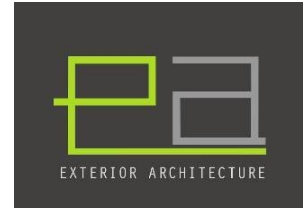


Exterior Architecture Ltd

Centric Close, Camden

Landscape Management Plan



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Landscape Management Plan**

October 2017

Revision: A

Date: 02 February 2018

A handwritten signature in blue ink, appearing to read 'L. Pace'.

Checked: Leighton Pace

Position: Director

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1 INTRODUCTION

1.1 Background

This document describes the Landscape Management Plan for the Centric Close, Camden site which will provide residential accommodation and commercial workspace.

This plan has been prepared on behalf of Fairview New Homes Ltd by Exterior Architecture Ltd (ExA) in line with best practice principles and in consultation with the wider consultant team and Fairview New Homes.

1.2 Purpose

This document sets out the management and maintenance objectives and schedule of operations for the protection and enhancement of the landscape, how the issues of landscape significance will be managed and the requirements of the management company that will undertake the work and oversee an ongoing review of the strategy.

2 GENERAL SITE DESCRIPTION

2.1 Location

1 Centric Close,
Oval Road,
Camden, London
NW1 7EP

2.2 Existing Vegetation

Vegetation is limited to the boundaries and is made-up of unmanaged planting, much of which appears to be self-seeded. The concrete hard standing is predominately devoid of vegetation except for Ivy-leaved Speedwell, Common Chickweed and Bittercress which have colonized cracks and small portions of gravelled areas. Scattered scrub is present in a narrow band along the south-eastern site boundary, comprising of a Cotoneaster tree and stands of Ivy. Scattered scrub is also present along the western site boundary associated with the off-site railway and encroaching slightly into the site through a chain-link fence in places.

2.3 Development Proposals

The site can be divided into several identifiable zones, the largest of which is the central courtyard. Being at the heart of the development, the courtyard acts as a welcome point for both the residential and commercial users. The second zone is a communal garden area for the residents to store their bikes, but also participate in the residential planting scheme. The last zone comprises of private residential terraces on the fourth and sixth floor levels which provide elements of planted screening, seating and play.

3 POLICY AND LEGAL PROTECTION RELATING TO THE SITE

The Owner is committed to the long-term maintenance of the Landscape Scheme and implementation of Landscape Management Plan. Individual responsibility for this will lie with their Landscape Contracts Manager.

Day to day responsibility for the delivery of maintenance operations will be the responsibility of the appointed Landscape Contractor.

No works should be undertaken to the trees or hedgerows during the bird-nesting season, March to September inclusive. Any works are to be in accordance with the Wildlife and Countryside Act 1981 (as amended).

4 OBJECTIVES OF THE LANDSCAPE MANAGEMENT PLAN

The overall aims of the Landscape Management Plan are:

- To create an attractive and well cared-for setting to the development,
- To ensure the successful implementation, establishment and longevity of the plant scheme and external treatments,
- To promote biodiversity and potential habitats for the site through suitable establishment and management techniques,
- To explain the purpose of each planting treatment and the overall maintenance requirements for the development,
- To identify defects as soon as possible to minimize any damage and rectify at the earliest opportunity,
- To ensure best horticultural and health & safety practices at all times,
- To provide additional and enhance the existing wildlife buffer vegetation along the east and western boundaries.

5 MANAGEMENT OBJECTIVES

The key objective is to improve and maintain the landscape in perpetuity. This will be achieved through the implementation of this management plan.

All operations are to be carried out in accordance with the Maintenance Specification included with the management file.

6 GENERAL MAINTENANCE CONDITIONS

6.1 Introduction

The works consist of the maintenance and management of the new high quality amenity planting, including trees, shrubs and herbaceous planting.

The works shall be maintained by the appointed Landscape Contractor from Practical Completion for the Defects liability term as follows;

- Trees - 36 months from Practical Completion
- Perennial Shrubs and Herbaceous Planting - 12 months from Practical Completion

or

- Until works are signed over to Landscape Contract Manager. At this point the responsibility will transfer to that party.

The proposed Landscape Contractor shall be a full member of the British Association of Landscape Industries.

6.2 Machines and Tools

Machines and tools are to be used that are suitable for the site conditions and the work to be carried out. Use hand tools around trees, plants and in confined spaces where it is impracticable to use machinery.

6.3 Workmanship

The method of executing any of the work in this specification and schedules unless specifically mentioned is at the discretion of the Landscape Contractor.

Where and to the extent that materials, products and workshop are not fully specified they are to be suitable for the purposes of the works states in or reasonably to be inferred from the contract documents, and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.

Maintenance standards should at all times reflect the development's high quality image. Landscape Contractor shall keep all planting area weed free, plants vigorous and healthy, and the overall landscape environment neat and tidy.

6.4 Chemicals

Pesticides include herbicides, insecticides, fungicides and plant growth regulators. The use of pesticides is governed by legislation. The Landscape Contractor must comply with the 'The Control of Pesticides (amendment) Regulations 1997' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances

Hazardous to Health Regulations 2002' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.

All pesticides must be products on the current list of Agricultural Chemicals Approval Scheme. All pesticide users shall comply with the conditions of approval relating to use clearly stated on the product label.

6.5 Watering

Watering shall be undertaken as necessary to ensure that all plants thrive. Frequency – as required to maintain healthy plant growth.

6.6 Arisings

The Landscape Contractor is to remove from the site and dispose of weeds, arisings, leaves, litter and rubbish unless specifically described as to be left and spread over beds etc.

7 HARD LANDSCAPE

7.1 Sweeping of Hard Landscape Surfaces

In the areas specified, the Contractor shall be required to maintain surfaced areas clear of litter, twigs, leaves, glass, debris and similar on a fortnightly basis. The Contractor shall remove all arisings from site at the end of each work period and take them to the designated location for disposal.

The Contractor shall inform Landscape Contracts Manager immediately they are aware of any occurrence of acts of vandalism to these areas.

7.2 Weeds

The Contractor shall maintain all hard landscape surfaces weed-free and at no time shall weed growth exceed 5% of any area. Should the Contractor wish to employ any chemical methods for this particular item, it shall be with the written approval of Landscape Contracts Manager.

Weed growth is deemed to include the removal of moss.

The Contractor shall provide a rate to apply an approved pesticide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates.

The Contractor shall allow in this rate to return to site in approximately two weeks following application (as agreed by Landscape Contracts Manager), depending on the time of year and the prevailing weather conditions, to scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings to designated location for disposal at the end of each work period

7.3 Gullies and Linear drainage

The Contractor shall allow for inspection of all gullies, grilles, covers, on each site visit. The Contractor shall thoroughly clean them of any silt, dirt, debris, leaves, litter, stones, concrete etc. as necessary.

The Contractor shall check that water is running freely in gullies and drains, reporting any defects or unacceptable obstruction to Landscape Contracts Manager.

On removing any grating, cover or grille, the Contractor shall clean the rebate in the frame and ensure that it is replaced flush in the frame. All arisings shall be removed from site to the designated location for disposal.

7.4 Clear Snow and Supply

Landscape Contracts Manager may at times of inclement weather require the Contractor to clear snow and ice and apply approved grit. The Contractor shall allow in this rate to return to site in early spring to clear it from all remaining grit.

7.5 Spray and Scrape Weeds on Hard Surfaces

The Contractor shall provide a rate to apply an approved pesticide to areas of weeds growing in paved or hard surfaced areas at the manufacturer's recommended rates. The purpose of this rate is to treat areas of hard surfaces where weeds have rooted and require a thorough drench in order to achieve a complete root kill. The Contractor shall allow in this rate to return to site in approximately two weeks following application (as agreed by Landscape Contracts Manager), depending on the time of year and the prevailing weather conditions, to scrape the remaining surface growth off the weeds (which should by then be browned and showing signs of die-back) and remove all arisings to designated location for disposal at the end of each work period. The Contractor shall allow in this all inclusive rate to apply chemicals in accordance with manufacturer's recommendations.

7.6 Raised Planters to Roof Terraces

The Contractor shall, at all times, maintain the raised planters in a clean and safe condition.

In the instance of damage or significant marks to planters where parts of the steel have been scratched or disfigured in any way, these are to be painted using a liquid paint touch up to the same colour as the planter.

Inspections to be undertaken on a monthly basis by on site building staff and works undertaken immediately in identification of any fault.

7.7 Street Furniture/Play Equipment

Benches in the Courtyard and Roof Levels 4 & 6 are to be regularly maintained throughout the year to meet health and safety requirements.

Play Equipment on Roof Levels 4 & 6 are to be regularly inspected and maintained throughout the year to meet health and safety requirements. Works to be immediately under taken in identification of any fault.

HEDGE MAINTENANCE

7.8 General

The Contractor shall, at all times, maintain hedges so that they are neat, tidy, vigorous, dense and do not obstruct or overhang footpaths and roads or encroach on other maintained areas. Cutting shall generally maintain the original profile, both linear and sectional.

All hedges shall be cut using sharp shears, reciprocating hand held cutters or secateurs.

All hedges shall be cut to leave a clean, even height and well cared for appearance.

All arisings shall be collected immediately following cutting or at the end of each work period and taken to the designated location for disposal. This includes trimmings hung up in hedges and the sweeping of adjacent hard surfaces.

The Contractor shall ensure that the width of the hedge or any vegetation within it does not present a hazard or obstruction to pedestrians, pavements, roads or signs at any time. The Contractor shall allow for this in his tendered rate.

Once commenced, the cutting operation shall continue and be completed without delay.

7.9 Pruning established hedge

The hedge shall be pruned back to the same height, width and general shape as that which existed at the completion of the last approved pruning. The sides of the hedge shall be slightly inward sloping (i.e. wider at the bottom of the hedge than at the top to give more stability) with the top of the hedge level and at right angles to the ends.

The Contractor shall carry out pruning in compliance with the Wildlife and Countryside Act.

Once established hedge cutting will be undertaken according to vigour and type. In any event, low vigour hedges shall receive at least one cut at appropriate levels.

Pruning shall be carried out at times appropriate to each species, defined below:

- *Fagus sylvatica* – late summer
- *Taxus baccata* – summer/early autumn
- *Ilex crenata* – late winter/early spring

8 SHRUBS BED MAINTENANCE

8.1 General

The Contractor shall remove all litter from all shrub areas.

All arisings shall be collected and removed from site at the end of each work period and taken to the designated location for disposal.

Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris on each maintenance visit.

The Contractor shall maintain the edges of all shrub beds in a neat and tidy appearance

8.2 Hand Weeding and General Maintenance

The Contractor shall visit each shrub bed on a minimum of 26 occasions equally spaced through the year, i.e. fortnightly visits. The Contractor shall undertake the following operations on each visit.

Remove, using correct horticultural practices, all fallen flowers, leaves and other debris. All cultivated areas shall be cleared of litter and other debris. The Contractor shall ensure that each maintenance visit coincides with a litter removal visit.

The Contractor shall prune shrubs in accordance with Section 8.3 and 8.4, in order to prevent obstructions to paths, steps, sight lines, windows, doors and other similar situations.

The Contractor shall at each visit remove all dead, damaged, infested, reverted or diseased branches and stems using correct horticultural practices. The Contractor shall otherwise prune all plant material at the correct pruning time and in accordance with Section 8.4 of this specification.

Remove weeds by pulling by hand, hoeing and raking, avoiding damage to stems, branches and plant roots, leaving a clean weed free surface cultivated to a medium tilth. No herbicides shall be used.

All dead shrubs or plants shall be removed and Landscape Contracts Manager advised.

Landscape Contracts Manager may instruct the Contractor to supply and plant new plant material in accordance with the Planting Specification, at the same time as the plant material is removed or as specified by Landscape Contracts Manager within the planting season.

The Contractor shall cultivate all shrub beds not covered by shrub growth to relieve areas of compaction to a depth of 75mm, to maintain a high standard of appearance and to remove free seedlings and other woody weeds by forking or other approved method. Care shall be taken not to damage or disturb roots, branches and stems and avoid excessive treading of the surface. The Contractor shall break down any lumps and leave the surface weed free with a medium/fine tilth. All arising shall be collected and disposed of.

The Contractor shall visit each bed on one occasion during January – April. The Contractor shall supply a residual herbicide approved by Landscape Contracts Manager and apply it at the manufacturer's recommended rates during frost free conditions to all shrub beds. The Contractor shall ensure that the herbicide is applied to ground free of weeds, leaves and litter to prevent all weed re-growth, until 31st July of the following summer.

The Contractor shall, by use of approved herbicides or hand weeding, ensure within his Tendered rates that the weed coverage does not exceed 5% of the total area of

each shrub bed. The Contractor shall ensure that no damage to ornamental plants results from herbicide applications.

Following 'gap planting', normally November to March, the Contractor shall carry out the following regime until beds are deemed by Landscape Contracts Manager to have become established enough for winter chemical application. This shall include hand weeding, refirming any planted material and pruning as necessary, in order to establish the planted area.

Should the Contractor apply pesticide to the areas that Landscape Contracts Manager has designated as 'newly planted', then the Contractor shall be required to replace all plant material deemed by Landscape Contracts Manager to be damaged or dead due to the Contractor's negligence, at no extra expense.

8.3 Pruning

The Contractor shall prune all plant material at the correct pruning time and in accordance with this specification and correct horticultural practice. This represents general guidelines for pruning. The Contractor shall note that pruning methods differ with species, cultivar, maturity and the exact position of the shrub. If the Contractor is in any doubt about the appropriate method to be used, then the advice of Landscape Contracts Manager shall be sought.

Pruning of individual shrubs shall be carried out using skilled labour only and adopting correct horticultural practice.

The purpose of pruning is to build a strong framework, keeping shrubs healthy and vigorous, maintaining the shape and balance, ensuring the maximum amount of flowering wood is produced and that the shrubs do not create a nuisance or danger. All pruning shall be carried out to the highest horticultural standards using secateurs, loppers. Cuts shall be made to an outward pointing bud. Suckers shall be removed at their source on the roots of affected shrubs. Reverted branches shall be treated in a similar manner. All areas adjoining footpaths and other surfaces shall be swept/raked following pruning works at the end of each work period, leaving the area neat and tidy.

The Contractor shall allow when pruning shrubs in order to prevent obstructions to paths, steps, sightlines, windows, doors and other similar situations, and to allow access.

The Contractor shall remove all dead, damaged, infested, reverted or diseased branches and stems, using correct horticultural practices.

If a shrub is winter berry-bearing, pruning shall not be carried out until March, or until there are no berries remaining (whichever is the sooner). When pruning is undertaken, care shall be taken to leave as many berries as possible and at least 60mm of the previous year's growth, to allow flowering the following year.

All dead flower heads shall be removed to maintain display and keep a well-cared for appearance.

The following practices shall not be tolerated:

- Never cut everything off at one level.
- Never prune up the stems of plants to access litter.

- Do not open up shrub beds unnecessarily by pruning back each shrub all over. A natural looking shrub bed shall be achieved, not topiary.
- If, in the opinion of Landscape Contracts Manager, the Contractor has incorrectly pruned any shrubs, then the Contractor shall prune to make good to the complete satisfaction of Landscape Contracts Manager. Replacement or remedial work shall be carried out at the Contractor's expense, unless the damage to the shrubs has resulted from acts of vandalism or theft.

8.4 Pruning Schedule

Spring Flowering

All wood which has borne flowers shall be removed. Young wood shall be retained to ripen and produce flowers in the following year. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out after flowering in May to July

Summer Flowering

Shrubs that bloom after mid-summer are to be pruned in early to mid-spring. Avoid pruning in winter, as it may lead to frost damage of new shoots.

Most Deciduous/Vigorous Evergreen

One or two old stems shall be removed completely and the younger flowering shoots shall cut back to the fresh growth of the main branches. Thin out crowded and crossing shoots and remove weak growth. Pruning shall be carried out between November and March.

Stem Effect

The previous season's wood shall be cut back to within two or three buds of the old wood. Thin out crowded and crossing shoots and remove weak growth during March to April.

9 HERBACEOUS PLANTING MAINTENANCE

9.1 Maintenance of Herbaceous Borders

Herbaceous planting areas shall be kept free of litter, so that at no time shall litter coverage of 5% be tolerated.

All borders shall be kept clear of weeds by hoe, fork or hand weeding as required, avoiding excessive treading of the border. Care shall be taken not to damage the plant's root system. At no time shall weed growth in excess of 5% of the area be tolerated.

The Contractor shall provide a rate to carry out a minimum of 32 weekly visits for general maintenance at equally spaced intervals from March to October inclusive. The Contractor shall maintain the borders in a tidy and attractive appearance, ensuring maximum flowering. At each of these visits, the Contractor shall undertake all operations set out in this section of this specification.

The Contractor shall immediately inform Landscape Contracts Manager of all insect or fungal attacks and damage caused by vandalism.

9.2 Cultivate and Supply and Apply Fertiliser

The border shall be forked over lightly in March and a general fertiliser, approved by Landscape Contracts Manager, with an NPK ratio of 7:7:7, shall be supplied and applied according to manufacturer's specification and incorporated into the surface by fork or hoe.

9.3 Autumn Maintenance Visits

The Contractor shall carry out a minimum of eight visits for autumn maintenance, at equally spaced intervals throughout September and December. The Contractor shall, on each visit, cut down all growth of the herbaceous perennials that have finished flowering and stems have died back and shall fork over the soil, minimising disturbance to plants.

This operation shall be undertaken, as necessary, in accordance with good horticultural practice, and the Contractor shall allow for the gradual treatment of the entire border over the full eight planned visits. All arisings shall be removed from site at the end of each work period and taken to the designated location for disposal.

9.4 Water Planted Beds

During periods of prolonged dry weather, the Contractor may be required to water all beds to achieve saturation of the soil to a depth of 225mm. Care shall be taken that no soil erosion or plant damage occurs as a result of irrigation.

9.5 Associated Works

Landscape Contracts Manager may instruct the Contractor to treat an insect or fungal attack with pesticide approved by Landscape Contracts Manager. The Contractor shall supply and apply the pesticide at the rate of application, strictly in accordance with the manufacturer's recommendations.

The Contractor may be required to undertake the following operations on specified areas of border between November and March.

In these areas, plants shall be dug up and split in accordance with good horticultural practice, removing any perennial weed entwined within the plants. The Contractor shall dig over area disturbed by the lifting and splitting operations, using a spade to a depth of 275mm.

The Contractor shall incorporate into the soil an approved, well rotted, manure. This shall be supplied and applied at a rate of 10kg per square metre and the soil shall then be consolidated and raked prior to planting. The Contractor shall then replant as per plan supplied by Landscape Contracts Manager.

Damage caused by vandalism shall be immediately reported to Landscape Contracts Manager. Landscape Contracts Manager may instruct the Contractor to make good vandal damage.

10 WILDFLOWER BUFFER ZONE

10.1 Weeding and General Management

Areas with established mature trees that has been under-sown with a woodland seed mixture require little management during establishment.

Newly planted areas with higher light levels require (the first year after sowing) annual weed growth to be cut back regularly. This will encourage the development of perennial ground cover.

Once established an annual cut mid-summer is required for a managed appearance. Before cut remove all litter and debris.

Low numbers of weeds shall be removed by digging out.

11 TREE MANAGEMENT

Prior to starting work Landscape Contracts Manager and Contractors shall agree the trees that are to receive work. All works that affect trees or structures likely to harbour nesting birds or bat roosts are subject to the advice of an appropriately qualified ecologist.

Prior to, during and after work the Contractor should avoid damage to neighbouring trees, plants and property.

All works should be in accordance with BS:3998:2010 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and should be approved members of the Arboricultural Association. As a general rule, wherever possible, management should be as minimal as possible, subject to meeting health and safety requirements.

Any works to the trees is to be carried out in accordance with the legal agreement for the site and therefore following consultation and written consent from the LPA.

11.1 Tree Guys

The Contractor should check on a two monthly basis the condition of Tree Guy Wires. In addition further inspections should be carried out immediately after strong winds.

Operations – replace or re-secure loose or missing wires. Adjust to suit stem growth and to provide correct and uniform tension.

Removal – two years after planting.

11.2 Refirming Trees

Refirming Trees – shall be carried out after strong winds, frost heave and other disturbances. To refirm the Contractor should tread around the base until firmly bedded. Any collars in the soil at the base of tree stems, created by tree movement should be broken up by fork, avoiding damage to roots. The voids should be backfilled with topsoil and refirmed.

Check the stability of all underground guys and re-firm where required

11.3 Cleaning Out and Dead Wooding

Remove:

- Dead, dying, or diseased wood, broken branches and stubs.
- Fungal growths and fruiting bodies
- Rubbish, wind-blown or accumulated in branch forks
- Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
- Climbing plants
- Eradication of undesirable shrub species and non-native invasive species (e.g. rhododendron, laurel, brambles)

11.4 Cutting and Pruning Generally

All works should be in accordance with BS3998: 2010 Tree Work – Recommendations and performed by qualified Contractor.

The extent of the works will be as instructed by the Main Contractor/Management company.

Frequency – yearly based on findings of on inspections

Corrective prune - Prune branches throughout the crown foliage of the tree (including; crossed branches, branches growing back towards central trunk, epicormic growth and previously poorly pruned branches etc.), aiming to leave the tree aesthetically pleasing

Crown lifting - The extent of the works will be as instructed by Landscape Contracts Manager. In general for clearance remove branch systems to give clearances as follows: 2.5m above pathways

Formative prune - Prune out poor branches and poor general tree form in younger trees to encourage defined shape and promote structural integrity through future growth.

Remedial prune - Prune out dead, diseased and damaged branches in trees (pruning back to sound growth point or source where possible.)

Crown Thinning - To thin out crown foliage area to enhance aesthetics, lighting and reduce wind sail area of true crown if necessary.

11.5 Tree Inspection

Review the existing and newly planted trees at regular intervals to maintain the longevity of the tree stock on site.

11.6 Tree Replacement

To be undertaken in optimum tree planting in early spring or late autumn

12 LEAF CLEARANCE

The Contractor shall be responsible for the clearance of leaves, twigs, etc., from areas public and communal areas, from leaf fall (normally October until the end of December. Landscape Contracts Manager will instruct the Contractor when leaf clearance will commence.

The Contractor shall carry out leaf clearance by hand raking or sweeping, or using machinery appropriate to this work.

The Contractor shall ensure that all flowerbeds, shrub beds, paths, channels, drains, steps are kept clear of leaves.

The Contractor shall remove all collected leaves to the designated location for disposal, at the end of each work period. The Contractor shall not leave groupings of collected leaves on site for bulk removal.

The Contractor shall ensure that all leaves, as specified are not laying on the ground for any more than two weeks week. The Contractor shall schedule operations to achieve this standard.

13 LITTER CLEARANCE

The Contractor shall maintain all sites and all areas covered by the Contract to a clean and litter free standard by removing all litter to the standards defined below.

13.1 Definition of Litter

'Litter' is anything whatsoever which is thrown down, dropped or otherwise deposited in, onto or from any place in the open air to the communal courtyard and roof terrace, unless done with the written permission of Landscape Contracts Manager. This shall include all items, i.e. beverage containers, fast food packaging, tree branches and animal faeces.

Large items such as discarded furniture and household effects, mattresses, etc., which require two or more people to lift and single deposits in excess of 1-2m³ will be treated as fly tipping. The Contractor shall inform Landscape Contracts Manager soon as possible after discovering any fly tipping. Landscape Contracts Manager will, in appropriate circumstances, issued instructions to the Contractor to remove such waste material. Payment for this work will be in accordance with the Contractors tendered rates.

13.2 Method of Litter Collection

Methods of litter collection may be by hand, paper picker or mechanical means as approved by Landscape Contracts Manager.

Any damage caused to the soft landscaped or hard landscaped areas due to litter picking/collection operations being carried out by the Contractor shall be made good at the Contractors expense and to the completed satisfaction of Landscape Contracts Manager.

All arisings from litter collection operations shall be immediately cleared from each plot on completion. The Contractor shall leave groupings of collected litter on site for bulk

removal unless specific approval from Landscape Contracts Manager has been issued in writing.

13.3 Standards

Grade I - Widespread distribution of small items such as beverage containers fast food packaging and animal faeces.

Grade II - Heavy littering of large and small items, with accumulations on boundaries.

All litter picking to be carried out on a fortnightly basis

The Contractor shall achieve Grade I after cleaning.

If the standard of the site falls to Grade 2 or below, it shall be restored to Grade I within three hours of notification.

13.4 Remove Fly - Tipped Material

The Contractor shall collect and remove 'fly-tipped' material and remove to the designated location for disposal. Payment shall be agreed per m³ of material removed.

14 ANNUAL MAINTENANCE PROGRAMME

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
SECTION 7 HARD LANDSCAPE												
Inspection	■	■	■	■	■	■	■	■	■	■	■	■
Sweeping of Paths	■	■	■	■	■	■	■	■	■	■	■	■
Weed Control (As required)	■	■	■	■	■	■	■	■	■	■	■	■
Linear Drainage	■	■	■	■	■	■	■	■	■	■	■	■
Clearing snow	■	■									■	■
SECTION 8: HEDGE MAINTENANCE												
Inspection	■	■	■	■	■	■	■	■	■	■	■	■
Pruning (Species dependent)												
Hedge Base	■	■	■	■	■	■	■	■	■	■	■	■
Pesticide (As required)	■	■	■	■	■	■	■	■	■			
SECTIONS 9: SHRUBS BED MAINTENANCE												
Shrub Area Maintenance Regime	■	■	■	■	■	■	■	■	■	■	■	■
Pruning (Species dependent)	■	■	■	■	■	■	■	■	■	■	■	■
Weed control												
Replacement planting	■	■	■	■	■	■	■	■	■	■	■	■
Maintain bark mulch												
Pesticide (As required)	■	■	■	■	■	■	■	■	■			
SECTION 10: HERBACEOUS PLANTING												
General Maintenance Visits	■	■	■	■	■	■	■	■	■	■	■	■
Cultivate / Fertilise		■	■	■	■	■	■	■	■	■	■	■
Autumn Maintenance Visits												
Water Planted Beds	■	■	■	■	■	■	■	■	■	■	■	■
Dividing / Replace Plants	■	■	■	■	■	■	■	■	■	■	■	■
Pesticide (As required)	■	■	■	■	■	■	■	■	■			

ACTIVITY	J	F	M	A	M	J	J	A	S	O	N	D
SECTIONS 11: WILDFLOWERBUFFER ZONE												
Cutting (when established)												
SECTIONS 12: TREE MANAGEMENT												
Refining Trees (As required)												
Cutting and Pruning												
Replacement Planting												
Inspection (Avoiding Nesting Birds/Bat Roosting)												
Watering, (As planting bed)												
SECTION 13: LEAF CLEARANCE												
Leaf Clearance												
SECTION 14: LITTER CLEARANCE												
Litter Clearance												
Remove fly tipping												