoing Maintenance: Carry out maintenance 1-3 years, comprising the following operations:
- To report based on evidence where required.
 - Monitoring of floral establishment annually.
 - To maintain Irrigation and watering system where necessary.
 - To maintain weeding, repairing and enhancement of the lawn and planted areas as required.
 - Carry out routine checks; Re-distribute gravel/pebble margins, gullies are clear of vegetation, edge retention, Check any man-safe, davit points or safe access systems where appropriate. This is to be checked annually, or to manufacturers recommended detail guidance.
 - Drainage holes need to be checked regularly to ensure they're not blocked.
- 3.27 Ongoing Maintenance: Carry out maintenance 4-5 years, comprising the following operations:
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- Evidence based reporting.
 - Remedial works and irrigation / watering where necessary.
 - Weeding out undesirable plant species, repair and enhancement where necessary.
 - Monitoring and reporting.

TYPE10: AMENITY PLANTING

3.28 Performance requirement: Ornamental shrubs, grasses, and groundcover plants to cover 100% of the relevant area at Year 3 and maintained at this level of coverage thereafter. The plants shall attain growth rates and form typical of the species. Planting will not encroach or overhang footpaths or carriageways. Method statements will be required from the Landscape Maintenance Provider to demonstrate compliance with this performance requirement and the specific operations listed here after.

3.29 Prescription: Establishment Period - Year 1 to 5 following planting:

- Maintain the full depth of mulch until canopies close. Top up mulch annually.
 - Maintain planting beds in a weed free condition through combined techniques of cultivation, hand weeding, and mulching until canopies are closed.
 - Maintain neat edges to grass areas and sweep up any mulch encroaching onto adjacent hard or soft surfaces.
 - Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features, according to the requirements of each species.
 - Remove any growth obstructing paths, carriageways, lighting, or sightlines. All pruning shall maintain natural growth and habit of the relevant species and promote flowering.
 - Water to field capacity via the tree pit watering pipe as necessary for the establishment and continued thriving of all planting during first three years following planting. Be proactive rather than reactive to weather conditions. To be water minimum monthly.
 - Watering 3-5 years as required to maintain establishment, but not over dependence on irrigation.
 - Replace any plants which have been removed, uprooted, or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.
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- At the podium level, drainage holes need to be checked regularly to ensure they're not blocked.

3.30 Prescription: Establishment Period - Year 1 to 5 following planting:

- Maintain mulched tree surrounds in a weed free condition, and with neat edges to amenity grass areas, and allow for topping up mulch when required e.g., after two years.
 - Maintain neat edges to grass areas and hard landscape.
 - Prune to remove dead, dying or diseased wood and to promote bushy growth and desirable ornamental features, according to the requirements of each species.
 - Remove any growth obstructing paths, carriageways, lighting, or sightlines.
 - All pruning shall maintain natural growth and habit of the relevant species and promote flowering.
 - Watering post establishment as required to maintain establishment, but not over dependence on irrigation.
 - Thin out selected species, where for example more vigorous species are taking over others.
 - Replace any plants which have been removed, uprooted, or destroyed within 2-5 years after planting (or the specific time agreed with the LPA), in the first planting season following the loss.
 - Remove litter at each visit.
 - At the podium level, drainage holes need to be checked regularly to ensure they're not blocked.
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4.0 RESPONSIBILITIES, MONITORING AND REVIEW

Implementation and Management Structure

- 4.1 This LMP incorporates objectives and prescriptions for the approach to be adopted in the maintenance and management of the landscape features which are to be incorporated into the landscape structure and public open space of the site.
- 4.2 The aim is to promote a sensitive management approach, which protects and improves the landscape and visual amenity value of the site and is compatible with the proposed development.
- 4.3 All maintenance of the public open space will be undertaken by a suitably qualified landscape management contractor, or any future adopting party. Periodically maintenance works will be monitored by a suitably qualified person to ensure that the landscape management operations are being completed in accordance with this document.

Long Term Monitoring and Review

- 4.4 The LMP is a dynamic document that should be reviewed regularly by a suitably qualified person and developed or amended as circumstances change and the site evolves.
 - 4.5 A LMP review should be carried out after five years of the commencement of the maintenance and aftercare scheme.
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5.0 ILLUSTRATIVE MATERIAL

Figure 1: 35410- RG-L-01 Landscape GA-A1 Sheet 1 - 4

6.0 APPENDICES

Appendix A.1: Landscape Maintenance Programme

6.1 A typical programme of landscape maintenance operations is provided below:

SHINFIELD PAVILION													
NO	ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
	EXISTING TREES												
1.1	Inspect annually and after storms												
1.2	Carry out works as recommended												
1.3	Carry out any works required to remove immediate hazards to public safety as soon as identified.												
1.4	Remove litter at each visit												
	NEW TREES												
2.1	Check/adjust/repair/replace tree ties/stakes/guying/fencing (during establishment period, until removed)												
2.2	Maintain 1m dia. weed free circle with neat edges												
2.3	Top up mulch												
2.4	Water during prolonged dry spells (until established)												
2.5	Inspect annually and prune to ensure appropriate habit and form and remove dead, dying or diseased wood												
2.6	Remove stakes when no longer required												
2.7	Replace dead/damaged trees (first 5 years)												
2.8	Remove litter at each visit												
	NEW HEDGES												
3.1	Re-firm plants after high winds and frost												

[illegible]

