

H.20.57 Felmingham, Old Rectory
Proposed Residential Scheme



Open Space Assessment and Strategy

This Open Space Assessment and Strategy has been prepared by ADG Architects Ltd

Project:

‘Proposed demolition of link single storey blocks and conversion of existing care home into 20 No. residential apartments.’

On behalf of LPB Homes.

Site Location: The Old Rectory. Aylsham Road, Felmingham. North Walsham, Norfolk.

The purpose of this document is to set out the overall management objectives for the common external areas and retained vegetation, and to describe the long term maintenance required to allow the planting to flourish and reach its design potential.

MANAGEMENT OBJECTIVES

The site shall be managed to a high standard maintaining an attractive, tidy and safe finish to all landscape elements. The proposed external layout will give a cohesive site character.

The amount of amenity grass shall enhance the biodiversity and nature conservation interests.

Best Health & Safety practices shall be used at all times.

In order to monitor standards and make amendments where required, it is expected that a maintenance team will review the management work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.

GENERAL

All materials and workmanship are to be to the highest possible standards and shall be in accordance with relevant British Standards, good horticultural and arboricultural practices, and the landscape specification.

LPB Homes shall employ suitably qualified staff for all work and when using sprays and mechanical equipment. All equipment shall be kept in a sound condition, fit for use and purpose.

LPB Homes shall comply with all relevant Health & Safety regulations and good working practices.

LPB Homes shall take care when work is beside any structure or paved area and will, at their own cost, be responsible for making good any damage caused.

All work shall be carried out while soil and weather conditions are suitable.

Weeds, pruning's, leaves, rubbish and other arisings shall be removed from site for composting, where possible the end of each visit. No material shall be left on site, and the area shall be left in a neat and tidy condition after each visit.

Under no circumstances shall arisings, wood, rubbish etc. be burnt on site or be disposed of through refuse bins provided on site for occupants.

Entomological or disease infestation shall be dealt with as required and shall be checked at each visit. Control shall be either by spraying with approved chemicals, pruning all dead wood by cutting back to an outward pointing bud or by removal of the affected plants.

Watering during the first two years after any planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.

All shrubs/hedges shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require spring pruning to provide seasonal colour shall be pruned in March and shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.

Any plants shall be re-firmed when necessary to ensure that plants are securely planted and upright.

Edge valleys in beds shall be maintained to reduce mulch spillage and grass edges shall be cut at each maintenance visit.

EXISTING RETAINED TREES TO BOUNDARY

Specific objectives: To maintain and enhance habitats

The existing boundary trees provide a good habitat for many species of wildlife and birds. Removal of broken branches or standing deadwood should only be carried out where it represents an unacceptable risk to people.

Where immediate tree surgery is required, the potential for bats to be present must be assessed by a suitably experienced and licensed bat worker prior to any works being undertaken.

All coppicing/thinning/pruning works are to be undertaken outside of the bird nesting season from February/March to August/September inclusive.

If any new trees are planted: Specific objectives: To ensure early establishment and healthy growth / To create a well-shaped framework for future balanced growth / To enhance appearance and visual interest Maintenance Operations.

Checks shall be made to ensure all stakes and ties of the planted trees are properly adjusted at each maintenance visit. Between years 5-7 tree stakes shall be removed once trees have established and are root firm.

Trees shall be maintained and watered to field capacity throughout the first and second years of planting, taking into account prevailing weather conditions and hot dry periods. They should be watered with the use of a hose being left to run slowly down the irrigation tube until the pit reaches full capacity. Careful monitoring during watering shall be necessary to minimise the risk of failures, leaks or damage to property.

Any damaged or dying branches shall be removed using the standard methods appropriate for the work. Any dead, dying or defective trees shall be replaced in the following dormant winter period.

Trees planted in grass areas shall have a 1000mm diameter circle around the trunk which should be maintained free of weeds and be mulched until the tree is no longer vulnerable to damage from mowing equipment.

ORNAMENTAL PLANTING (if required) Specific objectives: To ensure early establishment and healthy growth
To maintain a dense canopy cover. To maintain year round appearance and visual interest Maintenance Operations:

All shrub beds shall be maintained substantially free of weeds. Work shall be done either manually or with appropriate selective weed killer in accordance with manufacturer's recommendations. If weed killer is used the dead weeds shall be removed. Care must be taken to avoid damage to adjacent planting and grass and replaced immediately if affected by weed killer.

Once established, shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing and create a natural form rather than cube or cloud shapes. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.

Ground cover plants shall be clipped or pruned if necessary, to give a neat and tidy finish and contained within the planting bed. Work to remove dead vegetation shall be carried out during the winter months.

For most herbaceous species, a single cut can be carried out in early spring after the risk of frost has passed (generally March onwards). Leaving dried flowers heads over winter provides visual interest and provides a food source for seed eating birds and insects. Shelter is also found for wildlife in dead foliage over winter.

Pruning of herbaceous planting: In spring cut stems close to the 'crown' or 'dormant' top of the plant, avoiding the removal of new shoots. ☒ Tidy up the base of the plant, removing dead foliage and debris. Remove all material from site. Apply a 50mm layer of fine horticultural mulch. This will help moisture retention in the soil, contribute to weed suppression and allow delicate stems to grow. Leave dried flower head over winter for relevant species e.g., ornamental grasses.

Fertilising: One application, just before or at the time of spring growth. A balanced fertiliser is required, one high in Phosphorus (which encourages blooming as well as strong roots and disease resistance). Fertilisers high in nitrogen should not be used as

nitrogen promotes excess foliage at the expense of flowers and roots which can result in weak stems.

GRASSED AREAS Specific objectives: To create a level, attractive and even grass sward with uniform height and colour. ☐ To enhance appearance and visual interest.

Maintenance Operations:

Maintain a sward length within in the limits of 30mm-60mm and edges kept neat and tidy. Remove clippings from the site. Clippings shall also be removed from all paths and roads and taken off site.

When necessary grass areas shall be sprayed with a suitable approved selective herbicide in accordance with the manufacturer's recommendations to control injurious or invasive weeds. Alternatively, spot treatment weeding of isolated weed growth may be carried out by hand or herbicide application. All arisings shall be removed from site.

Reinstatement by re-seeding of damaged, defective or bare areas shall be carried out as appropriate. Any dips or holes within the grass shall be filled as above to restore even falls and reseeded as necessary.

Where necessary compacted areas shall be aerated with appropriate equipment in autumn.

At no time shall machinery get closer than 500mm to any tree trunk. Damage must be avoided to trunks when using a strimmer.

Depressions to be filled in over time by adding a top dressing and overseeding, using a sandy soil.

PLANT REPLACEMENT

An annual inspection of trees and shrubs shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of

necessary remedial work and replacement planting. Replacement planting shall be implemented in accordance with the planning requirements for the site.

LPB Homes shall be responsible for the replacement planting and responsible for the replacement of dead or dying plants.

All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.

Replacement tree and shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.

LITTER COLLECTION

All hard surfacing shall be swept as necessary, and all rubbish removed from site.

Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.

During autumn maintenance visits all fallen leaves shall be collected and removed from site.

FENCING/WALLS/RAILING

All fencing, walls and railings shall be checked for damage/wear and when necessary shall be replaced/repaired/ re-stained or painted as appropriate.

HARD SURFACES

Inspect the hard landscape areas on a six monthly basis to identify and repair any damaged areas.

Seasonal maintenance (leaf and snow clearance, de-icing). To be proactively managed with the contractor checking weather reports.

Surfaces to be kept weed and litter free at all times. Spray paved areas annually with herbicide to keep weed free.

Drainage systems associated with hard surfaces to be inspected annually and maintenance work undertaken as necessary.

Visually inspect the porous material on a regular basis. Ensure no displacement of any organic matter has occurred onto the surface of the pavement particularly after heavy precipitation. The paving should be agitated (e.g., brushed, vacuumed, etc.) at least twice a year, ideally in the spring and autumn to ensure no vegetation of any sort is allowed to grow and develop in the joints.

Visually inspect non-porous paving on a regular basis. Intensively clean paving every 5-10 years, brushing in jointing sand after cleaning. Top up jointing sand after 2 weeks and brush in where required to fill joints.

Repair any subsidence or breakages promptly in accordance with best practice, manufacturer's guidance and using matching paving units.

Inspect and repair all edging on a regular basis making good any damage or wear promptly to maintain the good upkeep of the development.

ANNUAL MAINTENANCE OPERATIONS MATRIX

	J	F	M	A	M	J	J	A	S	O	N	D
General Operations:												
Weeding			✓	✓	✓	✓	✓	✓	✓	✓		
Watering (if required)				✓	✓	✓	✓	✓	✓			
Litter removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Removal of fallen leaves										✓	✓	
Re-firming plants (as required)			✓							✓		
Pest and disease control (as required)						✓						
Replacement Planting	✓											
Grass Areas:												
Mowing – amenity areas keep grass at a sward height of 30-60mm			✓	✓	✓	✓	✓	✓	✓	✓		
Mowing – wildflower areas								✓		✓		
Rake mown lawns (as required to keep tidy)			✓	✓	✓	✓	✓	✓	✓	✓		
Aerate and scarify lawn areas			✓						✓			
Apply fertiliser to lawn areas (except meadow)			✓						✓			
Form edges to lawn areas (as required)	✓					✓						
Over-seed sparsely germinated grass areas				✓	✓				✓	✓		
Shrub Areas												
Pruning (timing dependant on species)	✓					✓						
Top up mulch (after first year & replanting)			✓									
Thin out planting										✓		
Proposed Trees												
Check condition and treat (as required)												✓
Pruning for good habit & safety (as required)												✓
Check, adjust, repair trees stakes & ties		✓										✓
Apply fertiliser and mulch to new trees			✓									
Annual monitoring									✓			
Hard Landscape Areas, Boundary Treatments, Lighting & Furniture:												
Weeds in hard surfaces - spray with herbicide					✓		✓		✓			
Clear litter, debris and fallen leaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gullies etc - keep clear (as required)	✓											✓
Fencing and gates - check condition & repair		✓										✓
Check bollards - check condition & repair		✓										✓
Check lighting - check condition & repair		✓										✓

Note: This table lists the key routine operations required during both the defects and long term maintenance periods together with an indication of when they should be undertaken throughout the year.

It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits.

The contractor is responsible for the appearance and condition of the landscape areas and should be prepared to undertake specific maintenance tasks

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outside the above periods throughout the year to satisfy management or safety objectives.