

5 Landscape Strategies

Soft Landscape Strategy

ECOLOGICAL PLANTING - SHADE



Anemone nemorosa



Asplenium scolopendrium



Allium ampeloprasum



Calamintha nepeta



Blechnum spicant



Dryopteris filix-mas



Cranbe maritima



Geranium maculatum



Ficaria verna



Muscari armeniacum



Nepeta cataria



Origanum vulgare



Sarcococca hookeriana



Viburnum x hillieri 'Winton'



Tanacetum vulgare

ECOLOGICAL PLANTING - SUN

SHADE TOLERANT PLANTING



Acanthus mollis



Anemone x hybrida 'Honorine Jobert'



Aquilegia vulgaris



Asplenium scolopendrium



Brunnera macrophylla



Daphne bholua 'Jacqueline Postill'



Dicentra 'Stuart Boothman'



Dryopteris affinis



Galanthus nivalis



Geranium x magnificum 'Rosemoor'



Helleborus orientalis



Hosta sieboldiana 'Elegans'



Hosta 'Halcyon'



Iris sibirica 'White Swirl'



Liriope muscari



Luzula nivea



Sarcococca confusa



Skimmia japonica 'White Dwarf'



Tricyrtis formosana

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruits/seeds for wildlife

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WILDFLOWER MEADOW



Centaura nigra



Knautia arvensis



Leucanthemum vulgare



Medicago lupulina



Poterium sanguisorba



Primula veris



Prunella vulgaris



Ranunculus acris



Rumex acetosa



Silene dioica



Silene vulgaris



Agrostis capillaris



Cynosurus cristatus



Festuca rubra



Phleum bertolonii



Poa pratensis

HEDGES



Ilex crenata



Lonicera nitida

NATIVE HEDGE MIX



Acer campestre



Crataegus monogyna

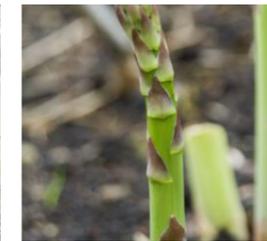


Corylus avellana

EDIBLE PLANTING



Allium schoenoprasum



Asparagus officinalis



Calendula officinalis
'Indian Prince'



Chamaemelum nobile



lavandula angustifolia



Melissa officinalis



Origanum vulgare



Rubus idaeus



Salvia officinalis



Thymus serpyllum
'snowdrift'



Thymus vulgaris



Tropaeolum majus
'Ladybird Rose'

Native species

Evergreen and semi evergreen species : winter shelter for wildlife

RHS "Plant for pollinators" species

Fruits/seeds for wildlife

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5 Landscape Strategies

Lighting Strategy



Lighting Strategy



1 **Bollard Lights**
 Product: 84218K3
 Supplier: Beiga Bollards/One eighty light or similar approved
 Colour/finish: Graphite
 Size: As supplied



2 **Tree Downlight**
 Product: Tree Down Lite
 Supplier: Hunza
 Colour/finish: Graphite with rubber strap
 Size: As supplied



3 **Handrail lighting**
 Product: GARDA
 Supplier: DW WINDSOR
 Colour/finish: RAL 7016
 Size: As supplied

Lighting approach

The site will be illuminated to levels indicated by guidance, corresponding to relevant illumination S-Classes, selected based on site location and surrounding lighting context.

The above plan is for indicative purposes only, illustrating how thoroughfares, public spaces and courtyards will use a combination of columns, bench lighting, bollards, tree up-lights and recessed floor up-lights to provide a sufficient level of light to

ensure safety and visibility.

Care and attention has been given to ensure the quality of lighting is elegant and adds visual value to the locality. The new lighting specified is to be of high quality and designed to function at human scale, whilst intentionally mitigating stray light or sky spill. Sympathetic lighting helps to foster a feeling of safety at night. The lighting is designed to be of a natural warm tone, which is soft and balanced to appropriate low and functional levels. The

proposed fittings are to be robust, elegant and well made to provide an excellent service life.

06 Public Open Space Assessment

6 Public Open Space Assessment

Public Open Space Assessment

This Public Open Space Assessment has been prepared in accordance with the requirements of Local Plan Policy LP31 and demonstrates that the proposed development will result in an improvement to high quality publicly accessible open space for both future and existing residents.

On-site Public Open Space

As shown on the plan, the existing site (which is not publicly accessible) consists of predominantly unusable hardstanding in the form of roadways and parking as well as unusable vegetation areas. Notwithstanding the land, which is in private ownership is not currently accessible to members of the public, only 250sqm is useable public open space that can be considered to the benefit of neighbouring residents, and the quality of this space is compromised by the poor environmental quality and harsh environment of the surroundings. The proposals will significantly increase the amount and improve the quality of the useable public open space on-site, from 250sqm to 4,666sqm.

All of the areas highlighted in yellow on the plan will be accessible to the public and consists of high quality landscaping, planting, seating for individuals and groups, play areas and footpaths.



Existing Useable Open Space

	Useable open amenity space for public and residents	250 m2
	Roadway, parking and unusable, overgrown vegetation space	4438 m2



Proposed Useable Open Space

	Useable open amenity space for public and residents	4554 m2
	Roadway and parking space	544 m2

Public Open Space Accessibility

The site is not located in area identified as deficient in or poorly served by public open space on Richmond's Policies Map. In line with the requirements of Local Plan Policy LP31, an assessment of the site in context of surrounding public open space has been undertaken, using the accessibility standards set out therein which are as follows:

- > 15 minute walk time (1200m) - for Parks and Gardens
- > 15 minute walk time (1200m) - for Natural and Semi-natural Greenspace
- > 5 minute walk time (400m) - for Amenity Greenspace (including small local parks and open spaces as well as pocket parks)

The following Parks, Gardens, Natural and Semi-natural Greenspaces are within a 15 minute walk and 1200m from the site (calculated using Google Maps route finder for pedestrian travel):

- >
- > • Vine Road Recreation Ground and playground – 10 minutes (800m)
- > • Mortlake Green – 10 minutes (850m)
- > • Barnes Common Nature Reserve – 13 minutes (1000m)
- > • Palewell Park – 15 minutes (1200m)

In addition to the above, the Old Mortlake Burial Ground neighbours the site immediately to the west and provides an area of publicly accessible open green space, the entrance of which is 1 minute (110m)

away from the entrance to the site. The site also has easy access (8 minutes, 600m) to the Thames Path which is classified as a 'Linear Open Space' by the Public Open Space Hierarchy under Local Plan Policy LP 12.

The proposed development will also deliver doorstep access to 4,666sqm of new public open space that could be categorised under Richmond's standards as 'Natural and Semi-natural Greenspace' and or 'small local parks and open space as well as pocket parks'. The site is therefore considered to have good access to public open spaces with a variety of parks, green spaces, commons, linear open spaces and local parks and will not burden existing facilities, but will in fact improve the provision of open space for the surrounding area."

07 Landscape Management Plan

6 Landscape Management Strategy

Future Management Plan

Introduction

Exterior Architecture (ExA) has been commissioned by LS Estates to prepare a Landscape Management Plan (LMP) that covers the landscaped areas (excluding private amenity terraces) within the proposed development referenced here as Barnes Hospital (the site).

General

This LMP has been developed to ensure the long term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site (ref to plans 1954-EXA-00-ZZ-DR-L-1000 to 1954-EXA-00-ZZ-DR-L-1001 and 1954-EXA-00-ZZ-DR-L-1002).

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

This LMP will be reviewed annually to ensure its effectiveness at maintaining the landscape elements to the highest standards.

Objectives

The general objectives for this LMP are to:

- > Create an attractive and well cared for setting for the development;
- > Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- > Ensure the landscape contributes positively to the users;
- > Ensure the landscape contributes positively to the site context;
- > Enhance and protect the native flora and fauna (both existing and proposed); and,
- > Enhance biodiversity and ecology where possible.

Soft Landscape

The soft landscape strategy is designed to create a strong green framework for the development using a range of new native tree and shrub planting. The new planting will

use a range of robust evergreen and deciduous species to give year-round seasonal interest.

All soft landscaping proposals will be managed and maintained by [the Clients Management Contractor (CMC) with the exception of privately owned domestic gardens.

Hard Landscape

The hard landscape treatments include asphalt, a variety of modular pre cast concrete pavers, and reclaimed site brick.

Surface treatments are designed to be robust and provide safe and attractive routes throughout the development.

Pedestrian spaces and routes will be lit with low level path lighting to minimise any light pollution. Lighting of the vehicular routes will also have carefully considered lighting to reduce any adverse effects. Lighting along adoptable routes are to be fully compliant with relevant Highways Authority standards.

Bollards, bench seating and litter bins will be selected to ensure they are of durable and low maintenance materials. These will be located at key pedestrian junctions and congregation points.

Management Responsibilities

The legal property owner will have overall responsibility for the implementation of this LMP. Individual responsibility for this will lie with the CMC.

There will be a CMC employed to manage the day-to-day responsibility for the delivery of maintenance operations. This will be the responsibility of the legal property owners to appoint the CMC.

Maintenance operations should be refined to suit:

- > The needs of users;
- > The conservation of ecological interests;
- > Improvements in equipment and horticultural aids;
- > Changing legislation and sustainability requirements;
- > The completed scheme when soft landscaping, including species, have been confirmed; and,
- > The detailed management recommendations any existing trees/planting to be retained.

LMP Programme

YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the CMC will be responsible for the maintenance of the site.

YEARS 2-5

The CMC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

The LMP should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

PLAN REVIEW

The LMP will be reviewed during the life of the plan with a final review undertaken before the end of the ten year period. A revised LMP should be submitted for agreement, before the ten years has expired. The revised plan will include similar provision for the long-term management of the Landscape Scheme and for future revision and updating.

The plan review must be undertaken by a suitably qualified Landscape Architect.

Management Proposals

General

This section sets out management objectives and prescriptions for each of the different elements of the Landscape Scheme.

Hard Landscape

Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months).

OBJECTIVE 1

Cleaning is to be either mechanically swept or jet washed as required to remove surface build-up of atmospheric dust. Removal of chewing gum or other significant marking may be done locally by the use of an approved chemical agent. **Frequency** – monthly.

Ensure permeable paving joint fill is topped up after power washing.

In the event of weeds or moss growth in paving joints these are to be treated with an appropriate water based herbicide. Weeds are not to be pulled out by hand to preserve the bedding course. **Frequency** – monthly.

Damages to paving surfaces - In the event of any cracking, disturbance, breakages or damaging of paving surfaces these are to be replaced to match.

6 Landscape Management Strategy

Future Management Plan (contd)

OBJECTIVE 1

To maintain all seating, bollards, litter bins and lighting elements in a clean, safe and operational condition.

Damage to the seating, bollards, litter bins and lighting elements within non-adoptable areas: In the event that these elements are damaged, the CMC will be required to source replacement timbers and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency: Inspections to be undertaken on a bi-monthly basis by the CMC and works undertaken immediately in identification of any fault.

Damaged furniture located within adoptable areas are to be maintained, fixed, or replaced by the party responsible.

Emptying of the litter bins located within non-adoptable areas will be the responsibility of the appointed CMC. All litter bins to be inspected and emptied weekly.

Removal of chewing gum or any other significant marks – chewing gum may be removed using an approved chemical agent. Other significant marks such as permanent markers and spray paint are to be removed using an approved chemical agent to manufacturer's recommendations. Any surface coatings or finishes that are compromised by the marks are to be repaired. Frequency: Inspections to be undertaken on a weekly basis by the CMC and works undertaken immediately in identification of any issues.

Damage to lighting units that are deemed to pose a risk to public safety, are not functioning, or are aesthetically not in keeping with the original design intent are to be repaired or replaced by a suitable qualified contractor. Any replacement units must be of the same specification as the original unit to maintain consistency throughout the design. Inspection to be carried out monthly on site and any due work is to be undertaken immediately in identification of any fault.

OBJECTIVE 2

To maintain all boundary treatments & edges in a clean, safe and operational condition.

Damage to boundary treatments: In the event that these boundaries are damaged or vandalised, the CMC as appointed by the legal property owner will be required to source and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Inspections to be

undertaken on a bi-monthly basis and works undertaken immediately after the identification of any fault.

Play Equipment

OBJECTIVE 1

To maintain all play equipment elements in a clean, safe and operational condition.

Inspection of natural play equipment is to be carried out by the CMC. In the event that any of the play equipment is found to be vandalised, broken, damaged or in a condition that poses a risk to public safety these are to be repaired immediately by a qualified contractor or closed off until such remedial actions can be taken place.

Planting

OBJECTIVE 1

Ensuring sustained tree and shrub growth during the life of the LMP.

Watering of trees and shrubs: Water as required during periods of drought to ensure satisfactory establishment, and for a period of not less than three years after planting. Frequency: as required to maintain healthy plant growth.

Inspection of trees and remedial actions: Trees within non-adoptable areas are to be inspected every 6 months for the first two years of the LMP to ensure that trees are healthy, not diseased or damaged, or dead. Inspections after the first 2 years can be reduced to yearly if they are establishing well. Inspections should be carried out by a qualified arboriculturalist to identify any dead limbs or other parts of a tree that may cause harm to the tree or member of the public and advise remedial actions.

Any failed trees during the first 5 years after planting will be replaced and maintained for a subsequent 5 years.

Frequency of remedial pruning: yearly pruning to be conducted between January and March based on findings of inspections. Emergency pruning to be conducted immediately when a critical fault is noticed.

Frequency of tree replacement: To be undertaken in optimum tree planting in early spring or late autumn.

Height, width and overall form of the shrub and hedge planting is to be maintained so as not to cause damage or to interfere with visibility. Any pruning or shaping of planting to be carried out in accordance with good horticultural

and arboricultural practice in order to ensure the overall health of the plant. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

Inspection and remedial actions of native shrub planting, rain gardens, swales and hedge planting within the non-adoptable areas is to be inspected by the CMC every 3 months to ensure that the planting is healthy, not diseased, damaged, or dead. Dead or unhealthy shrubs are to be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect.

Frequency of inspections: 3 monthly

Frequency of remedial work: immediately as required.

Frequency of seasonal remedial pruning works: Pruning, dead heading at the end of plant flowering seasons (spring to autumn) as required.

Removal of harmful materials that may affect tree growth – weeds on the top of tree pits are to be removed by hand. Herbicides and weed strimmer's are not to be used to control weeds in plant beds. Other material such as litter, debris and other harmful material is to be removed. Mulch is to be topped up to desired depths and levels as specified.

Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months;

Frequency of debris removal: bimonthly

Frequency of mulch replenishing: 6 months

OBJECTIVE 2

Retain a healthy growing medium for all trees and amenity planting areas.

Fertilisation of soils to replenish nutrients: All shrub beds are to be fertilised using an approved slow release fertiliser as per the manufacturer's recommendations. Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all garden beds as per the manufacturer's recommendations and worked into the top 150mm of the soil profile without damaging the existing planting. Mulch is to be removed prior to application and reinstalled after soil conditioner has been added.

Frequency: Shrub fertiliser - annually

Frequency: Tree fertiliser – annually for the first two years

Frequency: Soil conditioner for amenity planting beds – annually in early spring

Amenity Grass Areas:

OBJECTIVE 1

To retain healthy and well maintained amenity grass areas

All grass cutting shall be carried out by cylinder or rotary machines, or a combination of the two: unless otherwise specified. Where grass cutting is undertaken and the arisings are allowed to 'fly', all arisings shall be evenly distributed over the whole of the grass area and not left in wind-rows.

Amenity grass with bulbs areas should be maintained to a height of 50 mm + after flowering period. Frequency: As required to maintain a maximum height.

Biodiverse Roofs

OBJECTIVE 1

To retain healthy and well maintained biodiverse roof areas

Irrigation: Post-establishment, irrigation should not be required for most extensive green roofs, although the water storage capacity of the system and the plants' water demands should be appropriately assessed.

Fertilisation: Extensive green roofs typically have low nutrient requirements and are therefore often fertilised on an annual basis, each spring, using a slow-release fertiliser.

Plant management: Removal of undesirable plant species and fallen leaves should take place twice each year.

General: Drainage outlets (including inspection chambers) and shingle/gravel perimeters should be inspected so that they are not blocked and should be cleared of vegetation, twice yearly. Amenity grass with bulbs areas should be maintained to a height of 50 mm + after flowering period. Frequency: As required to maintain a maximum height.

6 Landscape Management Strategy

Future Management Plan (contd)

Maintenance Specification

Standard of work

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

British Standards

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards or European Standards unless specifically stated.

Use of Chemicals

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site within non-adoptable areas. The responsible party shall also ensure approvals and measures are in place for the use of any chemicals on the site within adoptable areas.

The responsible party shall ensure that any chemical application is undertaken by a trained operative with the appropriate qualification. They shall ensure at all times that the public, store employees and own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day.

Cleanliness

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

Pests and Diseases

The CMC shall implement appropriate treatment to any pest or diseases occurring on-site that are found to be affecting the vegetation as agreed to coincide with normal

maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, pruning etc. Shall be removed from site.

Mulching

All areas of shrubs are to be mulched to a depth of 50mm. Mulched areas are to be topped up as necessary using the same material as was originally specified.

Weed Control

In the course of the routine maintenance visits, the CMC shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, machine, and herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where herbicide is to be used, it is the CMC's responsibility to ensure that the herbicide proposed to use is appropriate for the purpose and location.

Weeds and other debris will be removed from site at the end of each visit.

Management and Maintenance Programme

Tasks	J	F	M	A	M	J	J	A	S	O	N	D
General												
Weed Control												
Watering												
Pest & Disease Control												
Replacement Planting												
Removal of Litter & Debris												
Check Ties & Supports												
Fertilizer & Mulch application												
Inspection of furniture												
Inspection of boundaries												
Shrubs/Hedges												
Inspection												
Pruning (species dependant)												
Mulching												
Trees												
Inspection												
Pruning and remedial work												
Amenity Grass												
Inspection												
Pruning and remedial work												
Meadow												
Inspection												
Pruning and remedial work												

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