



Maitland Park Redevelopment

LANDSCAPE MANAGEMENT AND MAINTENANCE PLAN

	Name	Date
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P03
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P04	02/08/21	Planning updates
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1.0 Introduction

This document has been prepared to guide the landscape management and maintenance operations for the proposed landscape regeneration at Maitland Park Estate, Camden.

The landscape works consists of tree, shrub and perennial planting, paved areas and refuse stores.

This document has been prepared to ensure that the integrity of the landscape and ecology design is sustained.

The report should be read in conjunction with the landscape drawings and design & access statement:

MPR-TMA-ZZ-GF-GA-L-100001 - Materials General Arrangement Plan

MPR-TMA-ZZ-GF-SH-L-100002 - Materials Schedule

MPR-TMA-ZZ-GF-GA-L-100003 - Edges, Kerbs and Walls Plan

MPR-TMA-ZZ-GF-GA-L-100004 - Topsoil Plan

MPR-TMA-ZZ-GF-GA-L-100005 - Detailed Planting Plan 1 of 3

MPR-TMA-ZZ-GF-GA-L-100006 - Detailed Planting Plan 2 of 3

MPR-TMA-ZZ-GF-GA-L-100007 - Detailed Planting Plan 3 of 3

MPR-TMA-ZZ-GF-SH-L-100008 - Planting Schedule

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2.0 Landscape Design Intention for the Maitland Park Estate

People and social interaction have formed the central focus of the design process, so that the Aspen Courtyard space, the Glade regeneration, Grafton Terrace street frontage and surrounding boundary areas will be right for the users. The landscape design has been developed following extensive Stakeholder and Residents consultation events. The aim is to maximise the potential for high quality green and hard spaces for a variety of uses, as well as to create a pleasing composition of materials and spaces for people to look down on from the surrounding buildings.

The key objectives for the overall Maitland Park Estate landscape strategy and design are;

- To maximise the potential for good quality green and hard spaces;
- To create places for people to sit, meet, use and enjoy;
- To provide playable landscapes throughout the estate;
- To provide a new community gardens at TRA Hall;
- To provide a landscape setting that encourages and facilitates occupation and ownership, that enhances the overall setting and creates a sense of it being one estate for all the residents to use;
- To provide good pedestrian permeability and orientation;
- To improve the quality of green space in the local area;
- To improve the bio-diversity and nature conservation value of the site through the use of native and nectar rich planting.

3.0 Key Spaces

The landscape design aims to unify the different areas of the estate through material selection, planting, playable landscapes etc. However, the composition of spaces still provides distinct character areas which can be summarised as: Aspen Courtyard, The Glade & TRA Community Garden, Grafton Terrace and the Boundary Areas. Each is described in further detail below.

3.1 Aspen Courtyard

Access to Aspen Courtyard will be off Maitland Park Villas and the surface will be paved to create a shared space feel, where pedestrian movement takes priority. A line of Norway and Red Maples help to guide people into the courtyard space. A generous planting strip with cornus hedge defines provides privacy to the adjacent, lower level private terraces of Aspen Villas.

The courtyard provides seating, herbaceous gardens, playable landscape as well as tree and shrub planting. Seating is timber topped with arm rests and backrests. The courtyard has been designed to accommodate vehicle traffic; including refuse vehicles and fire engines, whilst playing down the feeling of it being a vehicular route. The courtyard will be paved using permeable concrete pavers in warm, earth tones. The central space, which is pedestrian only, will be paved in buff resin bonded aggregate. Four disabled parking bays are provided in the courtyard and removable bollards are located to prevent vehicles trafficking around the central courtyard space.

Planting around Aspen Court helps to provide defensible space and mark communal and private entrances into the building. A new wildlife garden is provided south of Aspen Villas with seasonal and evergreen plants to provide year round delight and help improve the local ecology. Double flowering Cherry trees will add strong bursts of colour and interest into the space.

Walls to the private terraces, gardens and refuse stores are built or faced in brick to match the buildings with contrast silver grey granite copings. Private garden partitions to Aspen Court are timber fences.

3.2 The Glade & TRA Community Garden

The Glade will benefit from new and re-surfaced footpaths to frame the lawn and existing trees. The majority of the existing trees are retained within the Glade with new under-storey planting defining informal routes for exploration and play as well as new meadow seeding. A new resin bound gravel path provides access around the Glade and a subbase replacement layer is used in the root protection areas of existing trees. A new fob access gate provides secure access to the 113-134 Maitland Park Road block.

A new line of spring flowering Cherry and Apple trees will line the route from the central park towards the TRA garden with a new improved boundary for the private gardens beyond. A new Whitebeam tree is positioned at the corner of the Glade to signal arrival into the forecourt.

The TRA Community Garden is a split level amenity space that connects the levels of the TRA Hall with a lower level terrace that respects the root protection area of the existing, retained trees. Large granite steps provide opportunities for seating and standard steps provide create a direct link between the two terraces. The boundary of the TRA garden will be fenced with a bespoke artwork fence with gate access to both the higher and lower level terraces, providing an accessible route between the two terraces. Raised timber planters provide opportunities for food growing or planting to be managed by the future occupants of the community space.

3.3 Grafton Terrace

Grafton Terrace is designed to compliment and complete the street scene, using low walls and railings, with materials and colours to match the buildings. Reclaimed granite paving is used to the building thresholds.

Cropped granite paving adjacent to the windows of the TRA Hall discourage people from loitering or congregating close to the windows.

Cornus hedging and fastigate birch trees will provide seasonal interest and colour and compliment the more formal street scene.

3.4 Boundary Areas

The parking area which is the extension of Maitland Park Road east of 113-134 Maitland Park Road block, referred to unofficially as 'Grafton Mews' will be re-surfaced with new tree planting to the upper level of the space. A new refuse enclosure is provided at the base of the wall, adjacent to the parking areas.

A new refuse enclosure is also proposed at the top of Maitland Park Road Crescent and a series of low walls and high planting are to be removed to improve permeability and sight lines.

New tree planting is proposed to the central park area, to increase tree species and stock and improve seasonal variety and interest.

4.0 Typical Operations

Typical operations would include;

4.1 Maintaining planted areas

- Prune, remove weeds and generally care for planting beds using good horticultural practices.
- Do not fertilize throughout the first year, fertilize twice a year with slow release fertilizer in following years.
- Formative pruning, frequency and operation by genus and species; cut back as required to control their growth and size.
- Replant dead, damaged or poor quality hardy plants and trees as necessary.
- Cornus planting to Grafton Terrace to be cut back in second spring after planting to 5-7.5cm high.
- In subsequent years, cut back annually or every few years to the previous stubs
- Throughout the summer, cut back overhanging stems / branches to maintain a neat edge in line with the planting / kerb edge.

4.2 Lawn / Overseeding

- Inspect lawn for bare patches and replace as necessary.
- Top up mulch to base of trees and remove any loose mulch from lawn.
- Maximum height of growth at any time is 35mm, lawn to be regularly cut to 15mm.
- De-compaction by mechanical core aeration to be undertaken from end of spring to early autumn – fill holes compost dressing for turf.
- Trim lawn at base of tree surrounds with manual tools.
- Fertilize March and September.

4.3 Meadow

- Mow meadow regularly throughout the first year of establishment to a height of 40-60mm, removing cuttings, to control annual weeds and help maintain balance between faster growing grasses and slower developing wild flowers
- In the second and subsequent years do not cut from spring through to late July/August to give the sown species an opportunity to flower.
- After flowering in July or August cut back with a petrol strimmer to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.
- Mow the re-growth through to late autumn/winter to c 50mm.

4.4 Individual Tree planting

- Inspect and maintain as detailed in attached schedule.
- Formative pruning as required to ensure clear stem trees; clear the trunk of side branches to 2.5m high (excluding fruit trees within gardens)
- Remove any crossing, dead, diseased or misplaced branches from the canopy to encourage and maintain a well balanced canopy suitable to the species
- Clearance of spring flower and autumn leaf fall.
- Check tree guys and adjust as required.

4.5 Hard Surfaces

- Chemical weed control several times a year as required. Herbicide should be non-persistent type, such as Roundup Probiactive, applied by a suitably experienced operative who can avoid indirect “drift” into planted areas.
- Sweep clean to give the site a clean and tidy appearance.
- Sweep leaf fall on a regular basis.
- Twice yearly sweeping with a brush and suction cleaner of paving in April to collect winter debris and in November to collect leaf fall. Replace any lost jointing material due to the sweeping process as necessary.
- Inspect all areas of paving and hard surfacing for broken, cracked and damaged units and edgings and replace or repair as required.
- De-ice all pedestrian and vehicular areas as required, ensure no spill in to planting areas.

4.6 Street Furniture and Stores

- Inspect all timber seating and decks for broken, cracked or warping batons and fixings and replace or repair as required.
- Inspect all stainless steel furniture, clean and repair as necessary.
- Inspect all raised timber food growing planters for broken, cracked or warping sleepers and loose fixings and replace or repair as required.
- Inspect handrails and all railings; clean, repaint and repair as necessary.
- Inspect all lighting columns and fittings for damage or broken luminaires; replace, or repair and clean as required.
- Inspect all refuse stores for damaged / loose timber beams or faulty steel works, repair and fix as required.

5.0 Maintenance Responsibilities

- Bouygues UK (via their appointed landscape subcontractor) will be responsible for maintenance of all planting, lawn, trees during the 2 year rectification period (defects liability period). This includes the replacement of any dead / dying plants but not the replacement of plants, trees, lawn that are damaged, whether through wilful or accidental actions during this period.
- Bouygues UK (via their appointed landscape subcontractor) will be responsible for making good any defects of street furniture, paving, stores etc during the 2 year rectification period (defects liability period), but will not be responsible for any damage, whether through wilful or accidental actions during this period.
- Camden Council's estate maintenance and management team(s) will be responsible for all sweeping, cleaning, litter picking of hard surfaces and street furniture on completion of the project.
- The following table of maintenance operations identifies those operations to be undertaken by Bouygues UK and those operations to be undertaken by Camden Council.



Maitland Park Estate Maintenance/Management Schedule	MONTHLY OPERATIONS / FREQUENCY												YEARLY				
	YEAR 1													2	3	4	5
MAINTENANCE OPERATIONS	J	F	M	A	M	J	J	A	S	O	N	D					
Herbaceous planting																	
Prune dead leaves and remove dead spring flower heads				1	2	1								*	*	*	*
Prune dead leaves and remove dead summer flower heads								1	2	1				*	*	*	*
Prune dead leaves and remove dead autumn / winter flower heads after first frost		1	1											*	*	*	*
Cut back dead bulb growth					1	1								*	*	*	*
Fertilize														*	*	*	*
Plant replacement																	
Plant replacement if required for any plant failures	1	1										1	1	*	*	*	*
Shrubs and Hedges																	
Watering to establish new planting; years 1 & 2 only / as necessary			1	1	1	1	1	1	1	1				*			
Weeding; by hand & litter removal		1	1	1	1	1	1	1	1	1				*	*	*	*
Fertiliser; first 5 years to establish new planting (avoid use to plants in meadow area)			1											*	*	*	*
Formative pruning of shrubs and hedges			1						1	1				*	*	*	*
Formative pruning and clipping of evergreen hedge			1		1		1		1		1			*	*	*	*
Top up mulch as required; first 5 years only			1											*	*	*	*
Shrub replacement if required for any shrub failures	1	1										1	1	*	*	*	*
Lawn																	
Cut lawn to 15mm high, max growth height 35mm				1		1	1	1	1	1				*	*	*	*
Inspect lawn for bare patches and replace as required				1		1		1		1				*	*	*	*
De-compaction and core aeration															*		*
Fertilize			1						1					*	*	*	*
Meadow																	
Cut back to 40-60mm, removing cuttings					1		1	1	1	1							
Cut back to 50cm high, leave arisings for 7 days and remove								1	1	1	1			*	*	*	*
Remove perennial weeds, such as docks, by hand			1		1		1	1	1	1	1			*	*	*	*

Trees																	
Watering to establish new trees; new planting years 1 & 2 only / as necessary; At least 150L /tree/visit to be used.			1	4	4	4	4	4	4	4			*				
Check tree guys and adjust as required			1							1			*	*	*	*	
Formative pruning; deciduous trees first 5 years only		1											*	*	*	*	
Formative pruning; evergreen trees first 5 years only				1									*	*	*	*	
Tree inspections										1			*	*	*	*	
Top up mulch as required; first 5 years only			1										*	*	*	*	
Tree replacement if required for any tree failures	1	1										1	1	*	*	*	*
Hard Surfaces																	
Chemical weed control			1		1		1		1				*	*	*	*	
Sweep clean	2	2	4	4	4	4	4	4	4	4	4	2	*	*	*	*	
Brush and suction clean				1							1		*	*	*	*	
Inspect paths and edgings	1	1	1	1	1	1	1	1	1	1	1	1	*	*	*	*	
Litter pick	D	D	D	D	D	D	D	D	D	D	D	D	*	*	*	*	
Street Furniture																	
Inspect seating and decks; clean				1						1			*	*	*	*	
Inspect stainless steel furniture; clean				1						1			*	*	*	*	
Inspect all raised timber food growing planters				1						1			*	*	*	*	
Inspect handrails and railings; clean				1						1			*	*	*	*	
Inspect lighting	1			1						1		1	*	*	*	*	
Inspect stores	1	1	1	1	1	1	1	1	1	1	1	1	*	*	*	*	

- D - Daily
- 4 - Weekly
- 2 – Fortnightly, where indicated
- 1 – Monthly, where indicated,

- Indicates maintenance operations to be undertaken by Bouygues UK
- Indicates maintenance operations to be undertaken by Camden Council

