

11 PRINCE ALBERT RD, NW1 – LANDSCAPE MANAGEMENT PLAN

TYPE OF PLANTING/ LANDSCAPING	MANAGEMENT OBJECTIVES	PRESCRIPTION
<p>Individual Semi-Mature and Heavy Standard Trees</p>	<p>Promote satisfactory establishment and development; and Promote conditions so that the trees are healthy and safe.</p>	<p>The trees will require intensive establishment maintenance to ensure satisfactory establishment and growth. The following works will be undertaken by the Landscape Contractor during the defects liability period;</p> <ul style="list-style-type: none"> • Application of fertiliser at appropriate times; • Refirming of trees as necessary; • Manual irrigation as necessary to ensure healthy growth; • Pruning to remove dead or dying and diseased wood and suckers, and to promote healthy growth and a natural shape; • Adjustment and replacement of support mechanisms as necessary; • Controlling of pests and diseases; • Replacement of poorly established or dead plants; • Removal of above ground support mechanisms at the end of the defects liability period (see 3.1 below); • Formative pruning should achieve an appropriate but not unnatural shape; and • Where any individual trees fail to develop well or subsequently deteriorate measures will be taken to resolve any underlying problems. <p>Where poorly developed and dead trees have an adverse impact on the design and management objectives they will be replaced.</p>
<p>Ornamental Planting and Hedges</p> <p><u>Continued/.</u></p>	<p>Promote satisfactory establishment and development of new material;</p> <ul style="list-style-type: none"> • Take measures to ensure that the design concept to be proposed specifically for each area is achieved; • Maintain planting in a healthy and attractive condition; and • Promote continuity of the design concept and particular effects. 	<p>Satisfactory initial development of new ornamental planting will require good attention to establishment maintenance. Works which will be undertaken during the defects liability period will include:</p> <ul style="list-style-type: none"> • Keeping beds free of weeds; • Application of fertiliser as appropriate; • Refirming of plants as necessary; • Irrigation as necessary to ensure healthy growth; • Pruning to remove dead or dying and diseased wood and suckers, and to promote healthy growth and a natural shape; • Controlling of pests and diseases; • Replacement of poorly established or dead plants; • Cutting back of herbaceous plants as appropriate; and • The degree of maintenance input in subsequent years will not need to be as great as in the initial establishment phase. However, it will be imperative that appropriate and timely inputs are made.

TYPE OF PLANTING/ LANDSCAPING	MANAGEMENT OBJECTIVES	PRESCRIPTION
11 Prince Albert Rd Ornamental Plants and hedging Continued/.		Maintenance works that will be undertaken beyond the defects liability period should include (and not be limited too); <ul style="list-style-type: none"> • Keeping beds free of weeds through hoeing and weeding or the use of bark mulches; • Regular application of fertiliser Pruning to remove dead or dying and diseased wood and suckers, to promote healthy growth and natural shape and to ensure plants do not unduly encroach over paths, roads etc; <ul style="list-style-type: none"> • Special pruning to maximise floral or stem effect; and • Control of pests and diseases causing, or likely to cause, permanent damage
Grassed Areas	<ul style="list-style-type: none"> • Take measures to promote satisfactory establishment; and • Promote safe access and use 	Mowing with a rotary machine to a height of 30mm whenever the sward reaches a height of 55mm. <ul style="list-style-type: none"> • Edging off of all paths and kerb edges and reformation of edges along ornamental plantings prior to the mowing season. • Trimming back of edges along ornamental plantings with long-handled shears on every other occasion of mowing. • Strimming or herbicide control where mown grass abuts fences, walls etc. and around trees and obstacles. • Regular reinstatement of damaged or worn areas. • Where the proposed areas have been sown as part of the landscape proposals. The following additional works will be undertaken in the defects liability period. • Application of selective herbicide. • Manual Irrigation to maintain healthy growth. • Application of spring fertiliser in March. • Application of autumn turf fertiliser in September. • Regular reinstatement of failed, damaged or worn areas.

Maintenance Schedule: The Regular Program to Include

Mow grass each visit and neatly clip edges throughout growing season (clear away grass clippings)

Supply and apply seasonal weed and feed treatment to lawns when conditions allow.

Supply and apply general fertilizer to beds in spring.

Control weeds and moss on hard standing chemically in necessary. Carry our regular weed control to planted areas.

Carry out formative pruning to new shrubs.

Carry out pruning of shrubs and climbers at correct times of year and as necessary to prevent overgrowth. Remove any dead wood regularly.

Control invasive plants as necessary.

Clear leaves, debris and any litter from garden.

Cut down old herbaceous stems in late autumn.

Carry out dead heading to encourage re-flowering where applicable.

Attempt to control pests and diseases using pesticides where reasonable.

Clip hedging often enough to keep neat and tidy, but in the case of buxus not too frequently to help prevent development of buxus blight.

Clear away rubbish from the above work.

Total number of visits: 40

Annually

Assess and replace defective plants as necessary.

Top up bark mulch