

Marble Hill

10 Year Management and Maintenance Plan



January 2017

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Executive Summary

Marble Hill Park is located within the East Twickenham area of the London Borough of Richmond upon Thames. Located on the north bank of the River Thames it is one of a string of gardens that collectively form London's Arcadian landscape. In 2016 an application was made to the Heritage Lottery Fund (HLF) under the Parks for People programme in order to revive the lost 18th century landscape of Henrietta Howard and revive the historic connection between the park and the house. A Round One pass was granted in August 2016 and a Round Two pass in June 2017.

This ten year Management & Maintenance Plan (MMP) has been created to support the development of the Round Two application.

The restoration vision for the site is:

'Henrietta Howard, a remarkable woman, overcome personal adversity to build an outstanding 18th-century house and garden at Marble Hill as a retreat for herself, her family and friends. We will rejuvenate her creation, transforming it into a vibrant public park, enabling everyone to experience the pleasure Henrietta and her circle found there. We will restore and interpret the c.1749 and later 18th-century landscape, providing within it improved sports facilities for everyone. We will conserve and reinterpret the house, opening it free of charge on an increased opening regime. We will restore the historic stables as a visitor hub, providing commercial sustainability through a café which will open daily. We will work in partnership with local organisations to deliver outstanding events, education and training programmes. These, with our new volunteer programme, will deliver a welcoming and inclusive environment, sustainable well beyond the funded lifecycle of the project.'

The MMP describes the aims and objectives for the management and maintenance of the whole site both today and for 10 years after the completion of the project. The MMP describes the proposed management structures and the anticipated resource, skills and budgets required to support the revived site as a whole. The plan also describes opportunities for community participation in the management of the park and learning through training, education and interpretation.

The MMP forms one of a number of documents prepared in support of the proposals. Close reference is made to these other supporting documents and surveys in the MMP.

I Introduction

I.1 Scope of the Plan

In 2016 an application was made to the Heritage Lottery Fund (HLF) under the Parks for People programme in order to revive the lost 18th century landscape of Henrietta Howard and revive the historic connection between the park and the house. A Round One pass was granted in August 2016 and later, a Round Two pass was granted in June 2017.

The overall aim of the MMP is to ensure the long-term conservation of Marble Hill House and Park through the delivery of appropriate management and maintenance regimes.

The objectives of the MMP are to:

- Describe the relevant legislative and policy information that relates to the management and maintenance of Marble Hill
- Describe the current maintenance and management policies and procedures and how these will respond to the needs of the project
- Reflect on the current management and maintenance of the park in line with Green Flag criteria in order to achieve and sustain Green Flag status
- Outline the changes in maintenance and management needed to support the proposals
- Ensure that the proposed management structure, resources and budgetary requirements can deliver the 10 year plan
- Set out an Action Plan for the delivery of the MMP

The MMP covers the maintenance and management of the site for a period of 10 years from the commencement of the proposed works (2017/18).

The MMP has been prepared in accordance with the Management and maintenance plans guidance: Parks for People (2016).

The MMP is set out as follows:

- Section 2 describes the designation and policy context for the park
- Section 3 describes the history of the park. This section is largely drawn from the Conservation Management Plan (CMP)
- Section 4 describes the current management and maintenance of the park
- Section 5 provides an overview of the park today, the ecology and heritage significance (drawn from the CMP)
- Section 6 describes Green Flag audits undertaken for the park and sets out key issues to be addressed if the park is to achieve Green Flag status
- Section 7 summarises the masterplan proposals
- Section 8 sets out the Management Objectives for the site
- Section 9 describes the proposed maintenance and management structures
- Section 10 sets out the Park Action Plan to deliver the MMP
- Section 11 sets out the Cost Plan

- Section 12 describes planned monitoring and review of the plan

1.2 Preparation of the Plan

The Management and Maintenance plan was prepared by those directly involved in the formulation of the HLF bid:

- Agnieszka Sadraei, Properties Curator
- Brian Clarke, Landscape Manager
- Cate Milton, Events Manager
- Cressida Diez-Finch, Interpretation Manager
- Emily Parker, Landscape Advisor
- Esme Whittaker, Curator Collections
- John Stevens, Senior Estates Surveyor
- Kate Pitt, Audience Development Manager
- Nicola Duncan-Finn, Senior Estates Manager
- Ndai Halisch, Project Manager
- Rebecca Bennett, Collections Conservator
- Robin Copeland, Senior Landscape Advisor
- Simon Tansley, Area Manager

The plan has been prepared in correlation with the other supporting documents, including the CMP, Activity Plan (AP) and Business Plan.

2 Marble Hill Context

Marble Hill Park is a 26.7 hectare public park, listed Grade II* in the Historic England Register of Historic Parks and Gardens. Within the park sits Marble Hill House, a Grade I Neo-Palladian villa built as the residence of Henrietta Howard, Countess of Suffolk during the 18th-century. The house and park are owned and managed by English Heritage.

Marble Hill Park is located within the East Twickenham area of the London Borough of Richmond upon Thames. Located on the north bank of the River Thames it is one of a string of gardens that collectively form London's Arcadian landscape. Marble Hill Park is a strategic part of the Thames Landscape Strategy, Ham Reach and provides some of the formal landscape structure as seen from the view from Richmond Hill, which is the only landscape view in England to be protected by an Act of Parliament.

On the opposite bank of the River Thames sits Ham House and Gardens and Petersham Meadows with Richmond Park beyond. These are connected by Hammerton's Ferry service, which carries passengers and cycles.

The public have enjoyed the use of site as a park for over 100 years, following a successful public campaign in 1902 to save the land from development. The park provides an important recreational open space, including sports pitches for hire, used by local residents, schools and sports clubs. Other facilities include a café, public toilets, adventure playground, One O'clock Club and a community food production garden.

The aerial view of Marble Hill shows its connection to a series of green spaces along the River Thames, from Richmond Hill in the east to Ham Lands in the south-west. Directly opposite on the south bank of the Thames is Ham House and Gardens and Petersham Meadows. To the west of Marble Hill is Orleans House, where the 18th-century baroque Octagon room, designed by architect James Gibbs, still stands. Although the original Neo-Palladian villa which also occupied the site is no longer there, the Octagon room and outbuildings have been open to the public as an art gallery since 1972.

The area to the north and east of Marble Hill Park is comprised of predominantly low rise, 19th-century residential streets. Immediately along the western boundary is Montpelier Row, comprising several listed dwellings, notably two Grade II* listed early 18th-century terraces, built in 1720 which overlook Marble Hill Park and the Grade II* listed South End House whose grounds share a boundary to the rear of the Stable Block. The Grade II listed 'Woodside' is a detached dwelling which shares a boundary along the western edge of the park.

2.1 Ownership

The 26.7 hectares (66 acres) of Marble Hill Park, including Marble Hill House, is owned freehold and managed by English Heritage. London County Council originally acquired the land for public use in 1902 under The County Council of London (General Powers) Act 1902 as part of the campaign to protect the land from development and save the view from Richmond Hill. The land was statutorily transferred from the Greater London Council

(GLC) to English Heritage under the Local Government Reorganisation (Property) Order 1986. English Heritage's ownership of land at Marble Hill stretches down to the median high water tide mark of the River Thames. The Warren path along the riverside is a public footpath and the footpath/embankment and trees are maintained by The London Borough of Richmond upon Thames (LBRuT). There is also permissive cycling along the route. English Heritage works in partnership with LBRuT in this area outside the metal railings to the estate.

2.1.1 Covenants

The regulations set out under The County Council of London (General Powers) Act 1902 define how the land should be managed. These regulations still apply and therefore English Heritage, as successive landowner, are obliged to adhere to the following: "the said lands (Marble Hill House and Park)shall be dedicated to the use of the public as and for the purposes of a Park, Open Space, or Recreation Ground for ever and shall be maintained, managed and controlled by the Council as such." Under the regulations the 'Council' are also given the power to "keep enclosed the whole or any part of the said Marble Hill Estate and to restrict the public use of the same during part of everyday 2 Marble Hill House & Park Landscape Conservation Management Plan 2015 and the whole of every night". This means that English Heritage can control access to the Park, as opposed to it being open all hours. ¹

2.2 Designations and Listings

Designation and Legislative Information (adapted from the CMP section 2.5.2 of the same name):

- Marble Hill House, Grade I
- White Lodge to Marble Hill Park, Grade II
- Stable Block to Marble Hill, Grade II
- Ice House to west of Marble Hill House Grade II
- Registered Grade II* on the English Heritage Register of Parks and Gardens of Special Historic Interest
- Twickenham Riverside Conservation Area - http://www.richmond.gov.uk/conservation_area_statements
- Marble Hill is included in the Richmond Hill view (protected by Act of Parliament) - http://www.richmond.gov.uk/home/services/libraries/branch_libraries/local_studies_collection/local_history_notes/the_view_from_richmond_hill/preserving_the_view_from_richmond_hill.htm
- SSSI Impact Risk Zone (to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites)
- National Character Area - Thames Valley - <http://publications.naturalengland.org.uk/publication/3865943?category=587130>

¹ Extract from The County Council of London (General Powers) Act 1902

- Woodpasture and parkland BAP priority habitat (England) – <http://jncc.defra.gov.uk/page-5705>
<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>
- Thames Landscape Strategy - <http://thames-landscape-strategy.org.uk/who-we-are/newbox-one/>
- Marble Hill House is an Arts Council England Accredited Museum

2.3 Local Policy Context

2.3.1 Other planning considerations not mentioned above

- National Planning Policy Framework (NPPF, 2018)
- London Plan and Minor Amendments to the London Plan (2015)
- London Borough of Richmond upon Thames, Local Plan (2018)
- Twickenham Area Action Plan (TAAP), adopted July 2013
- http://www.richmond.gov.uk/st_margarets_and_east_twickenham_village_plan

2.3.2 Integrated Emergency Planning (CMP section 4.11 of the same name)

2.3.3 English Heritage policies (adapted from the CMP section 4.2 Management Controls and Policies)

- English Heritage, Climate Change Policy (2008) – <https://historicengland.org.uk/images-books/publications/climate-change-and-the-historic-environment/>
- English Heritage, Conservation Principles, Policies and Guidance (2008) – <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>
- Those included in Marble Hill House and Park Conservation Management Plan (2016)

2.4 Leases and Licences

There are various leases and licences relating to the various properties, access and user groups in the park. These are summarised below:

- Marble Hill Playcentres - Toddlers Playcentre and Adventure Playground for older children (£5500pa)
- Hammerton's ferry - Ferry, moorings & access (£1915pa)
- Port of London Authority Licence - Landing stage, piles and outfall pipe (£1365pa + annual % adjustment)
- The Coach House Café – run as an independent café
- Model Garden – Environment Trust for Richmond Upon Thames – (£peppercorn)

- Seeboard Power Networks plc - Electricity sub-station adjacent to Beaufort Lodge – (£20pa)
- Two flats in Stable Block and two lodges rented out

3 Marble Hill History

This section provides a brief overview of the history of the house and park. A full description and analysis of the stages in the development of Marble Hill and their significance is given in the CMP.

The area that would become Marble Hill Park fell within the East Field of Twickenham. This was an open field consisting of many strips of land in different tenures but not physically divided with hedges or fences. Around the middle of the 17th century the East Field was reorganised into parcels of land (known as shots) and enclosed by hedges.

The suitability of the land for a villa came to the attention of the Earl of Ilay who was seeking a site for the construction of a house for Henrietta Howard. However acquiring the land proved complicated with over a dozen copyhold tenants and freeholders having an interest in the area. This piecemeal purchase of the site had a fundamental influence on the design of the grounds.

A garden landscape was planned within this core area of the estate. Its design was influenced by the ideas of Alexander Pope, with advice from Charles Bridgeman, later gardener to George II. Bridgeman and Pope visited Marble Hill with Mrs Howard in September 1724 and both mention working on plans in their correspondence. A survey plan of c. 1749 gives a detailed impression of the landscape at c. 1724. The layout is representative of garden design in the 1720s indicating that the scheme was implemented.

The identity of the builder of Marble Hill House is revealed unequivocally in building accounts. The first firm documentary references to the new house occurred in June 1724, when Lord Ilay paid £200 on account to Roger Morris for 'building the naked carcass of a house.' Morris was an entrepreneur and speculative builder, as well as draughtsman and tradesman. Payments for Marble Hill House were sporadic until 1729, when Morris was paid a final sum on completion of the works.

It is thought that by 1749 much of the land that now makes up Marble Hill Park was owned or leased by Henrietta. A small area to the south east was an exception but by 1752 it was part of the estate and Henrietta evicted the tenant in 1757 pulling down his house immediately.

Henrietta Howard, Countess of Suffolk, died at Marble Hill on 26 July 1767, leaving the house and estate in trust for her nephew, the second Earl of Buckingham, or by reversion to her great-niece Henrietta Hotham, for whom the estate was also to be mortgaged to raise a settlement of £3000, to be paid on her 21st birthday or on her marriage. After unsuccessful attempts to alter this settlement, Buckingham briefly let the house and part of the estate, before occupying Marble Hill in person from Christmas 1769 until his death in 1793.

After the Earl's death the house passed to Henrietta Hotham, who let Marble Hill to a series of tenants, most famously to Maria FitzHerbert, mistress and secret wife of the Prince of Wales. Henrietta Hotham died without heir in 1816, and subsequent inheritors were able to break the Countess of Suffolk's entail, selling the property on.

Of all the occupants of Marble Hill, Lieutenant General Jonathan Peel (1799 – 1879) lived the longest at the site. He was a son of Sir Robert Peel, the Lancashire cotton manufacturer and first baronet, and the younger brother of Prime Minister, Robert Peel. Jonathan was a politician, soldier, and patron of the turf, and served as a Secretary of State for War under the Earl of Derby. He bought Marble Hill in 1825 and his most important contribution lies in rationalising the tenure, buying the freehold of the various parts of the estate by 1877.

An enthusiastic owner of race-horses, Peel demolished the old stable block and developed new stables to the north-west of the house, adding the present buildings in the first two years of his occupancy. . During his occupancy a new access to Marble Hill House was created, with a drive through the Sweet Walk (making separate entrances to Marble Hill House and Marble Hill Cottage). A small house at the north-west entrance to the park, also known as the White Lodge, was presumably built at this time. On the south side, in the middle terrace a new flower garden, probably Italianate in style, was in place by 1850.

After the death of Peel's widow in 1887, her effects were sold and Marble Hill House remained empty for several years, both the building and its grounds falling into disrepair. The threat of redevelopment became particularly acute in 1901, when the then owners, the Cunard family seemed on the point of beginning construction works. Such proposals aroused vocal opposition, largely on the grounds that the famous view from Richmond Hill would be spoiled. At a public meeting at County Hall in July 1901, the developers agreed to sell the estate if a deposit of £3500 could be paid immediately. This sum was found by the then London County Council, and £70000 was raised for the purchase of the property itself by a consortium of the Council, other local authorities, and private individuals, Marble Hill being conveyed to the Council on 30 May 1903.

The same year Marble Hill opened as a public park, with the house used as a tea room. A tree planting programme was undertaken in the park in the 1920s with ornamental species planted with little reference for the historic layout of the grounds. Since then the park has been enjoyed by the local people of Twickenham and visitors from further afield. However, the remnant features of the historic landscape have been gradually eroded with the loss of over mature trees and the installation of new features for sport and children's play.

Since then the most significant changes at Marble Hill house resulted from its transfer in 1988 to English Heritage. Sensitive and historically informed representations of two of the first floor rooms, the Damask Room and Lady Suffolk's Bedchamber were carried out in 1988 and 1997 and in 2006 the ground floor Dining Parlour was hung with modern hand-painted Chinese wallpaper.

4 Current Maintenance and Management

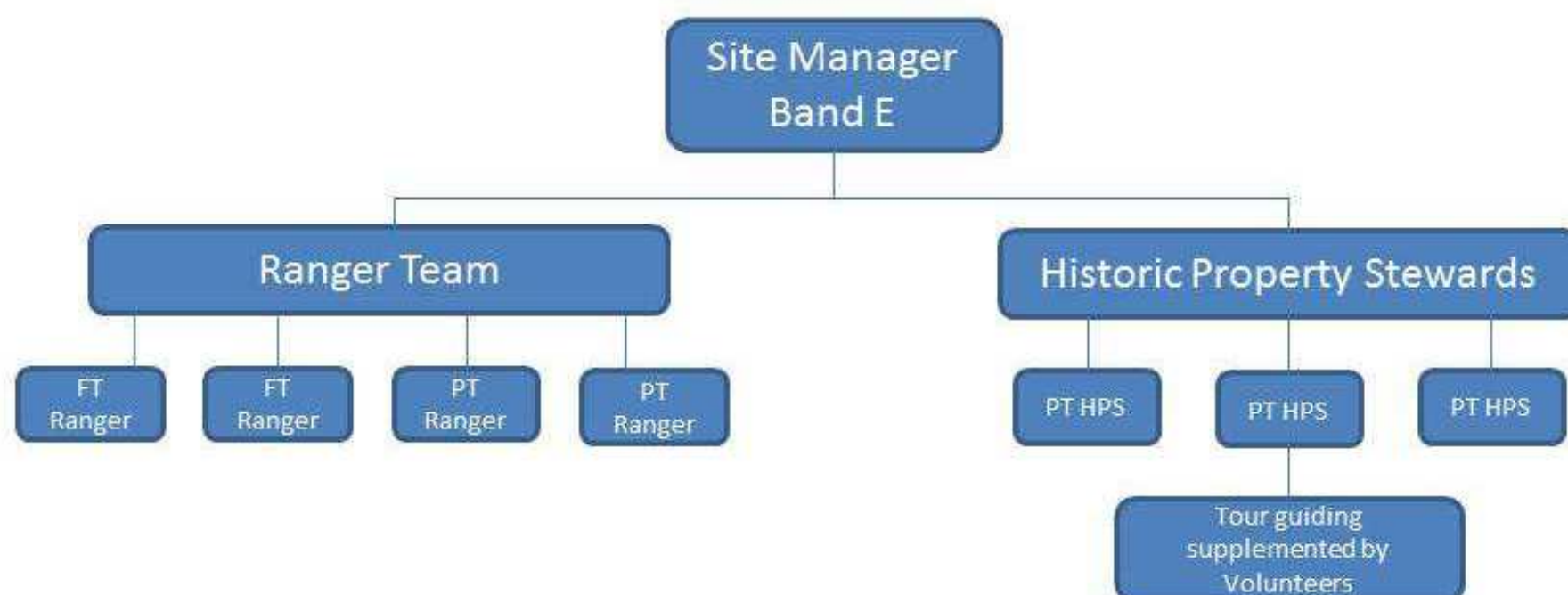
This document should be read in conjunction with the Conservation Management Plan and its various detailed sub-sections. This document supplements the Plan in order to provide a comprehensive maintenance programme for Marble Hill over the next 10 years.

It should be noted that English Heritage is a responsible guardian of the historic assets within its care, and understands that over the next 10 years, information may well come to light which may necessitate urgent expenditure on elements of Marble Hill House, or the Parkland which cannot be foreseen at this stage. No allowance has been made in this document for such eventualities, but English Heritage has robust procedures in place for addressing such eventualities, and as one of English Heritage's most important assets, major issues of this nature would be addressed responsibly, and in an appropriate timescale.

1. Annual Cyclical Maintenance Schedule (Buildings Maintenance) – currently being delivered by English Heritage's Maintenance Contractor for London
2. Annual Cyclical Maintenance Schedule (M&E maintenance) – currently being delivered by English Heritage's M&E Maintenance Contractor for London
3. Annual Grounds Maintenance Schedule – currently being delivered by English Heritage's Grounds Maintenance Contractor for the Kenwood group of London sites which includes Marble Hill
4. Allowance for Responsive Buildings Works
5. Allowance for Responsive M&E Works
6. An allowance for Responsive Landscape Works
7. The cost of security
8. Urgent conservation and general repairs to the House – identified through the Asset Management Plan survey

Although external contractors deliver the vast majority of the maintenance requirements onsite, responsibility for these rests with members of staff based at Marble Hill and in the English Heritage Estates team (London & East).

The following staff structure is in operation at Marble Hill:



The annual maintenance costs are funded by an annual contribution from the English Heritage, East Territory Planned Maintenance Budget and their delivery is the responsibility of the Maintenance Manager, London & East through the Territory's Estates Team. The Estates Team (London & East) is responsible for the maintenance of the Territory's built and landscaped Estate. The team is responsible for managing existing cyclical maintenance contracts with contractors and for instructing works with the same contractors in response to unanticipated need (i.e. responsive maintenance requests which are submitted by the site-based staff). Where need dictates, responsive works may be instructed (at the discretion of the relevant Facilities Manager) to a specialist contractor rather than the standard maintenance contractor. This team comprises of the following staff:

- Senior Estates Manager (Nicola Duncan-Finn) – overall responsibility, lets new contracts, manages the delivery of medium sized planned maintenance work, and reviews cyclical maintenance schedules on an annual basis. As the capital delivery element of this project moves into the final stages, Nicola will be working closely with Ndai Halisch (Project Manager) and the architects in order to ensure that there is seamless transition between the current maintenance schedules and those which will need to exist following the completion of the project. It would be inaccurate at this stage to provide more detail than has currently been provided, but Nicola will be going through the schedules line by line for each area and ensuring that all additional cyclical maintenance which has become necessary as a result of the project is fully incorporated into the revised schedules.
- Facilities Manager B&CE (Gary Rawlings) – responsible completing the Cyclical Maintenance for the site buildings maintenance and Responsive Repair works.
- Facilities Manager M&E (Michael Neal) – responsible for all Cyclical Maintenance work involving services (i.e. electricity, gas, oil and water). Also responsible for ensuring statutory compliance testing takes place every year and that the site is fully compliant.
- Landscape Technical Manager (Brian Clarke) – responsible for the contract management of the cyclical & responsive landscape maintenance contracts and for delivering one-off landscape projects which are beyond the technical competency (or which require equipment beyond the capacity) of the Rangers teams. Also responsible for all tree related management including Health & Safety.

4.1 Landscape Maintenance and Management

For detailed cost summaries for cyclical maintenance see section 11.1.3.

To be read in conjunction with the Grounds Maintenance Specification plan, drawing number MH05 (Figure 1)



Figure 1- Grounds Maintenance Specification

The text below outlines the current maintenance prescriptions for Marble Hill as required by the Grounds Maintenance Contract.

General grass cutting requirements

All grass areas are inspected prior to cutting and all litter, stones and debris removed. Once grass cutting has commenced in each area it is completed without delay. Grass cutting machines are appropriate for the size of the area being maintained and the standards of finish specified. All areas to be cut, including inaccessible margins, isolated rough areas of any size, corners, base of fence lines, hedges, buildings and the like are cut with a suitable machine or by hand at the same time to ensure the whole cutting operation is completed in one operation.

Cutting machinery is expected to be sharp, properly set and to cut the sward evenly and cleanly. Where grass abuts a horizontal hard it is cut back to the edge of the hard surface without forming a channel, cutting to straight lines and smooth curves as appropriate. Fine turf, short and medium grass areas are kept free of flowering stalks of grass and weeds.

All grassed areas (except long grass areas) are cut in early spring to remove all over-wintering grass and facilitate a timely commencement to the new seasons grass cutting operations. This item of work is completed by the end of the first week of March.

Fine box mown grass areas are cut using pedestrian guided motor cylinder mowers with a minimum of 5 blades on the cylinder, fitted with front and rear rollers and a grass box. The finish is expected to be even, regular and free from ribbing. Arisings are collected, removed

and disposed of. These areas are maintained so that the maximum height of growth does not exceed 20mm. Machines are set to give a height of cut of 10mm.

Short grass areas are cut using pedestrian guided motor cylinder mowers; ride on triple or 5/3 cylinder mowers or tractor mounted cylinder mowers as appropriate. The finish is expected to be regular, even and free from ribbing. Arisings remain on the ground. These areas are maintained so that the maximum height of growth does not exceed 50mm. Machines are to be set to give a height of cut of 25mm.

Medium grass areas are cut using tractor mounted or pedestrian guided rotary or reciprocating knife mowers. The finish is expected to be regular and even. Arisings remain on the ground. These areas are maintained so that the maximum height of growth does not exceed 125mm. Machines are set to give a height of cut of 75mm. Grass pathways through long grass areas are also cut to this specification, although routes may be adjusted or moved to reduce wear.

Long grass areas are cut once annually, during late August/ September, completed by the end of September, although the contract manager must approve the starting date for the cutting. These areas are cut using tractor mounted or pedestrian guided rotary or reciprocating knife mowers. Machines are set to give a height of cut of 75 - 100mm. All arisings are removed and disposed of within 5 days of cutting.

Woodland fences

All vegetation except plants specifically excluded by the contract manager is removed from both sides and under the fence, cut back to ground level and cleared up to 0.5m on the woodland side of each fence.

All shrubs and trees are to be pruned back to the woodland fence line, up to a maximum height of 3 metres above the fence. Pruning is carried out in accordance with correct horticultural practice for the type of shrub or tree. This work is carried out on 4 occasions each year, during April, June, August and October, on each occasion completed by the 2nd week of the month. Arisings are collected and removed.

Woodland compartments, planted areas and hedges

All trees, including new trees planted, having a stem circumference of up to 250mm measured at 1 metre above ground level are inspected every year between 1st January and 28th February. In addition to this, any work is carried out as and when necessary during the year, as follows:

- Checking and re-firming/ replacement of tree stakes
- Checking and adjustment/ re-fixing/ replacement of tree ties
- Checking for signs of disease or damage and pruning out all dead, diseased or damaged wood
- Removing any suckers

If a tree is dead, severely damaged or diseased it is removed, with the ground made good.

In addition to this, all epicormic growth on trees up to a height of 1.5 metres is removed using secateurs or loppers only. This work is carried out on two occasions per year, during the last two weeks of June and November.

All arisings from any pruning, trimming, tidying or other operations are collected and removed.

All trees on site are inspected every 15 months by a suitably qualified tree inspector and recommendations for health and safety works addressed as appropriate.

All planted areas (including tree rings at bases of trees) are kept free of weeds and litter. The surface of the soil is kept cultivated to a fine tilth and cambered to an even convex profile, with the soil at the edges kept to 50mm below the adjoining surface. Where beds have been treated with bark mulch, this is spread evenly over the whole surface and kept at sufficient levels to retain moisture and/or suppress weeds. Herbicides are not normally used and beds are not dug with a spade, although herbicide use may be authorised in exceptional circumstances.

Shrubs and climbers are pruned in accordance with correct horticultural practice for the type of shrub in question. Dead, diseased and damaged material is removed together with any shoots growing out over paths or roads, and those obscuring highway sight lines. Shrubs and climbers growing on or against walls are pruned back to clear all doors, windows, drainpipes, gutters and roofs by 200mm. This operation is undertaken on three occasions per year, during May, July and September.

Both sides and tops of hedges are cut back to the old growth and the grass and weeds cut and removed from the hedge bottom together with any litter. Lines are used to ensure the correct and precise shape of the hedge is maintained. Flail type cutters are not permitted. The cutting of hedges is undertaken three times per year, during May, July and October.

Roads, car park, paving, gravel and tarmac areas

Maintenance of these areas is carried out on 2 occasions per month, with sweeping up and removal of all litter, twigs, leaves, branches and any other debris from all surfaces. Debris is removed from kerbs and gutters to prevent a build-up of material and leaves are not permitted to be blown or thrown into the woodland or planted areas. Additionally, all weed growth is removed from these areas, including underneath and along fence lines. Gravel areas are raked to an even finish upon completion. Approved herbicides may occasionally be used to control weed growth on hard standing areas.

Litter

On each morning before 9am, including weekends and Bank Holidays (with the exception of Christmas Day and New Year's Day), all litter bins on site (including dog waste bins) are emptied. In addition to this, all litter and other debris is removed from the whole site.

Leaf clearance

Any fallen leaves, twigs, branches and debris is swept up and raked from the whole site. Any fallen masonry or stone is left untouched. Work is carried out in one operation and