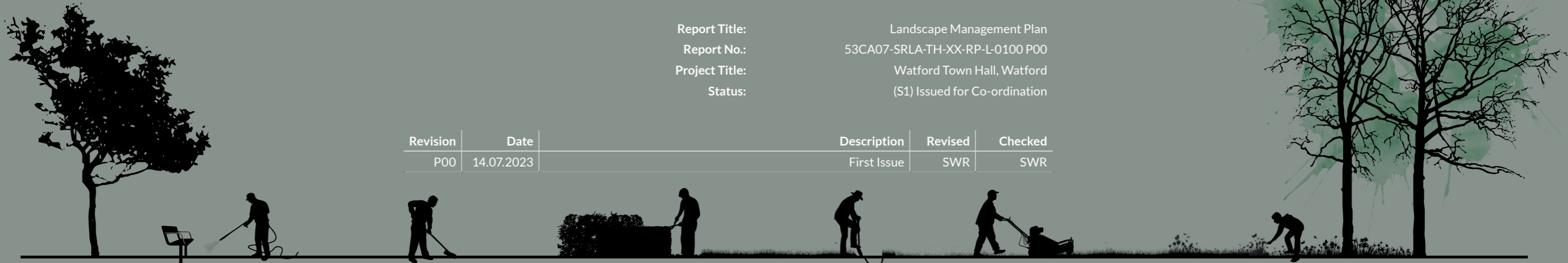




Report Title: Landscape Management Plan
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SR Landscape Architecture is an innovative and forward-thinking landscape architectural design practice based in North Worcestershire. SR-LA is committed to shaping landscapes that not only address climate change, enhance biodiversity, and promote well-being but also nurture a profound biophilic bond through human-centric environments that link people to the natural world.

Our team of conscientious Landscape Architects is driven by a balance of ambition and practicality, striving to deliver excellence in every project we undertake. We take pride in nurturing strong client relationships, often leading to repeat work based on trust and the high-quality professional services we provide.

With a commitment to making a real difference, one project at a time, SR-LA offers comprehensive landscape design services from concept to completion. Our ambition is to continue growing and evolving, adding value to the environments we work in and building a brighter, greener future.



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1.0 Introduction

1.1 Purpose of this Document

This Landscape Management Plan (LMP) has been prepared by SR-LA on behalf of Morgan Sindall Construction. The details found within this document set out maintenance regimes to ensure the successful establishment and longevity of the newly implemented hard and soft landscape works at Watford Town Hall.

1.2 Summary of the Proposals

The landscape proposals lie to both the north and south of the refurbished Town Hall.

To the north, there are several areas of ornamental planting, both at ground level and at raised terrace levels. The planting proposals are made up of structural block/hedge planting framing more ephemeral herbaceous perennial and bulb planting. This approach ensures year-round structure whilst also ensuring seasonal interest is not compromised. Areas of paved surface are found to the newly formed, gently sloping, access path and the new terrace seating area whilst there is stepped access leading up to either end of the terrace. Existing street furniture has been proposed to be re-used on site in the interests of sustainable re-use. Newly installed balustrade and handrails line the retaining walls and stepped access.

To the south, there are areas of paving along the newly formed path immediately outside the fire escape doors, a low retaining wall and stepped access is towards the eastern end with a balustrade to match those found to the north. The existing car-park area is mostly retained in the existing state.

1.3 Site Constraints

The north of the site is a pedestrian area with a foot way/cycle way passing under Rickmansworth Road via a subway. The south of the site is a private car-parking area for the Town Hall use. Any vehicular access required must be coordinated with the Client.

1.4 Management Period and Responsibility

The initial establishment period will be over the first five years from the date of practical completion.

The construction Contract will allow for the following defects liability period and should be undertaken by the landscape contractor that was responsible for the implementation works:

- Twelve-month maintenance and establishment period for all areas of soft-landscape (including tree planting where applicable) from the date of Practical Completion; and
- Twelve-month maintenance period for all areas of hard-landscape, boundary treatments and furniture.

Note: a detailed maintenance schedule, recording the maintenance undertaken by the maintenance contractor, is to be provided to the employer upon request.

Proof of maintenance should be well documented and ideally photographed within the schedule.

Following the twelve-month construction Contract maintenance and establishment period it is currently anticipated that the following organisations/parties would be responsible for the long term maintenance of areas of external landscape:

- Watford Borough Council (or their appointed maintenance contractor)

1.5 General Objectives

The initial establishment and long-term management and maintenance activities set out within this LMP seek to ensure the success of the external landscape spaces including (where applicable):

- The establishment of healthy trees of good form with a flowing branch line, strong leader and clear stems (dependant on species);
- The establishment of dense hedges and block planting with thick base growth. All sides are to be neat and to straight lines. The top of all hedges are to follow a stringed level from one side to the other;
- The establishment of shrub/perennial bed areas free from weeds;
- The establishment of a healthy vigorous grass sward, free from disease, fungal growth, discolouration, moss, thatch and weeds with an even smooth surface and neat well-defined edges;
- Control of any emergence of invasive species by monitoring the presence of invasive plants, monthly checks through May to September will be made to record the extent of any invasive species and to remove seedlings / young plants of invasive species.
- Smooth, even pedestrian hard landscape surfaces; and
- Suitably usable street furniture.

1.6 Management Areas

The following areas, where applicable, are covered by this LMP:

- Existing trees;
- New tree planting;
- Hedge and block planting;
- Shrub and perennial planting;
- Areas of grass and wild-flower meadow;
- SuDS and wetland creation;
- Green roofs
- Areas of paved surface (hard-landscape); and

- Street furniture

1.7 Monitoring and review

The provisions and responsibilities for maintenance will be reviewed on an annual basis during the first five years (known as the establishment period), by those responsible for landscape management, and every five years thereafter, or as required. Any substantial amendments are to be approved in writing by the local planning authority.

1.8 Associated Documents and General Notes

This LMP should be read in conjunction with all SR-LA General Arrangement and Detail drawings but specifically:

- 53CA07-SRLA-TH-GF-PL-L-0001 General Arrangement - Public Realm
- 53CA07-SRLA-TH-GF-PL-L-0031 General Arrangement - Hard Surfaces Plan
- 53CA07-SRLA-TH-GF-PL-L-0061 General Arrangement - Growing Medium Plan
- 53CA07-SRLA-TH-GF-PL-L-0062 General Arrangement - Mulch Plan
- 53CA07-SRLA-TH-GF-PL-L-0071 General Arrangement - Planting Plan
- 53CA07-SRLA-TH-GF-DT-L-0601 Typical Detail - Growing Medium Profiles (General Purpose)
- 53CA07-SRLA-TH-GF-SE-L-0002 Section Arrangement - Long Section Through Access Path and Retaining Walls
- 53CA07-SRLA-TH-XX-SC-L-0001 Planting Schedule

Refer to the Engineers specification and details for site drainage and structural elements.

All management works are to be carried out in line with relevant legislation. Under the Wildlife and Countryside Act 1981, any works to trees or hedgerows must be carried out outside the bird nesting season which runs from March to August (inclusive, however best practice will be to check during February and September months as climate-change could affect 'typical' bird breeding times)



2.0 Management Strategy

2.1 Specific Maintenance Activities and Description of the Design

2.1.1 Existing Trees

There are a number of existing trees adjacent to the site but are wholly outside of the site boundary. No works are proposed to the existing trees.

2.1.2 New Tree Planting

There is no new tree planting on the site.

2.1.3 Hedge and Block Planting

Within the wall-top planters and ground floor planting beds to the north of the site, there are a number of hedges/block of planting to be introduced.

Upon planting of these, an initial trim will be required to begin to form the desired rectilinear shape. The width to be maintained is aligned with the building columns - circa 800mm. The desired height is between 0.5m and 1.5m and should be as indicated on section drawing 53CA07-SRLA-TH-GF-SE-L-0002.

Trimming is to take place as outlined in section 3 but specifically should be undertaken to retain the desired form and create neat vertical and horizontal edges with clean and sharp corners. Domed or rounded form is not acceptable and pruning/trimming must not result in this form.

Where dead or diseased plants are found they must be replaced to fill in any resulting gaps.

All arisings are to be carefully removed from the hedge/block upon completion of trimming and disposed of off-site in an ecologically appropriate way.

All areas of planting must be sufficiently irrigated to ensure successful establishment and long-term growth. Given the climate of recent summer months, this is likely to be sufficiently higher than would be regarded 'normal'. The maintenance MUST have allowances for this possible increased irrigation requirement, based on weather conditions.

2.1.4 Shrub and Perennial Planting

The shrub and perennial planting is generally split into two types.

Type PL1 is predominately seasonal herbaceous planting at ground floor level. This planting is to be maintained as set out in section 3 and should result in a lush planting mass throughout the growing season. Care is to be taken not to disturb bulb planting. As with all planting areas, some species will thrive over others, care should be taken to ensure the original mix is retained throughout the life of the scheme. Where any particular species struggles to become established due to site specific conditions then said species should be replaced with an alternative that is in-keeping with the original design intent.

Type PL2 is planting within the wall top planters. This is also predominantly herbaceous planting with year round interest. The design has included trailing species to hang in-front of the retaining walls. Care must be taken to encourage this form and trailing plants must only be trimmed back where they may cause obstructions or trail onto the lower floor level. Climbing plants have also been included with the intention that these will utilise the adjacent railings as support as well as trail over the edges, maintenance should ensure these climbing plants are woven/tied in where necessary.

Where dead or diseased plants are found they must be replaced to fill in any resulting gaps.

All arisings are to be carefully removed from the hedge/block upon completion of trimming and disposed of off-site in an ecologically appropriate way.

All areas of planting must be sufficiently irrigated to ensure successful establishment and long-term growth. Given the climate of recent summer months, this is likely to be sufficiently higher than would be regarded 'normal'. The maintenance MUST have allowances for this possible increased irrigation requirement, based on weather conditions.

2.1.5 Areas of Grass and Wild-flower Meadow

There are no areas of grass and wild-flower meadow on the site.

2.1.6 SuDS and Wetland Creation

There are no areas of SuDS and wetland creation on the site.

2.1.7 Green Roofs

There are no areas of SuDS and wetland creation on the site.

2.1.8 Areas of Paved Surface (Hard-Landscape)

Concrete flag and block paving is the predominant material across the newly created landscape. This must be maintained in line with section 3 and swept each month throughout the year in any case.

There are three flights of external steps, these must be kept clear and free of debris and ice/snow.

The main access route between the retaining walls, whilst not classified as a ramp, should be maintained as if it were. Routine cleaning is to take place as per section 3 and care taken to ensure it is kept clear of debris and ice/snow.

2.1.9 Street Furniture


Existing street furniture (in the form of benches and cycle stands) is proposed to

be re-located. This furniture must be inspected on every maintenance visit and repaired/reported to the owner as required.

Routine cleaning is as per section 3




3.0 Maintenance Schedule

 Time period in which maintenance activity is to be undertaken

Maintenance Activity

Frequency

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
New Tree Planting												
Watering												
Checking ties and tree supports and tighten, replace or remove as necessary												
Formative pruning												
Disease and pest control												
Weeding (around base of trees) and litter collection (around base and in crown)												
Tree replacements (where failed or in unacceptable condition)												
Condition review to ensure safety												
<i>Note: Ideally, any works to trees should occur in September to October, to avoid the period of bird nesting, hibernating bats and bats with dependent young present. If presence is suspected, an ecologist should be employed to carry out the necessary surveys, and appropriate action taken prior to any tree works.</i>												
Hedges and Block Planting												
Watering												
Thinning as required												
Trimming and pruning to maintain desired form and size												
Disease and pest control												
Fertiliser application												
Mulching												
Weeding												
Plant replacement (where failed or in unacceptable condition)												
Shrub and Perennial Planting												
Watering												
Thinning and dividing as required												
Trimming and pruning to maintain desired form and size												
Disease and pest control												

 Time period in which maintenance activity is to be undertaken

Maintenance Activity	Frequency											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Fertiliser application												
Mulching												
Weeding												
Plant replacement (where failed or in unacceptable condition)												
<p><i>Note: Some herbaceous perennial plants have strong winter form through the skeletal foliage/stems and seed heads. Such plants are to be retained through the winter months, only being trimmed when new growth appears or where damaged from weather and/or vandalism</i></p>												
Areas of Amenity Grass and Wild-flower Meadow												
<u>Amenity Grass</u>												
Watering (only during initial eight week settling period for turf)												
Mowing, strimming and edging												
Weeding												
Fertiliser application (close-mown amenity grass only)												
Aeration and scarifying												
Top dressing and re-instatement of grass												
<u>Wild-flower Meadow</u>												
Watering (only during initial eight week settling period for turf)												
Mowing, strimming and edging												
Weeding												
SuDS and Wetland Creation												
Watering (only during establishment period to prevent wilt)												
Thinning and dividing as required												
Trimming and pruning to maintain desired form and size												
Disease and pest control												
Fertiliser application												
Mulching												
Weeding												
Plant replacement (where failed or in unacceptable condition)												
Removal of dead or decaying matter/excessive sediment from water bodies in Wetlands												

 Time period in which maintenance activity is to be undertaken

Maintenance Activity

Frequency

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Note: Some herbaceous perennial plants have strong winter form through the skeletal foliage/stems and seed heads. Such plants are to be retained through the winter months, only being trimmed when new growth appears or where damaged from weather and/or vandalism

Green Roofs

Watering (only during initial establishment period until plants sufficiently rooted)														
Trimming, pruning and disposal of arisings (wild-flower/biodiverse green roofs only)														
Weeding														
Plant replacement (where failed or in unacceptable condition)														

Note: The specifics and level of ongoing maintenance will depend on the species of vegetation included and the purpose for which it was initially installed. Reference should be made to the specialist contractor's maintenance prescriptions or clarification sought from the Landscape Architect

Areas of Paved Surface (Hard-Landscape)

Sweeping and cleaning of surfaces														
Pressure/chemical washing to remove staining, graffiti and adhered detritus														
Repair and/or replacement of damaged or broken paving units/areas														
Removal of ice/salting														
Checking of drainage gratings and gullies (unblocking if necessary)														

Street Furniture

Sweeping and cleaning of furniture														
Removal of graffiti (chemical/pressure cleaning, sanding may be required on timber furniture. No stain to hardwood)														
Checking of any damage and repair/reporting to the client for immediate repair														
Emptying of bins														
Cleaning of bins														

