

# **35 York Way, Camden**

## **LANDSCAPE MAINTENANCE & MANAGEMENT PLAN**

November 2018

# **RBMP**

## **1. Introduction**

This plan sets out general principles and quality standards required for the installation of softworks and of the long term landscape management operations.

It should be read alongside drawing RBMP1828-01 and used by the maintenance team to produce detailed priced programme of work. It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

### **1.1. Design Intension**

The design intention for the landscape at 35 York Way, Camden is to provide appropriate setting for the development with a safe and usable entrance way.

For the purposes of management and maintenance of the landscape the components are:

Trees, herbaceous/ground cover mixes, hard surfacing and fences/gates.

### **1.2. Aims of the Management and Maintenance Plan**

This plan aims to ensure that the vision for the landscape at the site can be achieved through a long term, co-ordinated and informed approach to landscape management

## **2. Landscape Management Objectives**

### **2.1. The Establishment Period**

A one year aftercare maintenance period will be built into the implementation contract to cover intensive post-installation maintenance requirements for the whole of the landscape works. During this period the contractor is responsible for all horticultural maintenance operations, including planting which has failed to flourish. Any plant, or staking failures will be replaced immediately.

Maintenance work associated with pruning of trees and shrubs to be actioned outside of the bird breeding season, March to September.

### **2.2. Facilities**

The landscape maintenance contractor shall liaise with the client directly regarding permissions for parking, storage, use of water and any other resources.

### **2.3. Maintenance Objectives for Soft Landscape - Generally**

- apply good horticultural and ecological practice to all operations
- promote healthy growth and establishment of all plants, trees, hedges and climbers
- ensure consistent control of invasive weeds
- ensure development of optimum plant form, shape, and planting density
- provide protection against pests and diseases
- promote wildlife value and species diversity where appropriate
- ensure long term commitment to replacement of defective plant material
- review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions

### **2.4. Landscape components with specific management objectives**

#### **2.4.1 Trees and herbaceous/ground cover mixes**

- Ensure that good horticultural practice is employed to encourage long term health and vitality of all trees – both existing and newly planted

## **3. Maintenance Specification**

### **3.1. MAINTENANCE**

The following specification items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance

contractor will be required to apply his expertise in relating these to the Management Objectives above in producing annual programmes of work.

### **3.2. Maintenance to accord with requirements of BS 7370:1991**

Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: Monthly during growing season or as necessary to establish a high quality landscape.

### **3.3. Trees and herbaceous/ground cover mixes**

#### **3.3.1. Trees**

- Trees will be planted as select standard specimens (BS 3936-1) shown on the landscape drawing 1828-01. Planting time will be between October and January. Each tree site will be mulched using rotted wood chip, or similar, in a 500mm diameter ring to 100mm depth.

#### **3.3.2. Weed control**

- Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Carry out operations close to stems by hand.

#### **3.3.3. Pruning generally**

- Pruning to be carried out in accordance with good horticultural and arboricultural practice.
- Standard: BS 7370.4, clauses 3.6.3 to 3.6.5
- Cutting: appropriate clean sharp tools. Clean cuts back to sound wood;
- Disease of fungus; give notice if detected;
- Do not use growth retardants, fungicides or sealant unless instructed;
- Disposal of arisings: remove off site.

#### **3.3.4. Reinstatement**

- Remove dead plants as soon as possible and replace immediately.

#### **3.3.5. Watering**

- Ensure regular watering through Spring/Summer months with irrigation system, and allow for extra visits if necessary.

### **3.5 Maintaining a safe, clean and secure environment**

#### **3.5.1. Litter/Dog Waste**

- Collect litter as necessary to maintain a clean, litter-free environment at all times

#### **3.5.2. Hard surfaces**

- Undertake regular conditions surveys. Reinstate or replace exhausted or damaged features and materials
- undertake a regular and time-tabled cleaning regime including brushing.

### **3.5.3. Fences and gates**

- Undertake regular conditions surveys. Report any problems.
- Problems creating health and safety concerns to be resolved immediately and reported.

## **5. British Standards**

5.1. As well as the standards described above the soft landscape works should meet the following British Standards:

### **Topsoil handling, stripping and storage**

- BS ISO 15799:2003 Soil quality - guidance on ecotoxicological characterization of soils and soil materials
- BS 3882:1994 Specification for topsoil
- BS 6031:1981 Code of practice for earthworks
- BS 7562-4:1992 Planning, design and installation of irrigation schemes guide to water resources
- BS 4428:1989 guide of practice for general landscape operations (excluding hard surfaces) AMD 6784
- BS 3882:1994 specification for topsoil and AMD 9938

### **Quality of Trees and Shrubs**

- BS 3936-1:1992 Nursery stock specification for trees and shrubs
- BS 3936-5:1985 nursery stock specification for poplars and willows
- BS 3936-10:1990 nursery stock specification for ground cover plants

### **Maintenance of gardens/ Landscapes**

- BS 7370-3:1991 grounds maintenance recommendations for maintenance of amenity and functional turf (other than sports turf)
- BS 3998:2010 recommendations for tree work and AMD 6549

### **Horticulture**

- BS EN 12579:2000 Soil improvers and growing media - sampling
- BS EN 13037:2000 Soil improvers and growing media - determination of pH