

Haverstock Hill

MANAGEMENT & MAINTENANCE SPECIFICATION

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RBMP
ENVIRONMENTAL

London - 020 3488 0657

Manchester - 0161 706 0158

studio@rbmp.co.uk | www.rbmp.co.uk | www.verifiedviews.co.uk

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. When read along with the submitted plans/specification is considered to be sufficient to discharge Condition 8 of Planning Permission 2016/3975/P.

To be read alongside submitted Drawings & Documents:

- rbmp2028-01 to 05 inclusive
- rbmp Landscape Specification

Land Use Consultants:

- 6755-LD-PLN-001
- 6755-LD-PLN-002
- 6755-LD-PLN-201
- 6755-LD-PLN-202
- 6755-LD-PLN-203
- 6755-LD-PLN-204
- LUC Landscape Planning Statement

It should be used by the maintenance team to produce a detailed programme of works. It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

For the purposes of management and maintenance of the landscape the components are: Shrub Areas, Biodiverse Roof and Trees.

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. At the end of the initial one-year aftercare period any defects in soft landscape materials due to materials or workmanship will be rectified and future responsibility will be handed over to the client.

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, and grass areas;
- 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 All soft planted areas:

- For Rough grass and wildflower meadow review precise time for annual cuts to maximise success of wildflower seeding.
- Review requirements for whole or part sward refurbishment if necessary.
- Employ cultural techniques which use organic fertilizers and minimize the use of chemicals wherever possible.

2.4.2 Trees:

- Ensure that arboricultural best practice is employed to encourage long term health and vitality of all trees.

3. Maintenance Specification (1 year Establishment Period. For Years 2 to 5, see table Appendix One)

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 their 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.

3.3. Biodiverse Wildflower/Perennial roof, and Lawn areas

3.3.1 Green roof:

Follow the Lindum Turf maintenance schedule (see <https://turf.co.uk/wildflower-mat>): Generally: 1-2 cuts per year at the end of the flowering period and an optional cut in spring. Removing all cuttings from the roof. Weed when necessary. Through dry/warm periods, water manually or by a watering system. Collect arisings and dispose off site.

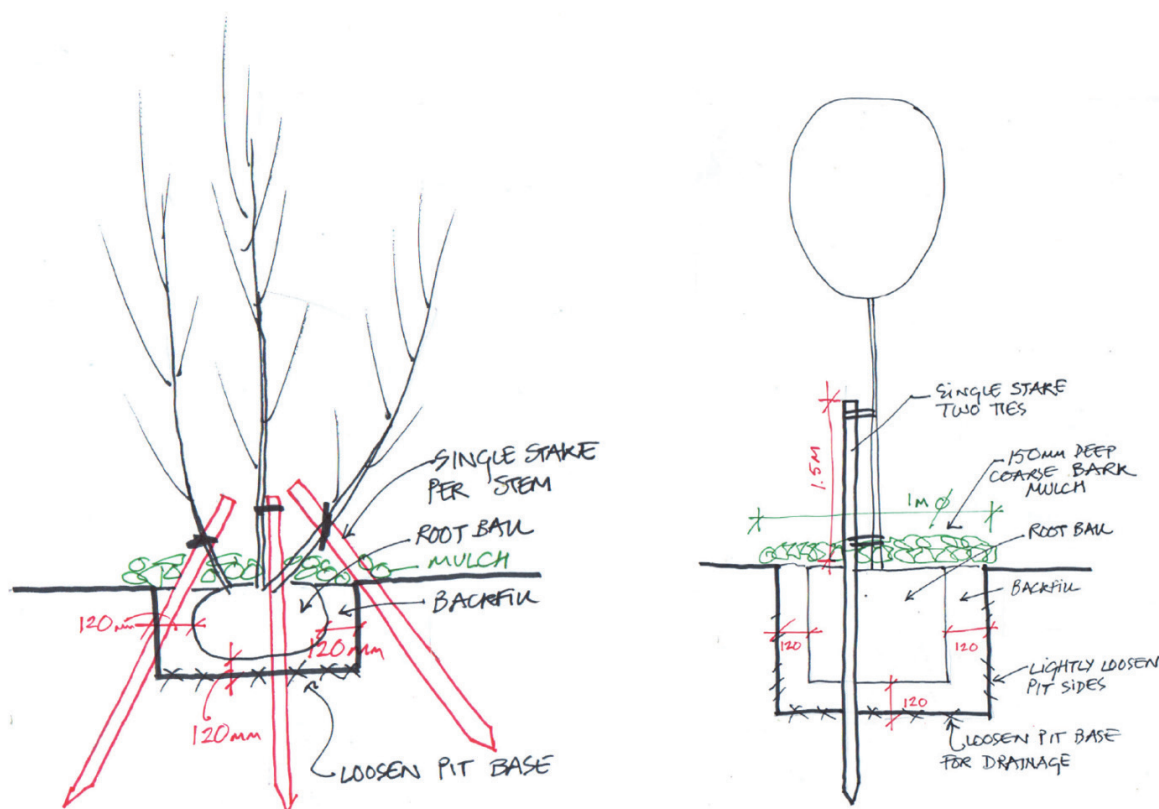
3.3.2. Lawn areas:

- Maintenance of lawn areas in a manner appropriate to the intended use.
- Ensure that the planting does not become compacted or waterlogged and remains in a healthy vigorous condition, free from disease, fungal growth, discolouration, scotch and wilt;
- Regular removal of litter to maintain a neat appearance;

3.4. TREES

- All trees to be planted in tree pits @ 1000mm x 1000mm x 750mm or at suitable size to accommodate root/container size.

- Irrigation/aeration ring, nominally Root Rain Metro plastic irrigation pipe or equivalent approved to be fitted around the rootball. All trees to be back filled with topsoil and suitable organic material (to be specified).
- All trees should be staked or double staked using pointed softwood / peeled chestnut / larch or oak stakes with attached crossbar, free from projections and large or edge knots. Trees to be secured/tied above ground to crossbar with rubber tree tie.
- A 1mØ ring to be left clear of grass around the base of each tree with a 75mm layer of medium grade Melcourt bark mulch, or similar approved, ensuring the inlet for the irrigation/aeration ring is visible and slightly above the final level of the mulch for access.
- Suitable rabbit guards, fencing, or shelters will be used to protect plants from damage until established. Tree guards will be removed once the planting is established.
- Staking of Multi/Single Stem trees as below:



3.4.1. 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 using hand

3.4.2. Pruning generally:

- Pruning to be carried out in accordance with good horticultural and arboricultural best 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 or leave in appropriate areas to support biodiversity

3.4.3. Watering

- During the first year, plants will be watered regularly, and especially during periods of dry or hot weather. The soil will be well watered to saturation on

3.5 Hedges

Will be cut a minimum of two times annually. Maintain to landscape architects specification and report and dead/dying/diseased plants to the client.

3.6 Climbers/Wall Shrubs

Will be tied in to ensure good upright growth and watered as necessary for healthy growth

3.6.1. Reinstatement:

- Remove dead plants as soon as possible and replace in the next scheduled round of replacement planting.

3.7 Maintaining a safe, clean and secure environment

3.7.1. Litter: Collect litter as necessary to maintain a clean, litter-free environment.

3.7.2. Hard surfaces:

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

3.7.3. Fences, gates, barriers & signage:

- Undertake regular conditions surveys. Report any problems.

- Problems creating health and safety concerns to be resolved immediately and reported.

4. British Standards

4.1. 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
- Turf
- BS 3969:1998 Recommendations for turf for general purposes
- BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

APPENDIX ONE. 5 YEAR MAINTENANCE PLAN.

For subsequent years (2-5), Year One Establishment Maintenance Plan should be followed, where not specified separately below.

	YR 1	YR 2	YR 3	YR 4	YR 5
TREES Check and replace damaged stakes and ties	YEAR ONE ESTABLISHMENT MAINTENANCE	ON EACH MAINTENANCE VISIT AS FOUND			
SHURB AREAS Maintain healthy form of beds, with no single species taking over		USE GOOD HORTICULTURAL SKILL TO ASSESS AND MANAGE AREAS AND SPECIES AS FOUND			
HEDGES Maintain at specified heights		CUT TWO TIMES ANNUALLY TOP & SIDES			
CLIMBERS Ensure healthy, upright growth		REPLACED LOST/DAMAGED PLANTS AS FOUND			
GREEN ROOF Maintain healthy appearance		WORK TO LINDUM TURF MAINTENANCE SCHEDULE - SEE RBMP LANDSCAPE SPECIFICATION FOR INFORMATION AND CONTACT DETAILS			
ALL AREAS AS ABOVE:					
REPLACE LOST, DEAD, DAMAGED PLANTS		AS FOUND. REPLACEMENT PLANTS WILL REQUIRE WATERING AS PER FIRST YEAR. See clause 3.4.3			
MULCH		KEEP MULCH TOPPED UP TO DESIGNED LEVELS AT LEAST 2 X ANNUALLY			
WATERING		WATER WEEKLY THROUGHOUT GROWING SEASON (EXCEPT DURING EXCEPTIONALLY WET/COLD PERIODS). DURING HOT WEATHER AND SUMMER MONTHS, MAY TO SEP, WATER TWICE WEEKLY. FOR Sweet Gum 'Worplesdon' TREE - SPECIAL ATTENTION WILL BE REQUIRED TO ENSURE THE TREE DOES NOT BECOME DRY. CHECK AT EVERY VISIT AND WATER AS REQUIRED.			
PRUNING		PRUNE TWICE ANNUALLY TO ESTABLISH GOOD PLANT FORM. REMOVE WATER SHOOTS & DEAD STEMS AS FOUND			