

TWICKENHAM RIVERSIDE

MAINTENANCE AND MANAGEMENT PLAN

LDĀ DESIGN

9734 – Twickenham Riverside Stage 4+

25th October 2024

1.0 Long Term Design Objectives

This is the re-development of the Twickenham Riverside site and responds to the approved landscape masterplan objectives for the wider scheme. Water Lane Building and Wharf Lane Building sit on the eastern and western wings of the site, interfacing with the River Thames to the south and King Street to the north. The play area and pétanque under London Plane trees lie at the centre of the development and remain all access from King Street.

The intention is to create a varied and interesting landscape across the site that responds to Thames Valley and Northern Thames Basin landscape character areas and the Thames heritage. Materials have been chosen for their industrial aesthetic as well as their durability. Most of the planting can tolerate periods of standing water or are shade tolerant. Trees, shrubs, and groundcovers are selected for aesthetic and structural characters intertwined with more ornate and colourful planting to create seasonal interest and multi-species habitats.

In terms of irrigation, a rain garden will capture surface run-off, and secured bib taps will allow for manual watering in periods of hot and dry weather for whole the site.

2.0 Management Responsibilities

The intention is for LBRuT to appoint a managing agent who will be responsible for the maintenance and management of the hard and soft landscape elements across the site, before Practical Completion, or earlier if necessary. The managing agent should ensure that all hard and soft elements are maintained in line with the schedule appended to this document. The managing agent should ensure that public health and safety are always considered, and landscape areas should remain clean and free from obstacles and elements that could lead to injury or harm.

If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, or dies (or becomes in the opinion of the local planning authority seriously damaged or defective) then the tree shall be replaced in the same location to reflect the specification of the approved planting scheme in the next available planting season / within one year of the original tree's demise unless the local planning authority gives its written consent to any variations.

Twickenham Riverside

Maintenance to be applied across all areas within boundary
ANNUAL LANDSCAPE MAINTENANCE MATRIX FOR BASELINE MAINTENANCE WORKS

Category	Sub-Category	Description of Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	
Routine Maintenance		In person days														
Responsive Maintenance		As needed														
SITE WIDE MAINTENANCE																
Site Wide Maintenance		Control and remove weeds			1	2	2	4	4	4	2	1	1		21	
		Regular inspection	1	1	1	1	1	1	1	1	1	1	1	1	1	12
		Top up mulch layer				2							2			4
		Prune to remove dead or dying and diseased wood and suckers to promote healthy growth			1								1			2
		Remove rubbish, debris and litter from soft landscape areas. Maintenance contractor to ensure that site is always in a clean and tidy condition	2	2	2	4	4	4	6	6	6	6	2	2	2	42
		Remove rubbish, debris and litter from hard landscape areas. Maintenance contractor to ensure that site is always in a clean and tidy condition	As needed in order to ensure that site is always in a pristine and tidy condition													
		Remove of all visible tree/ shrub stakes and ties	after plants have fully established													
		Invasive weed removal	As needed													
		Pest control	As needed													
		Vermin control	As needed													
Inspection immediately after heavy storm event	Immediately after heavy storm or flood event															
Wind repair and clean-up	As needed															
SPECIFIC MAINTENANCE																
Trees	Newly planted Trees within Soft and Hard Landscape	Fertiliser application			2	2	1								5	
		Irrigation/spot watering	As needed													
		Control and adjust staking/tree guys	As needed													
		Formative pruning	As needed													
		Tree repair & replacement works (as a result of damage by others)	As needed													
		Tree repair & replacement works	As needed													
Hedges	Clipped Hedge	Fertiliser application				2									2	
		Trimming				2		2			2		2		8	
		Irrigation/spot watering	As needed													
		Adjust, repair or replace protective fencing, shelter, ties and guards	As needed													
		Hedge plant repair & replacement works (as a result of damage by others)	As needed													
Shrub/ Groundcover Planting	Shrub/ Groundcover Planting	Trim groundcover planting away from hard landscape and lawn areas				2		2		2					6	
		Fertiliser application			1		1								2	
		Deadheading	As per requirement of individual plant species													
		Irrigation/spot watering	As needed													
		Shrub & groundcover repair & replacement works (as a result of damage by others)	As needed													
Herbaceous Areas	Herbaceous Planting	The maintenance objectives given below, and which are related to the herbaceous planting of the area, only provide an outline description of the maintenance works required. The maintenance contractor who will be responsible for the upkeeping of the herbaceous planting, will need to produce and submit specific maintenance guidance and specifications to the Contract Administrator and Project Landscape Architect for approval.														
		Inspection of the planting by the project Landscape Architect			1		2				2				5	
		Autumn leaf removal	2									2	2	2	2	10
		Fertiliser application	submit proposal													
		Cut back dead and dying top growth as well as unsightly flower stems in order to maintain desired visual qualities	As per requirement of individual plant species; maintenance contractor to submit proposals													
		Staking of herbaceous plants as necessary	As per requirement of individual plant species; maintenance contractor to submit proposals													
		Slug and snail control	As needed													
		Irrigation/spot watering	As needed													
		Replacement of plants (as a result of damage by others)	As needed													
		Replacement of plants	As needed													
Lawns	Fine Lawn Areas	Mow lawn/ grass areas and remove arisings.			1	2	4	4	4	4	3	1	1		24	
		Trim edges to planting beds and around trees			1	1	1	1	1	1	1	1	1	1		9
		Aeration					1									1
		Scarification/ Thatching					1									2
		Firming of Grass Areas	1													1
		Top Dressing Application			1											1
		Fertiliser application					1									2
		Autumn leaf removal			1								1	2	1	4
		Irrigation	As needed													
		Replacement of grass areas (as a result of damage by others)	As needed													
Replacement of grass areas	As needed															
Hard Landscape Areas & Site Furniture	Hard Landscape Areas	Inspection of fences and site furniture	After each maintenance visit													
		Clean and sweep of all footpaths	As needed													
		Repair of hard landscape areas and site furniture	As needed													
		Snow clearance	As needed													
		Graffiti removal	As needed													
After flooding event	Inspection immediately after heavy storm event	Jet wash floor surfaces, walls, railings and street furniture where is appropriate and use suitable pressure for each item	As needed													
		Remove obstructions, rubbish, debris and litter from hard landscape areas. Maintenance contractor to ensure that site is in a clean and tidy condition	As needed													
		Repair of hard landscape areas and site furniture	As needed													
		Invasive weed removal	As needed													
		Pest control	As needed													
		Vermin control	As needed													
		Wind repair and clean-up	As needed													
		Replacement of tree and plants	As needed													
		Deadheading	As needed													
		Cut back dead and dying top growth as well as unsightly flower stems in order to maintain desired visual qualities	As needed													
Adjust, repair or replace protective fencing, shelter, ties and guards	As needed															
Control and adjust staking/tree guys	As needed															
Item of work																
Newly planted trees (minimum 4 routine maintenance visits per year)																
Carry out twice annual visits, and after high winds, to adjust tree guying systems	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Maintain mulched tree surrounds in a weed free condition and allow for topping up mulch when required e.g. after two years	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Spot water as necessary to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period);	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Inspect annually when trees are in full leaf and after storms to monitor health of trees	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Carry out any works as required for health and safety immediately	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Prune annually outside of the bird nesting season to ensure appropriate habit/form, remove obstructions to footpaths/roads/gardens, and remove dead/diseased/damaged wood	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Replace any trees which have been removed, uprooted, destroyed or dies within 5 years after planting with trees of the same species and size as the originally planted at the same place	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Item of work																
Herbaceous and Shrubs Planting (minimum 4-6 routine maintenance visits per year)																
Re-firm plants after high winds and frost	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Maintain the full depth of mulch until canopies close	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Maintain planting beds in a weed free condition through combined techniques of cultivation, hand weeding, and mulching until canopies are closed. Maintain the inside of tree/shrub guards in a weed free condition by hand weeding.	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Apply fertiliser or compost if necessary to encourage vigorous, healthy growth	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Spot water as necessary to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period)	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Replace any plants which have been removed, uprooted, destroyed or dies with plants of the same species and size as the originally planted at the same place, unless the Local Planning Authority gives its written consent for any variation	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Thin out selected species where appropriate e.g. where more vigorous species are taking over others	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Item of work																
Hard surfacing (regular visits as necessary)																
Inspect for damage to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Cut back undergrowth, overgrowing or overhanging shrubs, hedges and minor tree branches to maintain an unobstructed route for pedestrians, cyclists and vehicles as appropriate	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Undertake inspections of the hard landscape areas on a six monthly basis and repair any damaged areas. If any areas are reported as dangerous to users, repair immediately	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary, to engineers/suppliers requirements	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Item of work																
Site Furniture, Balustrade and Play area (regular visits as necessary)																
Inspect for damage daily, to ensure safe for public use, performing its original function, and not visually detracting from area. Repair/replace/repaint/re-stain/clean as necessary	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Inspect play equipment daily, if any part of the play area or its equipment is unsafe, repair within the same working day.	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Remove all litter, glass, animal fouling and similar debris from the surfaces within the playground and from the play equipment, daily. All animal fouling should be removed and the surface thoroughly washed down with a suitable disinfectant.	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Sweep all hard areas to remove all resulting arisings from play areas as necessary.	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	
Remove any excess dirt or graffiti	v	v	v	v	v	v	v	v	v	v	v	v	v	v	v	