

East Village Public Realm – Phase 1 Belvedere

Landscape Management & Maintenance Plan



General

Key Objectives

The key objective of the landscape management plan is to ensure the successful establishment and long-term upkeep of the soft landscape proposed for East Village (Phase 1 Belvedere).

Implementation of the management plan will ensure:

- A maintained attractive and robust landscape setting to the development
- That the value of the green infrastructure on site is maintained
- That the proposed planting establishes successfully and continues to thrive, maintaining good visual interest and biodiversity values
- That invasive and undesirable species are controlled
- That health and safety requirements for all areas of public open space are maintained for both residents and visitors

This landscape management plan should be read primarily in conjunction with the following drawings, but relevant details should be referred to where necessary:

General arrangement:

- EAVB750-GRA-00-DR-L-0002 - Tree Protection Plan
- EAVB750-GRA-00-DR-L-1001 - GA

Soft landscape:

- EAVB750-GRA-00-DR-L-3501
- EAVB750-GRA-00-DR-L-4101
- EAVB750-GRA-00-DR-L-5101
- EAVB750-GRA-00-DR-L-5102
- EAVB750-GRA-00-DR-L-5103
- EAVB750-GRA-00-DR-L-5501
- EAVB750-GRA-XX-SC-L-5000

Specification:

- EAVB750-GRA-00-SP-L-9000

This document contains maintenance for areas within the site boundary line only; maintenance of the landscape in the public realm, outside of the site boundary, is not covered within this document.

Trees & Planting

Tasks	J	F	M	A	M	J	J	A	S	O	N	D	No. of visits
Watering				X	X	X	X	X	X	X			As necessary
Weeding by hand			X	X	X	X	X	X	X	X	X	X	4x per year
Check for health of trees and for any dead/damaged limbs	X	X	X					X	X	X	X	X	1x per year
Tree Pruning, if required	X										X	X	1x per year
Check tree guying and aeration			X	X					X	X			2x per year
Planting pruning/cut/tidy		X	X						X	X	X		2x per year
Top-up mulch	X											X	1x per year
Apply fertiliser			X										1x per year



Tree planting



Signature Trees

Semi-mature specimen

Species to be selected from:

- Tulip Tree, Ø40-45cm Qty :3
- Red Maple, Ø35-40cm Qty :4
- Small-leaved Lime, Ø30-35cm Qty :2



Specimen Trees

Standard to Semi-mature tree

Species to be selected from:

- Sweet Gum, Ø20-25cm Qty :5
- Field Maple, Ø20-25cm Qty :5
- Honey Locust, Ø25-30cm Qty :2
- Ginkgo, Ø18-20cm Qty :5
- Hawthorn, Ø20-25cm Qty :3



Multi stemmed Tree

Mature umbrella character

Species to be selected from:

- Himalayan Birch Qty :5
- Chinese Red Birch Qty :6
- Chinese Dogwood Qty :7
- Pink flowering dogwood Qty :4
- Snowy Mespilus Qty :8
- Serviceberry Qty :4



Ornamental Tree

Nursery stock to standard stock

Species to be selected from:

- Evergreen Magnolia Ø20-25cm Qty :11
- Judas Tree, Ø10-12cm Qty :3

Structure planting and perennials mixes



Planting Type 1
Dry swale Mix



Planting Type 2
Shade foliage Mix



Planting Type 3
Native Pollinators Mix



Planting Type 4
Red Perennial Mix



Planting Type 5
Playful Yellow Perennial Mix



Planting Type 6
Community Garden Mix



Planting Type 7
Lawn



Evergreen
structure planting / shrubs

Refer to enlargement drawings EAVB750-GRA-00-DR-L-5102/5103 detailed planting notes and EAVB750-GRA-00-SC-L-5000 for softworks schedule and planting notes.

Feature Grass Drifts

Feature Grass chain planting, refer to enlargement plans EAVB750-GRA-00-DR-L-5102 & EAVB750-GRA-00-DR-L-5103

----- Deschampsia cespitosa 'Bronzeschleier'

----- Misanthus sinensis 'Red Chief'

General Maintenance Tasks

- During the establishment period, planting including all trees is to be watered as required to ensure all plants survive and establish well.
- Ongoing maintenance from year 2: During periods of prolonged drought, water as required to ensure continued survival and thriving of all planting.
- Litter picking as required (minimum once a week).
- Remove fallen leaves, twigs and other plant material as required. A reasonable amount of leaf litter can be left as a natural mulch within planting beds.
- Trees and shrubs are to be maintained through species appropriate pruning to ensure that they do not cause nuisance or obstruct pedestrian zones. All pruning work to be species appropriate and to be carried out in accordance with good horticultural practice. Tree work to be maintained in line with good arboricultural practice BS 3998.
- Regular check of health and removal of dead plants/replacement planting to be carried out as necessary.
- Top up mulch once a year, in winter or early spring.
- Collect and compost all non-diseased plant material.
- Weeding of all soft surfaces to be carried out as required, by hand weeding. Weeding with mechanically powered tools or through the use of chemicals should be avoided, unless deemed absolutely necessary. Use of weed killer should be agreed with the building management and/or maintenance team prior to application.

Plant replacement:

If any plants fail to establish, or fail during subsequent years, they will be replaced by planting of an equivalent species and size as those specified on the approved drawings. Replacement will take place as soon as possible, or within the next correct planting season, depending on the time of year.

Trees

- Tree work to be maintained in line with good arboricultural practice BS 3998.
- Regular check and removal of dead and/or damage/ill plants or limbs; Check tree ties and stakes (for first 2-3 years then to be removed); formative pruning if required - twice per year.
- Watering; during year 1 trees require the following applications
 - Standard trees: 60–100 litres per tree twice a week
 - Semi-mature trees: 100–200 litres per tree twice a week
 - Multi-stem specimens: 80–150 litres per tree twice a week

Shrubs

- Regular check and removal of dead and/or damage/ill plants or limbs; formative pruning if plants growing to obstruct paths etc.- twice per year.
- Evergreen plants; annual tidy & rake out old leaves - once per year.
- Deciduous plants; annual pruning to maintain shape & form, or cut back after flowering, depending on species - once per year.
- Pine mulch topping; check and top up (if required) - once a year.
- Watering; during year 1 planting requires 10-20L/m2 up to 3 times a week during drought conditions, weekly during Spring/Autumn.

Climbers

- Regular check and removal of dead and/or damage/ill plants or limbs; formative pruning and training along trellis' if required - twice per year.
- Evergreen plants; annual tidy & rake out old leaves - once per year.
- Deciduous plants; annual trim to maintain shape & form - once per year.
- Pine mulch topping; check and top up (if required) - once a year.
- Watering; during year 1 planting requires 10-20L/m² up to 3 times a week during drought conditions, weekly during Spring/Autumn.

Herbaceous perennials & grasses

- Regular check and removal of dead and/or damage/ill plants or limbs; formative pruning if plants growing to obstruct paths etc.- twice per year.
- Evergreen plants; annual tidy & rake out old leaves - once per year.
- Deciduous plants; annual pruning to maintain shape & form, or cut back after flowering, depending on species - once per year.
- Deadheading; June–October deadhead where required to extend flowering period, maintain presentation & prevent undesirable self-seeding. Seed heads may be retained for winter interest if desired on species such as: Verbena, Echinacea, Salvia, Achillea, Astrantia & Penstemon.
- Pine mulch topping; check and top up (if required) - once a year.
- Cut around flowering bulbs - do not cut bulbs while still green.
- Do not cut while foliage is green - remove only after flowers and foliage has faded to yellow/brown.
- Division; Every 3–4 years, lift and divide congested perennials to maintain vigour.

Turf

- Watering; turf must not be allowed to dry out during the first 6–8 weeks.
 - during year 1 planting requires 15-25L/m² up to 3 times a week during drought conditions, weekly during Spring/Autumn.
- First Cut; undertake first mowing when turf reaches approximately 50–75mm height, cut back to 35–50mm and do not remove more than one-third of leaf blade in a single cut.
- Routine Mowing; during growing Season (March–October); mow every 7–14 days, depending on growth rate, maintaining finished height of 35-50mm. Raise mowing height to reduce stress.
- Edging; monthly during growing season, or as required. Maintain clean, defined edges adjacent to paths, planting beds, drainage channels etc. Re-cut edges to maintain design lines.
- Weed Control; inspect at every visit. Remove broadleaf weeds by spot hand weeding or selective treatment where approved by client. Turf areas not to exceed 5% weed cover.
- Feeding; apply balanced turf fertiliser twice annually in Spring & Autumn. Application only when soil moisture is adequate.
- Aeration; undertake as required, typically once annually minimum in Spring or Autumn. Solid tining or hollow tining if compaction is severe. Particularly important in high footfall areas.
- Overseeding / Repairs; repair worn, thin, or damaged areas by cultivation, topdressing, overseeding or turf patch replacement. Carry out during March–May or September–October. Maintain minimum 95% grass coverage.
- Leaf Clearance; during autumn remove fallen leaves regularly to prevent mothering, disease & surface dieback.

Reporting

Contractor to provide weekly photographic maintenance reports including: watering records, plant losses, replacement recommendations, pest/disease observations, seasonal works completed and any other observations for the client's information.