

SPLASHLANDS STANBOROUGH PARK

Landscape Management & Maintenance Plan

Client

Corporate Property
Welwyn Hatfield Borough Council
The Campus
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1.0 Introduction

This document has been prepared to guide the landscape management and maintenance operations for the proposed external environment at Splashlands, Stanborough Park.

The landscape works consists of tree, shrub and perennial planting, paved areas and wildflower planting.

This document has been prepared to ensure that the integrity of the landscape and ecology design is sustained.

This report should be read in conjunction with Welwyn Hatfield Borough Council (WHBC) term maintenance contractor management schedule. Where conflicts exist WHBC to confirm correct course of action.

The report should be read in conjunction with the landscape drawings:

TM386L01 – Illustrative Masterplan
TM386L02 – Materials GA
TM386L03 – Planting GA
TM386R03 – Design & Access Statement

Rev	Description	Date
-	-	-

Prepared by

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2.0 Landscape Design Intention for Splashlands

People and social interaction have formed the central focus of the design process. The aim is to maximise the potential for high quality green and hard spaces within the park.

The key objectives for the overall landscape strategy and design are;

- To maximise the potential for good quality green and hard spaces;
- To create places for people to site, meet, use and enjoy;
- To provide new destination play space;
- To provide play opportunities and playable landscapes throughout the landscape
- To provide good pedestrian permeability and orientation;
- To improve the bio-diversity and nature conservation value of the site through the use of native and nectar rich planting.

3.0 Typical Operations

Typical operations would include;

3.1 Maintaining planted areas

- Prune, remove weeds and generally care for planting beds using good horticultural practices.
- Do not fertilize throughout the first year, fertilize twice a year with slow release fertilizer in following years.
- Formative pruning, frequency and operation by genus and species; cut back as required to control their growth and size.
- Replant dead, damaged or poor quality hardy plants and trees as necessary.

3.2 Lawn

- Inspect lawn for bare patches and replace as necessary.
- Top up mulch to base of trees and remove any loose mulch from lawn.
- Maximum height of growth at any time is 35mm, lawn to be regularly cut to 15mm.
- De-compaction by mechanical core aeration to be undertaken from end of spring to early autumn – fill holes compost dressing for turf.
- Trim lawn at base of tree surrounds with manual tools.
- Fertilize March and September.

3.3 Wildflower Turf

- Autumn Cutting. Mow with a rotary, flail or other suitable mower to 50mm. Ideally cut at least twice from the time the hay is removed to the end of November, aiming to leave the grass short through winter. Remove arisings. Leave some patches or edges uncut through winter to provide winter refuge for insects.
- Spring Cutting. Spring cutting to remove the first flush of grass can produce a later flowering meadow that is shorter, more open and less prone to collapse. Mow with a rotary, flail or other suitable mower to 75mm. For meadow grassland mow in April, and no later than the first week in May. Remove arisings.

3.4 Individual Tree planting

- Inspect and maintain as detailed in attached schedule.
- Clearance of spring flower and autumn leaf fall.
- Check tree guys and adjust as required.

3.5 Hard Surfaces

- Play surface should be checked regularly, in accordance with manufacturer's guidance, to ensure the surface is not damaged / cracked and no shrinkage has occurred. Where damage has occurred the relevant area must be closed to the public immediately and repaired.
- Chemical weed control several times a year as required but herbicide should be non-persistent type, such as Roundup Probiactive, applied by a suitably experienced operative who can avoid indirect "drift" into planted areas.
- Sweep clean to give the site a clean and tidy appearance.
- Sweep leaf fall on a regular basis.
- Twice yearly sweeping with a brush and suction cleaner of paving in April to collect winter debris and in November to collect leaf fall. Replace any lost jointing material due to the sweeping process as necessary.
- Inspect all areas of paving and hard surfacing for broken, cracked and damaged units and edgings and replace or repair as required.
- De-ice all pedestrian and vehicular areas as required

3.6 Furniture

- Inspect all play equipment in accordance with manufacturers guidance, tighten loose fittings, remove broken, cracked or warping sections and fixings and replace or repair as required.
- Inspect all timber seating for broken, cracked or warping batons and fixings and replace or repair as required.
- Inspect all stainless steel furniture, clean and repair as necessary.
- Inspect handrails and all railings; clean, repaint and repair as necessary.
- Inspect all structures for damage; replace, or repair and clean as required.

Splashlands Maintenance/Management Schedule	MONTHLY OPERATIONS / FREQUENCY												YEARLY				
	YEAR 1													2	3	4	5
	J	F	M	A	M	J	J	A	S	O	N	D					
MAINTENANCE OPERATIONS																	
Herbaceous planting																	
Prune dead leaves and remove dead spring flower heads				1	2	1								*	*	*	*
Prune dead leaves and remove dead summer flower heads								1	2	1				*	*	*	*
Prune dead leaves and remove dead autumn / winter flower heads after first frost		1	1											*	*	*	*
Cut back dead bulb growth					1	1								*	*	*	*
Fertilize														*	*	*	*
Plant replacement																	
Plant replacement if required for any plant failures	1	1										1	1	*	*	*	*
Shrubs and Hedges																	
Watering to establish new planting; years 1 & 2 only / as necessary			1	1	1	1	1	1	1	1				*			
Weeding; by hand & litter removal		1	1	1	1	1	1	1	1	1				*	*	*	*
Fertiliser; first 5 years to establish new planting			1											*	*	*	*
Formative pruning of shrubs and hedges			1						1	1				*	*	*	*
Formative pruning and clipping of evergreen hedge			1		1		1		1		1			*	*	*	*
Top up mulch as required; first 5 years only			1											*	*	*	*
Shrub replacement if required for any shrub failures	1	1										1	1	*	*	*	*
Lawn																	
Cut lawn to 15mm high, max growth height 35mm				1		1	1	1	1	1				*	*	*	*
Inspect lawn for bare patches and replace as required				1		1		1		1				*	*	*	*
De-compaction and core aeration				1		1		1		1				*	*		*
Fertilize			1						1					*	*	*	*
Wildflower Meadow																	
Autumn Cutting									1	1				*	*	*	*
Spring Cutting				1										*	*	*	*

Trees																		
Watering to establish new trees; new planting years 1 & 2 only / as necessary			1	1	1	1	1	1	1	1	1			*				
Check tree guys and adjust as required			1							1				*	*	*	*	*
Formative pruning; new trees			1							1				*	*	*	*	*
Tree inspections										1				*	*	*	*	*
Top up mulch as required; first 5 years only			1											*	*	*	*	*
Tree replacement if required for any tree failures	1	1										1	1	*	*	*	*	*
Hard Surfaces																		
Chemical weed control			1		1		1		1					*	*	*	*	*
Sweep clean	2	2	4	4	4	4	4	4	4	4	4	2		*	*	*	*	*
Brush and suction clean				1								1		*	*	*	*	*
Inspect paths and edgings	1	1	1	1	1	1	1	1	1	1	1	1		*	*	*	*	*
Litter pick	D	D	D	D	D	D	D	D	D	D	D	D		*	*	*	*	*
Street Furniture																		
Inspect seating and decks; repair and clean				1						1				*	*	*	*	*
Inspect stainless steel furniture; repair and clean				1						1				*	*	*	*	*
Inspect all play equipment in line with manufacturers guidance				1						1				*	*	*	*	*
Inspect handrails and railings; clean, repaint and repair				1						1				*	*	*	*	*
Inspect structures	1			1						1		1		*	*	*	*	*

D - Daily
4 - Weekly
2 - Fortnightly, where indicated
1 - Monthly, where indicated