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SOFT LANDSCAPE MANAGEMENT & MAINTENANCE REPORT

Tesco Express Rickmansworth, Hertfordshire

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1.0 INTRODUCTION

- 1.1 The following guidance has been produced in relation to the proposed development of a Tesco Express Store at Rickmansworth, Hertfordshire.
- 1.2 This report focuses on the management and maintenance of the soft landscaped areas.

2.0 AIMS

- 2.1 The primary aim of this report is to provide a maintenance programme for the successful establishment and development of all new shrubs and tree planting across the site.
- 2.2 This document will firstly outline the General Management Plan for both the initial defect time period (0-1 years) and ongoing development, for the application site. This will be followed by a Detailed Management Plan of the site and Maintenance Report & Schedule.

3.0 GENERAL MANAGEMENT

3.1 Defects Period (0-1 Years)

- 3.1.1 Regular maintenance will be carried out in accordance with appendix 1.0 & 2.0 'Landscape Maintenance Report & Schedule'.
- 3.1.2 The installing contractor is responsible for the management of the site during this time period and is liable for the cost of replacements to all dead/ diseased shrub and tree planting, and topping up of bark mulch where vandalism and theft is not the cause.
- 3.1.3 Annual inspection of the entire landscape scheme for failed tree and shrub planting will be carried out during late summer and all failed planting will be replaced in the autumn.

3.2 Continued Management

- 3.2.1 After year 1 the site will be handed over to a Tesco's approved maintenance contractor for ongoing management. Regular maintenance will be carried out in accordance with appendix 1.0 & 2.0 'Landscape Maintenance Report & Schedule'.
- 3.2.2 In addition to the above there will be an annual review of the entire landscape scheme by the Project Landscape Architect, the first being 12 months after completion. The final review after 5 years will aim to set out the ongoing management/ maintenance principles for the continued development of all shrub/tree planting areas.

4.0 DETAILED MANAGEMENT

- 4.1 All existing and new proposed trees to be inspected annually and any surgery required to be carried out at appropriate times. Trees to be checked for damaged limbs, crossing branches etc and removed where necessary. All wounds to be treated appropriately. Trees to be managed to develop balanced crowns with good shape and form. All new specimen trees that may be leaning are to be re-straightened.
- 4.2 Specimen tree planting - Rubber tie and spacer to be adjusted regularly to ensure tree establishment is not restricted and removed at such a time that the tree can support itself within soft landscape areas.
- 4.3 All ornamental shrub planting to be managed to provide a crisp/neat edge to all footpaths and car park. Shrubs to be maintained to keep visibility and promote open and prevent planting from becoming overpowering. Bark mulch strip to car park edges to be topped up when deemed necessary, shrubs maintained along the back of this bark strip to provide ample room for car overhang and pedestrian step out.
- 4.4 All shrub planting areas to be checked and dead foliage, dead wood, and broken or damaged branches and stems to be removed at the end of the growing season.
- 4.5 Litter collection is to be undertaken at each maintenance visit in addition to the stores wider management regime. All rubbish that is detrimental to the appearance of the site, including paper, packaging materials, bottles, cans, and similar debris to be collected and disposed appropriately.
- 4.6 Remove soil and arisings from hard surfaces and leave the works in a clean, tidy condition after maintenance operations.
- 4.7 Ornamental shrubs in roof planters to be managed to provide a crisp/neat edge to the planter. Shrubs to be maintained to keep strong growth, good shape and prevent planting becoming oppressive.

APPENDIX 1.0 - Landscape Maintenance Report

Frequency of the site visits to be as per Maintenance Schedule (Appendix 2.0). Confirmation sheets are to be signed at each visit once works have been completed.

At each visit the following activities are carried out as required to keep the site looking well maintained and promote plant growth.

A. Shrub Planting Areas

1. All planting to be kept weed and litter free by either chemical or manual means.
2. Recent planting to be pruned to encourage strong growth, good shape and to remove any dead wood.
3. Established planting to be pruned to provide a neat, crisp appearance and promote new growth.
4. All shrub areas to be cut back from kerb edges, walls, fences and sight lines.
5. All pests and diseases are to be controlled by chemical or manual means.
6. Any plant losses are to be noted and brought to the attention of the Maintenance surveyor for 'like-for-like replacement accordance with an approved landscape plan within five years from scheme completion. Any considerations for significant changes to the plan to be reported to the local planning authority.

B. Trees

1. All the trees to be checked annually.
2. Recently planted trees to be firmed up as necessary.
3. Stakes and ties to be checked and adjusted as necessary.
4. 600mm diameter rings are to be kept weed/grass free around each tree.
5. Pruning to be carried out to promote the development of good specimens, remove dead or diseased wood, and keep the crowns out of the way of pedestrians and vehicles.
6. Any losses or damage to trees to be noted and brought to the attention of the Maintenance surveyor for replacement within five years from scheme completion.

C. Watering

1. To be carried out to field capacity during periods of drought during first year from completion of scheme.

D. Grass Areas

1. All litter removed.
2. Grass to be cut and arisings removed from site.
3. Edges and grass around obstructions to be strimmed.

E. Roof Garden Planters

1. All planting to be kept weed and litter free either chemical or manual means.
2. Planting to be pruned to encourage strong growth, good shape and to remove any dead wood.
3. Planters weep holes to be clear from soil and rubbish to allow flow of water.

F. General Note:

1. All tree works to be carried in accordance with the BS 3998:1989 'Recommendations for Tree Works'.
2. Workmanship shall be in line with British Standards for Grounds Maintenance i.e. 7370.
3. All EU approved herbicides to be applied in accordance with the manufacturers recommended rates by an NPTC certificated operative.

APPENDIX 3.0 - Planting Plans GC.45364.001