



new Leaf
STUDIO

65-85 Holmes Road, Camden, London

LANDSCAPE MANAGEMENT PLAN

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new Leaf s T U D I O

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CHARTERED
LANDSCAPE
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65-85 Holmes Road, Camden, London

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CONTENTS

	Page no.
<u>INTRODUCTION</u>	1
<i>Acknowledgments:</i>	
<u>SECTION 1 – Landscape character and management objectives</u>	2
1.1 OVERALL CHARACTER	2
1.2 VEGETATION CHARACTER TYPES & MANAGEMENT OBJECTIVES	3
<u>SECTION 2 – Routine landscape maintenance</u>	5
2.1 GENERAL REQUIREMENTS	5
2.2 PRUNING TRIMMING & MAINTENANCE	5
2.3 WEED CONTROL	8
2.4 REMOVAL OF DEAD PLANTS AND REPLACEMENTS	9
2.5 BARE GROUND	9
 <i>Appendices:</i>	 10
A.1 Landscape Proposal DCL 571 / Drg 01	
A.2 Figure 1 – Pruning profiles	

INTRODUCTION

This Document is to be read in conjunction with The New Leaf Studio Landscape proposal drawings DCL 571/ Drg01.

This Management Plan was commissioned by Contemporary Design Solutions LLP on behalf of Designated Contractors Ltd, to serve as a management tool for use by those responsible for the ongoing management of the landscaping at the 65-69 Holmes Road, Camden Development.

This management plan broadly divides into 2 sections;

Section 1 provides background detail for reference and setting out the management objectives for each area and vegetation type, which should help steer future decision-making.

Section 2 provides a detailed specification of routine maintenance operations, which encompass periodic renewal and planned landscape management intervention. This section could be readily extracted and adjusted for use in obtaining tenders for annual maintenance.

Timescale: This management plan can reasonably be expected to apply for at least 10 years, with many elements still applying in 20+ years' time. However being made up of living elements, landscape is not an entirely predictable entity, and ongoing review and adjustment will be required.

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SECTION 1 LANDSCAPE CHARACTER & OVERALL OBJECTIVES

1.1 OVERALL CHARACTER

In general terms the sites overall character is characterised as set out below and both routine maintenance operations and longer-term management decisions should aim at maintaining these characteristics:

- **Lower Basement Garden:** Large 3.3 metre x 4.0 metre customised ‘Grenadier’ timber planter with integral seating and planted with mixed sizes of ornamental plantings. Planting includes a tall specimen shrub, ornamental climbing plants on rear wall and a mix of lower shrubs and groundcover. This planting has been designed to provide an attractive visual “green” impact to the conservatory style spaces at the rear of the lower ground floor whilst providing a contemplative and quiet outdoor space for people to sit and take in some fresh air.
- **Upper Basement Garden:** Customised ‘Grenadier’ timber planters of various sizes planted with mixed sizes of ornamental plantings have been placed against the South facing wall of the upper basement light-well garden. Planting includes a mix of lower shrubs and groundcover and a dense planting of evergreen clinging climbers on the south facing wall abutting the developments boundary. This planting has been designed an attractive visual “green” impact to the light-well, viewed from both the streetscape above and the apartments within the development looking out to the light-well.
- **Ground Floor Light-well Garden:** Two large, customised ‘Grenadier’ timber planters, 0.95 metres x 7.0metres and 1.475 metres x 5.8metres in size have been proposed to be planted with mixed sizes of ornamental plantings and been placed against the West and South facing walls of the ground floor light-well garden. This space is designated for service and fire escape access only. Planting includes a mix of lower shrubs and groundcover and a planting of medium height specimen shrubs and evergreen climbers in the South facing planter. This planting has been designed an attractive visual “green” impact to the light-well, viewed from both the first floor garden terrace above and apartments/study areas within the development looking out to the ground floor light-well.
- **First Floor Terrace Garden (Terrace for Maintenance access only):** Customised ‘Grenadier’ timber planters of various sizes have been planted with mixed sizes of ornamental plantings. This garden is not accessible to residents and is designed to form a green buffer between the neighbouring development to the East and the first floor terrace for resident access to the West. This has been achieved through the combination of both a large 9.6 metre wide x 2.08 metre high green wall metal screen planted with a dense cover of evergreen climbing plants and strategically placed small deciduous trees and tall specimen shrubs. A mixed planting of low shrubs and groundcover provide for an attractive outlook viewed from both the neighbouring development to the East and apartments looking out into the garden space.
- **First Floor Terrace Garden (Terrace for Student use):** Customised ‘Grenadier’ timber planters of various sizes combined with integral seating in resident access areas have been planted with mixed sizes of ornamental plantings. Planting includes a mix of tall specimen shrubs, ornamental grasses, formalised topiary shrubs, lower shrubs and groundcover and climbers and wall trailing shrubs. This planting has been designed to create a contemplative yet visually striking “green” impact to the first floor terrace space. The various seating nooks and dense plantings provide for either a small gathering of residents or a place to sit quietly in the outdoors. The dense mix of plantings will also provide for a visually appealing outlook for apartments within the development and any overlooking neighbouring developments.

1.2 VEGETATION CHARACTER TYPES & MANAGEMENT OBJECTIVES

The overall characteristics described above are largely created as a result of differential distribution of a number of vegetation character types. The distribution of these vegetation character types is indicated on the Landscape Proposals, drawing DCL 571/ Drg01.

These vegetation types are described below together with the landscape management objectives for each. For full details routine annual maintenance operations reference should be made to the maintenance specification in Section 2.

1.2.1 SMALL DECIDUOUS TREES

Characteristics:

- Located in large planter on first floor terrace for maintenance access only.
- Generally comprising small deciduous tree species suited to being container grown.
- Small deciduous trees to generally remain unpruned, however some formative pruning may be required especially with respect to your lower branches at eye level as per section 2.3.2 (a & b).

Typical species: *Sorbus commixta* 'Embley' (Japanese Rowan),

Periodic Management intervention:

- Periodic formative pruning only as required and described in sections 2.2.1 and 2.3.2 (a & b).

1.2.2 TALL SPECIMEN SHRUBS

Characteristics:

- Generally located in large planters on first floor terrace
- Specimen shrubs to generally remain unpruned, however some formative pruning may be required as per section 2.3.2 (b).

Typical species: *Amerlanchier lamarkii* (Snowy Mespilus) *Rhus typhina* (Stag's Horn Sumach)

Periodic Management intervention:

- Periodic formative pruning only as required and described in sections 2.2.1 and 2.3.2 (a & b) of this document.

1.2.3 MEDIUM HEIGHT ORNAMENTAL GRASSES AND STRAPPY LEAFED PLANTS

Characteristics:

- Generally distributed in various planters on the First floor terrace and ground floor light-well gardens.
- Generally comprising ornamental deciduous grasses and strappy leaved perennial species.
- Allowed to grow to their natural height as per sections 2.2.1 & 2.2.2 (d)
- Perennial Strappy leaved plants such as the New Zealand Flax should be stripped or carefully pruned of dead leaves to base as required.
- Deciduous Grasses to be cut back to the ground at the end of Winter (February)

Typical species: *Phormium* 'Bronze Baby' (New Zealand Flax 'Bronze Baby'), *Miscanthus sinensis* 'Yakushima Dwarf' (Dwarf Maiden Grass)

Periodic Management intervention:

- Replacement planting as necessary.

1.2.4 MEDIUM HEIGHT ORNAMENTAL SHRUBS & HERBACEOUS PERENNIALS

Characteristics:

- Generally located in various planters distributed around the development

- Generally comprising ornamental species that do not grow as tall as the tall specimen shrubs and including a mix of evergreen and deciduous species.
- Allowed to grow to between 1.0m and 1.5m high as per section 2.2.2 (c)

Typical species: *Anemone x hybrida* 'Queen Charlotte' (Japanese Anemone), *Aucuba japonica* 'Rozannie' (Japanese Laurel), *Brachyglottis* 'Sunshine' (Shrub Ragwort), *Cistus* 'Silver Pink' (Rock Rose 'Silver Pink'), *Euonymus Fortunei* 'Emerald and Gold' (Spindle 'Emerald and Gold'), *Euonymus Fortunei* 'Silver Queen' (Spindle 'Silver Queen'), *Hebe rakaiensis* (Shrubby Veronica), *Hemerocallis* 'Stafford' (Day Lilly 'Stafford'), *Prunus Laurocerasus* 'Otto Luyken' (Cherry Laurel 'Otto Luyken'), *Salvia officinalis* 'Purpurascens' (Purple Sage), *Skimmia Japonica* 'Nymans' (Japanese Skimmia), *Spirea Japonica* 'Goldflame' (Japanese Spirea 'Goldflame'), *Viburnum davidii* (Viburnum),

Periodic Management intervention:

- Rejuvenation pruning every 7-12 years or when planting becomes too tall / bare at base / leggy. Rejuvenation pruning to be phased so a maximum of 10% of such planting is hard pruned at any one time.
- Replacement planting as necessary at time of rejuvenation pruning.

1.2.4 MEDIUM HEIGHT TOPIARY SHRUBS

Characteristics:

- Located in large central planters on the first floor terrace accessible to students.
- Keep as clipped domes of approximately 800cm -1m domes as per section 2.2.2 (f)

Typical species: *Buxus sempervirens* (English Box)

Periodic Management intervention:

- Hedge trim as per section 2.2.1 e) and figure 1 at a minimum least twice a year to maintain a tight dome shape.
- Replacement planting as necessary.

1.2.5 LOW GROUND COVER – SHRUBBY & HERBACEOUS & GRASSES

Characteristics:

- Generally placed on sightlines at junctions and on bends to maintain visibility through the various garden spaces and also as a low edge planting and ground cover below taller planting.
- Also used on other areas too narrow for taller planting or where low planting is required for other reasons.
- Generally not allowed to grow more than 600mm high
- Prune as per section 2.2.2 (e & f)

Typical species) *Bergenia cordifolia* 'Purpurea' (Elephants Ears 'Purpurea'), *Epimedium x versicolor* 'Sulphureum' (Bishops Hat), *Geranium macrorrhizum* 'Bevan's variety' (Cranesbill 'Bevan's Variety'), *Hackonechloa macra* 'Alboaurea' (Golden Japanese Forest Grass), *Hebe albicans* 'Red Edge' (Shrubby veronica 'Red Edge'), *Heuchera micrantha* 'Palace Purple' (Purple Leaved Coral Bells), *Hypericum x moserianum* (St Johns Wort), *Lamium maculatum* 'Beacon Silver' (Creeping Lamium), *Stachys byzantina* 'Silver Carpet' (Lambs Ears), *Waldestenia ternata* (Siberian Waldestenia).

Periodic Management intervention:

- Rejuvenation pruning if growth mounds up excessively high over the years or becomes leggy if overshadowed by taller shrubs or if an excessively square and formal shape evolves from routine pruning (see Figure 1 and section 2.2.2 (e & f)
- Replacement planting as necessary at time of rejuvenation pruning.
- Hard pruning of adjacent planting if it threatens to overgrow and out compete the lower planting or encroaches into sight lines

SECTION 2 – ROUTINE LANDSCAPE MAINTENANCE

Note: This section includes all “landscape” maintenance work in the broadest sense. It should be noted that some items of work may be carried out by parties other than the main landscape maintenance contractor, but they are included in this document for completeness.

2.1 GENERAL REQUIREMENTS

2.1.1 REINSTATEMENT: Reinstate to original condition and within a reasonable period of time (according to season), any damage or disturbance occurring during the work, to soil structure, planting, grass, fencing, hard landscaping, structures or buildings.

2.1.2 WATERING:

- As the planting through the site is in large containers watering will be an ongoing requirement especially during dry spells between the months of April to August.
- Please seek instruction before using a supply other than potable mains water.
- Ensure the full depth of planting media is thoroughly wetted.
- DROUGHT: If water supply is or is likely to be restricted by emergency legislation, seek instruction prior to using available onsite water on plantings.

2.1.3 WATERING NEW PLANTS: Any newly installed plants should be kept watered for at least the first year after planting, extending to three years for larger specimens.

- Apply water at intervals through the growing seasons to ensure continued healthy thriving of the trees.
- At each occasion ensure that sufficient water is applied to fully irrigate the plant.
- Pay particular attention between the months of April to August.

2.1.4 MATURED BARK MULCH FOR PLANTERS

- Matured bark mulch should be maintained in bare areas to a depth of 50mm in bare areas.
- Replacement Mulch should have the following characteristics
 - Pine, Spruce, Douglas Fir or Larch bark mulch from an FSC certified sustainable source.
 - Particle size 5-35mm
 - Wood content: less than 5%
 - pH between 4.5 and 5.5
 - Free of any pests, disease, fungus, weeds or other contamination
 - Tested in accordance with BS 4790:1987 for fire resistance and classified as having “low” potential to burn.
 - Matured through natural heat treatment to ensure that excess volatile substances are driven off, involving temperatures within the heap exceeding 50°C for a minimum 14

2.1.5 DISPOSAL OF ARISING: unless specified otherwise, dispose of arisings from all specified operations by removing from site.

- Wherever possible, green waste, fallen leaves, prunings etc are to be disposed of to a green waste composting organisation.

2.1.6 CHIPPING OR SHREDDING ON SITE: There is to be no chipping or shredding on this site

2.1.7 LITTER COLLECTION: Collect and remove all extraneous rubbish not arising from the contract work and detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, and similar debris.

2.1.8 CLEANLINESS: Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations

2.2 PRUNING, TRIMMING & MAINTENANCE

2.2.1 GENERALLY

a) PRUNING GENERALLY:

- Prune in accordance with good horticultural practice. Prune larger branches and woody stems in accordance with good arboricultural practice. Except where specified otherwise, prune as recommended by BS 7370: Part 4, clauses 3.6.3 to 3.6.5.
- Thin, trim and shape appropriately to each species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Always use well maintained, clean, sharp secateurs, handsaws or other tools. Trim off ragged edges of bark or wood with a sharp knife.
- Remove branches without damaging or tearing the stem.
- Keep wounds as small as possible and cut cleanly back to sound wood. Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Prune larger branches neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Avoid major or wholesale pruning between the months of February and end of July to avoid disturbance to nesting birds, as it is an offence under Section 1 of the Wildlife and Countryside Act of 1981 to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. This includes causing such consequence through operations such as pruning when and where birds are known or likely to be nesting.
- See *Figure 1* in the appendices for general guidance for pruning objectives for different vegetation types.

b) REMOVE ALL SUCKERS:

In most of the plants on site especially hedgerow plantings, suckering is not to be discouraged unless a particular species is dominating beyond its allotted space.

Remove suckers that do arise from:

- Standard trees
- Grafted plants, where the rootstock sucker is a different species or variety to the intended scion plant.
- Cut back level with the source at stem or root (this may involve removal from below ground level).

c) REMOVAL OF EXCESSIVE OVERHANG OR HEIGHT: Regularly remove any growth encroaching onto:

- Pedestrian and maintenance pathways
- Sightlines for signs,
- Sightlines at junctions and for CCTV cameras
- Light fittings, including growth that prevents adequate spread of light from light fittings.
- Canopies of trees causing excessive overshadowing or competition
- Other lower planting causing overshadowing and competition.

Trim back growth beyond the critical point to allow for at least 6-months re-growth before further encroachment will occur.

Maintain a natural outline, avoiding a square boxed appearance. Maintain sides that gently slope back with a smooth curved transition to the top, avoiding a sharp corner or shoulder (see *Figure 1* in the appendices)

Avoid pruning a whole group to the same height, maintain some variation to respond to localised conditions and to maintain a natural outline.

- d) SECATEUR PRUNING: Where specified below and dictated by good horticultural practice, shrub pruning is to be carried out with sharp secateurs cutting to base of branches / branch junctions.
- Cutting all growth to a single level is to be avoided
 - Leaving branch stubs is to be avoided.
- e) HEDGE TRIMMER PRUNING: Where specified below and dictated by good horticultural practice, certain shrubs and hedges may be cut with shears or mechanical hedge trimmers.
- Vertical sides and angles between sides and top are to be avoided.
 - Sides to be cut to a profile sloping back into the planting, with a smooth curved transition to the top.
 - Some variation in height should be achieved to give a gently undulating and more natural appearance.
 - See *figure 1* in the appendices
- f) WINTER LEAF REMOVAL:
- Once all leaves have fallen from trees in autumn, clear any remain on top of shrubs
- g) SNOW REMOVAL FROM SHRUBS/TREES: If snow remains lodged in the canopy of trees or shrubs to the extent that there is risk of causing collapse of canopies or whole plants, knock or brush snow off.

2.2.2 PRUNING, TRIMMING & MAINTENANCE OF SPECIFIC TREE, SHRUB AND GROUND COVER PLANTING TYPES

- a) GENERALLY: Different planting types are defined on the Detailed Planting Proposals drawings *DCL 571/ Drg 01* and *figure 1* in the appendices of this document. Refer also to section 1 of this management plan for details of overall management objectives for each type.
- b) SMALL DECIDUOUS TREES & TALLER SPECIMEN SHRUBS:
- Generally intended to be allowed to grow to their natural height.
 - If required; Secateur pruning as clause 2.2.1 d) is to be preferred for routine pruning to maintain a natural outline (hedge trimmer pruning of these specimen shrubs is to be avoided).
 - Do not prune during the late winter/early spring sap flow period, unless specified otherwise.
 - Crown prune young trees up to 4 m high by removing dead branches and reducing selected side branches by one third to preserve a well balanced head, ensuring the development of a single strong leader and the removal of duplicated branches and potentially weak or tight forks. In each case cut back to live wood.
 - Extensive crown pruning of young trees and any surgery to larger trees must be carried out by a member of the Arboricultural Association or similar accreditation body.
 - Some routine formative pruning will be required to control excessive spread / overhang in accordance with clause 2.2.1 (c)
 - Formative pruning should take into account for needs of visibility and personal security and to maintain natural form.
 - Pruning to maintain clearance below canopies: Remove branches as required to maintain clearances set out below and shown on Figure 1 in the appendices.
 - Remove whole branches back to the stem, or cut lower portions of branches back to lateral or sub-lateral buds or branches without leaving stumps.
 - Over Pedestrian circulation areas / paths: Min. 2.5m
 - Over tree/ shrub planting: Minimum clearance: at least 1.5m above intended maintenance height of planting in order to allow light and air to reach planting below. If dimensions of tree canopy allow, a greater clearance would be preferable.
 - Prune as required and on a regular basis to avoid tree canopies obstructing:
 - Sight lines
 - Clearance around lighting columns to ensure clear passage of light to surrounding paths.
 - Pruning to remove basal epicormics growth: Some trees such as *Rhus* produce basal epicormic growth.

- Tree stakes and ties: Inspect twice a year, and carry out the following:
 - Check stakes for looseness, breaks and decay and replace as necessary to original specification. If a tree with a defective stake has grown sufficiently to become self-supporting, remove stake(s) and ties and fill the hole(s) with lightly compacted soil.
 - Adjust, re-fix or replace loose or defective ties as necessary, allowing for growth since planting and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
 - Where stakes are longer than half the height of the clear stem of the tree, cut the stake to this height in spring and retie to tree firmly but not tightly with a single tie.
 - Remove redundant tapes, tags, ties, labels and other encumbrances.
 - Remove stakes and ties that are no longer required for support by the tree

- c) MEDIUM HEIGHT ORNAMENTAL SHRUBS:
 - Keep trimmed to an overall height of between 1.0 to 1.5m.
 - Maintain a sloping / mounded profile as indicated in *figure 1* in the appendices, avoiding vertical sides and sharp angles at transition from side to top.
 - Some variation in height is to be encouraged to maintain a natural appearance.
 - Trim using a hedge trimmer in accordance with *clause 2.2.1 (e)*
 - Weed out woody species and pernicious weeds as clauses 2.3.
 - Allow for major rejuvenation pruning.
 - Where planting has become excessively square and formalised, major rejuvenation pruning to be undertaken in phases over the next five years to restore a more informal outline in line with *figure 1 in the appendices*. This will involve cutting back hard close to ground level to encourage new basal growth in order for the less formal outline to be achieved.

- d) MEDIUM HEIGHT, GRASSES AND STRAPPY LEAFED PLANTS
 - Generally intended to be allowed to grow to their natural height.
 - Phormium spp.– Remove dead and fading outer leaves in spring and autumn or as required. If plants flower, cut out flower stems as decorative seed pods shrivel in autumn.
 - Miscanthus & Calamagrostis spp.– At the end of winter cut Miscanthus and Calamagrostis to 100mm from the ground to allow for new spring growth.
 - Weed out woody species and pernicious weeds as clauses 2.3

- e) HERBACEOUS GROUND COVER:
 - Trim off dead flower stems and dead foliage once they no longer have any ornamental value and if they detract from the tidy appearance of the planting, trimming down to basal foliage.
 - Dead flower stems that become covered by new foliage are not a problem.
 - Keep substantially weed free.
 - Weed out woody species and pernicious weeds as 2.3.

- f) SHRUBBY GROUND COVER & LOW CLIPPED SHRUBS AND TOPIARY DOMES:
 - Keep trimmed to a height not exceeding 600mm in sightlines
 - Maintain a sloping / mounded profile as indicated in *Figure 1* in the appendices, avoiding vertical sides and sharp angles at transition from side to top.
 - Some variation in height is to be encouraged.
 - Trim using a hedge trimmer in accordance with *clause 2.2.1 e)*
 - Especially in sight lines, trim as required during the growing season to maintain sight lines, trimming to allow for some re-growth before further trimming is needed.
 - Keep substantially weed free.
 - Weed out woody species and pernicious weeds as 2.3.
 - Allow for major rejuvenation pruning every 10 years.
 - Where planting has become excessively square and formalised, major rejuvenation pruning to be undertaken in phases over the next five years to restore a more informal outline in line with *figure 1* in the appendices. This will involve cutting back hard close to ground level to encourage new basal growth in order for the less formal outline to be achieved. See *section 2.3.5*.

2.3 WEED CONTROL

- a) WEED CONTROL GENERALLY:
- Remove and/or prevent plant growth that is not required in the landscape to maintain areas in substantially weed free condition.
 - Ensure that the methods used cause the minimum of damage to adjacent plants.
- b) HAND WEEDING: Remove weeds, including roots, by hand using hoes, trowels or forks, taking care to remove not more than a minimum quantity of soil, causing minimum disturbance to trees, plants, mulched surfaces and bulbs and leaving the area in a neat, raked, clean condition.
- c) WEED CONTROL WITH HERBICIDE:
- Herbicide use should be avoided in a container planting environment.
 - Please seek instruction before planning to use a herbicide for weed control.
- d) TREE SEEDLINGS / SAPLINGS, BRAMBLES & SELF SOWN ELDER & BUDDLEIA: In all instances these are to be removed, ideally while still small and easy to pull / dig out. In some instances self-sown trees may develop un-noticed among other planting until they have reached some height.
- At least once a year, check all areas for presence of such weeds – do not wait for them to become an obvious problem.
 - If small enough and suitably accessible, pull or dig out, including roots
 - Where inaccessible, too big or digging out would cause excessive disturbance to surrounding planting, cut to ground level and treat stump with suitable herbicide to kill it and prevent re-growth. Please seek instruction before planning to use a herbicide for weed control.

2.4 REMOVAL OF DEAD PLANTS AND REPLACEMENTS

- a) REMOVE AND REPLACE DEAD PLANTS: as soon as dead plants become evident. Plant replacements as soon as possible and in any case within the next planting season after failure.
- Removal of dead plants is to be included as part of the standard annual maintenance contract. Replacement planting will be subject to agreement over additional costs.
 - Seek Instruction on the need for any replacement planting to agree details and costs before ordering.
 - Generally replace with equivalent species to those lost, however seek instruction if change of species is required or recommended.
 - Where loss is due to disease or localised changes in microclimate, for example due to shading from developing tree canopies, consider replacing with a different species more suited to the changed conditions, but which will have similar characteristics in terms of size and habit, to the original plants.
 - Apply a 50mm depth of composted bark mulch or recycled green waste compost to any new planting areas. Do not use freshly chipped or shredded green waste.

2.5 BARE GROUND

2.5.1 BARE GROUND:

If the rest of the maintenance specification is followed there should not be significant areas of bare ground at any time. However there may also be localised areas where rejuvenation pruning has recently been carried out and plants are yet to regenerate, or where plants have died and cannot yet be replaced due to seasonal or exceptional budgetary constraints.

2.5.2 TREATMENT OF BARE GROUND:

Where areas of bare ground do occur:

- Keep in a substantially weed free state through mechanical or chemical means until existing planting has regenerated or until new planting can be carried out.

APPENDICES

A.1 Landscape Proposals *DCL 571/ Drg 01*

A.2 Figure 1 – Pruning profiles