

DALTON LANE, DALTON
For Gleeson Homes & Regeneration

LANDSCAPE MANAGEMENT SPECIFICATION



Chartered Landscape Architects

1 Isis Court, Rosetta Way
YORK YO26 5NA

Telephone +44 (0)1904 794276
Facsimile +44 (0)1904 786962

Email: design@rosettalandscap.co.uk
Web: www.rosettalandscap.co.uk

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DRAWING 2984 / 1 DETAILED LANDSCAPE PROPOSALS

(To be read in conjunction with drawings 2984/1 entitled Detailed Landscape Proposals)

1.0 INTRODUCTION

1.1 Purpose of Report

1.1.1 The purpose of this report is to set out clearly the basic management/maintenance techniques appropriate to this site up to Year 5 in detail and basic recommendations to beyond Year 5.

1.1.2 For the purpose of this report, on newly created landscapes, Year 1 begins 12 months after practical completion has been achieved, and the Defects Liability and Aftercare Period have been served and the site handed over.

1.1.3 The 12 months Aftercare Period should have included the following items:

- Maintaining a weed and litter free site
- Herbicide and fertiliser applications
- Ensuring bark mulch is evenly spread to specified depth and is replenished as necessary
- Watering through periods without significant rainfall
- Replacing plants that have died in the 12 months since practical completion was achieved.

1.1.4 Generally all the planting should be according to the relevant drawing, in a healthy condition, and free from litter and competition from weed growth.

1.2 Maintenance Aims

The general aims of the management/maintenance plan are to present guidelines that enable the landscape to achieve the original design and planning objectives whilst maintaining a presentable appearance at all times.

1.3 The Specification

The various landscape elements are collated together under the headings below and their treatment is described in detail year by year up to Year 5 and with basic recommendations beyond Year 5.

Section 2.0	Shrubs
Section 3.0	Raised Planters
Section 4.0	Hard Surfaces

1.4 General Maintenance Application to all Years

1.4.1 Maintain area litter free.

1.4.2 Maintain shrub areas weed free until planting has become established.

2.0 SHRUB BEDS (see drawing for details of species)

2.1 Maintenance Objective

To maintain a boscage of shrub growth to cover as much as possible of the border area and allowing the individual plants to achieve as nearly as possible their natural form. Maintain the borders free of visible weeds and shape and prune the shrubs to create an attractive raised bed.

2.2 Maintenance Operations - Year 1

2.2.1 Immediately after planting, and thereafter yearly, in the appropriate season for the species involved, prune the shrubs to develop their desirable ornamental characteristics. At the same time remove intermediate plants that are restricting the natural and attractive development of their neighbours. These plants may be used to fill gaps produced elsewhere in the scheme where species have not been as successful in their development. Remove all arisings from site.

2.2.2 Maintain the soil surface substantially free of weeds (less than 5% weed cover) by hand weeding.

2.2.3 Top up mulch to 75mm depth as required.

2.2.4 Replace any dead or missing plants to the original specification.

2.3 Year 2

2.3.1 Prune the shrubs as much as is necessary to achieve their desirable ornamental features following sound horticultural practices, and to prevent them overgrowing the raised beds. Carry out any maintenance operations as indicated in Item 2.2.2.

2.3.2 Remove all arisings from site as well as any damaged dead or diseased parts of the shrub.

2.3.3 Maintain any visible surface soil free of weeds.

2.3.4 Apply organic fertiliser prior to commencement of the growing season, prior to re-mulching any bare areas where necessary.

2.4 Year 3 & Year 4

2.4.1 Repeat all the procedures as in Year 2.

2.4.2 Maintain any visible surface soil free of weeds (less than 5% weed cover) by hand weeding.

2.5 Year 5

2.5.1 Repeat all the procedures as in Year 2.

2.5.2 Thin out over mature plants that are becoming unsightly and have outgrown their useful life. Replace these with young plants as per the original specification where gaps remain.

2.6 **Beyond Year 5**

The above 5-year cycle should be repeated thereafter. Maintain bare patches weed and litter free, however allow the growth of self-seeded, regenerated shrub species.

3.0 **RAISED BEDS** (see drawing for location)

3.1 **Maintenance Objective**

To maintain a safe, functional and attractive raised timber bed that allows the development of all shrubs contained within.

3.2 **Maintenance Operations - Year 1 onwards**

Inspect all raised beds on a regular basis. Ensure all screws and fixing parts are in good condition and are secure. Replace any damaged screws / sleepers if they pose a safety risk. Remove any sharp edges / splinters if any exist.

4.0 **HARD SURFACES**

4.1 **Maintenance Objective**

To maintain in a safe condition suitable for use by residents.

4.2 **Maintenance Operations - Year 1 onwards**

Inspect all paving and hard surface finishes to ensure that they are clean and safe. Repair or replace as necessary to original specification.