



# LANDSCAPE MANAGEMENT STRATEGY

In respect of:  
FAWKHAM MANOR HOSPITAL,  
MANOR LANE, FAWKHAM,  
KENT, DA3 8ND

On behalf of:  
Fawkham 21 Ltd  
September 2021

Ref: JM077



Jasper Group  
Stanmore House  
15-19 Church Rd | Stanmore  
Middlesex HA7 4AR

[www.jaspargroup.co.uk](http://www.jaspargroup.co.uk)

## **IMPLEMENTATION OF THE WORKS**

All planting should take place in the first available planting season following completion of the dwellings and any associated open space areas, and to meet the criteria of the general planting specification set out in on the drawings.

The actual programme of installation will be dependent on the build programme of the developer and a more detailed programme of installation should be developed once construction of the housing areas has commenced.

Planting should be maintained by the installing landscape contractor for a minimum period of 12 months following installation, with any defective planting replaced at the end of the first year (or before).

## **MAINTENANCE**

Maintenance of the landscape areas shall be undertaken by a competent Landscape Contractor, this will be paid by the leasehold residents of the site and within their service charge.

## **MAINTENANCE OF NEW SHRUB PLANTING**

### **Objectives**

To ensure planting within communal areas adjacent to dwellings and in areas of public open space is suitably cared for to enable its successful establishment, to maintain growth and shape of plants and prevent planting beds becoming overgrown and untidy.

### **Prescriptions**

1. During and following the establishment of the planting ensure that sufficient water is applied to maintain healthy growth as required. Ensure that full depth of topsoil is saturated. Watering programme should be monitored to ensure that at times of water shortage (e.g. drought) sufficient water is applied to meet the conditions.
2. Prune and re-shape shrub species at the appropriate time according to individual requirements. Remove dead or dying wood, in order to promote healthy growth and attractive form. Shrubs should be prevented from becoming overgrown, with particular attention to plants adjacent to windows, footpaths and roads to prevent obstruction. Avoid hard pruning to bare wood.
3. Keep all beds clear of weeds by cultivating and use of approved herbicides. Fork-over/hoed beds as necessary to keep soil loose, disposing of arisings off-site.
4. Apply an annual single dose of evenly spread, 11:22:9 NPK slow release fertiliser at a rate of 60g per m<sup>2</sup>, in March - April.
5. Mulch the surface of the planting beds with chipped tree bark following planting, to a depth of 75mm. Regularly monitor mulch levels and remulch in July to original depth, or when required.
6. Regularly check for plantings which have been loosened by wind or frost and re-firm any loose plants back into the ground.
7. Regularly check beds on routine visits to assess whether thinning is required. When plantings are starting to overlap it may be necessary to remove some individual plants to retain the character of the bed. Thinning should take place as required in a logical process over several stages.
8. Monitor and replace failed planting with new equivalent plants between October and March. All plants should be maintained in a disease and pest free state through the application of a suitable proprietary herbicide/pesticide.

9. Dead head flowering shrubs following the flowering period to promote further flowering. NB:- Remove arisings from site.

## MAINTENANCE OF AMENITY GRASS PLANTING

### Objectives

Ensure communal short-mown grass areas are suitably managed in order to maintain an attractive lawn and facilitate passive recreation.

### Prescriptions

1. Amenity Grass Areas Planting
2. Allow turf sward or amenity seeded areas to establish to a minimum height of 35mm before first cut. Once established, maintain to a height of 25-30mm by cutting fortnightly or as necessary through the growing season and as required during the winter months (to maintain to approx. 30mm). Arisings to be collected and removed from site.
3. Remove all litter including fallen leaves from grass areas prior to mowing. Do not use mowers/strimmers within 100mm of tree stems, use nylon filament rotary cutters or other hand held machinery to avoid damage to bark. Strim around any obstructions.
4. All amenity grassed areas should receive an application of a proprietary granular slow-release fertiliser twice yearly in the spring and the autumn (refer to schedules).
5. A selective herbicide should be used in order to suppress any emerging perennial weeds.
6. Following initial seeding/turfing, provide appropriate signage to discourage entrance for a minimum of 6 weeks or until the grass sward is suitably established to withstand footfall.
7. Edges adjacent to footpaths should be reformed and left neat after each maintenance visit.
8. All amenity grassed areas should be scarified annually in the autumn to remove thatch conditions and the build-up of dead grass. Following annual scarification, grassed areas should be thoroughly spiked to aerate soil and improve drainage.
9. Bare areas and areas of dead grass which become apparent should be rectified by over-seeding and/or turf re-installation at the soonest available planting season.

## MAINTENANCE OF HARD SURFACES

### Objectives

To ensure that hard surfaces and street furniture are maintained in a safe, debris-free state to facilitate all-year-round use of the open spaces areas.

### Prescriptions

As required, ensure all hard surfaces are maintained free from debris, litter and fallen leaves through regular sweeping. Remove any arisings from site.

Undertake regular inspections to ensure that all hard surfaces are sound and free from cracks or trip hazards. Patchy, worn areas or where the hard surface finish has visibly failed, are to be clearly fenced-off from the public and repaired as new as soon as feasibly possible.

### Maintenance Schedule

	Maintenance Operation	Year 1	Year 2	Year 3	Year 4	Year 5
A	Undertake watering as required to ensure healthy establishment of all plant stock	Mar-Nov Every 15 days	Mar-Nov Every 15 days	Mar-Nov once/ month	Mar-Nov once/ month	Mar-Nov once/ month
B	Remove all arisings from maintenance operations	As req	As req	As req	As req	As req

		Check once/month	Check once/month	Check once/month	Check once/month	Check once/month
C	Ensure all planted areas are kept weed free; no weed cover to exceed greater than 5% in area or 300mm in height	As req Check once/month	As req Check once/month	As req Check once/month	As req Check once/month	As req Check once/month
D	Re-instate any failed plant stock to agreed specification as agreed with client; incl for top dressing with slow release fertiliser @ 50g/m <sup>2</sup>	As req Check once/month	As req Check once/month	As req Check once/month	As req Check once/month	As req Check once/month
E	Ensure all hard surfaces are kept free from litter / leaves and sweep as required	As req Check once/month	As req Check once/month	As req Check once/month	As req Check once/month	As req Check once/month
F	Apply folia acting / residual herbicide to hard surfaces to prevent ingress of weed and algae growth	Sept-Oct As req Once/year	Sept-Oct As req Once/year	Sept-Oct As req Once/year	Sept-Oct As req Once/year	Sept-Oct As req Once/year
G	Rake-up fallen leaf litter; remove from site	Sept-Dec As req Check / month	Sept-Dec As req Check / month	Sept-Dec As req Check / month	Sept-Dec As req Check / month	Sept-Dec As req Check / month

Should you have any queries or require additional information in relation to the above conditions please do not hesitate to contact myself or Lotte Hirst at this office ([lotte@jaspargroup.co.uk](mailto:lotte@jaspargroup.co.uk)).

Yours sincerely



Dean Sinder  
Development Surveyor

## APPENDIX A



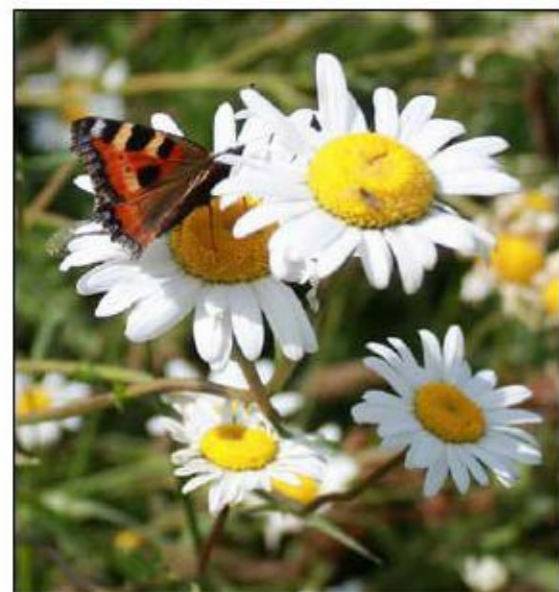
## 2 LANDSCAPING PLAN NORTHERN AREA 1:500 @ A3



**●** Laurel (*Prunus Laurocerasus rotundifolia*)  
1.5m tall at planting  
20 litre pot  
248 x plants in total  
planted at 1m distances  
Supplied by: Sea Grave Nurseries



**L** Grassed Lawn  
Any grassless areas to be filled with new grass



**M** Meadow  
Grown from wildflower seed mix using:  
All Things Bright and Beautiful  
Butterfly and Bees Wildflower Seeds



**Bluebell bed**  
Bluebells (*Hyacinthoides non-scripta*) and Whitebells (*Scilla Campanulata*)  
Grown from seeds



**Lavender bed**  
Munstead English Lavender - *Lavandula angustifolia* 'Munstead'  
Grown from seeds



**●** Common rush (*Juncus effusus*) Native Marginal  
50cm tall at planting  
1 litre pot  
27 x plants in total  
Supplied by: Wetland Plants



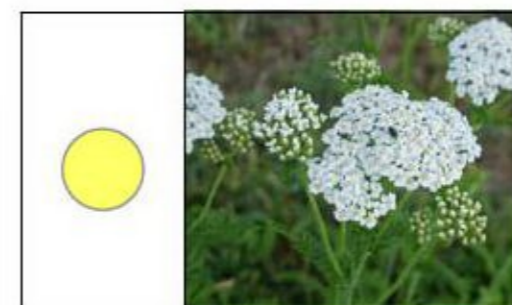
**●** Water Buttercup (*Ranunculus lingua grandiflora*) native Marginal plants  
40cm tall at planting  
2 litre pot  
27 x plants in total  
Supplied by: Wetland Plants



**●** Marsh Woundwort (*Stachys palustris*) (native) Marginal plants  
60cm tall at planting  
2 litre pot  
74 x plants in total  
Supplied by: Wetland Plants



**●** 17x *Prunus padus* 'Bird Cherry'  
4m tall, 2m wide, 30cm girth, container size: 50cm (at time of planting)  
soil: acidic, clay, well drained



**●** Common yarrow *Achillea millefolium*  
Total number of plants: 54  
Width: 30cm  
Height: 30cm  
Container Size: 2 litre



**●** 15x *Amelanchier arborea* 'Robin Hill'  
4m tall, 2m wide, 30cm girth, container size: 50cm (at time of planting)  
soil: acidic, clay, well drained

Rev	Description	Date

All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Do not reproduce without consent.  
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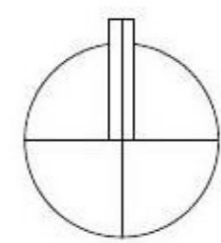
**PROJECT:**  
Fawkham Manor Hospital  
Manor Lane  
Fawkham  
Kent, DA3 8ND

**DRAWING:**  
Hard and Soft Landscaping Plan Northern Area

DWN:	CKD:	DATE:	STATUS:
DS	-	17/09/21	PLANNING
SCALE:	DWG NO:	REV:	
1:500 @ A3	JM077_PL_1601	-	-

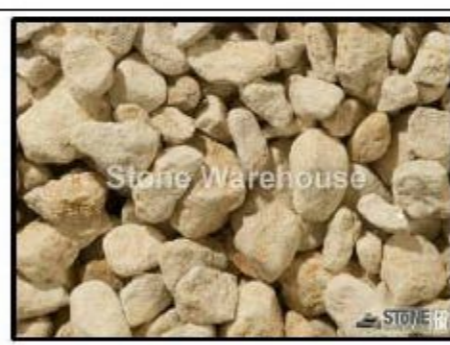


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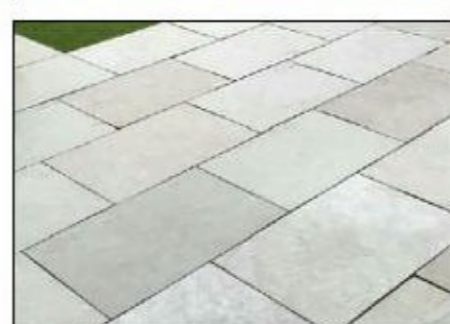


0 25m

1,343sqm of Mitigation planting consisting of:  
2x Atlas cedar (*Cedrus atlantica*)  
1x English Oak (*Quercus robur*)  
1x Beech (*fagus sylvatica*)



**G** Derbyshire Gold 10-20mm  
Colour: Buff colour that darkens when wet  
Shape: Angular gravel  
Material: Dolomitic Limestone  
Supplied by Stone Warehouse



**S** Dove Grey Limestone 600X900 Calibrated & Sawn Edge  
Colour: Dove Grey  
Texture: Riven with Sawn edges  
Material: Limestone  
Supplied by Paving Stones Direct



15x Amelanchier arborea 'Robin Hill'  
4m tall, 2m wide, 30cm girth, container size: 50cm (at time of planting)  
soil: acidic, clay, well drained



Laurel (*Prunus Laurocerasus rotundifolia*)  
1.5m tall at planting  
20 litre pot  
248 x plants in total  
planted at 1m distances  
Supplied by: Sea Grave Nurseries



Lavender bed  
Munstead English Lavender - *Lavandula angustifolia* 'Munstead'  
Grown from seeds



L Grassed Lawn  
Any grassless areas to be filled with new grass



Daphne 'Eternal Fragrance' *Daphne x transatlantica* 'Blafra'  
Total number of plants: 34  
Width: 40cm  
Height: 30cm  
Container Size: 2 litre



Euonymus japonicus 'White Spire'  
Total number of plants: 12  
Width: 50cm  
Height: 70cm  
Container Size: 7.5 litre



Aucuba japonica *Crotonifolia* - Evergreen Japanese Variegated spotted Laurel  
Total number of plants: 21  
Width: 70cm  
Height: 60cm  
Container Size: 10 litre



Buxus sempervirens Box  
Total number of plants: 10  
Width: 40cm  
Height: 55cm  
Container Size: 4 litre



Common foxglove *Digitalis purpurea*  
Total number of plants: 37  
Width: 40cm  
Height: 60cm  
Container Size: 5 litre



Guelder rose *Viburnum opulus*  
Total number of plants: 19  
Width: 70cm  
Height: 55cm  
Container Size: 10 litre



Common honeysuckle *Lonicera periclymenum*  
Total number of plants: 8  
Width: 70cm  
Height: 60cm  
Container Size: 10 litre



Common yarrow *Achillea millefolium*  
Total number of plants: 54  
Width: 30cm  
Height: 30cm  
Container Size: 2 litre

**1** LANDSCAPING PLAN SOUTHERN AREA  
1:500 @ A3

2nd Floor  
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G Derbyshire Gold 10-20mm  
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PROJECT: Fawkhman Manor Hospital Manor Lane Fawkhman Kent, DA3 8ND		
DRAWING: Hard and Soft Landscaping Plan Southern Area		
DWN: DS	CKD: -	DATE: 17/09/21
SCALE: 1:500 @ A3		STATUS: PLANNING
DWG NO: JM077_PL_1600		REV: -