

# PALL MALL COURT

## Landscape Management Plan

1620013339-RAM-XX-XX-RP-L-00001

Manchester

|               |                                                                                                                                                                           |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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| Description   | Landscape management plan illustrating the recommended guidelines for maintenace of hardscape and softscape elements included within the Pall Mall project in Manchester. |

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# 1. INTRODUCTION

## 1.1 General

RAMBOLL, on behalf of Bruntwood, have prepared this report in relation to the landscaping works relating to the Pall Mall Court project, Manchester. The landscape management and maintenance proposals contained within this report cover all proposed landscape works as identified within the following drawings:

- 7240-SRA-ZZ-LG-DR-A-20099 Lower Ground Floor General Arrangement
- 7240-SRA-ZZ-05-DR-A-20105 Fifth Floor General Arrangement

## 1.2 Overall Aims & Objectives

The aim of the landscape management plan is to ensure that all landscape elements establish and mature successfully, and specifically that tree are managed in a way that ensures the safety of maintenance personnel.

The proposal aims:

- To successfully mitigate against any negative impact of the development, resulting in positive additions to the visual amenity.
- To prescribe all necessary management and maintenance principles and tasks to enable successful establishment, and ensure the continued maturing of the planting elements; and to ensure the necessary management and maintenance of proposed hardscape and furniture elements.
- To maximise the nature conservation value of all planting.
- To ensure that the management and maintenance regime is appropriate to the site.
- To provide a mechanism for the ongoing monitoring and reviewing of the management plan and the specific maintenance operations contained therein.

It is envisaged that the applicants chosen contractor will oversee the upkeep of the proposed landscape interventions.

## 1.3 Management Principles

Management principles for hard and soft landscape appropriate to the respective typologies have been identified and described in the following pages.

### 1.3.1 Hardscape:

The proposed new surface materials are shown on the above-mentioned General Arrangement drawings.

The management principles for hardscape areas include:

- Procedures for regular inspections of all hard surfaced areas
- Procedures for non-attributable damage reinstatement
- Specification and sources of materials for repair/reinstatement
- Procedures for cleaning

### 1.3.2 Softscape:

The softscape scheme of the project consists of existing and proposed vegetation, as described below:

- Existing Retained Tree and Shrub planting
- Proposed Shrubs & Ornamental planting

The above will require varying management in order to successfully achieve the design objectives of ensuring that the existing vegetation is properly maintained and of successfully integrating planting within the development by providing a

series of planted areas that increase the sites biodiversity and complement the site's character.

### 1.3.3 Existing Trees and Shrubs

The landscape management principles for existing trees and shrub planting are as follows:

- To maintain trees in a healthy condition.
- To maintain trees, through pruning to keep size of trees in proximity to building at a manageable size, to ensure safe access for maintenance of the building in accordance with the access and maintenance strategy.
- To maximise conservation and wildlife value.

### 1.3.4 Proposed Shrubs & Ornamental Planting / Hedges

The landscape management principles for proposed ornamental planting are as follows:

- To ensure satisfactory establishment and continuing health
- To maintain plants in a healthy and attractive condition.
- To ensure the successful establishment and continuity of the overall design intent.
- To establish a mechanism for the replacement of any failing plant or one which has reached maturity

HARDSCAPE

2. HARDSCAPE

2.1 Maintenance Operations

The success of public realm projects relies heavily on proper upkeep. Surfaces must be maintained to ensure safe passage for users. Regular inspections of paved surfaces are crucial to identify and fix defects.

Typically, the Main Contractor is responsible for early life maintenance or aftercare of new works, generally spanning 12 months. The contractor should routinely inspect and carry out remedial works on all paved areas during this period. At the end of the maintenance period, remedial works must be completed to the Client's satisfaction.

2.2 Paving Defects

Paved surfaces deteriorate based on construction type and cause of distress. When deterioration becomes a safety hazards, maintenance is essential, and timely intervention can prevent the need for reconstruction. Failures mostly affect surface layers, like bedding and jointing.

Common defects are:  
**Progressive cracking** - Debonding of the jointing material commonly leads to progressive cracking. Inappropriate design and poor workmanship are likely causes. Factors likely to have contributed to this type of failure are:

- poor compaction of the bedding
- inadequate moisture content in stabilized bedding
- depth of elements
- low jointing strength
- early pavement trafficking
- inappropriate laying pattern

**Movement** - Movement of paving units should not be allowed to produce a differential between adjacent units greater than 6mm. If it occurs, relay is necessary to avoid trip hazards. Additionally, breaking the surface matrix allows water to penetrate and may cause rutting and gradual deterioration of the underlying layers.

**Broken or damaged elements** - Broken or damaged units might constitute a trip hazard. Generally, paving shouldn't show more than 10% broken units overall(5% if high quality materials). It might be caused by settlement, disturbance, manufacture defect, inappropriate sizing, impact loading, abrasion and weathering.  
If caused by settlement or disturbance: the paving should be taken up, a new firm bed prepared and new paving laid to match the original.  
If caused by normal wear or weather: joints should be raked out and repointed with similar material, and in similar style.

2.3 Treatment Options

Maintenance treatment will depend on the type of defect and the cause of the deterioration. Suitable strategies can be formulated based upon informed engineering judgment. The table below summarises some common defects, resulting problems and treatments.

2.4 Lifting, Repair And Relaying

Relaying elements of flexible construction should be carried out in the same way as new construction, and an experienced paver should undertake the job. Refer to BS 7533-7:2010 for additional guidance. When replacing a damaged element, it may be necessary relaying all elements adjacent the damaged area. If the surface has poor profile, elements will need to be lifted over the whole of the affected area. In all cases a complete renewal of the bedding material should always take place.

2.4.1 Joint repairs

For rigid constructions where cement mortar joints degrade, joint refilling is necessary. If needed, the joint should be raked out or a small hand-held grinder with an attachment to remove the dust and debris, in a controlled manner, into some form of hopper, should be used as more time and cost efficient. After cleaning, refill joints with mortar suitable for the trafficking category. Ensure the mixture is confined to the joint to avoid surface staining. Allow trafficking only after the mortar has reached the necessary strength.

2.4.2 Sealing

Proprietary sealing agents are sometimes used on paved surfaces, to reduce moisture penetration of the laying course material, and minimise staining from spillages. Ensure the surface is completely dry and clean before applying the sealer, following manufacturer instructions carefully. While these products have advantages, consider the sealant's suitability and its impact on the paving's colour and slip/skid resistance.

| Defect                          | Problem                          | Treatments                                                        |                                                           |
|---------------------------------|----------------------------------|-------------------------------------------------------------------|-----------------------------------------------------------|
| Rigid                           |                                  | Temporary                                                         | Long term                                                 |
| Debonding of jointing material  | Initiation of failure mechanism  | Monitor / investigate                                             | Replace jointing or reconstruct if poor design            |
| Broken or damaged elements      | Hazard for users and unsightly   | Monitor, warn users                                               | Replace or reconstruct                                    |
| Missing elements                | Trip, water ingress              | Fill holes                                                        | Replace element                                           |
| Rocking elements                | Hazard to users                  | Relay                                                             | Relay                                                     |
| Spalling of arises or surfaces  | Unsightly trips                  | Monitor, warn users                                               | Replace                                                   |
| Movement                        | Loss of stability, water ingress | Fill wide gaps if hazard                                          | Relay elements and strengthen edge restraint if necessary |
| Depressions and bumps (macadam) | Hazard for users                 | Fill or ramp. Contact undertaker if cause is failed reinstatement | Relay                                                     |
| Rutting (macadam)               | Hazard for users                 | Monitor, warn users                                               | Relay                                                     |
| Slippery surface                | Hazard for users                 | Warn users or restore texture                                     | Clean, restore texture or renew surfacing                 |
| Surface contamination           | Hazard for users and unsightly   | Clean or neutralize                                               | Replace surfacing if necessary                            |
| Vegetation                      | Surface slippery                 | Warn users, clean                                                 | Consider increasing frequency of maintenance              |
| Water                           | Surface water                    | Salt if freezing                                                  | Relay surfacing to correct gradients and crossfall        |
| Water                           | Blocked drain                    | Clear blockage                                                    | Clear blockage                                            |

Table 1. Defects and Treatment

## 2.5 Sweeping

All hard paved areas should be swept once a month, with intensely used areas swept more often.

When sweeping, the equipment should be purpose designed to sweep the particular area and surfacing product, taking loadbearing capacity into account. If in doubt, consult the manufacturer.

Where available, mechanical sweepers can be used on large open areas; whereas pedestrian controlled motorized suction cleansers should be used on small areas, where hand sweeping would be wasteful of labour.

When using suction cleaning machines on newly laid flexible paving, care should be taken to ensure that a low level of vacuum is applied, in order to minimize the removal of jointing sand.

- Where possible, low ground pressure tyres should be fitted to reduce the risk of breaking or cracking of flags, and tyres should be inflated according to the manufacturer's recommendations, to ensure minimum weight distribution per square mm.
- Sweeping brush pressures should be set to the minimum required to suit the particular task (i.e. surfaces swept regularly will require a lower setting than those swept infrequently or those covered with heavy deposits) and polypropylene, not wire, brushes should be used.
- When sweeping, engine revolutions should be set at the minimum required to maintain vacuum (suction) pressure.
- Operators, including reliefs, should be trained to manufacturers' recommendations and tyre and brush pressures should be regularly checked.
- Advice should be given to operators that, when equipment is stationary or left unattended, suction, brush rotation and water jetting equipment should be switched off to avoid the risk of damage to the area below the stationary equipment.
- In new or re-laid areas, agreement should be reached on a period of manual cleaning (at least four weeks) to allow the paving to settle and the joints to seal. This period may be reduced by using either a water-based bonding agent or elastomeric prepolymer sealant and by agreement with the building's management team on an appropriate sweeping regime.
- Following the use of mechanical cleaning operations, re-sanding of the joints in flexibly laid areas may be necessary.

## 2.6 Cleaning

- Pavings adjacent to buildings should be scrubbed using water and detergent and hosed with clean water.
- Chemicals, detergents and oil-based materials should not be hosed into adjoining plant beds, sewers or water courses, but should be intercepted, and collected by a wet/dry vacuum machine.
- When additional cleaning is necessary on specific occasions (following repairs or special functions) the area should be hosed down with water at an adequate pressure. Regular attention should be given to the cleaning of surface water gullies, drains and oil traps, in order to assist in the overall maintenance scheme (See BS6367:1983 for details relating to drainage.)
- Stains should be removed as quickly as possible after any defect is reported. If using chemicals, follow manufacturer's recommendations to avoid adverse effect on plant and animal life. If assurances are not forthcoming, a careful test should be made on a trial area and the results should be monitored before full-scale use. Where moss and algae are to be removed by the use of phenol-based mosskillers, extreme care should be taken to avoid damage by spillage of corrosive concentrate, and by run-off to adjoining planted areas.

### 2.6.1 The Use of Power Washing Equipment on Paved Areas

When using power washing for paving, it's important to follow these general guidelines:

- Use a low-pressure setting: To remove dirt without causing damage.
- Angle the power lance: Hold it at a shallow angle, not directly downward, to avoid displacement of jointing material.
- Test on a small area first: Ensure the pressure settings will not damage the paving material.
- Inspect the area post-cleaning: Check that joints remain intact and full.

### 2.6.2 General Dirt and Detritus

To remove general dirt and detritus, regular brushing is recommended. To remove dust and dirt from joints either by brushing or applying compressed air. If detritus reduces the intensity of the colour of the material, re-establish it by scrubbing with a mild detergent e.g. washing up liquid, and hot water. Ensure all the detergent has been thoroughly washed from the surface on completion of the cleaning and the resulting run-off is carefully channelled to either drainage points or containers where it can be safely disposed of.

### 2.6.3 Moss, lichens and algae

Moss, lichen, and algae often grow on shaded, tree-covered, or poorly drained hard surfaces. If undesirable, treat the area with a proprietary weed or moss killer, following the manufacturer's instructions. These products take a few days to work and are most effective in dry weather. For best results, scrape off thick growths first and brush in the wash thoroughly. Residue from some treatments can limit regrowth, but this is less effective if the paving remains damp and shaded.

## 2.7 Cleaning - Stains

Before treatment is attempted, as much as possible of the spillage should be mopped up or scraped off the surface. Treatment should be tested on a small area to judge effect. The proximity of plant beds, surface water drains and outlets to water courses should be considered, to avoid detrimental effects on plants and animals. Chemicals should be used only under correct supervision and in accordance with the label directions.

### 2.7.1 Rust Stains

The surface should first be wetted with clean water and then the affected area treated with a 7 to 10% dilution of Hydrochloric acid solution. Guidance on the safe use of chemical treatments (Acid Washing) is given later in this document.

### 2.7.2 Oil Stains

To avoid oil stains, remove promptly any spillages 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 manufacturers instructions and then wash the emulsified oil away with plenty of clean water. Alternatively the surface can be scrubbed with a detergent and hot water taking care to ensure that the strength of the detergent is not detrimental to the appearance of the paving. However, for persistent oil staining, steam cleaning may have to be considered.

### 2.7.3 Bitumen Stains

Fresh bitumen should be allowed to cool down before removing it with a paint scraper or similar. If it is particularly resistant, the use of ice to make the bitumen brittle may be required prior to scraping it from the paving. Any residue should

be removed with an abrasive powder and finally the whole area rinsed with clean water. Certain proprietary cleaning agents are available to remove bitumen but these should be tested on an inconspicuous area of paving first.

### 2.7.4 Graffiti and Paint Stains

Both paint and graffiti are difficult to remove from most hard surfacing materials. For fresh wet paint: soak the area up with an absorbent material without wiping the paint to avoid spreading the stain. Then treat with a suitable solvent (such as white spirit). Wash the area with a de-greasing agent taking care in the disposal of the run-off material.

For dried paint: scrape it off as far as possible and then apply an appropriate paint remover.

Consult with paint manufacturers may for more detailed advice on the removal of paint and graffiti.

### 2.7.5 Epoxy and Polyester Stains

Areas of solidified epoxy or polyester resin can be removed by carefully burning off the area with a blowtorch. Care must be taken not to inhale any fumes given off. If, after burning, a black stain remains, this can be removed by scrubbing with detergent and hot water. For larger areas, grit blasting may have to be considered, however the effect of such treatment on the micro texture of the surface should be carefully considered. Again it is advised that a small area be tested before any large-scale operations are undertaken.

### 2.7.6 Smoke, Fire and Tobacco Stains

Scrub with detergent and hot water. Use scouring powder and bleach for persistent stains. Ensure the bleach is washed from the area with clean water once cleaning is completed and the run-off carefully disposed of.

### 2.7.7 Beverage Stains

These can normally be removed by scrubbing the stain with detergent and hot water. If the stain is persistent, apply a household bleach solution and then rinse the area with clean water taking care to dispose of the run-off safely.

### 2.7.8 Chewing Gum

Chewing gum is a particularly difficult substance to remove from hard surfaces. Newly discarded gum can be scraped off by using a mechanical scraper but hardened gum can only be removed by both freezing the gum and chiseling it from the surface of the paving or utilising a hot water/steam cleaner. For specific advice on chewing gum removal it is recommended that specialist contract cleaning companies be contacted directly for further details.

### 2.7.9 Scuff Marks from Vehicle Tyres

These can normally be removed by steam cleaning, or by scrubbing the area with detergent and hot water.

It is important that prior to any acid cleaning being undertaken, the paving is checked to ensure that any signs of vanadium staining have thoroughly weathered away before acid cleaners are applied. If some form of chemical treatment is required to remove more stubborn vanadium staining, then this should be undertaken using an organic acid that will not have the aforementioned effect of "fixing" the stain to the paving.

### 2.7.10 Acid Washing

For stubborn and persistent stains a specific acid cleaning treatment might be required. 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 landscaping are protected. Soft landscaping 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.
- When diluting acids, always add acid to water and not water to acid.

2.7.11 Drainage Channel

For drainage channel and general drainage maintenance refer to engineer's information.

2.8 General Inspections

Inspect drainage, edges, water control systems, fences, services (i.e. cables, pipes, ducts, switches and hydrants), fire precautions, building construction of all types, and take action to repair or replace if necessary. Inspect against grazing and gnawing animal and take appropriate action.

| Ground Floor Hardscape            |                                                |          |                                                                       |                                                                   |
|-----------------------------------|------------------------------------------------|----------|-----------------------------------------------------------------------|-------------------------------------------------------------------|
| Typology                          | Material/Size                                  | Supplier | Prescription                                                          | Frequency (per year)                                              |
| Existing concrete flags           | Concrete/ 920 x 620 x 50mm                     | n/a      | Refer to information provided in the previous pages for more details. |                                                                   |
|                                   |                                                |          | Regular Cleaning                                                      |                                                                   |
|                                   |                                                |          | - Sweeping                                                            | Weekly or as needed                                               |
|                                   |                                                |          | - Power Washing                                                       | Quarterly or bi-annually                                          |
|                                   |                                                |          | Weed Control                                                          |                                                                   |
|                                   |                                                |          | - Manual Removal                                                      | Monthly or as needed                                              |
|                                   |                                                |          | - Herbicides                                                          | Every 3-6 months, as needed                                       |
|                                   |                                                |          | Moss and Algae Management                                             | Bi-annually or as needed                                          |
|                                   |                                                |          | Joint Sand Replacement                                                | Annually or as needed                                             |
|                                   |                                                |          | Repairs                                                               |                                                                   |
|                                   |                                                |          | - Fixing Loose Flags                                                  | Monthly inspections                                               |
|                                   |                                                |          | - Replacing Damaged Flags                                             | Annually or as needed                                             |
|                                   |                                                |          | - Crack Inspection and Repair                                         | Regularly, monitor hairline cracks; repair larger cracks promptly |
|                                   |                                                |          | - Spalling and Chipping Repair                                        | Inspect regularly; repair as needed                               |
|                                   |                                                |          | Sealing                                                               | Every 2-3 years                                                   |
|                                   |                                                |          | Drainage                                                              |                                                                   |
|                                   |                                                |          | - Ensuring Proper Drainage                                            | Annually or after heavy rains                                     |
|                                   |                                                |          | Efflorescence Removal                                                 | Bi-annually or as needed                                          |
|                                   |                                                |          | Color Maintenance                                                     |                                                                   |
|                                   |                                                |          | - Surface Treatments                                                  | As needed, consider periodic use of concrete stain or dye         |
|                                   |                                                |          | General Inspection and Maintenance                                    |                                                                   |
|                                   |                                                |          | - Routine Inspections                                                 | Monthly                                                           |
|                                   |                                                |          | - Preventive Measures                                                 | Continuously, with monthly reviews                                |
| Proposed reclaimed concrete flags | Reclaimed concrete/ 920 x 620 x 50mm           | n/a      | Refer to information provided in the previous pages.                  |                                                                   |
| External steps                    | Reclaimed brick pavers - Clay/ 220 x 45 x 50mm | n/a      | Refer to information provided in the previous pages.                  |                                                                   |

Table 2. Ground Floor Hardscape

Continues on the following page

| Ground Floor Hardscape |                       |          |                                                                       |                               |
|------------------------|-----------------------|----------|-----------------------------------------------------------------------|-------------------------------|
| Typology               | Material/Size         | Supplier | Prescription                                                          | Frequency (per year)          |
| Existing brick pavers  | Clay/ 220 x 45 x 50mm | n/a      | Refer to information provided in the previous pages for more details. |                               |
|                        |                       |          | <b>Regular Cleaning</b>                                               |                               |
|                        |                       |          | - Sweeping                                                            | Weekly or as needed           |
|                        |                       |          | - Power Washing                                                       | Quarterly or bi-annually      |
|                        |                       |          | <b>Weed Control</b>                                                   |                               |
|                        |                       |          | - Manual Removal                                                      | Monthly or as needed          |
|                        |                       |          | - Herbicides                                                          | Every 3-6 months, as needed   |
|                        |                       |          | <b>Moss and Algae Management</b>                                      | Bi-annually or as needed      |
|                        |                       |          | <b>Joint Sand Replacement</b>                                         | Annually or as needed         |
|                        |                       |          | <b>Repairs</b>                                                        |                               |
|                        |                       |          | - Fixing Loose Pavers                                                 | Monthly inspections           |
|                        |                       |          | - Replacing Damaged Pavers                                            | Annually or as needed         |
|                        |                       |          | <b>Sealing</b>                                                        | Every 2-3 years               |
|                        |                       |          | <b>Drainage</b>                                                       |                               |
|                        |                       |          | - Ensuring Proper Drainage                                            | Annually or after heavy rains |
|                        |                       |          | <b>Efflorescence Removal</b>                                          | Bi-annually or as needed      |

| 5th Floor Hardscape         |                                                     |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                    |
|-----------------------------|-----------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Typology                    | Material/Size                                       | Supplier  | Prescription                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Frequency (per year)                               |
| Roof terrace concrete flags | Concrete; Urbex Textured Natural / 600 x 600 x 35mm | Marshalls | As per manufacturer recommendations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | As per manufacturer recommendations and as needed. |
| Roof terrace ballast        | Decorative gravel                                   | n/a       | <p><b>Fall Protection:</b> Ensure that all maintenance work adheres to safety protocols for working at height. Use appropriate personal protective equipment (PPE) and secure access when working on elevated areas.</p> <p><b>Debris Removal:</b> Periodically remove leaves, branches, and other debris from the gravel strip to prevent buildup and maintain a clean appearance.</p> <p><b>Sweeping/Replenish Gravel:</b> Sweep or gently rake the gravel to redistribute it evenly and remove surface dust and dirt. Periodically add new gravel to maintain the desired level and appearance.</p> <p><b>Weed Control:</b> Regularly inspect the gravel strip for weeds and remove them manually. Herbicides should be avoided.</p> <p><b>Moss and Algae Management:</b> Apply suitable moss and algae control products if necessary. Ensure these products are safe for use in high-rise environments and won't impact nearby plants.</p> | As per manufacturer recommendations and as needed. |
| Paving pedestals            | Polypropylene                                       | Wallbarn  | <p>As per manufacturer recommendations:</p> <p>Keep gaps between paving slabs or decking boards clear of debris to ensure proper drainage of the upper surface and prevent ponding and slip hazards.</p> <p>The cavities between the structural subdeck and the surface material (paving or decking) should be inspected regularly, at least once per year, to make sure that drainage channels remain unblocked and that flammable materials do not accumulate.</p> <p>Jets of water should be used to clear limited amounts of debris, taking care to avoid blocking or damaging drainage outlets.</p> <p>For significant or compacted debris build-up, it may be necessary to remove the upper surface (paving or decking system) to clear the debris effectively. If needed, this removal should be carried out using machines.</p>                                                                                                        | Once a year (minimum)                              |

Table 3. 5th Floor Hardscape

2.9 Furniture Maintenance

Furniture should be cleaned by washing with water and weak detergent, unless the suppliers’ instructions give other recommendations.

- This includes but is not limited to:
- free standing and integrated benches,
  - plant containers and troughs,
  - standalone planters,
  - handrails,
  - lighting bollards,
  - any FF&E item present on site.

| FF&E                             |                                  |                               |                                                                                                                                                                                              |                                                                       |
|----------------------------------|----------------------------------|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
| Typology                         | Material/Size                    | Supplier                      | Prescription                                                                                                                                                                                 | Frequency (per year)                                                  |
| Handrails (Ground Floor)         | Glass/Anodised Aluminium         | Sterling Fabrication Services | As per manufacturer recommendations and following recommendations:                                                                                                                           | As needed dependent on environmental factors and natural decay.       |
|                                  |                                  |                               | • <b>Inspection:</b> Regularly check for signs of rust, corrosion, damage, and wear on metal parts, and for cracks, chips, or scratches on glass panels.                                     | Monthly.                                                              |
|                                  |                                  |                               | • <b>Cleaning:</b> Clean metal surfaces with mild detergent and water to remove dirt and prevent build-up; clean glass panels with a glass cleaner or a mixture of mild detergent and water. | Quarterly or as needed based on environmental exposure.               |
|                                  |                                  |                               | • <b>Rust Treatment:</b> Apply rust treatments or protective coatings to metal parts to prevent corrosion as needed.                                                                         | Annually or when signs of rust/corrosion appear.                      |
|                                  |                                  |                               | • <b>Glass Treatment:</b> Apply protective coatings or sealants to glass if exposed to weather conditions that may affect its durability.                                                    | Annually or when signs of deterioration appear.                       |
|                                  |                                  |                               | • <b>Structural Check:</b> Ensure all joints, bolts, and fixtures are stable and secure; check glass panel mounting and supports.                                                            | Monthly.                                                              |
|                                  |                                  |                               | • <b>Safety Check:</b> Ensure handrail is secure and safe for use, addressing any looseness or instability immediately.                                                                      | Monthly.                                                              |
| Existing planters (Ground Floor) | Plastic Trough/ 600 x 150 x 40mm | n/a                           | As per furniture recommendations and following guidelines:                                                                                                                                   |                                                                       |
|                                  |                                  |                               | • <b>Inspection:</b> Regularly check for signs of rust, corrosion, or damage.                                                                                                                | Monthly.                                                              |
|                                  |                                  |                               | • <b>Cleaning:</b> Clean surfaces periodically with mild detergent and water to remove dirt and prevent buildup.                                                                             | Quarterly or as needed based on environmental exposure.               |
|                                  |                                  |                               | • <b>Rust Treatment:</b> Apply rust treatments or protective coatings to prevent corrosion as needed.                                                                                        | Annually or when signs of rust/corrosion appear.                      |
|                                  |                                  |                               | • <b>Touch-up Paint:</b> Repaint any chipped or worn areas to maintain appearance and protection.                                                                                            |                                                                       |
|                                  |                                  |                               | • <b>Structural Check:</b> Ensure stability and address any structural issues immediately.                                                                                                   | Monthly.                                                              |
|                                  |                                  |                               | • <b>Drainage:</b> Ensure proper drainage to avoid water build-up that can lead to corrosion.                                                                                                | Monthly or after heavy rain.                                          |
| Existing Benches (Ground Floor)  | Reclaimed engineering brick      | n/a                           | As per following recommendations:                                                                                                                                                            |                                                                       |
|                                  |                                  |                               | • <b>Inspection:</b> Regularly check for cracks, chips, or damage to the bricks and any wear or degradation in the mortar.                                                                   | Monthly.                                                              |
|                                  |                                  |                               | • <b>Cleaning:</b> Jet wash the bricks periodically to remove dirt, grime, and any organic growth. Ensure the jet wash setting is appropriate to avoid damaging the bricks or mortar.        | Quarterly or as needed based on environmental exposure.               |
|                                  |                                  |                               | • <b>Repainting:</b> Apply fresh paint to the brick surfaces as needed to maintain appearance.                                                                                               | Annually or as needed when signs of paint wear or fading appear.      |
|                                  |                                  |                               | • <b>Mortar Repair:</b> Remove any degraded mortar and re-apply new mortar to ensure stability and aesthetic appeal.                                                                         | When inspection reveals degradation, typically annually or as needed. |

Table 4. FF&E

Continues on the following page

| FF&E                                              |                                                             |          |                                                                                                                                                                                                                                                                                                                                                                            |                                                                |
|---------------------------------------------------|-------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| Typology                                          | Material/Size                                               | Supplier | Prescription                                                                                                                                                                                                                                                                                                                                                               | Frequency (per year)                                           |
| Proposed planters<br>(Ground Floor and 5th floor) | Metal/ Varies (refer to drawings)                           | n/a      | As per furniture recommendations and manufacturers prescriptions.<br>In general:                                                                                                                                                                                                                                                                                           |                                                                |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Inspection:</b> Regularly check for signs of rust, corrosion, or damage.</li> </ul>                                                                                                                                                                                                                                              | Monthly.                                                       |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Cleaning:</b> Clean surfaces periodically with mild detergent and water to remove dirt and prevent buildup.</li> </ul>                                                                                                                                                                                                           | Quarterly or as needed based on environmental exposure.        |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Rust Treatment:</b> Apply rust treatments or protective coatings to prevent corrosion as needed.</li> </ul>                                                                                                                                                                                                                      | Annually or when signs of rust/corrosion appear.               |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Touch-up Paint:</b> Repaint any chipped or worn areas to maintain appearance and protection.</li> </ul>                                                                                                                                                                                                                          | When signs of deterioration appear.                            |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Structural Check:</b> Ensure stability and address any structural issues immediately.</li> </ul>                                                                                                                                                                                                                                 | Monthly.                                                       |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Drainage:</b> Ensure proper drainage to avoid water buildup that can lead to corrosion.</li> </ul>                                                                                                                                                                                                                               | Monthly or after heavy rain.                                   |
| Proposed Free Standing Benches (5th Floor)        | Metal/Fire-treated timber/Size varies                       | n/a      | As per following recommendations and manufacturers prescriptions:                                                                                                                                                                                                                                                                                                          |                                                                |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Inspection:</b> Regularly check for signs of rust, corrosion, damage, and wear on metal parts, and for warping, cracking, or splintering on timber parts.</li> </ul>                                                                                                                                                             | Monthly.                                                       |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Cleaning:</b> Clean metal surfaces with mild detergent and water to remove dirt and prevent buildup; wash timber with a suitable wood cleaner or mild detergent.</li> </ul>                                                                                                                                                      | Quarterly or as needed based on environmental exposure.        |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Rust Treatment:</b> Apply rust treatments or protective coatings to metal parts to prevent corrosion as needed.</li> </ul>                                                                                                                                                                                                       | Annually or when signs of rust/corrosion appear.               |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Wood Treatment:</b> Apply sealant or protective coatings on timber parts to maintain fire-rating and enhance durability.</li> </ul>                                                                                                                                                                                              | Annually or when signs of deterioration appear.                |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Touch-up Paint:</b> Repaint any chipped or worn metal areas, and reapply wood finish or sealant to timber areas.</li> </ul>                                                                                                                                                                                                      | When signs of deterioration appear.                            |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Structural Check:</b> Ensure all joints, bolts, and fixtures are stable and secure.</li> </ul>                                                                                                                                                                                                                                   | Monthly.                                                       |
|                                                   |                                                             |          | <ul style="list-style-type: none"> <li><b>Drainage and Placement:</b> Ensure benches are properly placed to avoid sitting in pooled water, which can lead to deterioration.</li> </ul>                                                                                                                                                                                     | Quarterly or after heavy rain.                                 |
| Ground fixed LED Bollards (Ground Floor)          | Castor Bollard: Cast Alluminium; bronze/ 800 H x 115 dia mm | Erco     | As per manufacturer recommendations and below prescriptions: <ul style="list-style-type: none"> <li>ensure lightfixture and reflectors are cleaned of all deposits to maintain optimum light provision and visibility</li> <li>Substitute broken/faulty bollards and light fixture to ensure visibility</li> <li>Routinely inspect, repair and repaint bollards</li> </ul> | As needed dependent on environmental factors and natural decay |

SOFTSCAPE

### 3. SOFTSCAPE

#### 3.1 General

This section of the document provides landscape design objectives for each of the planting types, followed by management prescriptions for the establishment and five-year aftercare period. A number of separate vegetation types are proposed for the site. These are:

- Shrubs & Ornamental planting
- Hedges
- Ground cover planting

The above will require varying management in order to successfully achieve the design objectives.

A series of vegetation types are also currently existing on site and will be retained:

- Existing trees
- Existing hedges in planters
- Existing shrubs

#### 3.2 Design Objectives

The overall objective is to successfully integrate the development into the site by providing ornamental planting and hedges in planters that enhance the site character and increase biodiversity.

#### 3.3 The Use of Chemicals

Chemicals generally should not be used, unless specifically instructed to do so, and only after all other avenues for remediation have been attempted. All chemicals, herbicides, pesticides and fertilisers must be approved by The Environment Agency.

#### 3.4 Maintenance Operations

Set out in the following tables are the maintenance operations that should be carried out in order to achieve the design objectives. They have been set out in a format that can be easily followed by all parties, ensuring that the Management Plan exists as a working document and not an archived report. The management prescriptions are flexible such that each section can be changed and updated on an annual basis, allowing targets to be set, progress monitored and accurate reporting.

All personnel carrying out inspection and management tasks must be suitably trained and competent. Where specific arboricultural and/or ecological advice or works are envisaged, this has been indicated within the task descriptions.

The proposed soft landscape works will be subject to monitoring to ensure successful establishment. Landscape inspections are to be carried out twice a year, once in autumn and once in late spring by the Project Landscape Architect (or suitably qualified equivalent as agreed by the Overseeing Organisation). The Contractor shall attend the site inspections with the Project Landscape Architect. Inspection dates and site access arrangements to be confirmed with all participating parties at least one week prior to inspection.

Within two weeks of undertaking each inspection, the Project Landscape Architect shall issue an Inspection Report on the condition of landscape elements. This will also include recommendations for further management actions as necessary. The management prescriptions outlined below shall be adapted as required following findings of the site inspections and Inspection Reports and agreement with the Overseeing Organisation.

### 3.5 Retained Trees and Shrubs

#### 3.5.1 Objectives

Existing mature trees (*Acer platanoides*, Norway Maple, ca. 15m H) and shrubs are located on top of the car park, at a height >4m above the ground floor. No new trees are envisaged within the scheme.

No pruning shall take place during peak bird nesting season, which runs from March to September and to check that there are no bat roosts. In the event bat roost are discovered the arboriculturists shall raise the matter with ecologist for guidance.

Retained trees will be protected during the construction period in line with standard tree protection measures. Refer to **BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations** for methodology.

Due to the trees and shrubs location (on a suspended slab, at a height >4m from the ground floor) it is recommended that any maintenance activity will be carried out by rope.

Refer to:

- **BS 3998:2010 - Tree work - Recommendations.**
- **BS 5837:2012 - Trees in relation to design, demolition and construction - Recommendations.**

| Existing Retained Trees                                                                                                                                                                                                                                                                                                                                                  |               |                                    |     |     |     |     |     |     |     |     |     |     |     |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Task                                                                                                                                                                                                                                                                                                                                                                     | Duration/Year | Frequency                          | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| <b>Project Arboriculturist and Project Ecologist Inspection (or qualified trained staff):</b> assess existing retained trees annually and after extreme weather events.                                                                                                                                                                                                  | 1-5           | Annually<br>Additional as required |     |     |     |     |     |     |     |     | Y   |     |     |     |
| <b>Tree surgery, felling and root zone remediation works based on arboriculturist inspections:</b> Any works on trees to be approved by Project Arboriculturist and should be confirmed with the Project Ecologist.                                                                                                                                                      | Year 1 – 5    | As required                        | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |
| <b>Replacement:</b> if required, trees must be replaced with trees to agreed size and specification as instructed by Landscape Architect. Removal or use of dead wood on Site should be confirmed with the Project Ecologist. Where safe to do so, standing deadwood will be left in situ, or (if required) pruned but kept within the habitat parcel as deadwood piles. | Year 1 – 5    | Annually as required               | Y   | Y   |     |     |     |     |     |     |     |     | Y   | Y   |

Table 5. Existing Retained Trees

| Existing Shrubs                                                                                                                                                                                                                                                                                                                                                                                             |               |                                                                            |     |     |     |     |     |     |     |     |     |     |     |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Task                                                                                                                                                                                                                                                                                                                                                                                                        | Duration/Year | Frequency                                                                  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| <b>Watering:</b> to be instructed in response to weather in accordance with specification. Care should be taken not to overwater as this can lead to root rot.                                                                                                                                                                                                                                              | Year 1 – 5    | As required                                                                |     |     |     | Y   | Y   | Y   | Y   | Y   | Y   |     |     |     |
| <b>Project Landscape Architect and Ecologist Inspection (or qualified trained staff):</b> identify dead, diseased and defective specimens                                                                                                                                                                                                                                                                   | Year 1 – 5    | 2 x annually                                                               |     |     | Y   | Y   |     |     |     |     | Y   | Y   |     |     |
| <b>Replacement and Pest/Disease Control:</b> dead, diseased and defective specimens to be replaced during the following planting season with suitable species of equivalent specification as agreed with Overseeing Organisation. Regularly monitor shrubs for signs of pests or diseases. Implement integrated pest management practices to control infestations.                                          | Year 1 – 5    | Annually                                                                   | Y   | Y   |     |     |     |     |     |     |     |     | Y   | Y   |
| <b>Firming:</b> check if any specimens have been subject to frost heave or wind rock and re-firm, particularly after severe weather.                                                                                                                                                                                                                                                                        | Year 1 – 5    | Concurrently with other inspections                                        | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |
| <b>Weeding:</b> maintain good mulch cover control weeds to a depth of 100mm with a 300mm diameter weed free circle at base of specimen. All problem weeds* to be hand pulled. Herbicide not to be used unless instructed by Contract Administrator (CA).                                                                                                                                                    | Year 1 – 5    | 4 x annually                                                               |     |     |     | Y   |     | Y   |     | Y   |     | Y   |     |     |
| <b>Pruning:</b> to maintain seasonal interest with coloured stems, and to remove dead or damaged branches, encourage new growth, maintain shape, and control size.<br><b>Winter/Spring Pruning:</b> Prune deciduous shrubs in late winter or early spring before new growth begins.<br><b>After Bloom Pruning:</b> Prune flowering shrubs immediately after blooming to avoid cutting off next year’s buds. | Year 1 – 5    | Annually during dormant season or as required avoiding bird nesting season | Y   | Y   | Y   |     |     |     |     |     |     | Y   | Y   | Y   |
| Remove any litter and foreign debris on each visit to Site.                                                                                                                                                                                                                                                                                                                                                 | Year 1 – 5    | As required/ during maintenance activities                                 | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |

Table 6. Existing Retained Shrubs

\**Cirsium arvense*, *Cirsium vulgare*, *Rumex crispus*, *Rumex obtusifolius*, *Urtica dioica*, *Renunculus repens*, *Plantago major*, *Trifolium repens* and *Anthriscus sylvestris*.

### 3.6 Proposed and Retained Hedges in Planters

#### 3.6.1 Objectives

Existing hedges (*Buxus sempervirens*, Common box) in through are located within the external ground floor and will be retained as part of the scheme. Additional hedges are located always in through within the 5th floor terrace. No pruning shall take place during peak bird nesting season, which runs from March to September and to check that there are no bat roosts. In the event bat roost are discovered the arboriculturists shall raise the matter with ecologist for guidance. Where possible, hedge maintenance work should be delayed until January or February, as hedgerow berries provide a valuable autumn and winter food source for birds. Hedges should not be trimmed annually. Targeting different sections each year, will ensure flowers for pollinators in spring and berries for birds in autumn. It is recommended to minimise trimming to ensure shape and size conform to the required scheme aesthetic.

#### 3.6.2 Establishment

Retained hedges will be protected during the construction period in line with standard tree protection measures. Detailed prescriptions for the soil, planting and establishment of all planting types are provided within the NBS specification.

If not available, refer to:

- **BS 3882:2015 - Specification for Topsoil:** for the classification, quality, and use of topsoil.
- **BS 8601:2013 - Specification for subsoil and requirements for use:** for the classification and use of subsoil.
- **BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces):** for recommendations for the preparation of soil for planting and for the maintenance and establishment of planted areas.
- **BS 3936-1:1992 - Nursery stock. Specification for trees and shrubs:** for the quality and types of trees and shrubs to be planted.
- **BS 7370-4:1993 - Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf).**

#### 3.6.3 Replacement

Shrubs and their soil should be replaced at intervals of 7-20 years depending on the rate of degradation.

| Proposed and Retained Hedges in Planters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                                                 |     |     |     |     |     |     |     |     |     |     |     |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Task                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Duration/Year | Frequency                                       | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| <b>Watering:</b> to be instructed in response to weather in accordance with specification (refer to NBS Specification for detailed advice).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Year 1 - 5    | As required                                     |     | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |     |     |     |
| <b>Project Landscape Architect and Ecologist Inspection (or qualified trained staff):</b> identify dead, diseased and defective specimens                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Year 1 - 5    | Annually                                        |     |     | Y   | Y   |     |     |     |     | Y   | Y   |     |     |
| <b>Replacement:</b> dead, diseased and defective specimens replaced during following planting season with suitable species of equivalent specifications as agreed with Overseeing Organisation.                                                                                                                                                                                                                                                                                                                                                                                                                                      | Year 1 - 5    | Annually                                        | Y   | Y   | Y   |     |     |     |     |     |     |     | Y   | Y   |
| <b>Firming:</b> check if any specimens have been subject to frost heave or wind rock and re-firm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Year 1 - 5    | Concurrently with other inspections             | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |
| <b>Weeding:</b> Maintain weed free hedge base using 100mm layer of mulch to diameter of 300mm around specimen. All problem weeds* to be hand pulled. Herbicide not to be used unless instructed by Contract Administrator (CA) .                                                                                                                                                                                                                                                                                                                                                                                                     | Year 1 - 5    | 4 x annually                                    |     |     |     | Y   |     | Y   |     | Y   |     | Y   |     |     |
| <b>Mulching:</b> ensure minimum 100mm mulch depth, top up if required. Mulch matting on slopes to be inspected for wind lift and fixed down again where needed. Damaged items are replaced with materials to match the original in accordance with NBS Specification.                                                                                                                                                                                                                                                                                                                                                                | Year 1 - 5    | 4 x annually                                    |     |     |     | Y   |     | Y   |     | Y   |     | Y   |     |     |
| <b>Pruning/hedge trimming:</b><br><b>Retained hedges:</b> if required, following inspections, to be carried out in winter during dormant season, and while no birds nesting (i.e., once hedgerow is >2 m tall or as required for health and safety reasons). All arising to be dealt with as set out in NBS Specification.<br><br><b>Newly planted native hedgerows:</b> pruning to re-shape and maintain bushy growth will take place on a three-year rotation, with different sections of the hedgerow cut in consecutive years and the condition of the hedgerows will be managed to ensure there are no gaps >0.5 m at the base. | Year 1 - 5    | One section per year, on a three-year rotation. | Y   | Y   |     |     |     |     |     |     |     | Y   | Y   | Y   |
| Remove any litter or foreign debris during every visit to site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Year 1 - 5    | As required/during maintenance activities       | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |

Table 7. Proposed and Retained Hedges

\**Cirsium arvense*, *Cirsium vulgare*, *Rumex crispus*, *Rumex obtusifolius*, *Urtica dioica*, *Renunculus repens*, *Plantago major*, *Trifolium repens* and *Anthriscus sylvestris*.

### 3.7 Proposed Ornamental and Shrub Planting

#### 3.7.1 Objectives

Ornamental and shrub planting is proposed within the planters on the 5th floor terrace. The planting will contribute to a more ornamental and amenity feel to the Site, enhancing the quality of the outdoor space.

#### 3.7.2 Establishment

Detailed prescriptions for the soil, planting and establishment of all planting types are provided within the NBS specification.

If not available, refer to:

- **BS 3882:2015 - Specification for Topsoil:** for the classification, quality, and use of topsoil.
- **BS 8601:2013 - Specification for subsoil and requirements for use:** for the classification and use of subsoil.
- **BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces):** for recommendations for the preparation of soil for planting and for the maintenance and establishment of planted areas.
- **BS 3936-7:1989 - Nursery stock. Specification for bedding plants:** for the quality of plants to be planted.
- **BS 7370-4:1993 - Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf).**

#### 3.7.3 Replacement

Shrubs and their soil should be replaced at intervals of 7-20 years depending on the rate of degradation.

Herbaceous and soil should be replaced at intervals of 3-15 years depending on the species and the rate of degradation.

| Proposed Ornamental and Shrub Planting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |                                                                            |     |     |     |     |     |     |     |     |     |     |     |     |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| Task                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Duration/Year | Frequency                                                                  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |  |
| <b>Watering:</b> to be instructed in response to weather in accordance with specification. Care should be taken not to overwater as this can lead to root rot. Water thoroughly after planting to establish the plants.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Year 1 - 5    | As required                                                                |     |     |     | Y   | Y   | Y   | Y   | Y   | Y   |     |     |     |  |
| <b>Project Landscape Architect and Ecologist Inspection (or qualified trained staff):</b> identify dead, diseased and defective specimens                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Year 1 - 5    | 2 x annually                                                               |     |     | Y   | Y   |     |     |     |     | Y   | Y   |     |     |  |
| <b>Replacement and Pest/Disease Control:</b> dead, diseased and defective specimens to be replaced during the following planting season with suitable species of equivalent specification as agreed with Overseeing Organisation. Regularly monitor shrubs for signs of pests or diseases. Implement integrated pest management practices to control infestations.                                                                                                                                                                                                                                                                                                                                                                       | Year 1 - 5    | Annually                                                                   | Y   | Y   |     |     |     |     |     |     |     |     | Y   | Y   |  |
| <b>Firming:</b> check if any specimens have been subject to frost heave or wind rock and re-firm, particularly after severe weather.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Year 1 - 5    | Concurrently with other inspections                                        | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |  |
| <b>Feeding/Fertilising:</b><br><b>Initial Fertilisation:</b> Use a slow-release balanced fertiliser at planting time if recommended for the specific plant species.<br><b>Ongoing Feeding:</b> Apply appropriate fertilisers periodically, following manufacturers' recommendations based on soil tests and plant needs.                                                                                                                                                                                                                                                                                                                                                                                                                 |               |                                                                            |     |     | Y   | Y   |     | Y   |     |     | Y   |     |     |     |  |
| <b>Weeding:</b> maintain good mulch cover control weeds to a depth of 100mm with a 300mm diameter weed free circle at base of specimen. All problem weeds* to be hand pulled. Herbicide not to be used unless instructed by Contract Administrator (CA).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Year 1 - 5    | 4 x annually                                                               |     |     |     | Y   |     | Y   |     | Y   |     | Y   |     |     |  |
| <b>Pruning:</b> to maintain seasonal interest with coloured stems, and to remove dead or damaged branches, encourage new growth, maintain shape, and control size. Ensure growth that is dead, dying or hazardous is removed to maintain visibility of structures and splays.<br><br><b>Formative Pruning:</b> Conduct initial pruning to shape plants and encourage healthy growth.<br><b>Winter/Spring Pruning:</b> Prune deciduous shrubs in late winter or early spring before new growth begins. Prune summer-flowering plants during dormant periods before new growth begins.<br><b>After Bloom Pruning:</b> Prune flowering shrubs and spring-flowering plants immediately after blooming to avoid cutting off next year's buds. | Year 1 - 5    | Annually during dormant season or as required avoiding bird nesting season | Y   | Y   | Y   |     |     |     |     |     |     | Y   | Y   | Y   |  |
| Remove any litter and foreign debris on each visit to Site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Year 1 - 5    | As required/ during maintenance activities                                 | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |  |

Table 8. Proposed Ornamental and Shrub Planting

\**Cirsium arvense*, *Cirsium vulgare*, *Rumex crispus*, *Rumex obtusifolius*, *Urtica dioica*, *Renunculus repens*, *Plantago major*, *Trifolium repens* and *Anthriscus sylvestris*.

### 3.8 Proposed Ground Cover Planting

#### 3.8.1 Objectives

Ornamental and shrub planting is proposed within the planters on the 5th floor terrace. The planting will contribute to a more ornamental and amenity feel to the Site, enhancing the quality of the outdoor space.

#### 3.8.2 Establishment

Detailed prescriptions for the soil, planting and establishment of all planting types are provided within the NBS specification.

If not available, refer to:

- **BS 3882:2015 - Specification for Topsoil:** for the classification, quality, and use of topsoil.
- **BS 8601:2013 - Specification for subsoil and requirements for use:** for the classification and use of subsoil.
- **BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces):** for recommendations for the preparation of soil for planting and for the maintenance and establishment of planted areas.
- **BS 3936-7:1989 - Nursery stock. Specification for ground cover plants:** for the quality of plants to be planted.
- **BS 7370-4:1993 - Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf).**

#### 3.8.3 Replacement

Herbaceous and soil should be replaced at intervals of 3-15 years depending on the species and the rate of degradation.

Depending on the desired result, seasonal bedding, where annual plants, bulbs and small shrubs are used, should be:

A) Changed twice a year

B) Changed four times a year using conventional bedding in April and September, and autumn and late winter.

C) When plants should maintain a continuous flower display with up to 10 changes.

| Proposed Ground Cover Planting                                                                                                                                                                                                                                                                                                                                     |               |                                            |     |     |     |     |     |     |     |     |     |     |     |     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| Task                                                                                                                                                                                                                                                                                                                                                               | Duration/Year | Frequency                                  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |  |
| <b>Watering:</b> to be instructed in response to weather in accordance with specification. Care should be taken not to overwater as this can lead to root rot. Water thoroughly after planting to establish the plants.                                                                                                                                            | Year 1 - 5    | As required                                |     |     |     | Y   | Y   | Y   | Y   | Y   | Y   |     |     |     |  |
| <b>Project Landscape Architect and Ecologist Inspection (or qualified trained staff):</b> identify dead, diseased and defective specimens                                                                                                                                                                                                                          | Year 1 - 5    | 2 x annually                               |     |     | Y   | Y   |     |     |     |     | Y   | Y   |     |     |  |
| <b>Replacement and Pest/Disease Control:</b> dead, diseased and defective specimens to be replaced during the following planting season with suitable species of equivalent specification as agreed with Overseeing Organisation. Regularly monitor shrubs for signs of pests or diseases. Implement integrated pest management practices to control infestations. | Year 1 - 5    | Annually                                   | Y   | Y   |     |     |     |     |     |     |     |     | Y   | Y   |  |
| <b>Firming:</b> check if any specimens have been subject to frost heave or wind rock and re-firm, particularly after severe weather.                                                                                                                                                                                                                               | Year 1 - 5    | Concurrently with other inspections        | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |  |
| <b>Feeding/Fertilising:</b><br><b>Initial Fertilisation:</b> Use a slow-release balanced fertiliser at planting time if recommended for the specific plant species.<br><b>Ongoing Feeding:</b> Apply appropriate fertilisers periodically, following manufacturers' recommendations based on soil tests and plant needs.                                           |               |                                            |     |     | Y   | Y   |     | Y   |     |     | Y   |     |     |     |  |
| <b>Weeding:</b> maintain good mulch cover control weeds to a depth of 100mm with a 300mm diameter weed free circle at base of specimen. All problem weeds* to be hand pulled. Herbicide not to be used unless instructed by Contract Administrator (CA).                                                                                                           | Year 1 - 5    | 4 x annually                               |     |     |     | Y   |     | Y   |     | Y   |     | Y   |     |     |  |
| Remove any litter and foreign debris on each visit to Site.                                                                                                                                                                                                                                                                                                        | Year 1 - 5    | As required/ during maintenance activities | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   | Y   |  |

Table 9. Proposed Ground Cover Planting

\**Cirsium arvense*, *Cirsium vulgare*, *Rumex crispus*, *Rumex obtusifolius*, *Urtica dioica*, *Renunculus repens*, *Plantago major*, *Trifolium repens* and *Anthriscus sylvestris*.

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