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Adair Street Hotel, Manchester

Landscape Maintenance Specification

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A Introduction

This report outlines the maintenance operations required for the Level 00 public realm and the building mounted planting for the development at Adair Street Hotel, Manchester. The purpose of this management plan is to aid the efficient and effective management of the site, preserving the design intent for the lifetime of the development.

In the event of failure, the contractor will replace the soft landscape elements (trees, planting) for a period of **24 months** from practical completion, or completion of the soft landscape works, whichever is later.

All maintenance will be conducted by Fattal's chosen maintenance contractor after this period.

Whilst the intention is to create visual greening on day 1, the planting for the site and verdant green character will only fully become apparent after 2 years of establishment and growth.

Given the specialist nature of the planting within this development, the maintenance team should have a background in horticultural studies so they can competently recognise any planting that is failing or struggling and raise it with the client to ensure appropriate replacements are provided or remediation action such as additional feeding or pruning takes place.

A detailed risk assessment should be undertaken by the selected competent contractor prior to any maintenance works being undertaken.

A specialist platform supplier and operator should be consulted by the selected competent contractor prior to any maintenance works being undertaken.

This document should be read in conjunction with the specification documents and full drawing package.



B Design intent

Level 00 Public Realm

The landscape at ground level provides a setting for the Adair Street Hotel development and implements the first phase of the wider Portugal Street East Strategic Regeneration Framework. This includes the footpaths along Norton Street, Adair Street and Great Ancoats Street, the terrace and main entrance of the hotel and the initial phase of 'The Square'.

The landscape is intended to create an appropriate setting for the new hotel and to promote a pedestrian focussed public realm for the wider neighbourhood.

A mixture of native and non-native tree planting will provide habitat and food for birds, bats and invertebrates. Tree planting will also create shade and mitigate against wind and pollution, whilst creating a human scale to the public realm and providing interest and variety for the general public.

Mixed evergreen and perennial planting will extend the period of seasonal interest and will soften the external environment at ground level. A combination of evergreen ferns and shrubs will provide a green foil year round, through which flowering perennials and bulbs will emerge. It will also provide habitat and food for birds, insects and invertebrates.

A pre-grown green screen extends along a length of the hotel's Adair Street façade, extending the green nature of the development and adding interest to the eastern frontage at ground level. Flowering and fruiting species contribute to the development's biodiversity gain and will benefit birds.

The management of hard landscape will be required to ensure that footpaths, seating areas and the demise of the building are clean, litter free and do not present a risk of slips and falls.

Levels 01 to 07 Building Mounted Planting

The landscape elements that are integrated into the built form include parapet planters to the Level 01 roof and canopy terrace above the main entrance, and 16 planted 'Jenga Blocks' between Levels 01 and 07 clustered around the northern end of the building.

The extensive planting to the building facades is integral to the character and distinctiveness of this development. The landscape proposals for Levels 01 to 07 is intended to balance a year-round evergreen presence with deciduous species that reflect a shift in seasons.

Non-native, flowering tree planting selected for its ability to tolerate the site's specific microclimate will provide habitat and food for insects and invertebrates. Tree planting will create structure and impact on day one of planting, and will contribute to the increase in canopy cover within the SRF area. Trees have been located away from windows, in Jenga Blocks that can accommodate an appropriate rooting volume. The species selected are small, with none growing larger than 6m in height in optimal conditions and are suitable for container planting.

Native and non-native evergreen structural shrub planting will establish year-round foliage, with some species growing up to 3m in height.

Native fern and perennial species are located in areas immediately beneath windows to ensure views and light are unobstructed.

Cascading species within the Level 01 parapet planters and a select number of Jenga Blocks will create a distinctive aesthetic to the development, and flowering species will provide habitat and food for insects and bats.

Management of the parapet planters and the Jenga Block planting should maximise the visual impact of the planting whilst ensuring a safe environment. The maintenance schedule indicates a standard programme for the maintenance of the parapet planter and Jenga Block planting. However, immediate action should be taken on any plants that have loose or dead foliage on visual inspection between scheduled maintenance visits.

C Maintenance operations

Notes and conditions

The objectives of the management plan are summarised as;

- Maintain a safe, unthreatening, clean, litter free environment
- Ensure the development is an attractive place for people of all ages to use
- Ensure the original design intent is realised and helped to prosper and mature as intended
- Ensure the success and longevity of the building mounted planting which is intrinsic to the building design
- Increase biodiversity throughout the site by providing food and habitat

General Conditions

- All cleaning materials and products to be in accordance with all relevant policies of Manchester City Council, e.g. Waste Policy.
- At the time of tendering, maintenance contractors are to provide details of proposed materials/cleaning products. Products to be chosen based on minimum level of environmental impact.
- Maintenance contractors are to provide a method statement before commencement of any maintenance operations.
- Use only machines and tools 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.

Good Practice

- Where products are not fully specified they are to be suitable for the purposes of the works stated and in accordance with good horticultural practice, including the relevant provisions of current British Standard documents.
- Maintenance standards should at all times reflect the development's high quality status and position in the city.

Health & Safety

Chemicals

The Maintenance Contractor must comply with 'The Control of Pesticides Regulations 1986' made under the 'Food and the Environment Protection Act 1985', 'The Control of Substances Hazardous to Health Regulations 1988' made under the 'Health and Safety at Work Act 1974' and any other legislation enacted during the contract period.

The Maintenance Contractor must comply with all relevant Codes of Practice issued by DeFRA.

A recognised nominated storekeeper's certificate of competence (BASIS) is required by a Contractor storing more than 200 litres of pesticides.

The Maintenance Contractor shall dispose of waste pesticides and containers in accordance with the 'Control of Pesticides Regulations 1986', 'Control of Pollution Act 1974', and 'Water Act 1989'. Safe disposal arrangements shall be made before starting to apply pesticides.

Concentrated pesticides shall be disposed of in arrangement with the local Environmental Health Department or with a specialist waste disposal contractor.

The Maintenance Contractor shall be responsible for making good and or compensation for any damage resulting from negligence in the application, handling and storage of pesticides.

The Maintenance Contractor shall be responsible for keeping up to date with all legislation and regulations regarding the use of pesticides.

The Maintenance Contractor shall inform Fattal of any subsequent changes to legislation and regulations that affect the contract.

In general the following precautions should be taken:

- Prior to maintenance/cleaning being undertaken a site specific risk assessment is to be carried out.
- Prior to any chemicals being used a COSHH assessment is to be undertaken

C Maintenance operations

Notes and conditions

- When using chemicals, protective clothing such as gloves, goggles, boots and overalls should be worn.
- Adequate ventilation is required when using chemicals in confined spaces.
- When using flammable materials, cigarettes, naked flames and other sources of ignition should be carefully controlled.
- When diluting acids, ALWAYS add acid to water and not water to acid.
- Any clothing that is contaminated with chemicals should be disposed of safely.
- When using any chemicals, care must be taken not to damage, contaminate or stain any adjoining materials, landscaping or finishes.
- Care must be taken to protect personnel operating in the area of the cleaning from any injury or hazard created by the cleaning. The appropriate First Aid must be available on-site.
- All operatives should be properly trained / supervised / and hold up to date certificates where necessary.
- Before undertaking any cleaning operation a trial should be carried out on a small, preferably inconspicuous area, to determine the effect of the chemicals before treating a large area.

Acid Washing

Stubborn and persistent stains that will not generally weather away naturally will require the application of a specific acid cleaning treatment to remove them.

Prior to any acid cleaner being applied, the surface must be thoroughly wetted with clean water to prevent the acid being absorbed directly into the paving. A dilution of 7 to 10% of hydrochloric acid should then be prepared and applied to the affected area.

As the staining begins to dissolve, some frothing may be apparent, which should be followed by agitation of the surface using a stiff bristle brush to completely remove all trace of the stain.

Once this process is complete the whole surface should be rinsed thoroughly with clean water, taking care to dispose of the run off safely. In the vast majority of cases, one treatment will be sufficient; however, in some cases re-treatment may be required.

When using any form of chemical treatment the following guidelines should be strictly adhered to:

- With deeper stains, the degree of acid treatment may result in an acid etched appearance.
- Protective clothing (gloves, boots, goggles etc.) should be worn at all times when using chemicals and the appropriate first aid measures must be available on-site.
- Take care to ensure that surrounding materials and landscape are protected.
- Soft landscape and exposed metals can be severely affected by chemical treatments.
- It is better to treat several times with the correct dilution than to use concentrated acid, which may damage the surface of the unit.
- Extreme care must be taken when using chemical cleaners on wet cast concrete products as these are less resistant to such treatments. Please refer to the manufacturer for other cleaning solutions.
- When diluting acids, always add acid to water and not water to acid.
- Keep the general public out of any work area.

C Maintenance operations

Notes and conditions

Tree management

General Notes

The Contractor shall maintain all tree stock in accordance with the specification set out below.

- All works should be in accordance with BS:3998 and Forestry and Arboricultural Training and Safety Council Safety Guides. All operatives undertaking chainsaw work must hold appropriate certification and should be approved members of the Arboricultural Association.
- When cutting, cut at fork or at the main stem to avoid stumps wherever possible.
- Large branches — remove only if unavoidable. Remove in small sections and lower to the ground with ropes and slings.
- Dead branches and stubs— when removing do not cut into live wood.
- Unsafe branches — remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Disease of fungus — give notice if detected. Do not apply fungicide or sealant unless instructed.
- Bark Damage — wounds — do not attempt to stop sap bleeding. Gently remove ragged edges and remove splintered wood from deep wounds as small as possible. Give notice if there is any liquid or flux oozing from apparently healthy bark.
- Cavities in Trees — Cavities should be investigated. If bats are found present in the cavities, no further investigative work is to be carried out until a suitable trained ecologist has visited the site to investigate further and to agree a course of action with Natural England. Rubbish and rotten wood should be removed, subject to the above. The cavity should be probed to find the extent of any decay, and give notice. The cavities should not be covered.
- Where cavities occur in a building mounted planter, the tree should be removed immediately and replaced with the same species and original specification.

Crown Lifting

- Removing branches: remove whole branches back to the stem, or cut lower portions of branches back to lateral or sublateral buds or branches. Do not leave stumps.
- In general for clearance remove branch systems to give clearances as follows:
2.5m above pathways, 3m above vehicle carriageways.

Crown Thinning

- When removing branches, remove inward growing, crossing, rubbing, dead and damaged branches. When thinning selectively remove an agreed percentage of secondary and small live branch growth evenly throughout the crown. When cutting make no cuts of more than 50mm diameter.
- Cut portions of branches back to lateral or sub lateral buds or branches without leaving stumps. The appearance should be uniform with a well balanced structure of branches and foliage.

Watering

- Care should be taken to ensure all trees are watered sufficiently to encourage establishment and healthy growth. This should be captured as part of the automated irrigation system but if drying out is evident, please highlight with contractor.

Maintenance operations generally are scheduled in the following pages. For locations of elements to be maintained, refer to Appendix 1 Landscape maintenance key plan.

C Maintenance operations

Notes and conditions

General Stipulations

Failures of planting

- Any trees/shrubs/plants that have died or failed to thrive (not developing full foliage throughout all branches) within the period of this maintenance plan should be replaced. Years 0 – 2 replacements must match the size of adjacent or nearby plants of the same species or should match the original specification, whichever is the greater. Years 3 – 10 replacements to be as original specification.

Watering

- The contractor shall make due allowance in his rates for carrying out these tasks outside normal working hours when necessary to avoid premature evaporation or leaf damage caused through watering in bright sunlight.
- The contractor is to allow for the provision of water, water carts or hoses with a fine hose attachment or sprinklers at normal mains pressure. The contractor is to include and state in his tender the cost of compliance with this clause so that the cost of visits can be deducted in whole or in part if not required to be used.
- The automated irrigation to the building mounted planters should be reviewed by a specialist every six months and the rates adjusted as necessary to ensure the planting remains suitably irrigated.

Drought Conditions

- Should emergency legislation restricting the use of water during drought conditions be imposed, the contractor will be required to ascertain - before operations - the availability and cost of, and arrange to collect and apply second class water by bowser or other means from an approved sewage works, deliver to site and apply as specified. When required by the Architect, the contractor shall arrange for tests of this water to be carried out in accordance with BS 6068:2000 Water Quality.
- The exception to the above will be any building mounted planting where automated irrigation should continue to ensure it remains in optimal condition.

Pests and Diseases

- Maintenance shall include the control of insects, fungus and disease by spraying with an approved insecticide or fungicide.

Litter Collection

- The contractor shall at all times keep the site clean, tidy and free from litter and carry out litter collection at each maintenance visit.

Cleanliness

- At completion and at each visit, remove soil and other debris from all hard surfaces and planting areas and leave the works in a clean and tidy condition.

Leaf Clearance:

- The contractor is responsible for the clearance of leaves, twigs, etc. from all areas of the grounds including planting beds, lawns, paths, channels, drains, car park steps and other areas specified by the Client, from leaf fall (normally October until end December). The Client will instruct the contractor when to begin.
- The clearance shall be carried out with hand raking or sweeping, or using machinery appropriate and approved by the Client.
- All collected leaves to be removed from site and should not be left in piles awaiting removal but cleared immediately. Leaves should not be left on ground for more than a week. The contractor shall schedule operations to achieve this standard.

Clear Snow and Supply and Apply Rock Salt

- The Client may at times of inclement weather require the Contractor to clear snow and ice and apply approved rock salt, evenly spread at 20 grammes per square metre, to specified areas within the Contract area.
- The Contractor shall take care to avoid spreading rock salt near and around trees, shrubs, turf and other plant material. Any damage caused by the Contractor's negligence shall be fully reinstated at the Contractor's expense to the Client's satisfaction.
- The Contractor may be required to undertake these operations during normal working hours, outside normal working hours; at weekends and during Bank Holidays.

C Maintenance operations

Schedules - Level 00 Soft landscape

This maintenance schedule details how and when maintenance work items are to be carried out. In each identified month, the number in the shaded box details the number of times per month when a work item is to be carried out. Where a number "1" is indicated, the maintenance work item must be carried out once a month at the beginning of the month. Where a number "4" is indicated, the maintenance work item must be carried out once per week during the month. Where a number "2" is indicated, the maintenance work item must be carried out once at the beginning of the month, and once halfway through the month.

This schedule is for guidance only, and site conditions should be considered when determining the number of visits required. In times of exceptionally warm weather, for example, watering may be required more than once weekly.

Item	Description	Month											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
1.0	All trees												
1.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management.	1	1	1	1	1	1	1	1	1	1	1	1
1.2	Cut back broken, diseased or dying branches.	1	1	1	1								
1.3	Top up mulch to base of trees in soft areas. Mulch depth of 50mm to be maintained.						1		1				
1.4	Check branches for litter, especially after strong winds, and remove.	1	1	1	1	1	1	1	1	1	1	1	1
1.5	All shoots or suckers emanating from roots or the root stock and all epicormic shoots arising from dormant or adventitious buds growing from the trunk should also be removed.	1	1	1	1	1	1	1	1	1	1	1	1

2.0	Additional work to newly planted trees (Years 1-5)												
2.1	Prune trees to maintain a desirable shape in the first three years after planting.											1	
2.2	Check stakes and ties monthly (assume they will need adjusting at least twice annually.) Any broken or damaged stakes will be replaced and ties re-fixed at a slightly lower position, allowing for growth since planting. Remove stakes at year 5.	1	1	1	1	1	1	1	1	1	1	1	1
2.3	Water trees as necessary, minimum 2 x per summer month during Years 1 and 2. This is dependent on weather conditions, and the frequency may increase during spells of hot weather or drought. Where manual tree irrigation system exists i.e. root rain, fill reservoir.			1	1	1	2	2	2	2			
2.4	To reduce excessive competition, retain a weed free area around all trees to a diameter of 1m around the base of the trees using glyphosate spray twice a year. Newly planted trees will require refirming as required during the first three years.			1							1		
2.5	Rebalance/realign trees that have moved with wind or bad weather. Tree anchor systems to be tightened on affected trees as necessary to ensure trees are stable and upright.	1	1	1	1	1	1	1	1	1	1	1	1

3.0	Tree planting (Years 6-10)												
3.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management.	1	1	1	1	1	1	1	1	1	1	1	1
3.2	Cut back broken, diseased or dying branches.	1	1	1	1	1	1	1	1	1	1	1	1
3.3	Check branches for litter, especially after strong winds, and remove.	1	1	1	1	1	1	1	1	1	1	1	1

C Maintenance operations

Schedules - Level 00 Soft landscape

4.0	Ornamental planting (Years 1-10)												
4.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management.	1	1	1	1	1	1	1	1	1	1	1	1
4.2	Water as required to ensure good establishment of planting. This is dependent on weather conditions, and the frequency may increase during spells of hot weather or drought.			1	1	1	1	1	1				
4.3	Apply fertiliser as per NBS specification to manufacturer's recommendations.				1					1			
4.4	Weeding. Remove arisings from site.					1	1	1	1	1			
4.5	Cut back stems. Species <i>Deschampsia cespitosa</i> , <i>Echinacea pallida</i> and <i>Phlomis russeliana</i> . Remove arisings from site. Ensure stems are not cut back before the winter months.			1									

5.0	Pre-grown green screen (Years 1-10)												
5.1	For lifetime of project, follow the supplier's guidelines, including: Do not prune during establishment in first year To encourage dense growth in first year, wind new shoots back into frame Check for general health monthly	1	1	1	1	1	1	1	1	1	1	1	1
	Pruning: Trim and prune new shoots to maintain neat form of specified height				1								
5.2	Years 1-2: Water as required to ensure good establishment of planting. Minimum 2 x per summer month during Years 1 and 2. This is dependent on weather conditions, and the frequency may increase during spells of hot weather or drought.	1	1	1	1	1	2	2	2	2	1	1	1
5.3	Apply fertiliser as per NBS specification to manufacturer's recommendations.				1								
5.4	Weeding. Remove arisings from site.					1		1		1			

C Maintenance operations

Schedules - Levels 01-07 building mounted soft landscape

This maintenance schedule details how and when maintenance work items are to be carried out for the 'jenga blocks' on Levels 01 to 07 and the parapet planters to Level 01. During years 0-2, MEWP access should be carried out minimum six times a year. At the end of the 2 year period, if the planting is sufficiently established, MEWP access can decrease to four times annually. Additional MEWP access may be required following inclement weather or when required following monthly visual inspections.

This schedule is for guidance only, and site conditions should be considered when determining the number of visits required. In times of exceptionally warm weather, for example, watering may be required more than once weekly. Although access to some of these areas of planting will be restricted to MEWP access only, visual inspections should be undertaken on a monthly basis and MEWP access arranged to address any items requiring immediate attention e.g. removal of loose branches or deadwood.

In each identified month, the number in the shaded box details the number of times per month when a work item is to be carried out. Where a number "1" is indicated, the maintenance work item must be carried out once a month at the beginning of the month. Where a number "4" is indicated, the maintenance work item must be carried out once per week during the month. Where a number "2" is indicated, the maintenance work item must be carried out once at the beginning of the month, and once halfway through the month.

Item	Description	Month											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
6.0	MEWP Access												
6.1	Years 0-2	1		1		1		1		1		1	
6.2	Years 3+			1			1			1		1	

Item	Description	Month											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
7.0	Items not requiring MEWP Access Years 0+												
7.1	Visual assessment from street, Level 01 or windows: Check for general health in line with good horticultural practice. Any visible signs of disease or decreasing health, or damage following winds or inclement weather to be reported to site management and dealt with via MEWP immediately.	1	1	1	1	1	1	1	1	1	1	1	1
7.2	Visual assessment from street, Level 01 or windows: inspect ties monthly. Any visibly broken or damaged ties should be re-fixed via MEWP at a slightly lower position immediately, allowing for growth since planting.	1	1	1	1	1	1	1	1	1	1	1	1
7.3	Automatic irrigation at regular intervals and subject to climatic conditions. Water trees on a weekly basis during establishment and during dry periods to ensure good establishment and ongoing health of trees.	4	4	4	4	4	4	4	4	4	4	4	4
7.4	Deliver liquid fertiliser via irrigation system as per NBS specification to manufacturer's recommendations.			1		1		1		1		1	
7.5	Review and adjust liquid fertiliser application as necessary to ensure healthy and vigorous growth.				1					1			

C Maintenance operations

Schedules - Levels 01-07 building mounted soft landscape

Item	Description	Month											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
8.0	Tree planting (Years 0-2)												
8.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management. Adjust liquid fertiliser plan as necessary as advised by horticulturalist.	1		1		1		1		1		1	
8.2	Cut back broken, diseased or dying branches.	1		1		1		1		1		1	
8.3	Top up mulch to base of trees in soft areas and ensure mulch matting is in firmly in place. Mulch depth of 50mm to be maintained.											1	
8.4	Check branches for litter and remove.	1		1		1		1		1		1	
8.5	All shoots or suckers emanating from roots or the root stock and all epicormic shoots arising from dormant or adventitious buds growing from the trunk should also be removed.	1		1		1		1		1		1	
8.6	Prune trees to maintain a desirable shape in the first three years after planting.											1	
8.7	Inspect ties (assume they will need adjusting at least twice annually.) Any broken or damaged ties should be re-fixed at a slightly lower position immediately, allowing for growth since planting. Rebalance/realign trees that have moved with wind or bad weather. Tree anchor systems to be inspected and tightened on trees as necessary to ensure trees are secure, stable and upright. Re-firm trees and shrubs after strong winds, frost heave and other disturbances. To re-firm the Contractor should compress around the base until firmly bedded.	1		1		1		1		1		1	
8.8	Inspect automatic irrigation system to ensure an even release of water that saturates growing medium evenly. Rod to clear blockages if necessary.	1		1		1		1		1		1	
8.9	Inspect drainage outlets and rod to clear blockages if necessary.	1		1		1		1		1		1	
8.10	To reduce excessive competition, retain a weed free area around all trees to a diameter of 1m around the base of the trees by hand weeding twice a year. Newly planted trees will require refirming as required during the first three years.			1		1		1		1			
9.0	Tree planting (Years 3+)												
9.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management. Adjust liquid fertiliser plan as necessary as advised by horticulturalist.			1			1			1		1	
9.2	Cut back broken, diseased or dying branches.			1			1			1		1	
9.3	Top up mulch to base of trees in soft areas and ensure mulch matting is in firmly in place. Mulch depth of 50mm to be maintained.											1	
9.4	Check branches for litter and remove.			1			1			1		1	
9.5	All shoots or suckers emanating from roots or the root stock and all epicormic shoots arising from dormant or adventitious buds growing from the trunk should also be removed.			1			1			1		1	
9.6	Prune trees to maintain a desirable shape in the first three years after planting.											1	

C Maintenance operations

Schedules - Levels 01-07 building mounted soft landscape

9.7	Visually inspect ties (assume they will need adjusting at least twice annually.) Any broken or damaged ties should be re-fixed at a slightly lower position immediately, allowing for growth since planting. Rebalance/realign trees that have moved with wind or bad weather. Tree anchor systems to be inspected and tightened on trees as necessary to ensure trees are secure, stable and upright. Re-firm trees and shrubs after strong winds, frost heave and other disturbances. To re-firm the Contractor should compress around the base until firmly bedded.			1			1			1			1	
9.8	Inspect automatic irrigation system to ensure an even release of water that saturates growing medium evenly. Rod to clear blockages if necessary.			1			1			1			1	
9.9	Inspect drainage outlets and rod to clear blockages if necessary.			1			1			1			1	
9.10	To reduce excessive competition, retain a weed free area around all trees to a diameter of 1m around the base of the trees by hand weeding twice a year. Newly planted trees will require re-firming as required during the first three years.			1			1			1			1	

10.0	Ornamental planting (Years 0-2)													
10.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management.	1		1		1		1		1		1		
10.2	Top up mulch to base of trees in soft areas and ensure mulch matting is in firmly in place. Mulch depth of 50mm to be maintained.												1	
10.3	Inspect automatic irrigation system to ensure an even release of water that saturates growing medium evenly. Rod to clear blockages if necessary.	1		1		1		1		1		1		
10.4	Inspect drainage outlets and rod to clear blockages if necessary.	1		1		1		1		1		1		
10.5	Weeding. Remove arisings from site.	1		1		1		1		1		1		
10.6	Selectively remove any damaged stems.			1		1		1		1				
10.7	Prune climbers and cascading plants to achieve desired aesthetic.							1					1	

11.0	Ornamental planting (Years 3+)													
11.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management.			1				1				1		1
11.2	Top up mulch to base of trees in soft areas and ensure mulch matting is in firmly in place. Mulch depth of 50mm to be maintained.			1				1				1		1
11.3	Inspect automatic irrigation system to ensure an even release of water that saturates growing medium evenly. Rod to clear blockages if necessary.			1				1				1		1
11.4	Inspect drainage outlets and rod to clear blockages if necessary.			1				1				1		1
11.5	Weeding. Remove arisings from site.			1				1				1		1
11.6	Selectively remove any damaged stems.			1				1				1		1
11.7	Prune climbers and cascading plants to achieve desired aesthetic.							1						1

C Maintenance operations

Schedules - Levels 01 building mounted soft landscape

12.0	Parapet container planting to Level 01 - Access via Roof Level 01 and canopy spill out terrace as per A&M Manual												
12.1	Check for general health in line with good horticultural practice. Any signs of disease or decreasing health to be reported to site management.	1	1	1	1	1	1	1	1	1	1	1	1
12.2	Top up mulch to base of trees in soft areas and ensure mulch matting is in firmly in place. Mulch depth of 50mm to be maintained.			1						1			
12.3	Inspect automatic irrigation system to ensure an even release of water that saturates growing medium evenly. Rod to clear blockages if necessary.			1			1			1			1
12.4	Inspect drainage outlets and rod to clear blockages if necessary.			1			1			1			1
12.5	Weeding. Remove arisings from site.			1		1		1		1			
12.6	Prune climbers and cascading plants to achieve desired aesthetic.			1						1			

C Maintenance operations

Schedules - Level 00 Hard landscape

Item	Description	Month											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
13.0	General												
13.1	Leaf fall for all areas: Sweep up all leaf fall. Adjust frequency during to reflect leaf fall at different times of year or in spells of windy or frosty weather.	1	1	1	1	1	1	1	1	1	1	1	1
13.2	Litter and detritus for all areas: Remove litter from paved and planted areas.	1	1	1	1	1	1	1	1	1	1	1	1
13.3	Fly tipping for all areas: Check the site for fly tipping and depending on size of items, bag and remove or arrange. For removal to skip. Target must be removed within 24 hours.	1	1	1	1	1	1	1	1	1	1	1	1

14.0	Paving and kerbs												
14.1	Jet washing for all hard landscape surfaces: Utilise a rotary floor tool in a uniform manner, slightly overlapping each pass. With a hot water pressure washer, utilise the lance on a low pressure and rinse any loose sand back into the joints to leave paving clean. Once surface is completely dry, top up joints with dry kiln sand as necessary. Cleaning to be undertaken to manufacturer's recommendations.	1	1	1	1	1	1	1	1	1	1	1	1
14.2	Cleaning for all hard landscape surfaces: Attend to spillages and other arisings efficiently, adopting current H&S procedures regarding warning signs etc. Run off cleansing solution to be prevented from entering planted areas/tree grilles.	1	1	1	1	1	1	1	1	1	1	1	1
14.3	Chewing gum for all paved areas: Undertake hot pressure washing using the lance as per the paving manufacturer's recommendations.	1	1	1	1	1	1	1	1	1	1	1	1
14.4	Smoke, fire, tobacco stains, for all paving, steps, seating & kerbs: Scrub with a biodegradable detergent and hot water.	1	1	1	1	1	1	1	1	1	1	1	1
14.5	Beverage stains for all hard landscape surfaces: Any surface contamination caused by split liquids (Coca-Cola, tea, coffee) should be removed using a neutral biodegradable detergent and thoroughly rinsed afterwards.	1	1	1	1	1	1	1	1	1	1	1	1
14.6	De-icing for all hard landscape surfaces: Non Sodium chloride based de-icer product to be used in maintenance.	1	1	1								1	1
14.7	Rust stains for all areas of pedestrian and vehicle traffic: Identify & eliminate the sources of staining. Wet the surface with clean water and then treat the affected area with a 7 to 10% dilution of Hydrochloric acid solution.	1	1	1	1	1	1	1	1	1	1	1	1

C Maintenance operations

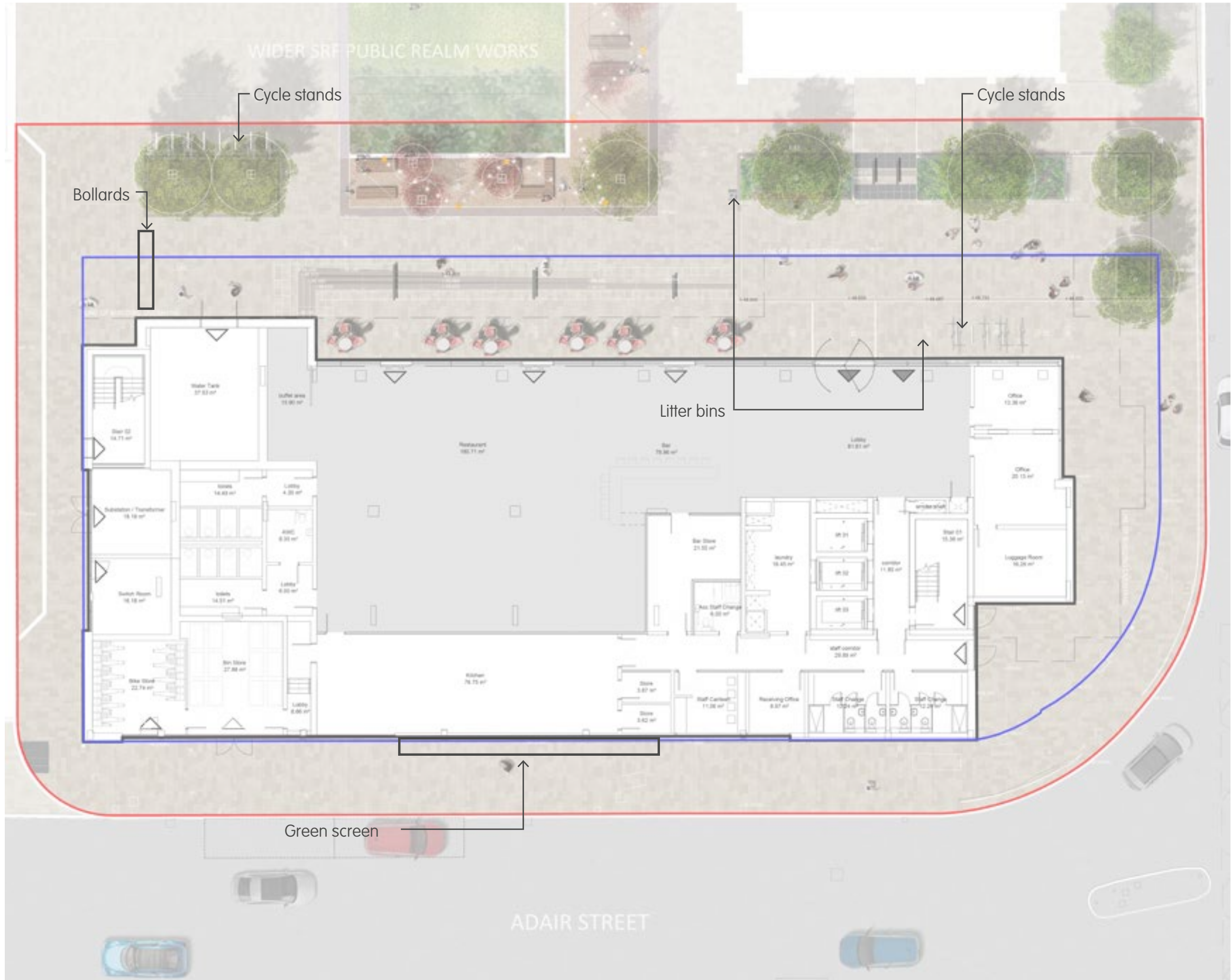
Schedules - Level 00 Hard landscape

14.8	Paint stains for all areas: Check for and remove graffiti from around the site. Fresh wet paint should be soaked up with an absorbent material without wiping the paint, as this will spread the stain. It should then be treated with a suitable solvent such as white spirit and then the area washed with a degreasing agent taking care in the disposal of the run-off material. Dried paint should be scraped off as far as possible and then an appropriate paint remover applied. Alternatively, consult a specialist company should the affected area be large or as a result of vandalism.	1	1	1	1	1	1	1	1	1	1	1
14.9	Epoxy/polyester stains	1	1	1	1	1	1	1	1	1	1	1
14.10	Oil stains for all paving, steps & kerbs: Remove immediately with an absorbent material e.g. paper towels, cloth or absorbing granules. Do not attempt to wipe the stain as this will drive the oil into the surface of the units and spread it over a wider area. If the stain persists then an emulsifying degreaser should be employed. Brush the cleaner onto the affected area, leave for a period of time according to the manufacturer's instructions and then wash the emulsified oil away with plenty of clean water. Alternatively the surface can be scrubbed with a biodegradable detergent and hot water taking care to ensure that the strength of the detergent is not detrimental to the appearance of the paving.	1	1	1	1	1	1	1	1	1	1	1
14.11	Scuff marks for all paving, steps & kerbs: Scrub area with detergent and hot water or steam clean.	1	1	1	1	1	1	1	1	1	1	1
14.12	Cement/lime stains for all paving, steps & kerbs: Cement and lime deposits are generally insoluble and therefore require treatment by a suitable acid cleaner to fully remove them. Experiment on a small section of the affected pavement with a weak solution of water mixed with hydrochloric acid.	1	1	1	1	1	1	1	1	1	1	1
14.13	Moss, lichen, algae for all areas of pedestrian and vehicle traffic: Remove by vigorously brushing the affected area when it is dry. It is necessary to 'sterilise' the area with a strong fungicide/weed killer or proprietary brands from garden centres. Follow manufacturer's instructions and test their effect on a small area initially.	1	1	1	1						1	1
14.14	Weeds for all areas of pedestrian and vehicle traffic: Remove by vigorously brushing the affected area when it is dry. It is necessary to 'sterilise' the area with an appropriate strong weed killer or proprietary brands from garden centres. Follow manufacturer's instructions and test their effect on a small area initially.	1	1	1	1	1	1	1	1	1	1	1
14.15	Drainage channels, slot drains, service covers: Inspect monthly and clear or rod as necessary to ensure an unimpeded flow of surface water.	1	1	1	1	1	1	1	1	1	1	1
14.16	Damage to all paving, steps & kerbs: Inspect for any movement or deterioration and defects reported to the management.	1	1	1	1	1	1	1	1	1	1	1

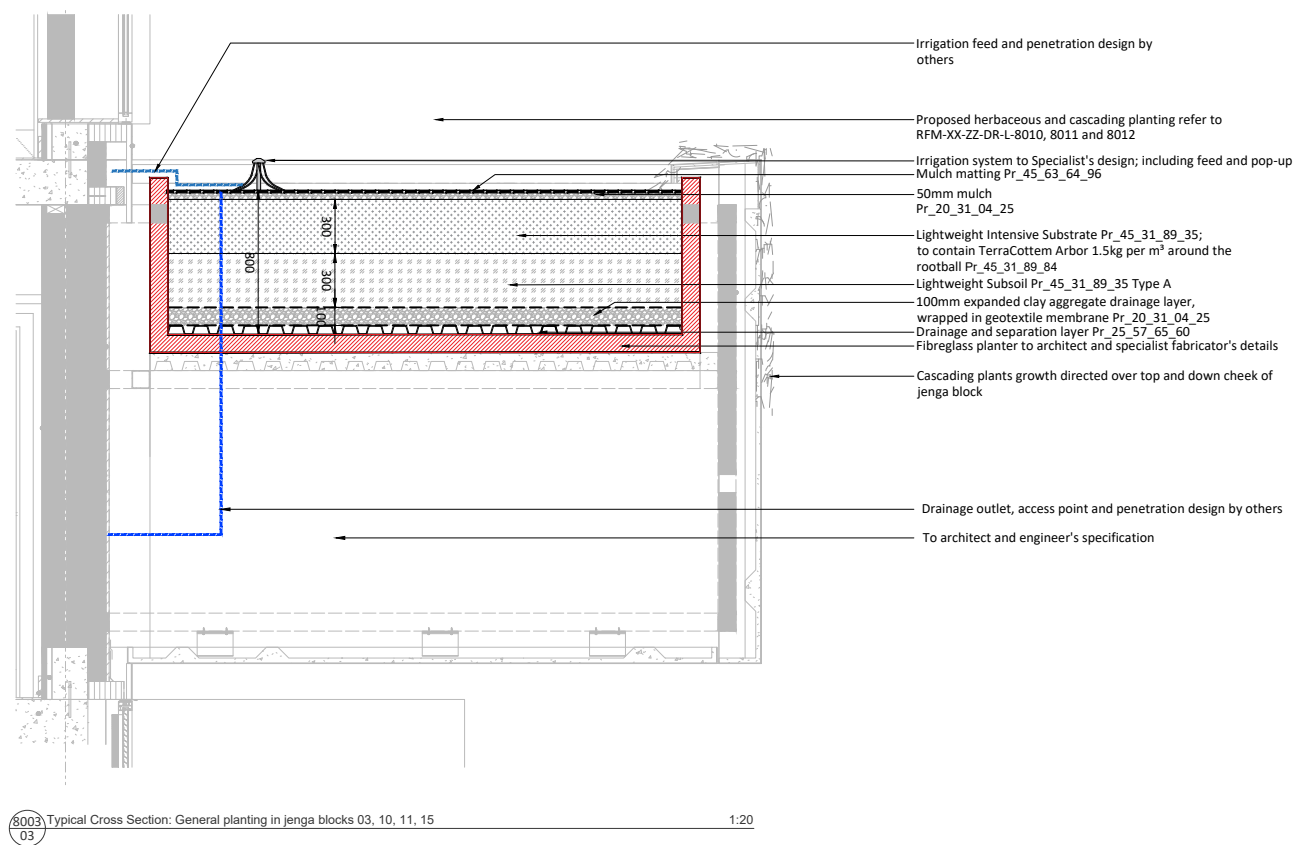
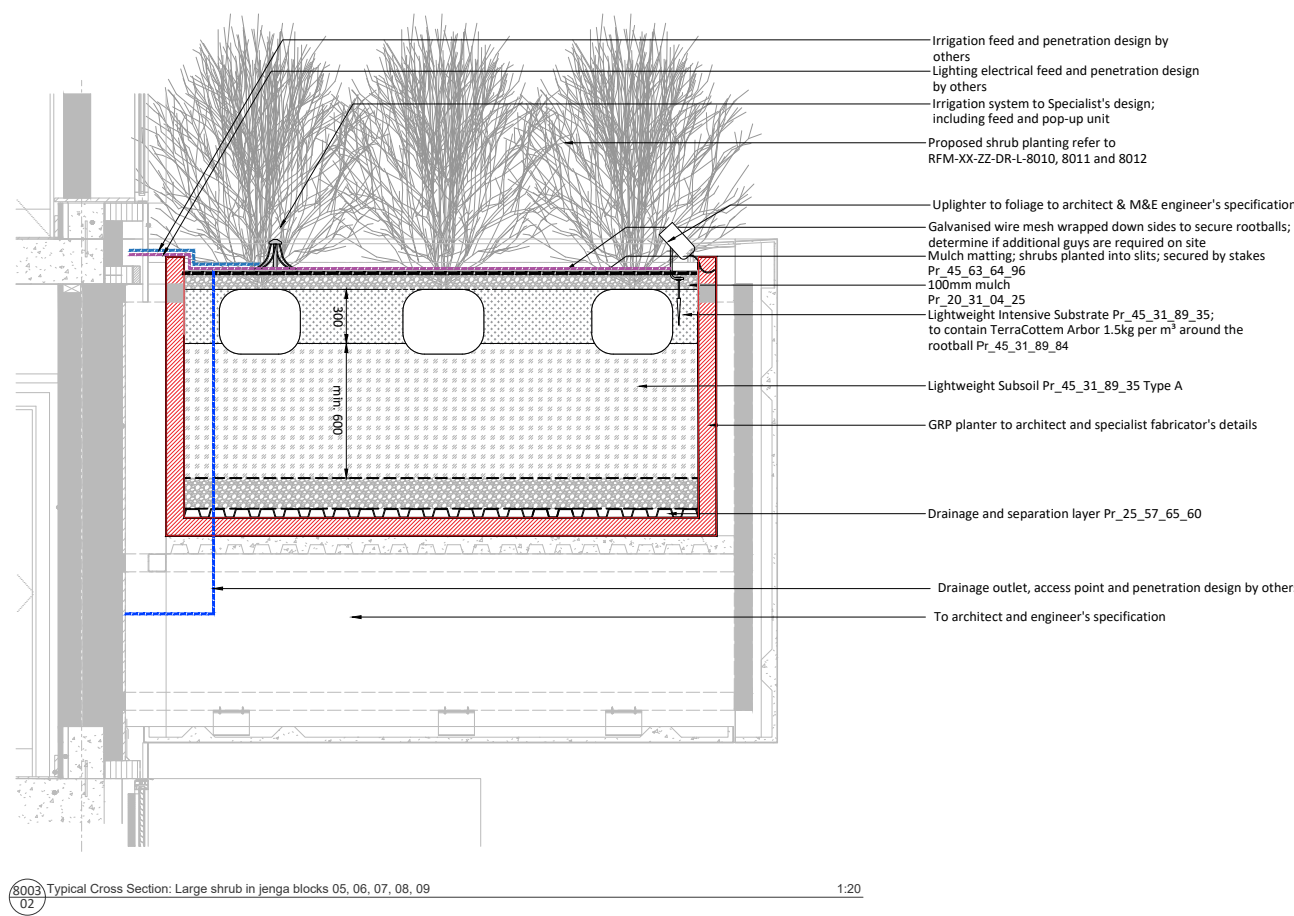
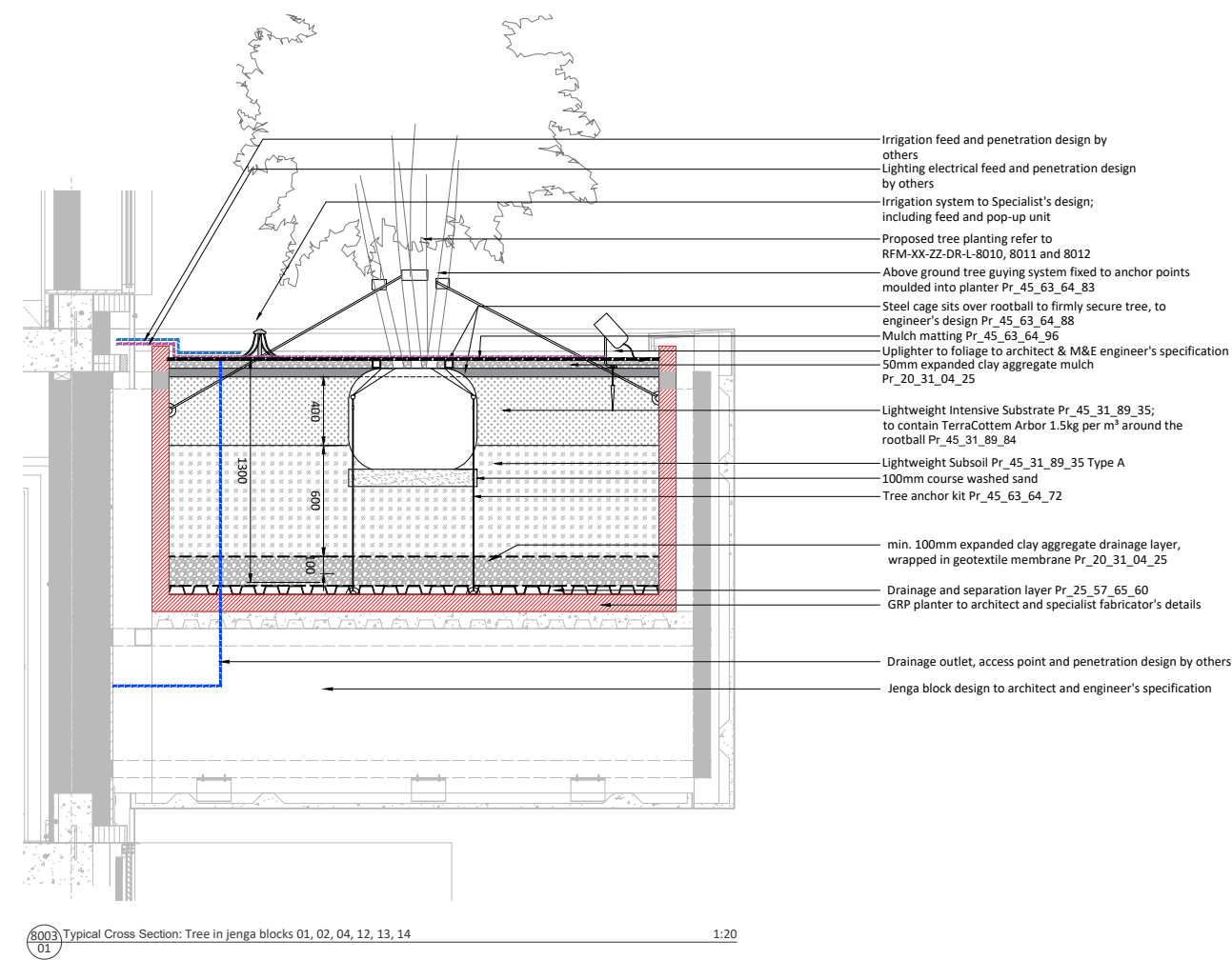
C Maintenance operations

Schedules - Level 00 Hard landscape

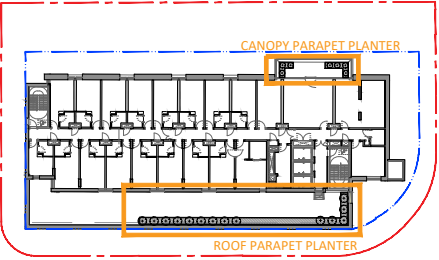
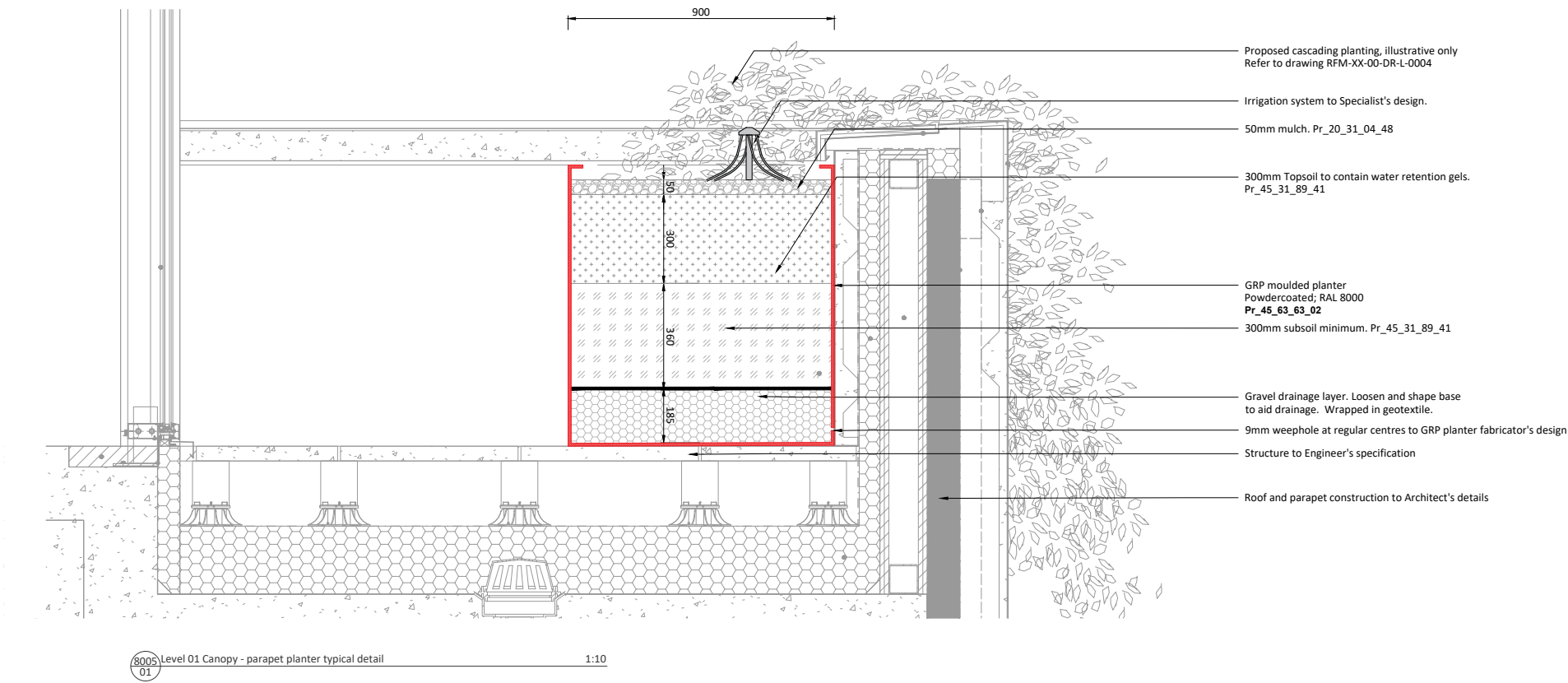
15.0	General site furniture												
15.1	Emptying litter bins: Weekly bin collections or as required.	4	4	4	4	4	4	4	4	4	4	4	4
15.2	Litter bin cleaning: Bi-monthly bin cleaning, or as required.	1		1		1		1		1		1	
15.3	Litter bin maintenance: Inspect bins monthly during site inspections and repair/replace any damaged or worn sections as required.	1	1	1	1	1	1	1	1	1	1	1	1
15.4	Cycle stands & bollards: Inspect monthly. Replace and repair as necessary. Check dummy bollard holders for litter and detritus. Clean out as required.	1	1	1	1	1	1	1	1	1	1	1	1
15.5	Handrails: Inspect monthly. Replace and repair as necessary.	1	1	1	1	1	1	1	1	1	1	1	1
15.6	Tree grilles: Inspect for any trapped litter with grille and remove. Ensure gravel is tidy around surface and evenly distributed. If required, top up gravel infill to no more than 15mm depth in an even, neat finish.	1	1	1	1	1	1	1	1	1	1	1	1
15.7	Lighting columns and catenary lighting: Inspect monthly and repair as necessary. Ensure tensile wires supporting catenary lighting are secure and taught, to fabricator's specification.	1	1	1	1	1	1	1	1	1	1	1	1
16.0	Benches												
16.1	General: Check for damage to timber slats, including any splinters or loose fixings. Tighten fixings as required. Replace any damaged fixings like for like. Splintered wood to be sanded down and removed. If damage is significant, timber slats to be removed. Stained timber slats to be cleaned with degerant and hot water. If this fails, timber slat to be sanded down to remove stain, or replaced altogether. Consult management for instructions.	1	1	1	1	1	1	1	1	1	1	1	1
16.2	Damage: Inspected for any deterioration and defects reported to the management	1	1	1	1	1	1	1	1	1	1	1	1
16.3	Graffiti: Graffiti removal as required. Refer to section 14.8 for details.	1	1	1	1	1	1	1	1	1	1	1	1
16.4	Light sand and oil: Give timber elements of seating a light sand and oil annually.	1	1	1	1	1	1	1	1	1	1	1	1



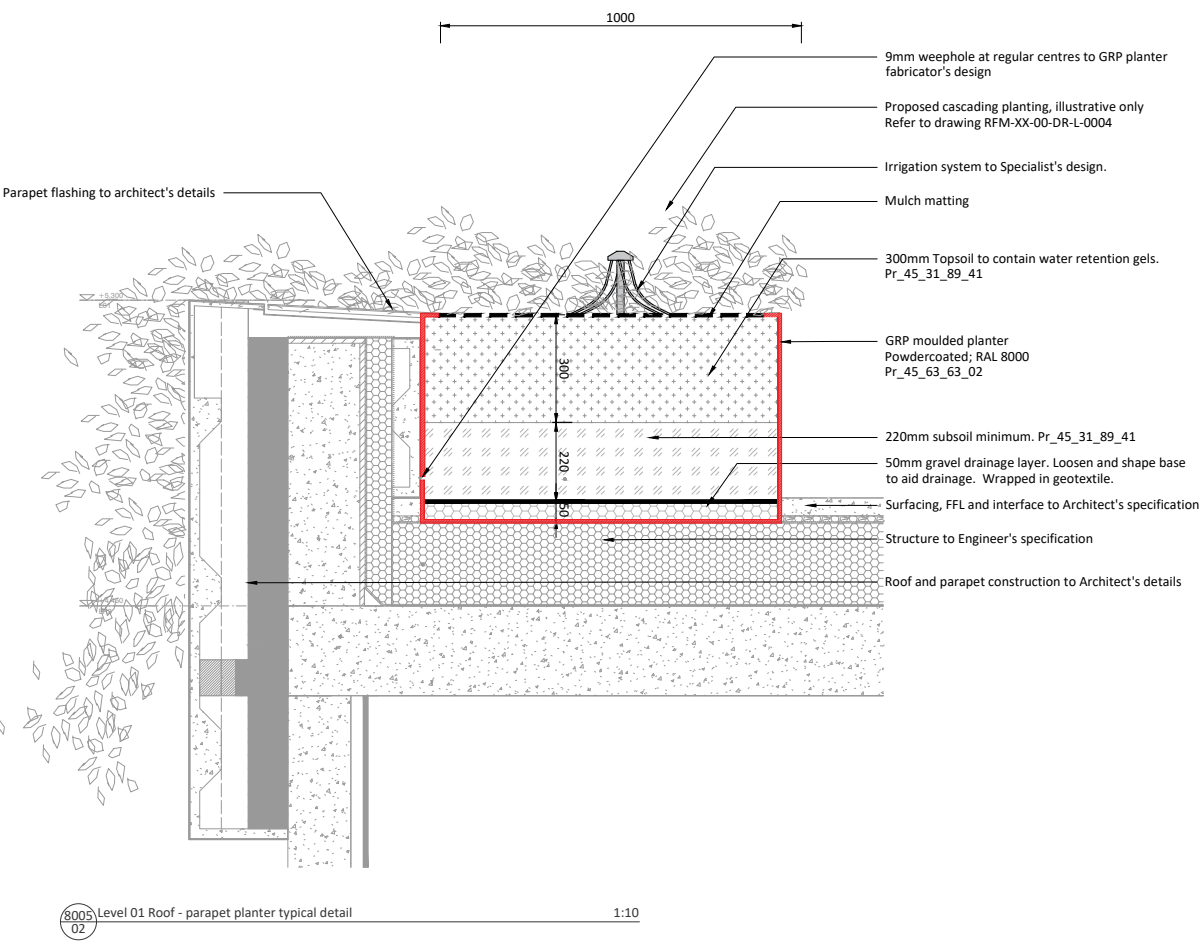
Appendix 2 Jenga block typical details Levels 01-07 - Refer to drawings RFM-XX-ZZ-DR-L-8003, 8010, 8011 and 8012



Appendix 03 Parapet planter details Level 01 - Refer to drawings RFM-XX-01-DR-L-8005 and RFM-XX-01-DR-L-0002



8005-00 Location Plan 1:500



Technical Specification: MEWP Access

As indicated in the table on the previous page, it is suggested that a MEWP vehicle is used for maintenance access to the jenga blocks.

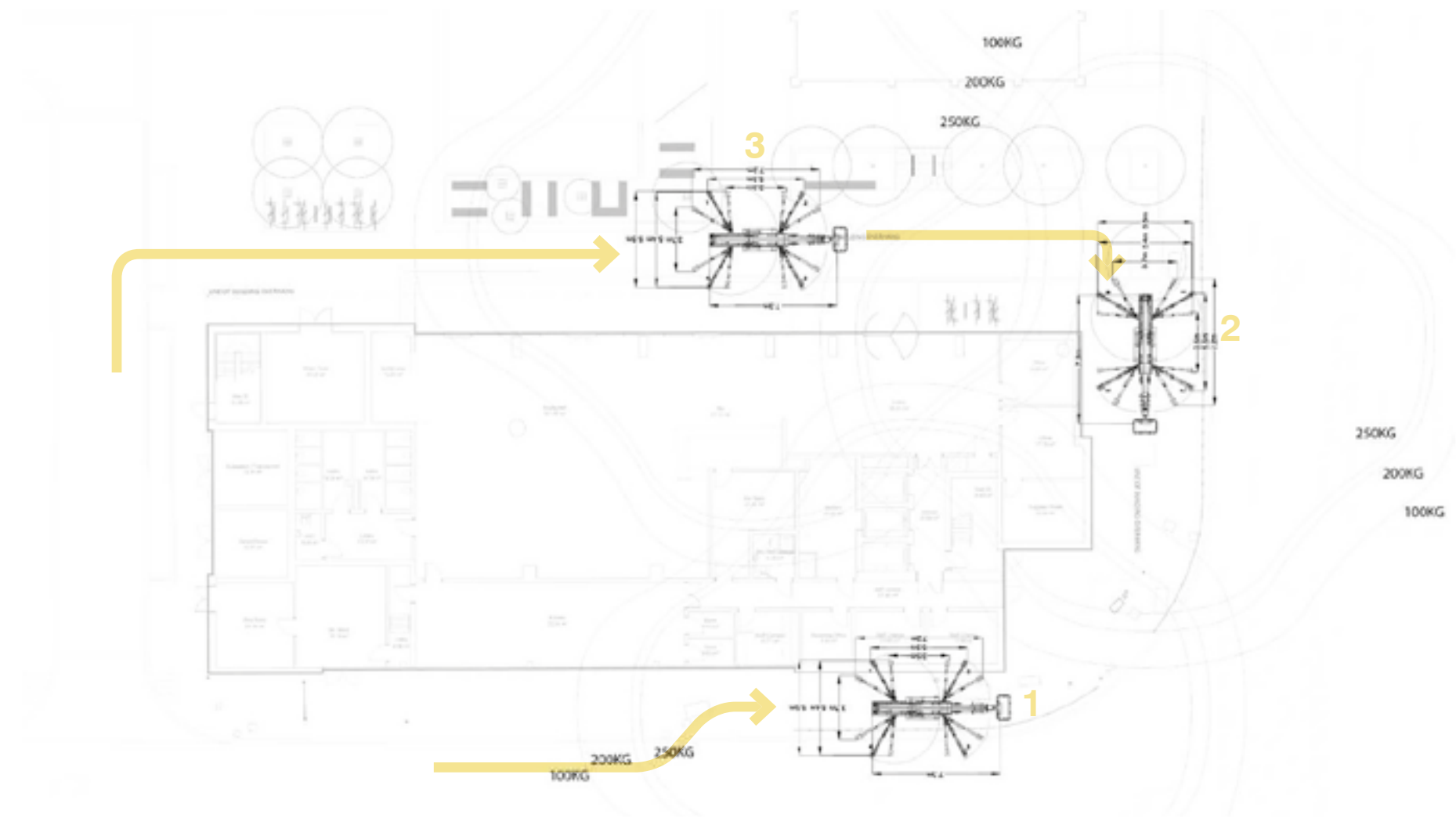
It is anticipated that access will be required three times per annum to carry out pruning of the trees and large shrubs alongside weeding and a general review of the health and safety of the plants.

Due to the development's constrained site, access to the north-western and north-eastern elevations would be gained from Norton Street via the public square. The north-eastern elevation would be access from Adair Street along the footpath.

Additional constraints that will need to be negotiated by a MEWP vehicle include a variety of street furniture, services boxes and tree planting.

The tallest jenga block is at a height of approximately 26m, with lateral reaches of up to 15m required by the outrigger from the specified location.

A vehicle such as the Falcon FS 330z (see image to right), will allow for manoeuvrability, light loading points and the required height and outreach. Loading by the vehicle will be considered in the technical specification of the paving and build up.



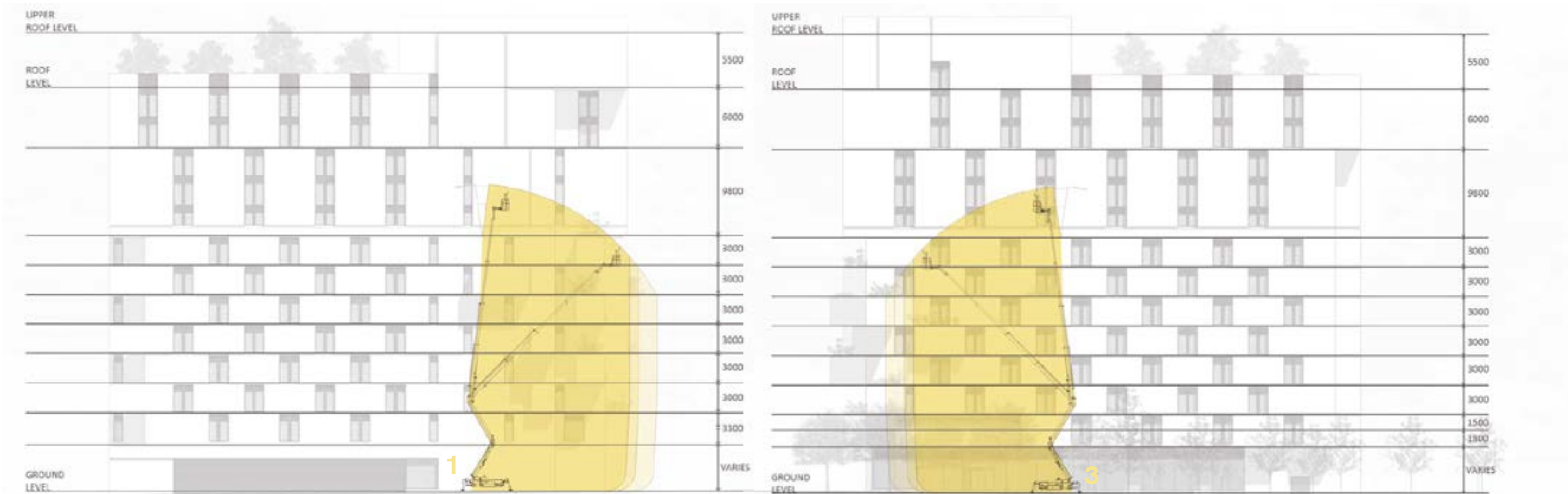
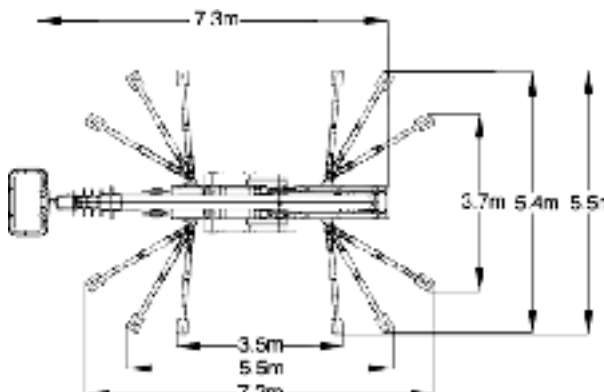
Adair Street Hotel - Design and Access Statement

As indicated in the diagrams below, each elevation will be accessed from a single point.

The south-east elevation will be accessed from a stationary point at the building's north-eastern corner (1). The north-western facade will be accessed from the public square (2), before progressing around the north-western corner of the building to access the north-eastern facade (3).

To facilitate the MEWP access, it is suggested that the footpaths along the eastern edge of the public square and Great Ancoats / Adair Street are isolated to control pedestrian access during maintenance and alternative routes clearly signed.

These proposals have been developed in conjunction with a specialist consultant who will continue to feed into the maintenance and access strategy.



Adair Street Hotel - Design and Access Statement

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