



The Former Royal Oak, Ham Street,
Ham, Richmond. TW10 7HN

PLANNING REFERENCE 24/0810/DD01

DISCHARGE OF CONDITION NS04

Maintenance Plan Hard and Soft Landscaping

SOFT LANDSCAPE SPECIFICATION:

Generally

All works shall be carried out in accordance with BS4428:1989, Code for General Landscape Operations.

Topsoil Topsoil depths should be no more than 300 mm in areas to be planted with tree spp and 300 mm in areas to be planted with shrub spp.

Fallow Cultivation

The contractor shall by cultivation or other approved means allow for suppressing all weed growth on all areas which lie fallow whilst awaiting suitable weather or the right season for planting or seeding.

Cultivation

On newly topsoiled areas or on undisturbed areas where depth of not less than 300mm of topsoil exists after clearing all vegetation, beds shall be dug by hand or cultivated by machine to a minimum depth of 300mm breaking down all lumps and leaving the surface level with a medium tilth. All weeds and debris shall be collected and removed from site.

Compost

50mm thickness, unconsolidated, of mushroom compost or other approved compost shall be spread over all planting areas and well worked into the soil during cultivation.

Nursery Stock

All stock must comply with BS3936 (Nursery Stock).

- Top growth shall be typical of the variety and well branched, except for varieties normally grown with a single stem.
- Roots shall be in balance with the size of plant and sufficiently fibrous and developed.
- All containers must be weed free.
- All plants must be fully hardened off prior to planting where protective growing techniques have been used.

Season

All trees, shrubs and ground cover plants shall be planted during suitable weather between October and April. However, containerised material may be planted between May and October. Planting shall not be carried out when the ground is waterlogged, frozen or snow covered.

Planting Trees

Preparation of trees for planting: remove any ropes, wrappings, tree frames, etc., where used for protection of tree in transit and temporary storage. Remove any dead, diseased or broken branches. Shorten any unusually long branches by one third.

Tree pit sizes: 1000mm diameter greater and 25mm deeper than rootball but not less than 750mm deep.

Remove topsoil and set aside for re-use. Excavate to specified size forking over bottom of pit for a minimum depth of 225mm leaving centre slightly raised and roughen pit sides.

Generally, trees are to be planted 30-50mm above the levels of the surrounding ground to assist drainage.

Enrich backfill before depositing with Tree Planting Compost, with slow release fertiliser at the rate of 100 litres per tree evenly distributed.

Backfill under and around rootballs in 150-250mm layers firmly consolidated to eliminate air pockets. Make allowance for settlement in the thickness of the final layer which should not be consolidated.

All trees to be staked with minimum 800mm of stake below ground. Trees to be fixed to stakes by rubber supports.

Watering: water whole area of the tree pits thoroughly upon completion of backfilling but delay watering if there is risk of frost within 24 hours.

Mulching tree pit areas: mulch to an even depth of 50mm, to a diameter of 2.5m with tree planting compost or bark immediately on completion of planting.

Planting shrubs (Open ground and containerised).

All plants shall be planted at the same depth as previously grown, care being taken to avoid damaging the root system. Sufficient soil shall be taken out of the planting station to enable the roots to be fully spread, packing them round with fine soil before firmly heeling in. The roots of balled trees or shrubs shall not be disturbed during planting.

Mulching

On completion of planting the shrub beds shall be mulched with 50mm depth of Ornamental Bark Mulch. Mulch shall only be applied when the soil is moist.

Grass Turfing

All topsoiled areas to be grassed shall be cleared of weeds and rubbish then rotovated to a depth of 100mm incorporating pre-seeding fertiliser at 0.06kg/sqm and raked out or harrowed to produce a fine seed bed tilth approximately 25 mm deep and lightly consolidated with an approved roller. Stones over 35mm in diameter shall be removed to a tip. The tilth shall be kept fine and free from weeds during any fallow period prior to sowing seed

All grass areas shall be finely graded during cultivation to remove all minor hollows or ridges, such operations being carried out when the soil is dry and friable. The final finished surface shall have a smooth and even fall or gently rolling curve between the finished level and the boundary of the areas. The contractor shall ensure that a minimum depth of 150mm of topsoil is left on all parts after completion of grading.

Unless otherwise stated finished levels of grass areas shall be 30mm above adjoining paving or kerb levels, 150mm below the damp-proof course of adjoining buildings and not more than 75mm above previous soil levels adjoining trees and shrubs. Levels shall be arranged to give gentle falls for drainage and any ponding developing after completion of the cultivation shall be made good. All turf supplied shall be to BS3969 and free from undesirable grasses and weeds.

Turf to be laid with the minimum possible delay after lifting. If delay occurs, turf is to be laid out on topsoil and kept moist. Deliveries to be arranged so as to avoid need for excessive stacking. Maximum stacking height 1m. Do not use dried out or deteriorated turf. Do not lay turf when persistent cold or drying winds are likely to occur or when the soil is frost bound, waterlogged or excessively dry.

For a working access planks are to be placed on previously laid turf. Do not walk on prepared or newly laid turf. Turf to be laid with broken joints, well butted up. Do not stretch turf. Whole turfs to be laid to edges of grassed areas and trimmed to a true line. To adjust levels rake out high spots and infill hollows with fine soil. To consolidate turf firm lightly and evenly with wooden beaters as laying proceeds to ensure full contact with the substrate. Do not use rollers

Thoroughly water completed turf immediately after laying. Check by lifting a corner of turf that water has penetrated to the soil below.

The contractor shall make good, at his own expense all areas of turf which fail to establish, other than areas where failure is due to vandalism.

When the grass has grown 50mm high the areas will be lightly rolled in two directions with a roller not exceeding 0.25 tonne.

LANDSCAPE MANAGEMENT PLAN:

Management Responsibilities

On completion, the management of landscape areas at the site will be undertaken by a suitably qualified contractor to be appointed by the management and will be undertaken in accordance with the specification contained herein. This management plan is intended as a maintenance specification for the first five years post practical completion.

Landscape Management Specification

The site is to be maintained in a weed free condition and any newly planted trees or shrubs which die, or are destroyed, within 24 months of practical completion shall be replaced in the appropriate season with plants of the same species.

The contractor shall eradicate weed growth within planted and seeded areas either by manual, mechanical or chemical means. Perennial weeds must be treated with glyphosate or another approved product. The use of residual herbicide is not permitted.

All relevant Acts of Parliament and the manufacturer's instructions concerning the handling, use and storage of chemicals must be followed at all times. Chemical containers and other contaminated equipment must be cleared from the site after each days work.

Maintenance of newly planted trees: check stakes and ties and adjust to allow for growth and movement and replace any broken or defective items. Supports to be removed once trees are established. The removal of stakes and supports is to be undertaken at the contractors' discretion and is dependent upon the establishment rates of new trees. Any sockets at base of tree stems caused by movements to be filled with fine soil.

Any dead twigs or water shoots occurring on the clear stems of newly planted trees shall be removed and disposed of by the contractor.

Minor settlement of newly planted tree pits to be made good by topping up with fine topsoil to grade in with surrounding levels.

For 24 months following practical completion all trees are to be watered at least 5 times during the growing season commencing in May, and thereafter as appropriate, to thoroughly wet the tree pits throughout their full depth. In the third and subsequent years trees should be watered during extended dry periods only (March through to October).

Shrub bed areas shall be maintained as bare earth and kept free from weed growth, litter and rubbish at all times. Any shrubs overhanging pedestrian routes or adjacent grassed areas are to be pruned back during the appropriate season and arisings removed from site. Pruning of ornamental shrubs should be done to encourage healthy and bushy growth and promote desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.

All shrub beds to be treated with a slow release fertilizer, as chosen by the landscape maintenance contractor, in March or April. Treatment to be undertaken on an annual basis as per the manufacturer's instructions.

Mulch to be maintained at a 50mm thickness. Any weeds growing on, or within, the mulch to be removed by hand weeding and taken off site.

Grassed areas to be regularly cut in accordance with BS 7370-3, table 3 to maintain a healthy sward 35-50mm in height. Grass to be trimmed neatly around obstructions.