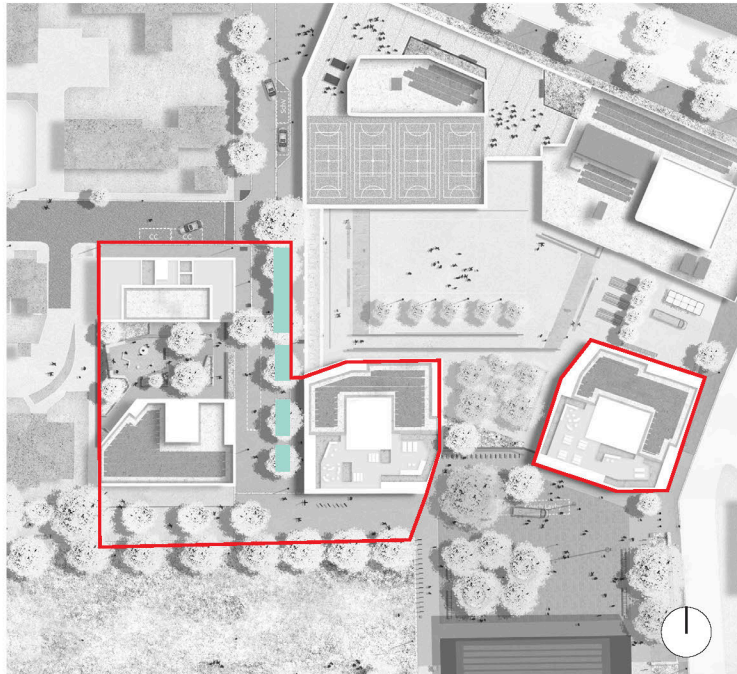


5 Landscape

5.9 Planting for Biodiversity



Rain gardens

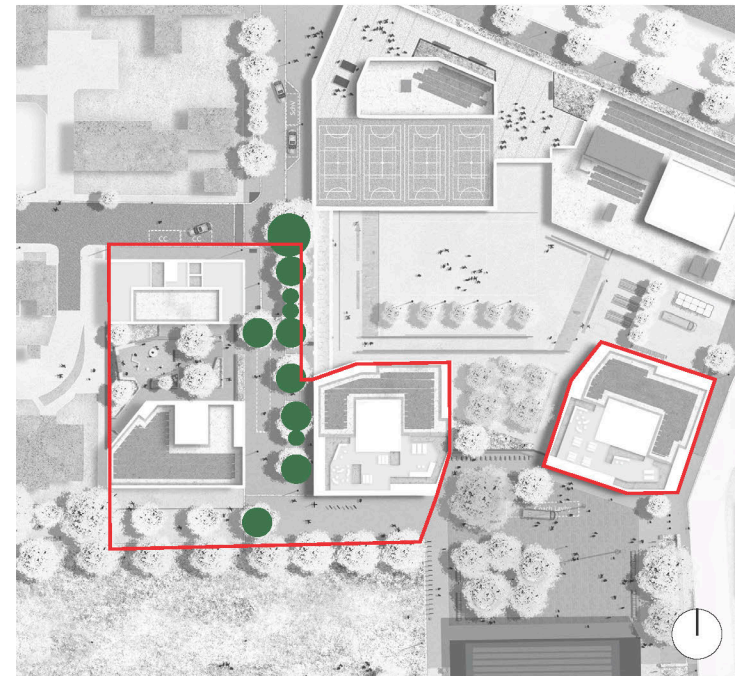
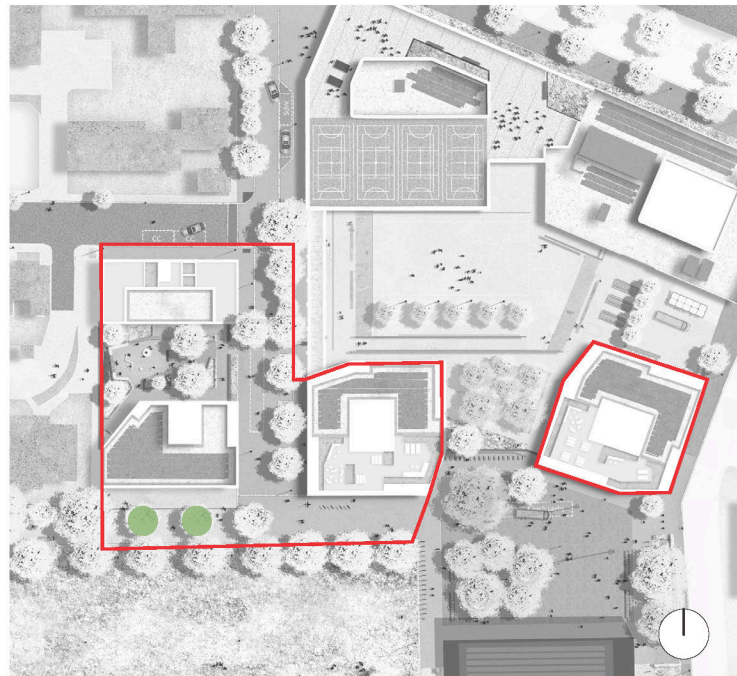
Sensory/ornamental/edible planting

Biodiverse roof under PV units

Drought tolerant planting to roof garden

5 Landscape

5.10 Tree Planting



● Birch trees within Grange Street have been selected for their small leaves and light canopy, tolerance of wet soils and slim form to contrast with the more formal line of Hornbeams to the south of Grange Street.

● To the south of Grange Street, we have proposed *Ulmus 'New Horizon'* to strengthen and diversify the existing line of Hornbeam.

● Informal groupings of *Alnus* sp. and *Birch* sp. are proposed in the rain gardens. Larger *Liriodendrum* sp. are proposed in the hard landscaped areas in constructed tree pits.

● Small and medium ornamental trees create a garden character. We are considering using fruiting / orchard species against the western wall.

5 Landscape

5.10 Planting - Maintenance and Management Statement

Objectives

To ensure the successful planting operations, establishment and continued healthy growth through to maturity of the trees, hedges, shrubs and herbaceous planting.

To achieve a clean, tidy condition and appearance of all external areas.

Background

The landscape design includes hard and soft proposals and boundary treatments for the new public realm and residential development of Britannia Project, Hackney.

Reference should be made to Planting Plans T5073-RE-CLA-00-DR-L-5001 and T5073-RE-CLA-00-DR-L-5002 and Planting Schedule T5073-RE-CLA-00-SH-L-0002.

The following pages outlines the maintenance requirements for both the privately managed and adopted areas within the Reserved Matters Application site.

The controlling Authority is London Borough of Hackney, who should be consulted on any matters relating to the approved Churchman Thornhill Finch detailed landscape proposals for the scheme:

Maintenance and Defects Liability

The contractor is to allow for 24 months maintenance and defects liability on all planting, trees, shrubs and climbers. This is to ensure the successful long term establishment of all planting through careful management and maintenance while plants and trees are establishing.

Defects Liability: Any plants found to be defective during the two year Defect Liability period as a result of:

- Failure
- Poor materials
- Lack of vigour
- Being not in accordance with the specification.

Shall be replaced immediately, or in the next planting season, by the Contractor at his own cost.

Failures of plants (Pre-Practical Completion): Any trees, shrubs and other plants, other than those found to be missing or maliciously damaged, that are found to be defective at Practical Completion of the entire Project shall

be replaced by the Contractor entirely at his own cost.

Malicious damage or theft prior to Practical Completion: All loss or damage arising from theft or malicious damage prior to practical completion of the entire project shall be made good by the Contractor at his own expense.

Post-Practical Completion: The maintenance of trees, shrubs and planted areas after the date of Practical Completion will be carried out by the Contractor until the responsibility is transferred to the new Owners or by the appointed Management Company.

Any plants found to be defective following the two year Defects Liability period as a result of:

- Failure
- Poor materials
- Lack of vigour
- Being not in accordance with the specification.

Shall be replaced immediately, or in the next planting season by the Owner or appointed Management Company.

Replacement of plants shall take place as many times as is necessary in order to maintain a complete cover of plants and to maintain the scheme as designed by the Landscape Architect, and within the correct season for the type of plant, tree, and shrub.

General Maintenance

At the end of the 24 months maintenance and defects liability period, the maintenance of the private gardens and roof terraces and biodiversity roofs shall be the responsibility of the Developer, and appointed Management Company (should this be contracted out). The public realm areas will be the responsibility of the local Authority, London Borough of Hackney. Refer to Management and Maintenance strategy diagram.

Following the installation and after the Defects Liability, all areas of private land will be maintained in perpetuity by the Management Company.

The Developer shall ensure that any Landscape Contractor employed by the Developer shall carry out the periodic maintenance of all planted areas, other than any areas for which the appointed Management Company becomes responsible during the said Maintenance Period. Inspection checks shall be carried out at monthly intervals and the appropriate work carried out.

The Developer shall ensure that any Landscape Contractor employed by the Developer shall carry out in all areas any shrub, tree, and other plants replacements that may be necessary for the first two years of the Defects Liability period.

The Management Company shall be responsible for all periodic maintenance and replacement thereafter for all planted areas to which its management agreement relates, and shall ensure that any Landscape Contractor employed by it carries out periodic maintenance of all such areas in accordance with the general horticultural schedules below. Inspection checks shall be carried out by a competent person acting for the Management Company, at minimum monthly intervals and the appropriate work carried out.

No existing trees or shrubs shall be removed or cut without specific instructions from the Developer, and written agreement of the Local Planning Authority Tree Officer. Existing trees are to be retained, protected and undisturbed throughout the contract.

Shrub, herbaceous, hedge and tree planting

All tree works to be undertaken by an Arboricultural Association Approved Contractor to British Standard 3998 Tree Work specifications.

The density of planting will require that all weeding is carried out by hand, using the appropriate tools. All resultant material should be removed from site.

The Management Company is responsible for litter picking in those areas that it manages.

All plants shall be inspected for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness and all tree and plant ties inspected and made good if required.

Minor pruning of dead or damaged wood shall be carried out annually. All wounds must not be treated with a sealant as per BS3998:1989 Recommendations for Tree Works. On substantial trees, the Local Planning Authorities Tree Officer must be consulted for any necessary approvals.

All plants shall be watered as may be required to maintain healthy growth following planting, during the maintenance period and subsequently in cases of extreme drought:

Trees at 5Ltr per tree, and shrubs at 1Ltr each. Watering is to commence following 10 consecutive days of no rainfall, during the months of June to August. Further Bowser watering at weekly visits should be carried out until the onset of natural rainfall. Any failures due to drought shall be replaced by the management company/ies at their own cost.

All planted areas including trees shall be given an application of an approved top dressing at the rate of 40 gm/m² in May. This should be in slow release form. Trees should be top dressed with an additional mulch of peat substitute (NOT PEAT), which should contain a greater concentration of the slow release top dressing agent, at the rate of 80gm/m² or an equivalent system such as Osmacote 'Grotabs'. This should be worked lightly into the soil, without disturbing the roots, before the bark mulch is re-spread.

Shrubs shall be maintained in a balanced shape and shall be annually pruned to allow for this. Any growth which will obscure windows, signs or sight-lines shall be removed. Once established, any support canes shall be removed from the shrubs. Trailing and climbing material shall be assisted in its growth by securing growing leaders where necessary.

No plant substitutions to be made without the prior written agreement of the Local Authority Landscape Section.

Hard landscape areas and fencing

A suitable foliar acting or residual herbicide is to be applied to all hard surfacing areas, allowing recommended period to take effect before clearing arisings. All litter, leaves and other debris is to be removed from all hard surfaces prior to application of herbicides.

Mud, sand, silt and debris is to be removed from all surface gutters and channels. Drainage gullies are to have traps emptied and flushed clean as required to prevent obstructions.

Any repairs to the hard surfacing is to be in accordance with the original paving specification. Stain removal to hard surface to be in accordance with BS7370-2, table 4.

Fences, gates and enclosures are to be maintained and inspected monthly and appropriate repairs undertaken as necessary.

5 Landscape

5.10 Planting - Maintenance and Management Statement

Graffiti removal is to be carried out as soon as damage has been noticed, with incidences notified to Hackney Council. Method of removal is to be either air abrasion or chemical poultice, depending upon surface and is to be carried out in line with good practice. With subsequent removal as required to remove all graffiti.

Concrete paving should have routine monitoring to assess the condition of the pavement and any rate of change, i.e. if the surface texture becomes inadequate for skid resistance purposes. If this occurs retexture the surface by mechanical methods, e.g. by using a concrete plane or enclosed shot blasting machine. Care must be exercised as any re-texturing will clearly affect surface appearance.

Concrete paving can be cleaned by scrubbing with a fibre brush, using a mild detergent and water and then thoroughly rinsed with clean running water. Before cleaning, thoroughly drench all surrounding masonry and concrete to prevent the dirty wash down water from being absorbed into it. No acids or prepared cleaners should be used. It is important that the manufacturer's instructions should be followed and that any product used should be checked with the manufacturer for its suitability to be used on concrete. Joints require regular monitoring of their condition. Sealants must be replaced as necessary.

Snow clearance

Snow is to be removed from site when instructed from all roads and footpaths, if a depth greater than 25mm falls then mechanical snow removal machines and ploughs are to be utilised. For lighter flurries, rock salt to BS 3247 is to be applied to all roads and footpaths (with the exception listed below) either after snow clearance or when freezing precipitation is forecast.

Paving should be carefully scraped or swept to be kept free of snow. Sand may be applied to add traction. Salt and other ice melting chemicals (de-icers) should not be used on concrete surfaces as they may cause spalling and pop-outs. The use of any deicing compound can cause spalling and pop-outs by subjecting the concrete to many more freezing and thawing cycles than would occur naturally.

8 Maintenance schedule summaries

Weekly

- All plants shall be watered following 10 days without rain. Then weekly until natural rainfall during June through to August.

Fortnightly

- There should be a minimum fortnightly litter pick over the entire site within areas covered by the Management Company/ies.

Monthly

- Weed control shall be allowed for at monthly intervals. All areas to be weeded by hand.
- All plants shall be inspected monthly for wind firmness and firmed as necessary at the same time. Stakes shall likewise be checked for firmness.

Quarterly / Bi-annually

- Bark mulch should be topped up bi-annually
- Hedge trimming to be carried out quarterly.

Annual

- Replacement of any failed trees or shrubs will be allowed for annually to ensure that the planting areas are fully stocked at all times.
- Any hollows which appear due to settlement shall be top dressed annually, early in the growing season.
- Minor pruning of dead or damaged wood shall be allowed for annually.
- All planted areas and trees shall be given an application of an approved top dressing in May.
- Shrubs shall be maintained in a balanced shape and prevented from obscuring signs, windows and encroaching on paths.
- Check for invasive species as mentioned earlier and remove from site.
- Herbicide application to hard areas.

Every five years

A suitably qualified person employed by the management company to undertake a review of the condition, success and long-term maintenance of the planting.

Any amendments to the landscape management plan required to ensure a good planting scheme should be submitted to the Local Planning Authority for approval. The Local Planning Authority may draw the Managing Company's attention to defects in the maintenance or failure to comply with the landscape management plan and require that the management company rectify these defects or apply for a variation to the landscape management plan.