

Kampus Public Realm Maintenance Strategy

November 2021

Executive Summary

This Residential Management Strategy addresses Planning Condition 13 of application number 115570/FO/2017, Minshull House and Minto and Turner Building, Former Manchester Metropolitan University Aytoun Street Campus, Chorlton Street, Manchester, M1 3DT otherwise referred to in this document as “Kampus”.

Planning Condition 13

Prior to first use of the public realm full details of a maintenance strategy including details of who would be responsible for the ongoing maintenance of surfaces, lighting, street furniture, drainage, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The approved strategy shall remain in operation in perpetuity.

Reason

In the interests of amenity pursuant to Core Strategy policy DM1

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Kampus Overview

Kampus will deliver high-quality PRS apartments and a mix of commercial uses in the heart of Manchester. The scheme comprises new and refurbished buildings (including two Grade-2 Listed Buildings) arranged around landscaped gardens, adjacent to the Rochdale canal. The scheme will contain all the ingredients for an urban living experience in Manchester, encompassing high quality apartments, resident amenity spaces as well as independent cafes, bars, restaurants, and shops as part of the commercial units surrounding the square.

Management Overview

Native is appointed as the manager of Kampus, to provide a 24 hour per day, 365-day on-site service. As operator, Native are responsible for the full scope of property management including lettings, resident services and tenant management, reactive and planned maintenance, estates management, regulatory and statutory compliance, and holistic health and safety.

With this team, the Facilities Manager will be responsible for ensuring the maintenance of the public realm is completed to the specification in order to maintain its longevity and a high standard of presentation at all times.

Public Realm Maintenance

The site-based workforce will provide day-to-day management and maintenance of the public realm, including:

- Undertaking minor estate repairs.
- Cleaning of common areas including surfaces and street furniture.
- Maintenance of communal gardens, including but not limited to: grass cutting, tending to flowers, borders, shrubs, and trees.
- Litter picking, sweeping of parking areas, walkways, bin, and cycle stores and ensuring rubbish is not deposited into the canal.
- Basic maintenance of un-adopted roadways and associated surface water drainage.
- Maintenance of associated lighting, replacement of bulbs.
- Movement of bins to designated collection points.
- Scheduling of planned preventative maintenance and appointment of specialist contractors, where required.
- Health and safety statutory compliance of the Estate.

Native team will appoint and manage specialist landscape maintenance contractors, as required.

Landscape Management Plan

The public realm will be maintained in accordance with the Landscape Management Plan (“LMP”) prepared by Exterior Architecture for the approved scheme, a copy of which is appended to this submission.

Please note the following references in the LMP:

- **Aytoun Street Developments Limited (“ASDL”)**
This is the JV developer for Kampus, but the reference here should be taken to mean the legal owner of Kampus.
- **Client’s Management Contractor (“CMC”)**
Native is appointed by the legal owners to manage Kampus and will carry out this role with support from specialist contractors, as required. If Native’s appointment is ended, the replacement manager would similarly be responsible for public realm maintenance.

In relation to the specific points raised in Condition 13, the following notes can be read in conjunction with the LMP:

Surfaces

Native will ensure that all surfaces are kept in a clean and safe condition and that any repairs are carried out in accordance with the relevant specification.

Lighting

Native will regularly inspect estate lighting and replace bulbs; a specialist electrical contractor will be engaged for any statutory compliance checks, or specific maintenance / repairs.

Street Furniture

Native will ensure that any street furniture, including fixed seating, litter bins and drop-bollards is kept in a clean, safe, and operational condition.

Drainage

Native will carry out regular maintenance including cleaning and removal of obstructions, of un-adopted roadways and associated surface water drainage, engaging specialists if required.

Planting

Basic day-to-day maintenance will be carried out by the on-site team, a specialist contractor will be appointed to maintain all planting, soft landscaping, and trees in accordance with the attached LMP.

Litter

There are several litter bins located in the estate, Native will empty and clean as required.

Parking for Maintenance Vehicles

Maintenance vehicles will be directed by Native to park in one of several places, depending on the time of day, the type of vehicle and the nature of work to be carried out:

- Within the Kampus car park under a visitor permit, subject to availability. Contractors will be required to check in with the concierge at Kampus upon arrival to site.
- On Little David Street, if necessary, and by appointment with Native who will control the access bollards.
- On the highway in a pay-and-display bay, or one of the designated loading bays on Minshull Street, Aytoun Street and Little David Street.

In general, vehicles will not be allowed to part within the public realm, unless this is pre-agreed with Native and only in suitable locations.

APPENDIX

Landscape Maintenance Plan

04 | MANAGEMENT AND MAINTENANCE

4.1 INTRODUCTION

Exterior Architecture (ExA) has been commissioned by Mount Anvil / ASDL to prepare a Landscape Management Plan (LMP) that covers the landscaped areas within the proposed development referenced here as Kampus (the site).

4.2 GENERAL

This LMP has been developed to ensure the long term management of the landscaped setting while enabling it to contribute positively to the visual amenities of the area and create usable and valued spaces for the residents to enjoy.

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site (refer to drawings 1703-EXA-00-GF-DR-L-100).

The principle management strategy for the site is for an easy to maintain landscape that uses durable and robust products and materials for enhanced longevity. The hard landscape materials will conform to British Standards (BS) and European Standards (ES) as well as being easy to clean, maintain or replace if required.

Adopted landscape areas to be maintained by the Local Authority (LA) unless specifically stated otherwise while maintenance of non-adopted areas will be the responsibility of the legal property owner.

This LMP will be reviewed annually to ensure its effectiveness at maintaining the landscape elements to the highest standards.

4.3 OBJECTIVES

The general objectives for this LMP are to:

- > Create an attractive and well cared for setting for the development;
- > Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- > Ensure the landscape contributes positively to the users;
- > Ensure the landscape contributes positively to the site context;
- > Enhance and protect the native flora and fauna (both existing and proposed); and,
- > Enhance biodiversity and ecology where possible.

4.4 SOFT LANDSCAPE

The soft landscape strategy is designed to create a strong green framework for the development using a range of new tree and shrub planting. The new planting will use a range of robust evergreen and deciduous species to give year-round seasonal interest.

All soft landscaping proposals within the non-adoptable areas to be managed and maintained by the Clients Management Contractor (CMC). The landscape proposals within the highway are to be adopted and maintained by Manchester City Council (MCC).

4.5 HARD LANDSCAPE

The hard landscape treatments include asphalt, a variety of natural stone pavements, modular pre cast concrete pavers, and compacted gravel surfacing. Surface treatments are designed to be robust and provide safe and attractive routes throughout the development. Areas adopted by Manchester City Council Highways Authority are fully compliant.

Pedestrian spaces and routes will be lit with low level path lighting to minimise any light pollution. Lighting of the vehicular routes will also have carefully considered lighting to reduce any adverse effects. Existing lighting along adoptable routes is to be retained.

Bollards and bench seating will be selected to ensure they are of durable and low maintenance materials. These will be located at key pedestrian junctions and congregation points.

Boundary treatments include metal railings to the public realm and glazed balustrades to the residents' garden on the upper levels.

4.6 MANAGEMENT RESPONSIBILITIES

The legal property owner (ASDL) will have overall responsibility for the implementation of this LMP. Individual responsibility for this will lie with the CMC

There will be a CMC employed to manage the day-to-day responsibility for the delivery of maintenance operations. This will be the responsibility of ASDL (and subsequent legal property owners) to appoint the CMC.

The adopted highway areas are to be maintained by MCC. Main and access roads, including adjacent paths, are to be adopted by

Manchester City Council. Please refer to drawing 1703-EXA-00-GF-DR-L-100 for the full extent of adoptable boundaries.

Maintenance operations should be refined to suit:

- > The needs of users;
- > The conservation of ecological interests;
- > Improvements in equipment and horticultural aids
- > Changing legislation and sustainability requirements;
- > The completed scheme when soft landscaping, including species, have been confirmed; and,
- > The detailed management recommendations any existing trees/ planting to be retained.

4.7 LMP PROGRAMME

YEAR 1

It is intended that the implementation of this management plan will help to fulfil the design objectives over the first year. This period is set to cover the 1st year of the defects liability period of the appointed landscape contractor. Management objectives should be reviewed on a regular basis to ensure that they are being achieved.

From the point of final completion (end of the defects liability period) the CMC will be responsible for the maintenance of the site.

YEARS 2-5

The CMC is responsible for the site in the long term and should keep to the original design objectives/intent whilst responding in a sensitive and practical way to issues which may arise in future years.

The LMP should be reviewed and adjusted accordingly to ensure the design objectives are maintained in the longer term. Annual monitoring of the establishment and condition of the Landscape Scheme will be undertaken by a suitably qualified Landscape Management Advisor.

YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action

may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

PLAN REVIEW

The LMP will be reviewed during the life of the plan with a final review undertaken before the end of the ten year period. A revised LMP should be submitted for the agreement of Manchester City Council before the ten years has expired. The revised plan will include similar provision for the long-term management of the Landscape Scheme and for future revision and updating.

The plan review must be undertaken by a suitably qualified Landscape Architect.

4.8 MANAGEMENT PROPOSALS

GENERAL

This section sets out management objectives and prescriptions for each of the different elements of the Landscape Scheme.

HARD SURFACES

Regular monthly maintenance inspections are to be undertaken of surface treatments for litter, debris and leaf removal (or snow clearance and de-icing in winter months).

OBJECTIVE 1

To maintain the condition of all surfaces in a clean and safe condition.

Cleaning is to be either mechanically swept or jet washed as required to remove surface build-up of atmospheric dust. Removal of chewing gum or other significant marking may be done locally by the use of an approved chemical agent. Frequency – monthly.

In the event of weeds or moss growth in paving joints these are to be treated with an appropriate water based herbicide. Weeds are not to be pulled out by hand to preserve the bedding course. Frequency – monthly.

Damages to paving surfaces - In the event of any cracking, disturbance, breakages or damaging of paving surfaces these are to be replaced to match.

FURNITURE

OBJECTIVE 1

To maintain all seating, bollards and lighting elements in a clean, safe and operational condition.

Damage to the seating, bollards and lighting elements within non-adoptable areas: In the event that these elements are damaged, the CMC will be required to source replacement timbers and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency: Inspections to be undertaken on a bi-monthly basis by the CMC and works undertaken immediately in identification of any fault.

Damaged furniture located within adoptable areas are to be maintained, fixed, or replaced by the party responsible as outlined in section 5.6.

Removal of chewing gum or any other significant marks – chewing gum may be removed using an approved chemical agent. Other significant marks such as permanent markers and spray paint are to be removed using an approved chemical agent to manufacturer's recommendations. Any surface coatings or finishes that are compromised by the marks are to be repaired. Frequency: Inspections to be undertaken on a weekly basis by the CMC and works undertaken immediately in identification of any issues.

Damage to lighting units that are deemed to pose a risk to public safety, are not functioning, or are aesthetically not in keeping with the original design intent are to be repaired or replaced by a suitable qualified contractor. Any replacement units must be of the same specification as the original unit to maintain consistency throughout the design. Inspection to be carried out monthly on site and any due work is to be undertaken immediately in identification of any fault.

OBJECTIVE 2

To maintain all boundary treatments & edges in a clean, safe and operational condition.

Damage to boundary treatments: In the event that these boundaries are damaged or vandalised, the CMC as appointed by the legal property owner will be required to source and replace any broken or damaged units that are deemed to pose a risk to public safety or are aesthetically not in keeping with the design intent. Frequency – Inspections to be undertaken on a bi- monthly basis

and works undertaken immediately after the identification of any fault.

[LMP CONTINUED ON NEXT PAGE]

4.8 MANAGEMENT PROPOSALS (CONT.)

PLANTING

OBJECTIVE 1

Ensuring sustained tree and shrub growth during the life of the LMP.

Watering of trees and shrubs: Water as required during periods of drought to ensure satisfactory establishment, and for a period of not less than three years after planting. Frequency: as required to maintain healthy plant growth.

Inspection of trees and remedial actions: Trees within non-adoptable areas are to be inspected every 6 months for the first two years of the LMP to ensure that trees are healthy, not diseased or damaged, or dead. Inspections after the first 2 years can be reduced to yearly if they are establishing well. Inspections should be carried out by a qualified arboriculturalist to identify any dead limbs or other parts of a tree that may cause harm to the tree or member of the public and advise remedial actions.

Any failed trees during the first 5 years after planting will be replaced and maintained for a subsequent 5 years.

Frequency of remedial pruning: yearly pruning to be conducted between January and March based on findings of inspections. Emergency pruning to be conducted immediately when a critical fault is noticed.

Frequency of tree replacement: To be undertaken in optimum tree planting in early spring or late autumn.

Height, width and overall form of the shrub and hedge planting is to be maintained so as not to cause damage or to interfere with visibility. Any pruning or shaping of planting to be carried out in accordance with good horticultural and arboricultural practice in order to ensure the overall health of the plant. Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well-balanced natural appearance.

Inspection and remedial actions of native shrub planting, rain gardens, swales and hedge planting within the non-adoptable areas is to be inspected by the CMC every 3 months to ensure that the planting is healthy, not diseased, damaged, or dead. Dead or unhealthy shrubs are to be removed on inspection and replaced with the same species and size as required to achieve the desired visual effect.

Frequency of inspections: 3 monthly

Frequency of remedial work: immediately as required.

Frequency of seasonal remedial pruning works: Pruning, dead heading at the end of plant flowering seasons (spring to autumn) as required.

Removal of harmful materials that may affect tree growth – weeds on the top of tree pits are to be removed by hand. Herbicides and weed strimmer's are not to be used to control weeds in plant beds. Other material such as litter, debris and other harmful material is to be removed. Mulch is to be topped up to desired depths and levels as specified.

Frequency of weed removal: fortnightly from spring to autumn and then monthly during the winter months;

Frequency of debris removal: bimonthly

Frequency of mulch replenishing: 6 months

OBJECTIVE 2

Retain a healthy growing medium for all trees and amenity planting areas.

Fertilisation of soils to replenish nutrients: All shrub beds are to be fertilised using an approved slow release fertiliser as per the manufacturer's recommendations. Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all garden beds as per the manufacturer's recommendations and worked into the top 150mm of the soil profile without damaging the existing planting. Mulch is to be removed prior to application and reinstalled after soil conditioner has been added.

Frequency: Shrub fertiliser - annually

Frequency: Tree fertiliser – annually for the first two years

Frequency: Soil conditioner for amenity planting beds – annually in early spring

LAWNS

OBJECTIVE 1

To retain healthy and well maintained amenity lawn.

The overarching objective is to produce a smooth, even and hard-wearing sward, with the appropriate ground cover of acceptable species, and adequate control of weeds, pest and diseases, as defined in the BS 7370 for the grassed area. The lawn is to be maintained to the British Standard for close-mown amenity turf.

Grass will be cut weekly in the growing season, with a cylinder mower set to 15mm and arising removed immediately. Other operations, performed at the frequency specified in the maintenance table, are scarification; aeration; fertilisation; irrigation; weed, pest and disease control; switching/brushing; maintenance of turf edges; light rolling; top dressing; and over seeding.

4.9 MAINTENANCE SPECIFICATION

STANDARD OF WORK

The LMP is to be carried out to a high and consistent standard. Planted areas must be kept neat and clean in appearance at all times, weed and litter free, with all planting in a healthy state. The CMC shall ensure that the works themselves do not cause inconvenience or danger to users of the site and that any potential Health and Safety issues are raised and all necessary measures are taken accordingly.

All staff will be trained in landscape maintenance operations and have suitable experience/qualifications to undertake the specified work

BRITISH STANDARDS

All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards or European Standards unless specifically stated.

USE OF CHEMICALS

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the

site within non-adoptable areas. The responsible party (see section 5.6) shall also ensure approvals and measures are in place for the use of any chemicals on the site within adoptable areas.

The responsible party (see section 4.6) shall ensure that any chemical application is undertaken by a trained operative with the appropriate qualification. They shall ensure at all times that the public, store employees and own staff are not subject to any hazard from the use of chemicals, and that all equipment, containers and materials are kept in a secure place when on site and not in use, and that all empty containers, etc are removed from site at the end of each day.

CLEANLINESS

At the end of each day of each maintenance operation, The CMC shall remove from site all rubbish, trimmings, and superfluous materials, leaving the works in a clean and tidy condition. Particular attention shall be paid to ensuring areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant pruning.

PESTS AND DISEASES

The CMC shall implement appropriate treatment to any pest or diseases occurring onsite that are found to be affecting the vegetation as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site.

MULCHING

All areas of shrubs are to be mulched to a depth of 50mm. Mulched areas are to be topped up as necessary using the same material as was originally specified.

WEED CONTROL

In the course of the routine maintenance visits, The CMC shall undertake the weed control necessary to keep the site in a neat and tidy, weed free condition and to allow specified species to develop free from unnecessary competition. Weeding may be carried out by hand, machine, and herbicide or by a combination of all three consistent with the other requirements of this maintenance specification.

Where herbicide is to be used, it is the CMC's responsibility to ensure that the herbicide proposed to use is appropriate for the purpose and location.

Weeds and other debris will be removed from site at the end of each visit.

LITTER

At every maintenance visit the CMC shall remove all litter from planted areas. During autumn all fallen leaves should be collected and removed from grass and hard surfaces.

WATERING

Watering to be full depth of the topsoil. To be carried out as necessary for the continued thriving of all plantings. Do not loosen or damage plants.

If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

4.10 HIGH LEVEL MANAGEMENT AND MAINTENANCE PROGRAMME

Month	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Item:												
Hardufacing Areas												
Litter pick and sweeping /blow through all hard surfaces. Pressure was as required.	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐	☐
Shrub Beds												
Application of a general fertiliser to shrub beds.				☐			☐					
Lightly fork over surface.			☐						☐			
Weeding – hoe or herbicide.			☐	☐	☐	☐	☐	☐	☐			
Replace dead plants.				☐					☐			
Top up amenity grade bark mulch to 75mm depth.			☐						☐			
Watering – as required in periods of drought.				☐	☐	☐	☐	☐	☐			
Pruning of shrubs – dependant on requirement of species and to prevent overspill onto hard surfaces.			☐			☐			☐			
Fleece tree ferns for the winter										☐	☐	
Thinning out of plants as required									☐	☐	☐	
Trees												
Check and re-tension underground ties of trees in beds and containers.			☐				☐				☐	
Apply slow release fertiliser. Top up slate Mulch to containers.				☐			☐					
Prune crown of trees – remove suckers at base.			☐							☐		
Watering – as required in periods of drought.				☐	☐	☐	☐	☐	☐			