

REGENTS PARK ESTATE:

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN



LOVELL

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Contents

1.0	Objectives	1
2.0	Background Information	1
3.0	Preliminaries	2
4.0	General Maintenance	3
5.0	Existing Trees and Vegetation	4
6.0	Amenity Grass (Turf)	5
7.0	Wildflower Grassland	6
8.0	Shrub and Tree Planting	7
9.0	Hedgerows	10
10.0	Street Furniture	12
11.0	Maintenance Schedules	17

1.0 Objectives

- 1.1. To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, shrubs and grass.
- 1.2. To achieve a clean, tidy condition and appearance of all external areas.

2.0 Background Information

2.1. ACD Environmental were commissioned in 2015, 2016 and 2017 to prepare the following documentation:

- Soft Landscape Proposals
- Soft Landscape Specification
- Hard Landscape Proposals
- Tree Survey and Report
- Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Protection Plan

For the following sites:

- Robert Street
- Rydal Water
- Varndell Street
- Newlands Street
- Dick Collins Hall
- Cape of Good Hope

- Victory Pub
- St Bede's Mews
- Robert Street Mitigation Site
- Dick Collins Hall Mitigation Site
- Rydal Water Short Term Mitigation Site

2.2. The controlling authority are London Borough of Camden, who should be consulted on any matters relating to existing trees and the approved ACD detailed landscape proposals for the project.

London Borough of Camden

5 Pancras Square

London

N1C 4AG

3.0 Preliminaries

- 3.1. Failures of Plants (Pre-practical Completion): The Contractor entirely at his own cost shall replace any trees, shrubs or other plants other than those found to be missing or maliciously damaged.
- 3.2. Malicious Damage or Theft prior to Practical Completion: The Contractor at his own expense shall make all loss or damage arising from theft or malicious damage prior to practical completion of the entire project good.
- 3.3. Post Practical Completion: The Contractor will carry out the maintenance of trees, shrubs and grasslands after the date of practical completion until the responsibility is transferred to the new owners or by the appointed Management Company.
- 3.4. Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Architect, and within the correct season for the type of plant, tree, shrub and grassland mix.

4.0 General Maintenance

4.1. Following installation and after transfer, all of the landscape within the red line boundaries of the approved landscape plans, shall be the responsibility of and maintained by:

- Lovell Homes and their appointed Management Companies (should these be contracted out), for an initial twelve months post practical completion.

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principle Planning Officer of London Borough of Camden when the maintenance agreement is completed and is operative.

4.2. After the twelve-month rectification period, the landscape shall be the responsibility of and maintained in perpetuity by:

- Management and Maintenance company employed by Camden Borough Council,

The agreement for which shall be set up by the Developer, who shall confirm in writing to the Principal Planning Officer of Camden Borough Council when the maintenance agreement is completed and is operative.

4.3. The Developer shall ensure that any landscape contractor employed by the developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

4.4. The Developer shall ensure that any landscape contractor employed by the developer shall carry out in all areas any shrub, tree, grass and other plants replacements that may be necessary until transfer of responsibility to Camden Council and their management company.

4.5. The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any landscape contractor employed by it carries out

periodic maintenance of all such areas in accordance with the general horticultural schedules below. Either inspection checks shall be carried out by a competent person, a member of British Association of Landscape Industries (BALI) or the Landscape Institute (LI), acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

- 4.6. No existing trees, shrubs or grass shall be removed or cut without specific instructions from the Contract Administrator and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.
- 4.7. Trees are to be retained and protected in accordance with BS5837:2012, and in accordance with the approved measures outlined within ACD Tree Protection Plans.
- 4.8. Artificial habitats i.e. bird boxes, bat boxes and insect houses, as detailed on the approved landscape plans, require minimal maintenance except for replacement as necessary. They do not require cleaning, but need to be checked regularly to ensure they are not broken, damaged or missing.
- 4.9. Dry water feature at Newlands site to be formed by pebble arrangement and to be regularly checked to ensure arrangement is still in line with approved landscape plan, and repaired as necessary.

5.0 Existing Trees and Vegetation

- 5.1. All works should be undertaken in accordance with the British Standard BS3998:2010 Tree Work Recommendations, by recognised tree contracting companies from the Arboricultural Association's list of registered contractors. Proof of experience and insurance provision will be required. All work shall be undertaken at the appropriate time and with the consent of the Management Company.
- 5.2. All operations shall be carefully carried out to avoid damage to the trees being treated, or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.
- 5.3. The trees should be checked annually for signs of deterioration or distress and the appropriate actions taken, where a potential safety hazard is identified.
- 5.4. The under storey should remain undisturbed with little pro-active management required other than the severing of Ivy stems where crown infestation of the larger trees is evident. Where there is a need for surface treatment refer to ACD Landscape Proposal Plan for details.
- 5.5. All diseased wood, prunings and rubbish should be removed from site and the site left clean and tidy.
- 5.6. Heavy branches should be removed in sections and undercut to avoid tearing the bark, thereafter to be lowered by slings. No branch stumps should be left and no cuts should be sealed with fungicidal sealant. No cuts should be capable of holding water.
- 5.7. Heavy Ivy infestation is not recommended in development situations, where wind risk may be a concern. The form of the tree can also be affected and it is therefore proposed to remove any dense infestation of Ivy if evident on site or during the maintenance period.

6.0 Amenity Grass (Turf)

6.1. Grass shall be cut during the growing season (generally April-October) using a sharp cutter to leave 30mm of growth and remove arisings from site. The initial spring cut will be made at 45mm.

Grass will be cut at intervals of not more than 10-14 days depending on growing conditions. Arisings shall be collected and removed from site. A dressing of prepared fine fishmeal shall be applied at the rate of 60gms/m squared after the second mowing and the arisings of the cut following are to be allowed to fly.

6.2. The sward shall be maintained weed free by an annual application of a selective weed-killer or other equal and approved as necessary. This is to be used by an appropriately trained and qualified individual.

6.3. Grassed edges to planted areas to be trimmed to maintain a clear smooth edge to planted beds; strim edges elsewhere but not against trees; spike annually in October. Care must be taken not to damage plants, properties or surfaces while strimming.

6.4. Should bare patches of grass develop, area is to be cultivated to 150mm and then seeded with amenity grass seed. To be cross-sown in two directions at right angles to each other,(half the seed being used in each direction) at the rate of 35 gm per square meter and the ground lightly raked over on a still dry day when the top 25mm of soil is dry. Use 'A22 Low maintenance' mix as supplied by Germinal Seeds Ltd, or similar and approved by Local Planning Authority. Germinal Seeds Ltd tel: 01522 868714.

6.5. The site must be clear of litter prior to any grass cutting operations.

6.6. All grass areas will be maintained free from all leaves and debris.

6.7. Where grass areas abut kerbs, hard or semi-loose surfaces, gullies, paved areas etc. the Contractor will redefine the grass edge using a half moon edging iron or equivalent.

7.0 Wildflower Grassland

- 7.1. All wildflower grassed areas within the communal gardens shall be maintained by Camden Council.
- 7.2. Following the autumn sowing, the wildflower grassland is to be cut in March to 4-7cm if there is sufficient material. It is then to be cut to 4-7cm in early May and to 4cm in September (following flowering).
- 7.3. During the following years, the wildflower grassland is to be cut to 4-7cm in March/April (to remove excess grass) and to 4cm in September/October (following flowering).
- 7.4. All arisings are to be left for three days then removed from site.
- 7.5. Any hollows which appear shall be filled in with topsoil and allowed to re-seed naturally.
- 7.6. All areas of wildflower with an annual cut should include a small proportion (i.e. 5-10% uncut) to provide habitat for over-wintering insects.
- 7.7. All grass areas will be maintained free from all leaves and debris.

8.0 Shrub, Herbaceous and Tree Planting

- 8.1. Camden Council will maintain all shrubs and trees beyond the boundaries of domestic ownership in perpetuity.
- 8.2. All tree works are to be undertaken by an Arboricultural Association approved contractor to British Standard BS3998:2010 Tree Work Recommendations.
- 8.3. Formative tree pruning is to be undertaken until a permanent structurally sound scaffold system of branches typical of the species and appropriate to the site circumstances is produced.
- 8.4. Post-planting management and maintenance of trees shall be in accordance with BS8545:2014 section 11 Trees: from nursery to independence in the landscape recommendations.
- 8.5. A formal assessment of young tree health and development shall be undertaken annually. This assessment shall include foliar appearance, leaf size and leaf canopy density, extension growth and incremental girth development. Trees shall also be assessed continually throughout the year on an ad hoc basis. Wherever practicable the performance of young trees shall be assessed by testing leaf fluorescence and leaf chlorophyll content.
- 8.6. The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.
- 8.7. The management company is responsible for litter picking in those areas that it manages.
- 8.8. All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.
- 8.9. All stakes and ties shall be removed as soon as the developing root system is strong enough to support the tree, this is usually after two full growing seasons.

- 8.10. Wires or straps used in underground guying systems that could cause damage to the growing stem or structural roots shall be cut as soon as the tree is self-supporting.
- 8.11. All grilles, grids, guards and other protective furniture shall be inspected annually and removed as soon as it is no longer needed to protect the tree or where it is causing damage to the tree.
- 8.12. The soil around newly planted trees shall be regularly inspected for soil capping or compaction and remedial action taken if needed.
- 8.13. All trees shall be checked regularly for mammal, human or other external damage and remedial action taken where necessary.
- 8.14. Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:2010 Tree Works Recommendations. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.
- 8.15. All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought. Camden Council are to provide a bowser for watering.

Trees – 5Ltr's per tree,

Shrubs 1Ltr each,

Grass 5Ltr's/m².

Watering to commence following 10 consecutive days of no rainfall, during the months of June to August. Following Bowser watering a weekly visit should be carried out until the onset of natural rainfall.

Any failures due to drought shall be replaced by the Management Company/ies at their own cost.

- 8.16. All planted areas shall be given an application of an approved top dressing at the rate of 40g/m² in May. This should be in slow release form e.g. Enmag or similar. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread. Unless specific nutritional deficiencies are identified, no fertiliser shall be applied to newly planted trees in the first season. If visual inspection points to nutrient deficiency further investigation of causes will be necessary. Remedial action may include addition fertiliser application, pH testing, assessment of organic content and levels of compaction.
- 8.17. Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.
- 8.18. Groundcover planting species have been specified so as not to exceed 600mm in height. However, should planting exceed expectations, this should be carefully cut down to below 600mm in height to avoid interference with visibility.
- 8.19. The bark mulch should be maintained at an even spread, 75mm deep, of consistent thickness, to ensure that it is effective as a weed suppressant and moisture conserver. Following any maintenance operations and on a bi-annual basis, the mulch shall be supplemented to allow for any material which may have been lost.
- 8.20. No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.
- 8.21. Herbaceous planting and prairie beds: Shall be kept clear of all weeds by regular hand weeding from April to October. Litter and debris shall be removed at the same time. Dead heading and where appropriate, trimming back of particular plants after flowering will also be carried out at times, using methods correct for the plant variety. Some plants may require dividing once established. This should be done in line with correct horticultural practices.

9.0 Hedges

- 9.1. Hedge maintenance operations are to be carried out in line with general principles as outlined in the previous section, including clauses detailing litter removal, weeding, trimming, removal of dead plants and reinstatement of plant materials.
- 9.2. Through free standing hedges a 3 strand galvanised wire and tanalised softwood timber post fence, to BS1722 Part 3:1986 Fences, specification for strained wire fences, is to be erected to run through the centre of the proposed hedgerow. This is to prevent access through the site by pedestrians until the hedges are fully established. After five years, the hedges have fully established. The temporary fences are to be removed from site.
- 9.3. Trimming of rapidly/ ready established hedges: Hedges are to have lateral branches moderately trimmed with the hedge allowed to reach planned height as rapidly as possible. Once at the desired height then the tops of the hedge can be trimmed as necessary to maintain a dense formal hedge.
- 9.4. Trimming of slowly establishing hedges: Hedges are to be trimmed to a minimum until the hedge is close to the desired height. This is to enable the plants to put on as much growth as possible. The hedgerow will then 'fill out' naturally. Pruning operations are to be undertaken in August or September.
- 9.5. Trimming of tapering established existing hedges: Hedges are to be carefully trimmed to maintain a neat and regular line and shape, with the width at the top less than that at the base. Current growth is to be removed rather than old wood.
- 9.6. Trimming of non-tapering established existing hedges: Hedges are to be carefully trimmed to maintain a neat and regular line and shape, with the width at the top less than that at the base. Current growth is to be removed rather than old wood.
- 9.7. Hedge Heights: Hedges to be maintained in a neat clipped form to a maximum height of 1.2m as shown on original landscape proposals.

- 9.8. All arisings shall be cleared from site at the end of each working day and removed to an approved location or recycling site. The Contractor must keep the site clean and tidy and carry out removal of arisings more frequently if likely to cause an obstruction.
- 9.9. The Contractor shall remove all grass, weeds, debris and litter from hedge bases.
- 9.10. Hedge gapping up: the Contractor will be required to gap up hedges during the dormant season.

10.0 Formal Play

- 10.1. There are formal play features within Rydall Water Open Space, Varndell Street and Newlands sites, although the garden landscapes offer play opportunity through informal play.
- 10.2. The density of planting will require that most weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site. Weeds which grow shall be spot treated with a contact systemic weed killer from the Local Authority's Approved List, applied according to the manufacturer's instruction, care being taken to ensure that no spray touches any part of the shrubs or trees.
- 10.3. Where feasible, an application of a Local Authority approved residual weed killer will be permitted, applied to the manufacturer's instructions, on areas that have been cleared of all weed growth and before further germination has taken place.
- 10.4. Weeds which do grow shall be spot treated with an approved non-selective systemic weed killer, according to the manufacturer's instructions, care being taken to ensure that no spray touches any part of the shrubs.
- 10.5. If a chemical control is adopted, it must be noted that the surface of the ground must not be physically disturbed.
- 10.6. All litter is to be removed from play areas.
- 10.7. Any vandalism which occurs is to be reported to local Planning Authority and remedied as appropriate by the appointed contractor.

The following inspections should be carried out every two weeks:

- 10.8. Remove any objects which do not belong in the playground. This is to include cleaning of the surface and litter.
- 10.9. Inspect for missing or broken parts and if necessary, lubricate or replace components.
- 10.10. Inspect frames, structures and joints and retighten as necessary.

10.11. Inspect moving or wearing parts, nets and ropes and repair and replace as necessary.

The following inspections should be carried out every year:

10.12. Inspection of the support structures and foundations for rust or rot, take appropriate action when necessary.

10.13. Inspect painted wood components, plywood and metal parts and apply a new finish in line with manufacturer's recommendations and with BS EN1176 Playground Equipment and Surfacing, where necessary.

10.14. Monitoring of Willow play structures within Rydal Water Open Space site to ensure the play structure is free from growth and obstruction for child to play and move freely through structure and repair as necessary to maintain a solid structure.

11.0 Street Furniture

- 11.1 The Contractor will clean items of all parks furniture with high pressure hose or steam to remove algae, grime, grease and dirt. Stubborn stains are to be removed using an approved detergent. The furniture will be hosed down following use of detergent.

12.0 Maintenance Schedules

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June – August.

Fortnightly

- Amenity Grass to be cut every 10-14 days
- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company.
- Remove any objects which do not belong in the playground
- Inspect play for missing or broken parts, lubricate or replace components.
- Inspect play frames, structures and joints and retighten as necessary.
- Inspect play moving or wearing parts, nets and ropes

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and tree ties checked.
- Checking of features such as Newlands dry water feature and artificial habitats

Bi-Annual/ Annual

- The bark mulch should be topped up bi-annually
- Grass cutting to Wildflower areas – cut in line with guidance given in section 7.0
- Hedges to be managed – cut in line with guidance given in section 9.0
- After two years tree stakes and ties are usually ready to be removed.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- An application of a residual weed killer shall be allowed for on shrub areas.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May. Not in Wildflower areas.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.
- Undertake a formal assessment of young tree health and development.
- Tree grilles, grids and guards shall be inspected and if necessary removed.
- Inspection of the play support structures and foundations for rust
- Inspect play painted wood components, plywood and metal parts
- Monitor Willow play structures at Rydall site

Every 5 Years

- A suitably qualified person employed by the Management Company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the LPA for approval. The LPA may draw the managing company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the Management Company rectify these defects or apply for a variation to the landscape management plan.

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