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PEACOCK CENTRE - GORTON

PLANIT

DOCUMENT CONTROLS

File Name	Prepared by	Checked by	Revision
DN0385-PLA-XX-XX-RR-LA-00002-Management & Maintenance Plan	YH	SPL	P01

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SCOPE AND PURPOSE

To ensure the site continues to positively contribute to the surrounding landscape and local community it's vital that there is a long term commitment to management and maintenance, whilst providing a befitting and lasting legacy.

Proposal looks at long term monitoring and management aims to ensure the landscape fulfills its potential providing a high quality and ecologically rich landscape.

The management plan must be fluid and adaptable, used as a working handbook for day to day management activities as well as annual reviews. It should be capable of being added to and updated to capture changes in the natural evolution of each area as well as any changes in the use of the site, biodiversity ambitions / opportunity and climate change.

The effects of climate change on the landscape are unclear and therefore having a management plan that is adaptive to future conditions is required to ensure the site responds to the changing climate. This management plan is intended to be part of a cycle of action, monitoring, review, and, if necessary, revision of actions. Effective monitoring of changes in the species, habitats and other features of the site is an essential while monitoring and reviewing the effectiveness of interventions is also required.

BRIEF

The brief below describes the framework:

The initial management plan will cover a time period of 5 years, during which the planted material will become fully established. Anticipated management operations post 5 years, and up to a minimum of 30 years, are shown with the caveat that this plan should be thoroughly reviewed following Year 5, and every subsequent 5 year period, to ensure that it meets the future management needs of the site post establishment and delivers the long-term aims stated within this document.

The Management Plan must give consideration to environmentally sensitive design and management.

The Management Plan will seek to provide as a minimum no net loss in the nature conservation value of the site with the ambition to achieve a net gain over time.

TIMESCALE

This Landscape Management Plan initially covers a 5 year period from completion of the first phase to ensure adequate establishment. It also includes prescribed maintenance operations for the long term future management of the site over a minimum of 30 years.

ROLES AND RESPONSIBILITIES

It is vital for any Management Plan to move forward the key parties and their roles are defined at the earliest stage.

Following implementation, the landscape works will undergo an establishment period before responsibility for the long-term management and maintenance of the site is transferred to the appointed management body or management company. Thereafter, the appointed management body will be responsible for managing and maintaining the landscape and ecological features in accordance with this plan for a minimum period of 30 years to satisfy the Biodiversity Net Gain requirements.

REVIEW

The Management Plan and work maintenance prescriptions should be reviewed annually to ensure a high quality and ecology rich environment is maintained. These will be used as the basis for evolving the plan and setting reviewing targets for the long term future.

Monitoring is of fundamental importance, since this is the means by which the success of the plan will be measured. It is therefore important to establish standardised survey and monitoring methods, which enable valid year on year comparisons to be made. There will be a need for flexibility during its implementation. The Management Plan must be an evolving one, able to adapt to the specific needs of the landscape and nature conservation as these change.

The maintenance provider should undertake an annual review of the site, providing written documentation as to the ongoing establishment of the planting. This report should include a condition review of all new and existing plant material, success rates of newly planted material, and recommendations for future management regimes and immediate management requirements.



HARD LANDSCAPE MANAGEMENT

HARDWORKS | MAINTENANCE

MAINTENANCE OPERATIONS – HARDWORKS

Surfaces need to be maintained such that they provide a safe passage for all pedestrians and highway users. It is also essential that areas, which have been subject to major investment, are protected and sustained through an effective maintenance regime. The success of any public realm project will greatly depend on the attention given to maintenance.

It is important that paved surfaces are regularly inspected so that defects can be identified and rectified. Typically, early life maintenance or aftercare of new works will be the responsibility of the Main Contractor that delivered the works. The maintenance and defects liability period will generally be 12 months. The Main Contractor should visit the site at regular intervals during the maintenance period, to inspect all paved areas, and to undertake any remedial works. At the end of the maintenance period the contractor will be required to undertake remedial works to the satisfaction of the Client.

PAVING DEFECTS - RIGID

Common defects - Paved surfaces deteriorate in a variety of ways, depending upon the type of construction and cause of distress. When deterioration presents a safety hazard then maintenance becomes essential. Timely maintenance, in some instances can prevent deterioration progressing to a state where reconstruction is required. The majority of failures tend to be confined to the surface layers of paved areas, i.e. they concern the bedding and jointing that surrounds stone elements.

Descriptions and illustrations of common defects are given below:

Punching - Vertical downward movement occurs in and around wheelpaths. Punching shear is resisted by both the joints and bedding. The lower of the two capacities, joint shear or bed bearing will control the elements resistance to punching. The defect occurs in flexible and rigid surfacing. Localised or isolated areas of punching are likely to be due to poor workmanship. More widespread punching is more likely to be due to under design.

Progressive cracking - Debonding of the jointing material from stone elements commonly leads to progressive cracking. The continuous action of heavy vehicle tyres on the elements dislodges and pulverises sufficient quantities of the jointing material to cause a breakdown of the joint matrix. 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 - If the homogeneity of the upper layer is broken, it is impossible to control lateral movement with joint widths ≥10mm. Once the surface matrix is broken, it allows the tyre interaction of the traffic to move the setts in angular directions, thus perpetuating the breakdown of the rigid surface. Ingress of water then adds to the problems. Rutting is common and depending on the construction of the pavement the underlying layers of the structure will gradually deteriorate.

Broken or damaged elements - Apart from being unsightly, cracking and spalling can become a hazard if it creates a trip. Spalling occurs during transport and laying, but can less commonly be a fault in the material. It can result during manufacture, impact loading, abrasion and weathering. Inappropriate size or depth of element results in fracture under loading.

TREATMENT OPTIONS

Maintenance treatment will depend on the type of defect and what has caused the deterioration. For some surfacings, topping up of jointing may be all that is required, but poor surface profile may require a site investigation to provide information on the condition of the pavement at depth. Suitable strategies can then be formulated based upon informed engineering judgment.

The table on the next page summarises some common defects, resulting problems and treatments.





Refer to Hardworks Plans DN0385-PLA-XX-XX-DR-LA-01001 and DN0385-PLA-XX-XX-DR-LA-01002 for details and locations.

Defect	Problem	Treatments	
Rigid		**Temporary**	**Long-term**
Expansion and contraction joint cracks	Cracking	Monitor/method statements from bedding and jointing material supplier required	Deep water ingress can lead to structural faults.
Debonding of jointing material	Initiation of failure mechanism	Monitor / investigate	Replace jointing or reconstruct if poor design
Broken or damaged elements	-	-	Replace or reconstruct
Missing elements	Trip, water ingress	Fill holes	Replace element
Rocking elements	Hazard to users	Relay	-
Spalling of arises or surfaces	Unsightly trips	-	Replace
-	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
-	Blocked drain	Clear blockage	-

Guidance: To ensure the chosen treatment is cost effective, consideration should be given to the maintenance history of the paved surfacing, its future use and the likely failure mechanism.

LIFTING, REPAIR AND RELAYING

Relaying elements of flexible construction should be carried out in the same way as new construction (Refer to NBS specification). Additional guidance for flags is given in BS 7533-7:2010. Removing a damaged single element prior to relaying can be difficult, particularly if it is small element, as breaking it out may disturb adjacent modules. It may be necessary to consider relaying all elements, which abut the damaged area, or to relay a full line of elements back to an edge restraint. 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. An experienced paver is required to execute a good reinstatement.

Joint repairs

Where elements are part of a rigid construction and degradation of the cement mortar joint has occurred, it will be necessary to refill the joint. If necessary the joint should be raked out, which is time-consuming and costly. It may be more appropriate to use a small hand-held grinder with an attachment to remove the dust and debris, in a controlled manner, into some form of hopper. Once the joints have been cleaned out they can be refilled with a mortar appropriate to the trafficking category. Care is required to confine the mixture to the joint and prevent staining of the surface. Trafficking should only be allowed once the mortar has gained the appropriate strength.

Sealing

Proprietary sealing agents are sometimes used on paved surfaces, to reduce moisture penetration of the laying course material, and minimise staining from spillages. The paving surface must be completely dry and clean before any sealer is applied with the manufacturer instructions adhered to at all times. Whilst such products may offer certain advantages, careful consideration must be given to the suitability of the sealant and any subsequent effect on the colour appearance and slip/skid resistance of the paving.

CLEANING

Generally

The following recommendations deal with vehicles and associated equipment for use on paved footways/footpaths/pedestrian areas and roads:

- The equipment should be purpose designed to sweep the particular area and surfacing product. If there is any doubt, the vehicle manufacturer should be consulted.
- Where possible, low ground pressure tyres should be fitted to reduce the risk of breaking or cracking of flags.
- Tyres should be inflated according to the manufacturer's recommendations, again to ensure minimum weight distribution per square mm.
- Polypropylene, not wire, brushes should be used.
- 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.
- 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 pr epolymer sealant and by agreement with the cleansing authority on an appropriate sweeping regime.
- Following the use of mechanical cleaning operations, re-sanding of the joints in flexibly laid areas may be necessary.

The Use of Power Washing Equipment on Paved Areas

To aid in the removal of surface staining power washing equipment is often considered. Whilst such techniques offer certain benefits, particularly for larger areas, it is important that care is taken in their use to avoid damage to the structural integrity of the paving.

When using any form of Power Washer the following guidelines should be strictly adhered to:

- The power washer should be used on a setting, which is sufficient to remove the dirt without causing any further distress. A low-pressure setting is recommended.
- Do not direct the power lance directly down on to the paving, as this can result in loss of jointing material.
- Ideally a spraying movement should be adopted holding the power lance at a shallow angle, not greater than 300 across the diagonal (i.e. not parallel to joints).
- Certain high-pressure jetting machines have been known to mark / damage the surface of certain types of paving material. It is therefore prudent to carry out a small test area before commencing on a larger area.
- The area should be inspected after cleaning to ensure that joints are full.

General Dirt and Detritus

To remove general dirt and detritus, regular brushing is recommended. If detritus reduces the intensity of the colour of the material then this can be reestablished 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 channeled to either drainage points or containers where it can be safely disposed of.

Moss, lichens and algae

Moss, lichen and algae can be prevalent on hard surfacing where the area is heavily shaded, is under trees or is not laid to an adequate fall. If such growths do occur and are considered undesirable then the area should be treated with a proprietary weed or moss killer used in accordance with the manufacturers' instructions. Such products take some days to be effective and are most effective when applied during a spell of dry weather. The washes work best if any thick growths are scraped off first and the wash is well brushed in. Some treatments leave a residue to discourage the re-growth of the moss and algae but this will only be of limited value if the surrounding conditions leave the paving damp and in shade.

Rust Stains

Initially action must be taken to eliminate the sources of staining. To remove the rust stain, 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.

CLEANING - CHEWING GUM REMOVAL

Individual pieces of chewing gum can be removed with a freezing aerosol on the gum followed by scraping off the hardened gum with a wall/paint scraper. For more extensive removal of gum, we would recommend seeking the advice of a specialist cleaning contractor.

WASHING

Washing can be carried out using a portable pressure washer (up to 150bar rating) to remove dirt, grime etc. providing care is taken not to damage the surface with excessive pressure. Please ensure the water lance is kept at least 200mm from the surface and a fan type jet used, it will prevent the sub base being washed away underneath.

The surface can also be vacuumed in dry weather if desired.
For more extensive washing we would recommend contacting a specialist cleaning contractor.

CEMENT OR CONCRETE MARKS

Cement or concrete marks can be removed with careful use of dilute hydrochloric acid or a proprietary cement remover immediately followed by thorough rinsing with clean water.
(Please note that if a lime based aggregate has been used, the acid will tend to dissolve this as well).

REPAIRS AND DAMAGE

Small areas of damage can be repaired using the same blend as the surrounding surface. Dependent on the age of the original material, the patch repaired may take some time to tone in.

Oil Stains
Oil can penetrate readily into hard surfacing materials, but it should not stain if any spillages are removed promptly 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.

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.

Graffiti and Paint Stains
Both paint and graffiti are difficult to remove from most hard surfacing materials. Fresh wet paint should be soaked up with an absorbent material without wiping the paint, as this will spread the stain. It should then be treated with a suitable solvent such as white spirit and then the area washed with a de-greasing agent taking care in the disposal of the run-off material.

Dried paint should be scraped off as far as possible and then an appropriate paint remover applied.

Paint manufacturers may often be able to give more detailed advice on the removal of paint and graffiti. Therefore they should be consulted directly for specific recommendations.

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.

Smoke, Fire and Tobacco Stains
Normally such stains can be removed by scrubbing with detergent and hot water. Where the stains persist, a mixture of scouring powder and household bleach can be used. It is important the bleach is washed from the area with clean water once cleaning is completed and the run-off carefully disposed of.

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.

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 utili sing 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.

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.

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

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

As the staining begins to dissolve, some frothing may be apparent, which should be followed by agitation of the surface using a stiff bristle brush to completely remove all trace of the stain.
Once this process is complete the whole surface should be rinsed thoroughly with clean water, taking care to dispose of the run off safely. In the vast majority of cases, one treatment will be sufficient; however, in some cases re-treatment may be required.

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

- With deeper stains, the degree of acid treatment may result in an acid etched appearance.
- Protective clothing (gloves, boots, goggles etc.) should be worn at all times when using chemicals and the appropriate first aid measures must be available on-site.
- Take care to ensure that surrounding materials and 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.

General Cleaning
An annual detergent wash is also recommended.

Drainage Channel
An annual detergent wash is also recommended.



SOFT LANDSCAPE MANAGEMENT

SOFTWORKS | MAINTENANCE

A Health and Safety plan is an important consideration for any area of public realm. The landscape maintenance team will be expected to produce a risk assessment and method statement for the maintenance of the planting areas.

Highways

Maintenance works associated with works adjacent to highways will need to be considered as part of the general management and maintenance procedures

Chemicals

Chemicals generally should be restricted in use. All chemicals, herbicides, pesticides and fertilisers, should be approved by DEFRA and should be used, stored and disposed of in accordance with EN guidelines and COSHH Regulations 2002.

Maintenance Operations

Set out in the tables overleaf are the maintenance operations that should be carried out over the next 5 years 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 and 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 made.

Soft Works Generally

All shrub work be carried out by an approved member of the Arboricultural Association.

Standards: To BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.

Any shrub planting should be carried out between October and February.

All shrub work to be carried out to BS 3936-1 Nursery Stock: Specification for Trees and Shrubs.

Removing branches: Cut as shown in Arboricultural Association Leaflet No 8 'Mature tree maintenance'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.

Chain saw work: Operatives must hold a Certificate of Competence.

Defective, diseased, unsafe or weak parts of shrubs additional to those scheduled for attention: Give notice if detected.

Prevention Of Wound Bleeding. Standard: To BS 3998, clause 8.

Prevention Of Disease Transmission. Standard: To BS 3998, clause 9 and Appendix B.





Refer to Sofrtworks Plans DN0385-PLA-XX-XX-DR-LA-02001 and DN0385-PLA-XX-XX-DR-LA-02002 for details and location.

Projected Maintenance
The tree species have been carefully chosen for their suitability to the location. Formative pruning has already been carried out on the nursery and this will produce suitable growth and canopy shape for the space provided.

In the event of any structural damage to the trees by unknown circumstances such as an extreme weather event the following guidelines should be observed:

Where possible, pruning should be carried out in the dormant season to avoid excessive sap loss. The onset of sap pressure varies with species so the correct time to undertake pruning should be investigated for individual species before work is undertaken.

Irrigation
Irrigation of the shrub area particularly during the first 3 years will be fundamental to their long term successful establishment. No piped irrigation system is proposed as part of the scheme. The chosen maintenance contractor is responsible for watering as and when needed to ensure successful establishment and continued longevity.

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

Watering for Planting Area Under Building Canopy
The planting areas located beneath the building canopy will require additional attention to ensure adequate watering, as these areas receive limited natural rainfall. It is essential that these areas are regularly checked and watered more frequently, especially during the warmer months.

- During hot and dry periods, check soil moisture levels in canopy-covered areas at least twice a week and increase watering as necessary to prevent plant stress and failure.

- Ensure that the planting areas under the canopy are included in the routine maintenance schedule, with particular attention during the summer months to avoid prolonged dry spells.

Nutrition
The shrub areas have been backfilled with a suitable growing medium containing nutrition sufficient for the initial period of establishment.

After 3 years it would be advisable to apply an application of fertiliser in the Spring as a top dressing. A broad spectrum fertiliser such as HortiTop Complete (available from Hortifeeds) would be suitable. A routine soil test carried out every 2 years would establish the need for any supplementary fertiliser.

SOFTWORKS | MAINTENANCE

Proposed Individual Trees

Aims:

- To ensure satisfactory establishment and continuing health.
- To maintain the plants in a healthy condition and develop the site tree structure.
- To ensure the successful establishment and continuity of the overall design concept.
- To establish a valued and appropriate green resource for both users and wildlife
- To ensure that the trees survive long-term
- To increase the sites environmental and ecological value and strengthen local vegetation character by using species of local provenance to provides year round interest and diversity, and support an increased range of species.

Key Actions

Where possible, pruning should be carried out in the dormant season to avoid excessive sap loss. Some deciduous trees will bleed if pruned in late winter. The onset of sap pressure varies with species so the following timetable should be observed.

Review and Monitoring

Annually review for 30 years the condition of retained trees for evidence of structural weakness, pests and diseases and undertake any arboricultural operations as needed to ensure the longevity of the trees. Arboricultural operations should be undertaken in accordance with good arboricultural practice and by approved operators.

	Task	Year	Season	Frequency
	New Tree Planting			
1	Review of newly planted tree species and tagging of trees that have failed to survive or are failing.	1-5	August-September	As required
2	Replace any dead or dying trees that failed to establish with equivalent or equal and approved species.	1-5	November-March	As required
3	Check stakes and ties on newly planted trees for looseness, breaks or decay and adjust, re-fix or replace defective items.	1-5	All year	Each maintenance visit
4	Remove all stakes and ties.	3	Autumn	Remove after 3 growing seasons
5	Trees are to be maintained upright and adjustments made during strong winds. Ensure trees remain firmly bedded after disturbance and re-firm if necessary.	1-5	All year	Each maintenance visit
6	New trees to be inspected by a suitably experienced arborist. Monitoring to inform action required to aid establishment, including watering and application of mulch and/or fertilisers.	1-5	May-September	1
7	Water as necessary to ensure establishment and continuing health. Ensure regular checks using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1-3	All year	As required
8	Apply granular fertiliser according to manufacturer's recommendations	1-5	Spring and Autumn	Bi-annually
9	Control all pests and diseases as necessary	1-5	All year	As needed
10	Prune all trees annually as needed to maintain a minimum 2.2m clear stem and desired form.	1-5	In accordance with the species pruning schedule	Annually
11	Top up bark mulch to original specification annually	1-5	Spring	Annually
	Maintenance post 5 years in addition to above			
12	Replace any dead/ under performing trees planted. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause.	6+	Autumn - Winter providing ground conditions are suitable	Annually
13	Carry out an annual inspection of all trees and carry out remedial work as necessary	6+	Summer/Autumn	Annually
14	Control all pests and diseases as necessary	6+	All year	As required
15	Maintain a clear stem height of 2.2m to all trees within public areas and those located within close proximity of fenced boundaries	6+	All year	As required

SOFTWORKS | MAINTENANCE

Proposed ornamental shrub, herbaceous, grass and bulb planting

Aims:

- To successfully integrate the development into the site, providing a high quality, sustainable, durable and safe external environment for workers and recreational users of the site
- To increase the sites environmental and ecological value and strengthen local vegetation character by using species that provide year round interest and diversity, and support an increased range of species.
- Manage the areas in accordance with best practice to protect, sustain and improve the environmental quality.
- Ensure species chosen are resilient to climate change and plant diseases.
- Acknowledging the design principles of Secure by Design to ensure safety and visibility to all users.

Key Actions:

- Providing a variety of ornamental shrub and herbaceous planting around the key areas to stimulate senses and establish a high quality landscape setting.
- Ensure shrub and herbaceous species have the appropriate maintenance regime in place to ensure continued health and that high quality areas are being achieved.
- Monitor the management regime every 5 years with an annual review to identify public health and safety concerns for at least 30 years.
- Retain perennial plants with winter interest (e.g. seed heads, structure, and ornamental grasses) until early spring before cutting back, to preserve seasonal character and support biodiversity.

	Task	Year	Season	Frequency
Ornamental Planting				
1	Maintain weed free area to the surface of all planting areas	1-5	March-October	x8
2	Fertiliser application	1-5	Spring	x1
3	Re-firm all shrubs as necessary	1-5	Spring-Autumn	x8
4	Prune woody species as necessary to encourage healthy growth	1-5	Spring-Autumn	x2
5	Prune early flowering shrubs after flowering	1-5	Early Summer	1
6	Prune late flowering shrubs before new growth	1-5	Early Spring	1
7	Prune evergreen shrubs	1-5	Mid Spring	x1
8	Cut back perennials in the spring once the risk as frost has passed as foliage cover protects the growing crown during winter.	1-5	Spring	x1
9	Leave species with seed heads with visual interests over winter and cut back in Spring	1-5	Spring	1
10	Control all pests and diseases as necessary	1	As required	As required
11	Remove all dead or damaged material	1-5	March-October	x8
12	Water as necessary to ensure establishment and healthy growth. Ensure regular checks, especially to planting areas under building canopy, using a moisture probe testing during the first year after planting on a monthly cycle during the summer months of May-September.	1-2	Spring, Summer, Autumn	As required
12	Replace dead or damaged material to original specification	1-5	Autumn	x1
13	Top up mulch planting to original specification at the start of each year after the cutting back of tender perennials.	1-5	Spring	x1
14	Divide large groups of perennials every 3 years	1	Spring	x1
15	Litter removal from planted areas	1-5	Year Around	As required
16	For Raingardens: Inspect inlets, outlets and overflows for blockages and clear	1-5	Year Around	x2 and as required
Bulb Planting				
16	Allow foliage to die back naturally once flowering has ended. Do not remove foliage when green.	1-5	Note	Note
17	Do not mow grassed areas containing bulbs until foliage has browned	1-5	Note	Note
	Operations post year 5 (in addition to year 1-5 operations)			
18	In year 5 commence thinning regime of any shrub planting implemented in year 1. Extent of thinning to be determined at the time. Selectively coppice shrub species where required.	5	Autumn	3 years
19	Replace any dead/under performing shrubs. Where planting continually fails to establish, undertake investigations to ascertain any underlying cause	6+	Spring	Annually

SOFTWORKS | MAINTENANCE

Proposed Wildflower Grassland:

Aims:

- To establish a healthy and bio-diverse wildflower sward that positively contributes to the ecological value of the site.
- To improve the habitat opportunities of the site and to improve the green network / interconnectivity.
- To contribute to the aesthetic qualities of the site.

Key Actions:

- To establish appropriate maintenance regimes that ensure that the sward is managed successfully and the anticipated bio-diverity value realised.
- Utilise a native species mix to maximise bio-diversity value

	Task	Year	Season	Frequency
	Wildflower turfed area - year 1 operations			
1	Water as necessary during the establishment period to ensure healthy growth. This may require weekly or even daily watering in particularly hot and dry spells. Do not allow the turf to dry out during the time it establishes.	1	March - November	As needed to establish sward
2	If sown in early spring or autumn for first-spring flowering, growth should be regularly mown to 20 cm, with cuts every four weeks and arisings removed until June to reduce the risk of spring weed ingress. Cutting below 20 cm should be avoided, as this may place excessive stress on low-flowering species.	1	Autumn	1
	Year 2 onwards			
3	Manage as per a traditional hay meadow. Undertake a 'hay cut' in late last summer once all the meadow species have flowered. Cut to 40mm and leave the cut material on the ground for 3-5days to allow the seed to shed. Then remove from site	2-5	August	1
4	Mow the re-growth to 40mm through to late autumn/ early winter and again in March if needed	2-5	August - November, March	Monthly
5	Remove any aggressive plants that may establish via mowing and hand operations	2-5	All year	Inspect at each maintenance visit



STREET FURNITURE MANAGEMENT

STREET FURNITURE | MAINTENANCE

General Maintenance Operations

In addition to the recommendations below, also refer to the maintenance and operational instructions from the individual street furniture suppliers. Advice from the suppliers can also be sought regarding the maintenance of their products using the contact details supplied.

Timber to Benches/ Picnic Sets / Seating

Timber components should be inspected every 6 months, more in exposed locations, and cleaned to prevent dirt or moss build up.

Hardwood can be cleaned with a Molecular Nano (MN) cleaning product and treated with an MN sealant (a non-film forming hardwood treatment that slows down greying, and protects against dirt and other factors that impact the quality of the wood). This is a good time to check for any damage or splintering that may require repair. Splinters, sharp edges or graffiti can be removed through light sanding.

Resin or gum exudation may occasionally occur on the finished surface of timber, especially during periods of warm weather. The condition generally will diminish with the passage of time. Should excesses of resin remain on the surface, these may be removed using a sharp blade. Care should be taken to work with the grain and to avoid marking the surface.

If left in the natural state the long life expectancy of Naturally Very Durable Hardwood is not significantly impaired. A light sanding can bring back the colour of the grain.

Steel to Furniture - Litter Bins, Cycle Stand & Seating (support frame and panel)

The stainless / powder coated steel should be washed down with proprietary cleaner and washed down with clean water. All hinges on bins should be checked and oiled regularly, taking care not to leave oil stains on surrounding paving.

Powder Coated Elements

Powder coatings can be treated like most other paints and will benefit from regular washing. If the powder coating is chipped or the steel is exposed in anyway, it is recommended that this should be 'touched up' using external grade paint. Cleaning should take place every 6 months. A mild detergent applied by cloth, sponge or soft brush should be used. The aesthetic life will be prolonged by waxing or polishing with good quality car shampoos and waxes.

Cycle Stands

The steel should be washed down with soap or mild detergent and warm water followed by a clear water rinse.

Informal Play Elements (timber stepping logs and fallen tree trunk)

The timber stepping logs and fallen tree trunk features should be visually inspected every 6 months to check for signs of instability, cracking, splitting, decay, loose components, or surface damage that could pose safety risks.

Any damaged or unstable timber elements must be repaired or replaced immediately with materials of the same specification to maintain safety and aesthetic consistency.

Follow supplier's maintenance guidance and recommendations for detailed care instructions and product-specific requirements.

Play Equipment

Play elements should be inspected regularly to prevent any safety risks. The play equipments maintenance should follow guidance manufacturer's recommendations and RoSPA guidelines. Cleaning, tightening bolts, lubricating moving parts, and maintaining safety surfacing are routine tasks.

Cycle Stands

The steel should be washed down with soap or mild detergent and warm water followed by a clear water rinse.

Gates to Communal Area

Gates should be inspected regularly to ensure they remain safe, secure and fully operational. Timber elements should be checked for signs of damage, splitting or decay and cleaned periodically using a soft brush and mild detergent with clean water, avoiding excessive saturation. Metal components should be washed down with warm water and mild detergent, followed by a clean water rinse to remove dirt and debris.

Hinges, locks and moving parts should be checked and lubricated as required using an appropriate light lubricant to ensure smooth operation. All fixings should be inspected and tightened where necessary. Any damage, corrosion or defects should be repaired or replaced promptly. Gates should be kept free from debris and obstructions at hinges and thresholds, and manufacturer guidance should be followed where applicable.

Stone Topped Gabion Basket

Gabion baskets should be inspected regularly to ensure the mesh remains secure, stable and free from damage or corrosion. Stone fill should be checked for settlement and made good where necessary using matching material. Vegetation, litter and debris should be removed to maintain appearance and performance. Light cleaning may be carried out with water, avoiding high-pressure washing. Manufacturer guidance should be followed where required.



Refer to Furniture, Lighting & boundary Plans DN0385-PLA-XX-XX-DR-LA-04001 and DN0385-PLA-XX-XX-DR-LA-04002 for details and locations.

Description	Year (s)	Season/Month	Frequency (per year)
Litter Bins & Gates			
Cleaning of steelwork. Wash down with soap or mild detergent and warm water followed by a clear water rinse.	Ongoing	Year round	x4
Maintenance of hinges. Door hinges to be oiled regularly being careful not to leave oil stains on surrounding paving.	Ongoing	Year round	x4
Metal furniture - including bollards, sections of seating and benches			
Wash down with soap or mild detergent and warm water followed by a clear water rinse	Ongoing	Year round	x4
Powder Coated Elements			
Wash down with soap or mild detergent and warm water followed by clear water rinse	Ongoing	Year round	x4
Wipe clean with soft cloth and soap or mild detergent and warm water as required in between full wash down clean	Ongoing	Year round	As required
Mini Swing			
Wash down with soap or mild detergent and warm water followed by a clear water rinse	Ongoing	Year round	As required
Inspection for signs of damage or wear for loose boards, damaged or deteriorating section.	Ongoing	Year round	x2 and after sever weather (eg. Strong wind, heavy rain and snow)
Informal Play Elements			
Visual inspection for any loose or default items	Ongoing	Year round	x2 and after sever weather (eg. Strong wind, heavy rain and snow)
Wash down with soap or mild detergent and warm water followed by a clear water rinse	Ongoing	Year round	As required
Gabion Elements with Stone Topped Seat			
Inspection for signs of damage, movement or corrosion to mesh, stone topping and seating elements. Any loose, displaced or damaged sections to be repaired or replaced as necessary. Stone fill to be checked for settlement and made good using matching material.	Ongoing	Year round	x2 and after sever weather (eg. Strong wind, heavy rain and snow)
Cleaning with water to remove dirt, algae and debris. Avoid high pressure washing to prevent disturbance of stone arrangement.	Ongoing	Year round	As required

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