

ORCHARD SOFT LANDSCAPE SPECIFICATION AND 25-YEAR MAINTENANCE PLAN



ORCHARD HAMPSTEAD GARDEN SUBURB 2026

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1. SECTION GENERAL WORKS

1.1 General

All works are to comply with the relevant British and European Standards. All planting stock shall comply with the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National Plant Specification. The native plants are to be of local provenance and be well labelled. Trees and shrubs are to be lifted only between mid-October and mid-March and to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions. The supply and planting of trees to be in accordance BS 8545:2014. 'Trees: from nursery to independence in the landscape'

All planting operations shall be carried out in accordance with British Standards 4428.

1.2 Setting out

The Contractor shall be responsible for the setting out of all the work. The Client's representative will arrange for the checking of the setting out where required. The Contractor shall provide all labour, materials, instruments, etc. for the use of the Client's representative in checking. Notwithstanding this check, the Contractor will be responsible for any error in the setting out and for the cost of any works required to make good the error.

Before planting is begun the areas of planting shall be clearly marked out and at all stages of the construction adequate line and level pegs shall be provided so that the construction will conform in all respect to the drawings and may be checked by the Client's representative. Pegs should be substantial enough to withstand vandalism where this may be a problem.

1.3 Unsuitable Weather

- (i) Excavation, filling, cultivation, planting and all other work shall be suspended in wet weather, frost or when ground conditions are unsuitable where determined by the Client's representative and the Contractor shall allow in his prices for such eventualities.
- (ii) Any work affected by unsuitable weather shall be cleared away or made good if instructed to allow the continuation of the work.

1.4 Implementation

Preparation works carried out by November 2026 and planting to take place during the planting season Nov-March.

2. SECTION EXCAVATIONS

2.1 Ripping

Subsoil shall be broken or ripped by a suitable machine to a depth of 150 mm (or in the case of small inaccessible areas by hand fork) prior to topsoil spreading. Under no circumstances shall the Contractor carry out these operations when the soil is in a saturated or “sticky” condition. Any arisings from this operation are to be removed from the site. The Contractor shall seek the approval of the Client’s representative for all ripped areas of subsoil prior to placement of topsoil.

2.2 Placing Soil Forming Material

- (i) The Contractor shall prepare a detailed statement describing the method to be used for placing soil, which is to minimise compaction, and to be approved by the Client’s representative.
- (ii) The Contractor shall ensure that placement of soil in areas defined for tree planting is undertaken by methodical end tipping which avoids any travelling over or compacting the soil forming material.
- (iii) Any areas compacted through soiling of areas in a manner which is not in accordance with the approved method shall be made good at the Contractor’s own expense in accordance with the Client’s representative’s instructions.

3. SECTION MATERIALS

3.1 Imported Topsoil:

All imported topsoil is to comply with the current BS3882 (2015), and is to be supplied, stored and spread in accordance with Annex N of the above BS except where otherwise stated in the contract documents. The soil shall be free from perennial weeds, seeds and all foreign matter.

Classification: Topsoil GRADE in accordance with BS 3882:2015 (as above) for all tree and shrub planting and grass areas. It is to be supplied from a named source and named suppliers as approved by the Client's representative. Full certification to be provided for all imported topsoil; If test criteria falls short of the BS3882 2015 the topsoil will be rejected.

Texture: SANDY LOAM OR SANDY CLAY LOAM

PH: 6 - 7.5

Contamination - Do not use topsoil contaminated with subsoil, rubbish or other materials that are:

- Detrimental to healthy plant growth
- Corrosive, explosive or flammable
- Hazardous to human or animal life

In all areas to receive topsoil, do not use subsoil contaminated with the above materials.

3.2 Depth of topsoil.

The following depths of topsoil should be supplied and laid: -

- i) Tree pits 600mm or as shown in section 4.13 Tree Pit details
- ii) Shrub beds 400mm
- iii) Grass areas 100mm

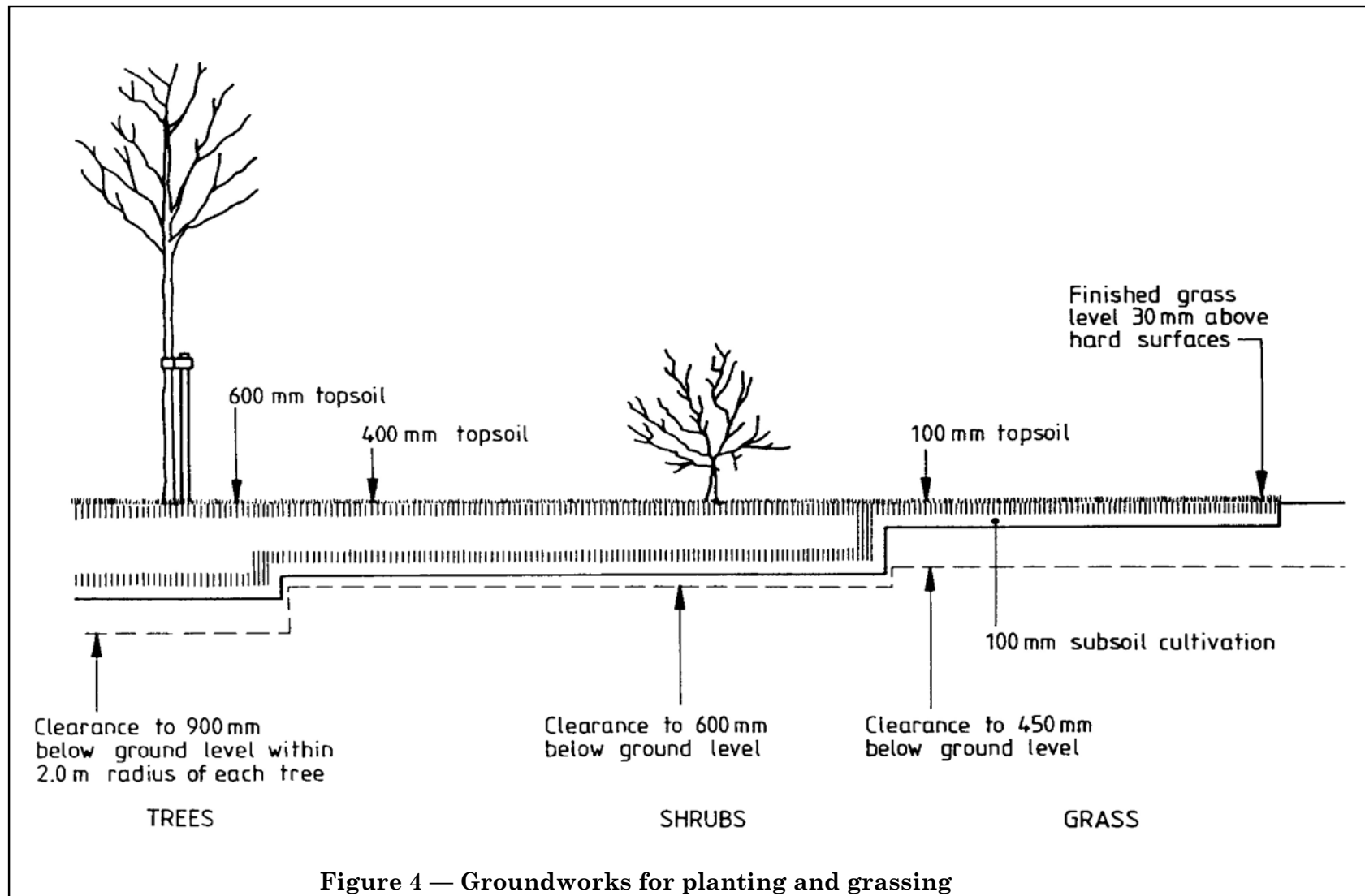


Figure 4 — Groundworks for planting and grassing

4. SECTION SOFT LANDSCAPE

4.1 Setting-out

Setting out will be in accordance with the contact drawings or details as amended by HGST.

4.2 Delay in planting

If owing to the time of year, weather or other causes, there is a period of waiting between the completion of cultivation and commencement of planting and seeding operations, the contractor shall maintain the ground weed-free. If herbicides are used, they must be specified and applied in accordance with **COSHH** regulations and the client's policy on the use of pesticides.

4.3 Herbicide application prior to cultivation for planting or turfing

The Contractor shall delay from cultivating the ground and planting if it contains more than a minimal amount of annual or perennial weeds and he may apply non-residual herbicide (**COSHH approved**) to all affected areas. This treatment should continue until all weed-growth has been successfully retarded. All dead plant material (including perennial roots, stones, rubble, rubbish etc.) must be removed and disposed of off-site - the area raked and leveled. Application of herbicide must only be undertaken in suitable and still weather conditions.

4.4 Maintenance of planted - areas in the contract period

The Contractor is to keep all planted and grass areas thoroughly irrigated, free of weeds and rubbish throughout the duration of the Contract. At no time are any weeds to be allowed to run to seed. Weeding is to be carried out by careful hand-forking between plants taking care not to damage them. The root systems of perennial weeds are to be completely removed.

4.5 PLANTS: Delivery, Protection and Supply

All plants are to be adequately and carefully packed and protected to survive transport, by whatever means, to site, without damage in loading, transit, unloading or temporary storage on-site. If the branches of trees are to be tied in during transportation, then the Contractor must use ribbon, not string, which will cause damage. If, despite these precautions any part of the plant suffers damage they are to be carefully pruned and reshaped to the satisfaction of the Client's representative. If substantial damage has occurred to the plant when in transit or in the nursery, it shall be rejected or replaced.

All bare-rooted plants are to be supplied in co-extruded containers and must be supplied to site on the day of planting.

If there is a delay between supply, supply to site and planting, the Contractor must provide temporary storage and protection for the plants as approved by the Client's representative.

If there is a delay between supply, supply to site and planting, the Contractor must provide temporary storage and protection for the plants as approved by the Client's representative.

Bare-rooted plants: when the delay is longer than 24 hours, the plants are to be heeled-in in the nursery or temporary storage area, covered with soil, protected from wind and frost and kept adequately watered.

4.6 PLANTS: Selection and Quality

Heritage Orchard Species

To remain consistent with the Garden Suburb's founding period (circa 1911), the orchard could include heritage cultivars such as:

- Apple: Cox's Orange Pippin (1825), Blenheim Orange (1740), Worcester Pearmain (1874), Lane's Prince Albert (1841), Newton Wonder (1871)
- Pear: Conference (1885), Williams' Bon Chrétien (1770), Beurré Hardy (1820)
- Plum: Victoria (1844), Green Gage, Czar (late 19th century), Rivers Early Prolific (1871)
- Cherry: Morello, Black Eagle, Governor Wood
- Quince: Portugal
- Medlar: Nottingham

These varieties are historically appropriate for an Edwardian orchard and align well with the Arts and Crafts landscape character of Hampstead Garden Suburb.

4.7 Quality and Substitutions

All plants shall be the best quality nursery stock and obtained from an approved supplier in accordance with the latest published edition of BS 3936 (as amended) and the British Container Grower's Specification of Standards and to the sizes given in the plant schedules.

All plants shall be vigorous, well-formed and well-balanced without elongated branches, be defect and disease-free with the same physical characteristics of the mature plant. They shall have well-established and healthy root systems and be free from weeds, physiological disorders and discoloration. Plants will be rejected if they do not conform to the specification either prior or post-planting.

No plant substitutions are to be made without prior agreement.

Container-grown plants: All plants shall be a minimum 12 months old and be well-formed and bushy. Pot-bound plants will not be accepted, and the compost must be free from perennial weeds. The compost of container-grown plants shall hold sufficient reserved nutrients to maintain the plant in a satisfactory condition between leaving the supplier and time of planting.

Bare-rooted plants: (80-100cm high unless otherwise stated): Bare-rooted plants shall be delivered to site on the day of planting. If planting is delayed for unavoidable reasons (adverse weather conditions), the stock shall remain in co-extruded bags, be kept frost-free, irrigated and out of direct sunlight.

Hardiness: All plants must be thoroughly hardened-off prior to being supplied to site. Particular care must be given to hardening-off plants supplied from glasshouses or polytunnels.

Labeling: All plants shall be true to name. Each plant, or bundles of single species or cultivar, shall be clearly labeled with its full botanical name.

Trees- to comply with BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations

4.8 Planting method

Extra precautions will need to be taken for planting outside of the planting season and that bare root stock cannot be used. Preparation and cultivation of plant-beds must not be carried out when the ground is waterlogged, snow-covered or in frosty conditions. Planting shall be carried out when the weather is dull, and the ground is moist and workable. No planting must be undertaken in periods of strong winds. If adverse weather conditions prevail after planting e.g. severe frosts or prolonged heavy rain, measures must be taken to protect and preserve the plants - as approved by the Client's representative. At all times, the machinery and tools used will be suitable for the site conditions and the work to be carried out. Use hand-tools around trees, plants and in confined spaces where it is impracticable to use machinery.

4.9 Soil additives and cultivation

- **Peat:** No peat or peat-based materials are to be used as a mulch or soil improver.
- **General fertiliser:** Apply 15+9+9+3 or similar approved loose granular slow-release fertiliser evenly over planting area at 70gm/m² immediately before cultivation.
- **Well rooted farm yard manure or other composted organic material** - to be approved with samples to be supplied to the Client's representative.
- **Tree planting compost-** approved compost to be included in each pit to a rate of 80 litres per advance nursery stock tree.

4.10 Setting-out: Trees/containerized plants/whip planting

All plants are to be planted in accordance with the contract drawings as shown in the contract drawings, and the outer line of plants must be 1m away from any protective fencing.

4.11 Disposal of containers/surplus materials

Before and after planting all non-perishable containers and pruning's will be disposed of off-site.

4.12 Planting

Pit planting for all containerized plants with pits dug in excess to the pot size or in excess of the bare root or rootball, soil broken up at the base and side of the pit and backfilled with excavated material mixed with compost.

Notch / pit planting can be carried out on bare root whips, and all planting within the root protection areas of trees.

- The Contractor is to prune off badly damaged roots or branches. Any plants with badly damaged roots will be rejected by the Client's representative.
- Planting pits are to be 150mm wider than root spread in all dimensions.
- Plant upright in the prepared pit, return excavated topsoil, pack evenly around the roots or root-balls and heeled well in. Finished soil levels must be the same as those in the container or to the collar or neck when planting bare-rooted plants.
- After planting, any broken or damaged branches must be pared back to sound wood.
- All plants must be well firmed-in after planting, and the Contractor must ensure that all plants continue to be well firmed-in throughout the contract period.
- After planting, fork or rake soil to a fine tilth, level and grade.

- Water thoroughly immediately after planting to full depth of planting pit. All planting shall be firmed-up if loosened by frost or wind during the contract period.

4.13 **Tree Stock**

Trees shall correspond exactly with the species and varieties indicated on the schedules and on the contract drawings. They shall have well-branched symmetrical crowns, straight stems with a clearly defined vertical leader and well-developed root systems. Containerised trees shall have been grown-on in the container for at least one full season after containerisation.

Stock sizes shall be as scheduled in accordance with the following;

DESCRIPTION	CODE	GIRTH cm	HEIGHT, metres	CLEAR STEM metres
Standard	St	8-10cm	2.75-3.00m	1.8
Selected Standard	SS	10-12cm	3.00-3.5m	1.8
Heavy standard	HS	12-14cm	3.5-4.25	1.8
Extra heavy standard	EHS	14-18cm	4.25-5.0	1.8m+
Transplant	TR		0.60-0.90m	
Feathered transplant	ETR		1.5-1.80m	
Feathered tree	FT		1.80-2.40m	
Semi- mature	SM	20-25cm+		

4.14 **Tree Pit**

Tree pits will be free-draining, and the base of each pit shall be broken up to a depth of 300mm with the centre of the pit base left high to prevent water ponding around the roots. Care will be taken to avoid glazing the base and sides of the pit in heavy clay soils. Clean topsoil excavated from the pit shall be set aside for re-use and some any sub-soil can be re-used for infilling the bottom 400mm of the pit. The pit shall be prevented from freezing in cold weather.

The size of pits are to be as follows: -

- Whips and small feathered trees 600mm diameter x 450mm deep
- Standards and large feathered trees 900mm diameter x 600mm deep
- Tall standards 1200mm diameter x 750mm deep
- Rootball (including advanced nursery stock tree), Semi mature and conifers 300mm in excess of root ball, to ensure that the nursery planting depth is maintained after settlement.

The pit is to be back filled with approved topsoil.

The roots of bare-root trees are to be soaked in water or an approved propriety tree root hydration solution for at least one hour prior to planting

These are to be planted to their natural depth and their roots loosened on removal of the container. Tree planting compost is to be incorporated in the back-fill material. (see 4.9) and firming down in 150mm layers as filling proceeds and finally heeling in firmly around root collar. In all cases the tree pit should be excavated to allow adequate clearance between the root ends (when fully spread) or the perimeter of the rootball and the side of the pit.

Should any tree pit, once excavated, prove to be too small to accommodate the rootball of the selected tree, the pit should be enlarged to easily accommodate the entire rootball; on no account must tree roots be trimmed or altered in order to be accommodated in any excavation.

All tree planting should be implemented in accordance with the supplier's recommendations. (see diagram appendix A)

4.15 Tree Stakes and Ties

Advanced nursery stock trees (12-16cm) are to be staked with double round straight, pressure impregnated softwood stakes of 1.5m length and 75 mm diameter pointed at one end. The stake is to be driven into the ground 750mm below the finished level. General position of stakes related to trees to be agreed on site Client's representative prior to works commencing.

Standard and half standard sized trees (6-10cm) are to be staked with single round straight, pressure impregnated softwood stakes of 1.0m length and 50 mm diameter pointed at one end. The stake is to be driven into the ground 500mm below the finished level. General position of stakes related to trees to be agreed on site Client's representative prior to works commencing.

Stakes are to be driven into the excavated pit prior to planting and the tree secured to the stake immediately after planting.

The trees shall be secured to the stakes using 50mm diameter hessian webbing looped round the trees and secured to the stake with no 2 galvanised nails

4.16 Option- Tree watering bags

Supply and install a 90-litre tree water bag round the base of each semi mature or advanced Nursery Stock tree, as supplied by Burcham Trees or similar. This provides a slow release watering system. www.burcham.co.uk/accessories/tree-watering-bag

4.17 Mulching

All trees in soil areas and shrub beds are to be mulched with a 75 mm layer of ornamental grade bark mulch when planting work has been completed with 75mm deep with ornamental bark mulch and kept weed-free.

A 50 mm deep trench, 100 - 150 mm wide will be formed at the edges of planting beds abutting paved areas prior to mulching to prevent mulch spilling off the plant beds.

Additional bark mulch 'top up' of the same grade will be required at the end of the first 12 months after Practical Completion. The Contractor shall price accordingly in his tender and refer to the maintenance schedule of this specification.

4.18 Wildflower/Seed mix

Heavy Clay Soils Wildflower and Grass Seeds LW5M 80/20 (Landlife Wildflower mix)

A mixture of 24 UK Native wildflower seeds and grasses, best suited for heavy clay soils. Soils of this quality have a tendency to dry up in warmer seasons, so ensure that your meadow is well-watered in the first year as the perennial plants develop. From there, you'll receive an easy-to-care-for and natural-looking wildflower meadow with a wide variety of attractive species that are recommended by the RHS as perfect for pollinators.

- Contains 24 different flower species and 10 meadow grasses.
- **Sowing Rate:** 5 grams per sq/m - 1kg covers 200sq/

Mixture Specification

	Common Name	Latin Name	Quantity	Flowers	Height	Type
1	Agrimony, Common	Agrimonia eupatoria	2	Jun - Sep	50 - 150cm	Perennial
2	Bedstraw, Lady's	Galium verum	0.6	Jun - Sep	50 - 80cm	Perennial
3	Betony	Stachys officinalis	0.4	Jul - Sep	25 - 50cm	Perennial
4	Black Medick	Medicago lupulina	1.2	May - Oct	15 - 80cm	Annual
5	Burnet, Salad	Sanguisorba minor	1.4	Jun - Sep	15 - 50cm	Perennial
6	Buttercup, Meadow	Ranunculus acris	1	May - Jun	30 - 100cm	Perennial
7	Campion, White	Silene alba	0.6	May - Oct	50 - 100cm	Perennial
8	Carrot, Wild	Daucus carota	0.6	Jun - Oct	30 - 100cm	Perennial
9	Clary, Wild	Salvia verbenaca	0.6	May - Aug	30 - 40cm	Perennial
10	Cowslip	Primula veris	0.2	Apr - May	15 - 30cm	Perennial
11	Daisy, Ox-eye	Leucanthemum vulgare	0.6	May - Sep	20 - 100cm	Perennial
12	Knapweed, Common	Centaurea nigra	1.8	Jun - Sep	30 - 80cm	Perennial
13	Knapweed, Greater	Centaurea scabiosa	1	Jun - Sep	50 - 90cm	Perennial
14	Meadowsweet	Filipendula ulmaria	0.4	Jun - Aug	80 - 200cm	Perennial

	Common Name	Latin Name	Quantity	Flowers	Height	Type
15	Plantain, Hoary	Plantago media	0.4	May - Sep	15 - 45cm	Perennial
16	Plantain, Ribwort	Plantago lanceolata	0.6	Apr - Sep	15 - 50cm	Perennial
17	Poppy, Common	Papaver rhoeas	0.2	May - Jul	50 - 70cm	Annual
18	Ragged Robin	Lychnis flos-cuculi	0.8	May - Aug	30 - 90cm	Perennial
19	Scabious, Field	Knautia arvensis	1.6	Jul - Sep	30 - 200cm	Perennial
20	Self-heal	Prunella vulgaris	1	Jun - Sep	15 - 30cm	Perennial
21	Sorrel, Common	Rumex acetosa	1	May - Jul	30 - 100cm	Perennial
22	Vetch, Tufted	Vicia cracca	0.6	Jun - Sep	100 - 150cm	Perennial
23	Yarrow	Achillea millefolium	0.6	Jun - Oct	20 - 100cm	Perennial
24	Yellow-rattle	Rhinanthus minor	0.8	Jun - Sep	25 - 50cm	Annual
	Bent, Common	Agrostis castellana	4		50 - 100cm	Grass
	Bent, Creeping	Agrostis stolonifera	3.2		40 - 100cm	Grass
	Crested Dogtail	Cynosurus cristatus	17.6		30 - 60cm	Grass
	Fescue, Chewings	Festuca rubra, commutata	17.6		30 - 70cm	Grass
	Fescue, Slender Creeping Red	Festuca rubra, litoralis	16		10 - 20cm	Grass
	Meadow Foxtail	Alopecurus pratensis	2.4		70 - 110cm	Grass
	Quaking Grass	Briza media	1.6		22 - 45cm	Grass
	Meadow Grass, Rough Stalked	Poa trivialis	4		30 - 60cm	Grass
	Meadow Grass, Smooth Stalk	Poa pratensis	5.6		30 - 90cm	Grass
	Timothy, Small Leaved	Phleum pratense ssp Bertolinii	8		50 - 100cm	Grass

5. SECTION MAINTENANCE

5.1 **General**

The site will be maintained to the relevant British Standards and as specified below to include all soft landscape, trees, shrubs, and grass areas.

5.2 **Weeding - Shrubs and Tree pits**

Weeding of Pit Planted Trees and Shrub.

All shrub beds and a circular area of 1m/500mm diameter surrounding trees in grassed areas shall always be kept free from grass and weeds by hand weeding, non-residual herbicide or other approved methods. On no account shall a "trimmer" or similar machine be used for this operation unless plants are adequately guarded. During these operations any litter and rubbish shall be removed from the shrub beds and surrounding tree pits.

5.3 **Frost Lift**

Any soil around the bases of plants which have been loosened or lifted after periods of frost shall be re-firmed and straightened.

5.4 **Pruning**

In late summer or agreed time all plants shall be checked, and all dead/damaged/ diseased or lop-sided branches removed. Removal of this material shall be carried out using sharp, clean instruments. All tree work to be carried out by a specialist arboricultural contractor in accordance with BS3889'1989'

The following plants shall be pruned or cut back as necessary to encourage strong growth and good establishment. Pruning of shrubs, if required, should be carried out in August annually. All pruning's shall be removed off site to the contractor's tip.

5.5 **Control of Pets and diseases**

All plant material shall be inspected at regular intervals for infestation of any pest/disease or any other plant related disease. If treatment is not forthcoming plants will be removed and replaced.

5.6 Mulching

If additional applications of mulch are required, these shall be carefully spread without smothering or causing damage to plants. Mulching materials shall be periodically raked over to cover areas which have been disturbed by weeding, birds or wind etc. Any mulch which has blown over adjacent paths shall be brushed clear.

Full reinstatement of the medium grade bark mulch will be applied to the full depth of 75mm to all areas within the first two-year period and thereafter on a biennial basis.

5.7 Replacement of plant material

Any plant material which is damaged, diseased, defective or lost for any reason (including defective workmanship) shall be replaced as part of the contract for these works. This includes when the plants have failed or have failed to thrive and is below the specified size of planting. Success of planting is to be monitored annually and plants which have failed replaced on an annual basis.

Trees and shrubs are to be inspected annually for the first 5 years, and any trees or shrubs that have failed are to be replaced as specified.

5.8 Watering

The need for watering operations will depend on weather conditions and shall be carried out when deemed necessary or when there has been no rainfall for at least one week and in periods of abnormally dry weather. This will be indicated by low soil moisture and as instructed by the client or client's representative.

The rate of watering will be 25 litres per square metres. Sealed and compacted surfaces are to be lightly forked over to facilitate percolation. Rate of watering will be 60 litres for advance nursery stock. If watering bags have been installed, fill the watering bags to capacity. The ground is to be lightly forked over 500mm radius from the trees. Water shall be supplied at a steady rate to avoid run off and erosion of the surrounding area.

During operations, the work detailed in the schedules shall be implemented as required and in a proper, workmanlike and careful manner. All equipment shall be adequate for the task, in a safe working condition.

5.9 Indicative Annual Maintenance for Trees

- i) Maintain a 1metre diameter surround to trees free from grass, weeds and rubbish always. - minimum of 7 visits
- ii) Water sufficiently to allow water to fully penetrate the rooting zone. - if installed fill the watering bag to capacity (90 litres). Otherwise water 60litres per advanced nursery stock tree.
- iii) Fork over panned down areas.
- iv) Maintain mulched areas at specified depth, topping up as necessary to maintain a 75 mm cover.

- v) Check each stake and tie where fitted and adjust, re-fix or renew as necessary to ensure that no damage occurs to any tree and check each stake is supporting its tree in the intended manner.
- vi) Check that each tree is growing healthily and remove all dead wood, damaged or diseased branches. Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to the contractor's tip.
- vii) Any wounds shall be neatly pared back to sound wood in accordance with BS. 3998: 2010 'Recommendations for Tree Work'.
- viii) Re-firm trees which have been loosened by the wind or frost.
- ix) Remove all stakes and ties after two years or after the trees have rooted successfully.
- x) Check and re-adjust tree guards ensuring that it does not touch or cause abrasions to the bark.

5.10 Indicative Annual Maintenance for Shrubs

- i) Keep planted areas free from rubbish and weed growth- minimum of 7 visits annually.
- ii) Water during dry periods when there has been no rainfall for 1 week. Water sufficiently to allow water to fully penetrate the rooting zone. (e.g.10-25 litres per square metre)
- iii) Fork over panned down areas.
- iv) Maintain mulched areas at specified depth, topping up as necessary to maintain a 75 mm cover annually.
- v) Check that each plant is growing healthily and remove all dead wood, damaged or diseased branches, water shoots and reversion growth. Prune shrubs to encourage bushy growth. Prunings are to be removed off site to contractor's tip.
- vi) Prune back shrubs over the edge of paths or grass area. Allow for formative pruning of shrubs as instructed by the client or client's representative. (See section
- vii) Re-firm shrubs which have been loosened by wind or frost.
- viii) The shrub beds are to be treated with an annual slow release N.P.K.fertilizer

5.11 Hedges

Manage in accordance with current practice, and in accordance BS3889:2010 "Tree Work". The timing of tree surgery should also be carried out in accordance with the Wildlife and Countryside Act and in view of the nesting season of birds within the sites.

- a. New native hedge- Manage at a minimum of 2.5 metre in height and face back along lawn and hard surface area.

- b. Ornamental hedges if required Manage at a minimum of 1.5 metre in height and face back along lawn and hard surface area.
- c. Low and Lonicera hedges- allow to develop and maintain at a height of 450-600mm or as agreed with the client. Face back and trim annually.

5.12 Indicative Annual Maintenance for planting under trees

- i) Keep planted areas free from rubbish and pernicious weeds
- ii) Pernicious weeds

These are to be removed by hand during the first year. In subsequent years treatment of pernicious weeds should be in accordance with the supplier instruction and may include a selective herbicide used in accordance with COSHH regulations.
- iii) Maintain mulched areas at specified depth, topping up as necessary to maintain a 75 mm cover annually.
- iv) Gap up for planting which has not thrived or failed.
- v) Review planting in these areas in view of additional planting to enhance the quality on these areas

5.13 25-Year Maintenance Grid

The following grid sets out the indicative annual maintenance requirements for the orchard planting works in Hampstead Garden Suburb over a 25-year establishment and management period. The schedule shall be reviewed annually and adjusted where required to reflect weather conditions, tree performance, wildflower establishment, site use, pest and disease pressure, and instructions from the Client or Client's representative.

Year	Trees	Shrubs, hedges and planting beds	Wildflower maintenance	Inspections, reporting and remedial works
Year 1	Water during dry periods; maintain 1 m weed-free circles; check firmness, stakes, ties, guards and watering bags; top up mulch to 75 mm.	Minimum 7 weed-control visits; water during dry periods; re-firm loosened plants; prune damaged growth; maintain mulch depth.	water during prolonged dry periods; repair failed turf or seeded areas.	Monthly establishment checks during growing season; record failures; replace failed plants during next suitable planting season.
Year 2	Continue watering as required; check and adjust stakes and ties; remove stakes and ties where trees are established; retain weed-free circles and mulch.	Continue 7 maintenance visits; weed, water, prune and re-firm as required; apply slow-release fertiliser where specified.	Continue regular cutting as required; control pernicious weeds; repair thin or damaged areas.	Annual plant-health review; replace failed trees, shrubs and hedge plants; confirm stake removal programme.
Year 3	Reduce routine watering but water during drought; inspect structure and remove dead, damaged or diseased wood; maintain mulch and weed-free bases.	Continue weed control and formative pruning; gap-up failed hedge or shrub planting; top up mulch as required.	Maintain maintenance regime; control weeds; review suitability of grazing management where applicable.	Annual inspection and replacement review; identify plants failing to thrive and agree remedial action.
Year 4	Inspect tree condition, guards and mulch; undertake formative pruning by competent personnel where	Maintain weed-free beds; prune shrubs and hedges to encourage dense growth; replace losses where establishment	Continue maintenance, edging and weed control; repair erosion, compaction or bare	Annual written maintenance note recording plant condition, failures, pest and disease issues and recommended

ORCHARD HAMPSTEAD GARDEN SUBURB 2026

	required.	remains incomplete.	patches.	action.
Year 5	Complete fifth-year establishment review; retain only necessary guards; continue selective pruning and weed-free bases.	Review shrub and hedge establishment; prune to agreed heights and widths; maintain mulch on biennial cycle.	Maintain regular maintenance cutting; review drainage, compaction and flower quality.	Formal 5-year review; agree any additional planting, thinning, replacement or management changes.

Year	Trees	Shrubs, hedges and planting beds	Wildflower maintenance	Inspections, reporting and remedial works
Years 6–10	Annual tree inspection; formative pruning as required; maintain mulch rings where beneficial; monitor for drought stress, pests, disease and mechanical damage.	Continue seasonal weed control; prune hedges to agreed height and face line; thin or reduce vigorous shrubs where required; top up mulch biennially.	Maintain 2 cuts per year subject to growth; manage pernicious weeds; repair worn or compacted areas.	Annual review by Client or Client's representative; record replacements, pruning and any health and safety concerns.
Years 11–15	Shift from establishment to long-term tree management; inspect crown development, clear stems and defects; prune only where required and in accordance with BS 3998.	Manage hedges to specified heights; rejuvenate or selectively reduce shrubs where they suppress adjacent planting or obstruct paths.	Continue maintenance and weed control; review.	Prepare 15-year condition review; identify canopy conflicts, overcrowding, hedge gaps and areas needing replanting or redesign.
Years 16–20	Undertake periodic arboricultural inspections; address deadwood, crossing branches, structural defects and clearance requirements; maintain safe access around trees.	Continue hedge trimming and shrub management; undertake phased rejuvenation pruning where planting has become woody, open or over-mature.	Continue routine management; repair settlement, erosion or heavily trafficked areas; review cutting frequency against site use.	Five-year strategic review at Year 20; agree any major remedial works, replacements, thinning or additional planting.
Years 21–25	Manage trees as maturing landscape	Maintain established hedges and planting beds;	Maintain areas in accordance with	Prepare 25-year landscape review and forward

	assets; inspect for structural condition, public safety and long-term form; undertake specialist tree work where required.	replace senescent shrubs; manage hedge faces and tops to agreed dimensions.	agreed landscape use; continue weed control, repair and seasonal cutting.	management plan covering tree condition, shrub renewal, hedge structure, grass management and future maintenance priorities.
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General requirements throughout the 25-year period: all works shall be carried out by suitably competent personnel using appropriate tools and equipment. Arisings, litter and debris shall be removed from site unless otherwise agreed. Chemical control shall only be used where approved and shall comply with COSHH requirements, manufacturer's instructions and the Client's policy on pesticide use. Works shall take account of nesting birds, wildlife legislation, weather conditions and the avoidance of damage to retained trees, new planting, wildflower areas, paths, fences and structures.

Maintenance Schedule for Wildflower Meadow

Stage / Season	Action	Purpose
First year	Cut to around 5cm six to eight weeks after seedlings appear; repeat every two months in the first summer.	Encourages strong perennial root growth.
Spring	Cut to around 7.5cm by the end of April where grass is vigorous.	Prevents grasses crowding out wildflowers.
Late June–August	Main "hay cut"; leave cut material briefly for seed drop, then remove.	Maintains balance and reduces soil fertility.
Late August–November	One or two autumn cuts if growth is strong.	Controls surplus growth and keeps grasses in check.

Practical Notes

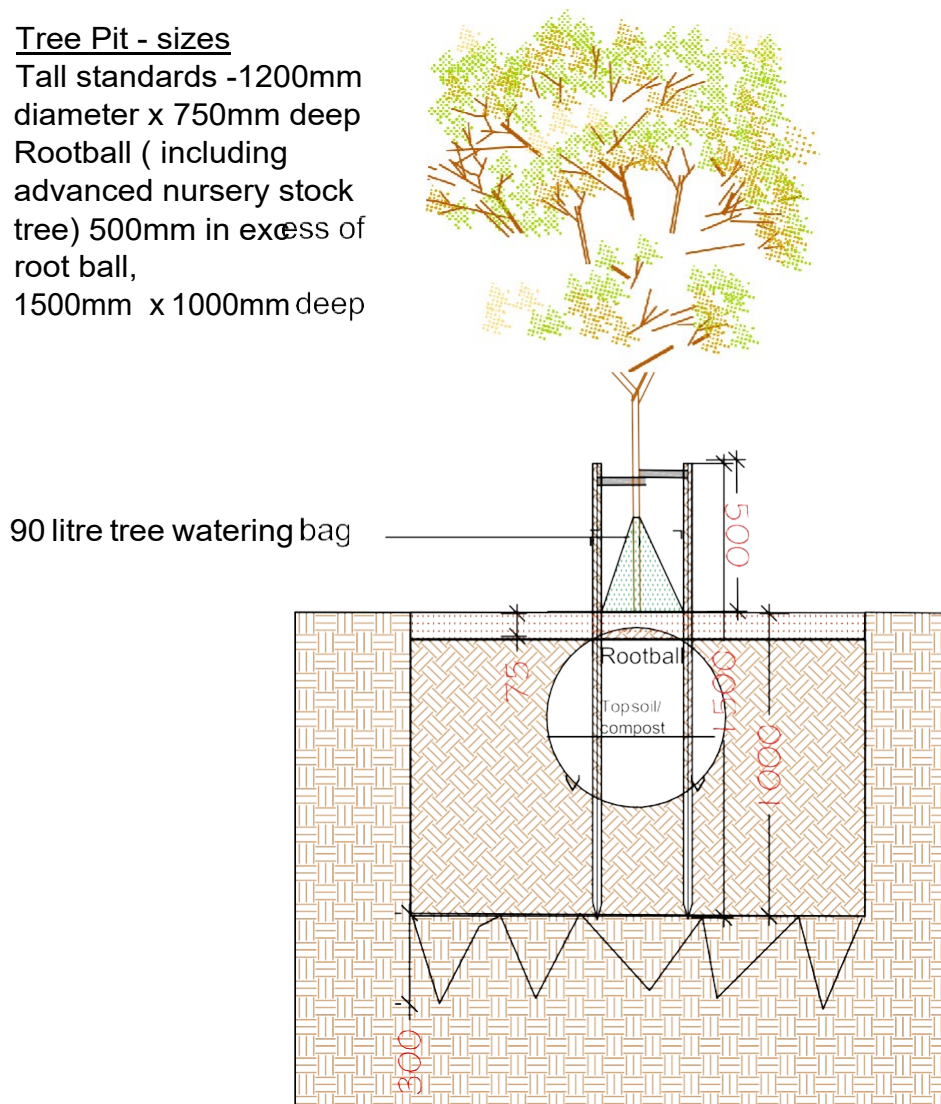
- Remove cuttings after major cuts to keep soil fertility low and favour wildflowers over grasses.
- Check for wildlife before cutting long grass.
- Use a strimmer, scythe, heavy-duty mower, or ride-on mower depending on the area size.
- Control dominant weeds before they set seed.
- If grasses become too dominant, consider yellow rattle to reduce grass vigour.
- Avoid feeding or over-watering established wildflower areas, as this encourages grass growth.

overleaf

Appendix A: Tree Planting diagram

Tree Pit - sizes

Tall standards -1200mm
diameter x 750mm deep
Rootball (including
advanced nursery stock
tree) 500mm in excess of
root ball,
1500mm x 1000mm deep



Trees in grass areas

Double stakes 1.5 x 75mm diameter 1m into the ground, secured with two loops of hessian webbing 50mm wide nailed to each tree stake.

Excavate pit 1000mm deep by 1500mm diameter, break up pit 300mm deep, plant tree and infill with excavated topsoil and compact. lay 75mm bark mulch 500mm round trees surrounding the tree and water in. Fit 90 litre tree watering bag.

Scheme

Orchard Central Square Hampstead Garden Suburb

Date

July 14th 2026

Title

Tree Planting and Maintenance

Drawn by

FMH

Scale

1:25 @ A/_

Job No

01