



St Johns T1

MANAGEMENT AND MAINTENANCE PLAN

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EXTERIOR
ARCHITECTURE

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St JohnsT1

MANAGEMENT AND MAINTENANCE PLAN

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Future Landscape Management Plan

Introduction

Exterior Architecture (ExA) has been commissioned by VITA to prepare a Landscape Management Plan (LMP) that covers all landscaped areas within the proposed development referenced here as St Johns T1 (the site).

General

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

This plan sets out the long term maintenance principles required for the external hard landscape treatments (surface finishes) and soft landscape throughout the site (ref to plans T1-EXA-G710-PL-GRD-100 to T1-EXA-G710-DE-XX-701).

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

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

Objectives

The general objectives for this LMP are to:

- > Create an attractive and well cared for setting for the development;
- > Ensure the successful implementation, establishment and longevity of the planting scheme and external treatments;
- > Ensure the landscape contributes positively to the users;
- > Ensure the landscape contributes positively to the site context.

Soft Landscape

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

All soft landscaping proposals to be managed and maintained by the Clients Management Contractor (CMC).

Hard Landscape

The hard landscape treatments include Diamondcrete (high performance ready mixed concrete) and Hardipave (grouted macadam surface course). Surface treatments are designed to be robust and to provide safe and attractive routes throughout the development.

Pedestrian spaces and routes will be lit with building mounted lighting. Lighting of the vehicular routes will also have carefully considered lighting to reduce any adverse effects.

Bollards and door guards have been selected to ensure they are of durable and low maintenance materials. These will be located around the building to protect stone façades and door openings.

Management Responsibilities

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

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

Maintenance operations should be refined to suit:

- > The needs of users;
- > Improvements in equipment and horticultural aids;
- > Changing legislation and sustainability requirements; and,
- > The completed soft landscaping scheme

LMP Programme

YEAR 1

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

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

YEARS 2-5

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

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

YEARS 5+

Subject to the outcome of the regular monitoring review from years 1-5 the frequency of monitoring will then be reduced to once every two years. As required, further reinstatement or remedial action may be undertaken and/or changes made to the maintenance schedule in light of this monitoring.

PLAN REVIEW

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

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

Management Proposals

General

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

Hard Landscape

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

OBJECTIVE 1

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

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

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

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

Furniture

OBJECTIVE 1

To maintain all bollards and door barrier elements in a clean, safe and operational condition.

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

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

Planting

OBJECTIVE 1

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

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

Future Landscape Management Plan (cont.)

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

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

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

Frequency of tree replacement: To be undertaken in optimum tree planting season (when trees are dormant, generally depending on season between October and March).

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

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

Frequency of inspections: 3 monthly

Frequency of remedial work: immediately as required.

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

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

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

Frequency of debris removal: bimonthly

Frequency of mulch replenishing: 6 months

OBJECTIVE 2

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

Fertilisation of soils to replenish nutrients: All raised planters are to be fertilised using an approved slow release fertiliser as per the manufacturer's recommendations. Trees are to be fertilised in the first two years of establishment using a liquid based organic fertiliser as per the manufacturer's recommendations. An approved organic soil conditioning agent is to be applied to all raised planters as per the manufacturer's recommendations and worked into the top 150mm of the soil profile. Mulch is to be removed prior to application and reinstalled after soil conditioner has been added.

Frequency: Shrub fertiliser - annually

Frequency: Tree fertiliser – annually for the first two years

Frequency: Soil conditioner for raised planters – annually in early spring.

Maintenance Specification

Standard of work

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

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

British Standards

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

Use of Chemicals

The CMC must ensure that all approvals and measures are in place for the use of any chemicals e.g. herbicides or pesticides on the site within non-adoptable areas. The responsible party shall also ensure approvals and measures are in place for the use of any chemicals on the site within

adoptable areas.

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

Cleanliness

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

Pests and Diseases

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

Weed Control

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

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

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

External Lighting

The external building mounted lighting consists of self-contained long-life LED IP66 fittings which don't require replacement of lamps.

The fittings have been mounted at ground level to allow general cleaning from the ground as part of the façade cleaning. The fittings shall be periodically deep cleaned using a mobile access platform to maintain optimum efficiency.

Management and Maintenance Programme

Tasks	J	F	M	A	M	J	J	A	S	O	N	D
General - Soft Landscape												
Weed control												
Watering												
Pest and disease control												
Replacement planting												
Removal of litter and Debris												
Fertiliser application												
Trees												
Inspection												
Pruning and remedial work												
Tree fertiliser and soil conditioner												
Watering (in first 3 years of establishment)												
Check and adjust tree anchors (as required)												
Shrub and herbaceous planting												
Inspection												
Pruning (after flowering has finished)												
General - Hard Landscape												
Clear snow and ice												
Clear gullies and flush clean												
Remove litter, leaves and debris												
Treat weeds												
Inspect hard landscape												
Inspect furniture and repair to manufacturer’s guidance (as required)												
Inspection of boundary treatments												

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