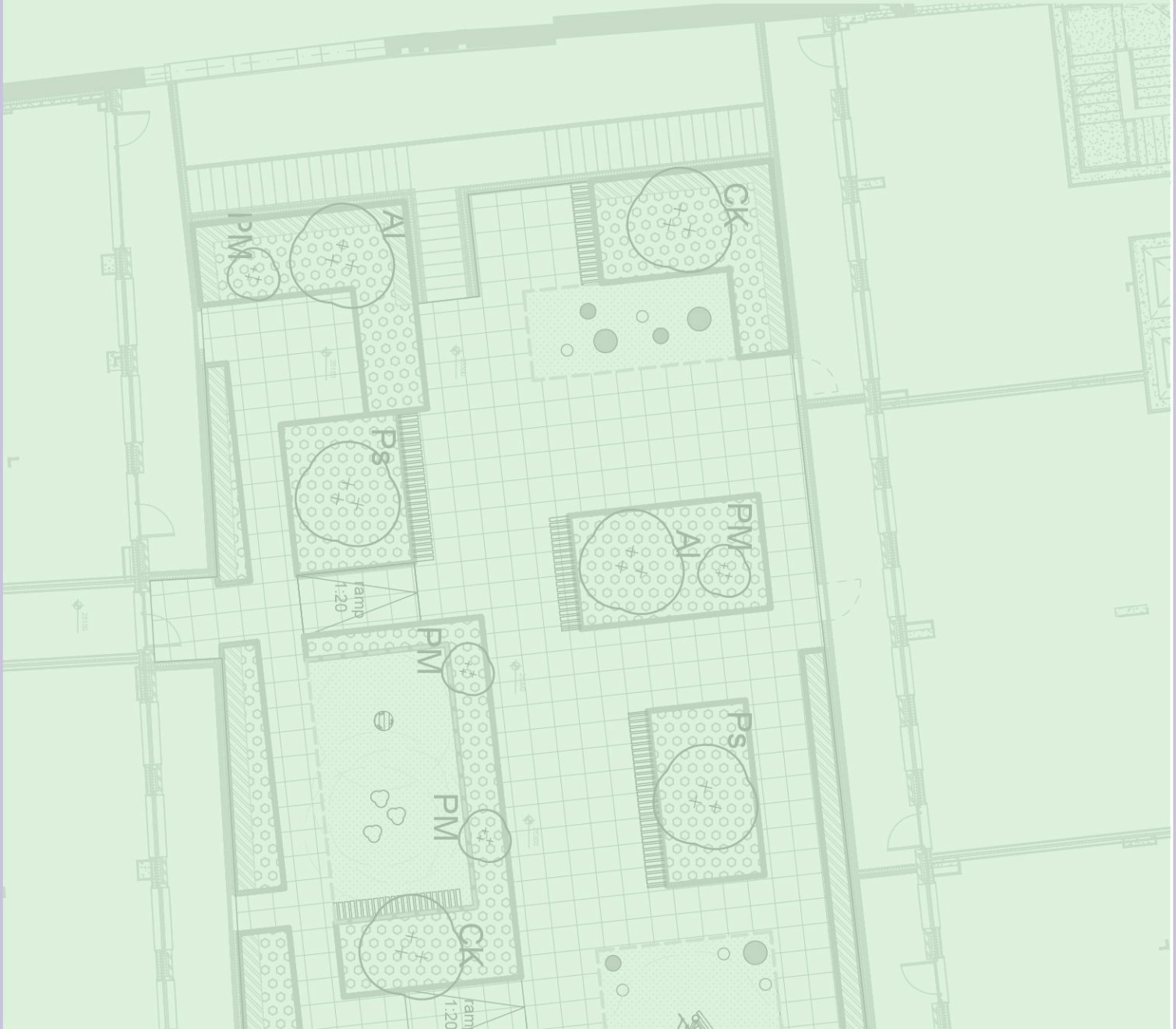


44-46 High Road Wood Green



Planning Document for Condition Submission

Landscape Management and Maintenance Plan

March 2023
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44-46 High Road. Wood Green,

SP0434_01, **Landscape** Maintenance and Management Plan
(Draft for Planning Submission purposes only):

26-03-23



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1.0 PROJECT PARTICULARS

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1.1 PROJECT TEAM

Client	Wood Green High Road LLP
Q.S.	Barry Tankel Partnership
Architect	fourfoursixsix
Structural Engineer	John Farquharson Partnership
Civil Engineer	John Farquharson Partnership
Landscape Architect	NTA
M&E Engineer:	BSEC Design Limited
CDM Planning Supervisors	Jim Slater UK Ltd
Planning Consultants	Lee Evans
Main Contractor	RDE Construction Limited

2.0 INTRODUCTION

2.1 INTRODUCTION

- 2.1.1 Neil Tully Associates were appointed by **Wood Green High Road LLP** as Landscape Architects for the design of the landscape for the residential development at 44-46 High Road Wood Green. This report forms the landscape management and maintenance plan for the landscape areas of communal open space, including play spaces and landscape frontage areas, and the green roof areas, and is to be used in the ongoing maintenance of the external space.

2.2 THE PROPOSALS

Description of works.

Areas subject to site wide management include:

- The central podium courtyards and associated play and seating areas
- Garden spaces at ground level,
- Green roof areas.

The amenity/recreational courtyard areas include play equipment along with artificial lawns, specialised play surfacing, associated furniture and lighting.

Ornamental planting to key focal areas will comprise shrubby, herbaceous and grass species as indicated on the plans.

Footpaths within the built form will be in podium slabs, with private gardens in exposed aggregate slabs paving, as indicated on the drawings.

Note

This specification is to be read in conjunction with the NTA Drawings and in conjunction with current 4466 drawings. Refer to up-to-date NTA drawing issue sheets for current revision status.

- 2.2.1 The objective of the design is to create a communal open space structure with a strong identity that conforms to the overall site plan. Furthermore, the scheme will soften the interface between street and buildings by planting.

Hard elements of the design such as paving and benches have been selected for their robust qualities and for their aesthetic appeal.

- 2.2.2. Maintenance responsibilities.

The long-term intention is to transfer any areas of communal open space to a Management Organisation (MO).

During the 12 month post Practical Completion, Defects Liability Period the landscape will be maintained by contractors appointed by Wood Green High Road LLP and transferred to the MO once housing occupations occur. The exact timing of this will be agreed with the MO following PC.

Any areas of communal landscaping around apartment blocks will either be transferred to the MO. Again Wood Green High Road LLP will maintain these areas until they have been transferred to the relevant parties.

2.3 EXTENT OF MAINTENANCE WORKS

As indicated on the drawings

The maintenance tasks will incorporate: Maintenance of and replanting where required to: Trees, shrubs, herbaceous species, hedges and lawn areas/verges, maintenance and topping up of bark and stone chip mulches and timber edgings, cleaning and maintenance of all hard surfaces, slabs, setts, kerbs and street furniture / lighting, maintenance and repair of balustrades where required and regular litter collection.

This report is to be extended at the client's discretion and throughout the first 5 years of maintenance. It is intended that the contract be let on an annual basis with a JCLI Maintenance contract or similar.

2.4 LOCATION

- 2.4.1 The development comprises: The project consists of 121 residential units above two large retail units. The apartment elements are set-back from both street frontages and focus around a central communal courtyard. The site is situated on the High Road in Wood Green.

2.5 TOPOGRAPHY

- 2.5.1 the site is flat with the landscape areas are set on various levels being mostly constructed on podium deck structure.

2.6 SOIL CONDITIONS

- 2.6.1 All landscaped soiled areas been provided with Premium Quality lightweight podium soil to BS 3882.

2.7 WATERING ARRANGEMENTS

- 2.7.1 The podium areas will be irrigated to provide adequate year round watering to all planting bed and lawned areas. When necessary, the contractor is to provide bowsered water or standpipe water supply by agreement with the relevant authorities.

2.8 MICROCLIMATE

- 2.8.1 The surrounding built form will shelter the central landscape areas from prevailing winds with all areas experiencing some degree of overshadowing. The landscape design accounts for the anticipated microclimatic conditions.

2.9 EXISTING VEGETATION

- 2.9.1 There are no exiting trees or vegetation on site.

2.10 MAINTENANCE OF LANDSCAPE AREAS

- 2.10.1 The purpose of maintaining and managing the site is to encourage the satisfactory establishment and long-term viability of the landscape proposals.

- 2.10.2 It is recognized that soft landscape is a living dynamic system and it may be appropriate to vary the proposals contained herein as the scheme develops. It is intended that this

specification will outline the intentions of the scheme whilst highlighting good practice. The landscape maintenance contractor responsible for the site should keep to the spirit of the original design concept whilst responding in a sensitive and practical way to issues which may arise in future years.

3.0 MAINTENANCE SPECIFICATION

3.1 DESCRIPTION OF WORK

- 3.1.1 The purpose of maintaining and managing the site is to encourage the satisfactory establishment and long-term viability of the landscape proposals. See section 2.3 for a brief description of the scope of works.

3.2 STANDARD OF WORK

- 3.2.1 The Landscape Maintenance is to be carried out to a high standard. Communal, public and semi-private 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 Landscape Maintenance Contractor shall ensure that the works themselves do not cause inconvenience or danger to the public and users.

3.3 BRITISH STANDARDS

- 3.3.1 All materials, workmanship and horticultural terms shall comply with the current, appropriate British Standards unless specifically stated in this specification.

3.4 PROTECTION TO PROPERTY

- 3.4.1 The Landscape Maintenance Contractor shall prevent damage to and protect as necessary, existing paving, buildings, fittings, utilities and all existing plants. Any damage caused thereto shall be made good by the Landscape Maintenance Contractor at his own expense.

3.5 PROTECTION OF PEOPLE

- 3.5.1 The Contractor shall ensure that any chemical application is undertaken by a trained operative who has the NPTC/ National Sprayer Testing Scheme (NSTS) certificate and in accordance with the manufacturer's directions and with the Approved Code of Practice for the Safe Use of Pesticides for Non-Agricultural Purposes where they apply. The contractor shall ensure at all times that the public and his 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. He will be liable for any loss or damage caused by misuse of chemicals, especially with regards to third persons. The Contractor will keep a daily record of all chemicals used and their dosage. Herbicide application in areas open to the public shall not be carried out unless with the express written agreement of the Supervising Officer.

3.6 PROTECTION OF WATER COURSES

- 3.6.1 The Contractor shall ensure that no application of chemical pesticide, herbicide or fertilizer is made in the run-off areas adjacent to water bodies. Due care shall be taken that no other foreign material shall enter the water bodies.

Special care is to be taken when working adjacent to water particularly by exiting filed ditches and the swale areas.

3.7 CLEANLINESS

- 3.7.1 At the end of each day of each visit, the Contractor 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 all areas of hard surfacing are left in a clean condition, free from any soil, mud, leaves, cuttings and plant prunings.

3.8 PROGRAMME OF OPERATIONS

- 3.8.1 The Landscape Maintenance Contractor shall follow the Programme of Operations as listed within the Maintenance Specification. On confirmation of his appointment to carry out the works the Contractor shall provide a comprehensive programme of dates when he intends to visit the site for management approval. Should such dates be substituted during the course of the Contract, due to inclement weather, the Contractor shall notify the Supervising Officer to agree a suitable alternative date or dates.

Payment for tasks will only be made after satisfactory completion and receipt of maintenance visit report sheets to the supervising officer.

3.9 OPERATING CONDITIONS

- 3.9.1 The Landscape Maintenance Contractor shall order his works to take account of any specific ground and weather conditions required for maintenance works.
- 3.9.2 Chemical applications shall only be undertaken in suitable weather conditions as described by manufacturers.

3.10 WATERING

- 3.10.1 The Landscape Maintenance Contractor shall ensure that he is conversant with the positions of watering point(s) and any irrigation systems on site. He shall include for transporting water in an appropriate manner to the areas where it is required wherever necessary.
- 3.10.2 Where trees and plant areas are not within watering point radii, the Landscape Maintenance Contractor shall be responsible for ensuring that all planting is sufficiently watered to maintain healthy growth. When necessary, water using a fine rose or sprinkler until the topsoil reaches field capacity.
- 3.10.3 Care is to be taken when undertaking maintenance tasks within planting beds or when cutting lawn areas not to damage the irrigation pipes and jets, or the pop-up sprinklers. Any damaged pipes /sprinklers are to be brought to the attention of the supervising officer if an onsite repair cannot be made.

3.11 PESTS AND DISEASE

- 3.11.1 The Landscape Maintenance Contractor shall notify the Supervising Officer of any pest or disease problems occurring which affect the vegetation on site. He shall implement appropriate treatment as agreed to coincide with normal maintenance visits, where possible. All operations shall comply with statutory safety requirements. All diseased wood, prunings etc. shall be removed from site and burnt.

3.12 REPLACEMENTS

- 3.12.1 The Landscape Maintenance Contractor shall advise the Supervising Officer of all trees and plants found to be dead, dying, vandalized or not growing in a vigorous condition.

3.13 INSURANCE

- 3.13.1 The Landscape Maintenance Contractor shall be fully insured for Public Liability and shall provide details of the amount of cover with his tender.

3.14 PROTECTIVE CLOTHING

- 3.14.1 Appropriate protective clothing shall be used by the Landscape Maintenance Contractor's staff at all times and shall comply with the Health and Safety at Work Regulations.

3.15 SITE VISITS

The Contractor shall visit the site sufficient enough to carry out the maintenance duties as specified in this document and a minimum of once a month. The landscape maintenance contractor shall ensure that he gives at least 48 hours' notice to the Supervising Officer of his intention to visit the site. He shall complete an attendance sheet signed by the Supervising Officer (or his representative) and submitted to the Supervising Officer within 7 days (see Appendix D). Payment for maintenance work shall only be made on receipt of these signed sheets.

- 3.15.2 The developer and its successor(s) should commit to carrying out the maintenance duties as specified in this document and minimum of once a month.

- 3.15.3 Additional visits may be required during periods of drought, and the contractor shall provide rates for weekly visits.

3.16 MULCHING

- 3.16.1 Mulched areas are to be topped up as necessary using the same material as was originally specified to maintain the original specified depth until such time as canopy closure occurs.

- 3.16.2 Beds mulched with stone chippings are to be maintained in a weed free state at all times, with the chippings being maintained at the minimum specified depth.

3.17 FERTILISING

- 3.17.1 The Maintenance Contractor shall make a yearly application of slow release fertilizer to all ornamental shrub areas and tree pits.

3.18 WEED CONTROL

- 3.18.1 In the course of the routine maintenance visits, the Landscape Maintenance Contractor shall undertake the weed control necessary to keep the site in a neat, tidy and weed free condition and to allow specified species to develop free from unnecessary competition.

- 3.18.2 Weeding may be carried out by hand, by machine, by herbicide or by a combination of all three consistent with the other requirements of this maintenance specification. Where a herbicide is to be used, it is the Contractor's responsibility to ensure that the herbicide he proposes to use is appropriate for the purpose and location (see also 2.1.4 - Protection of Water bodies).

- 3.18.3 Use of herbicides will be in accordance with the manufacturer's recommendations and in strict accordance with the latest Control of Substances Hazardous to Health (COSHH) regulations. Unless otherwise approved only contact/ translocated herbicides shall be

used. Specific areas where weed control will be necessary include weeds/ moss in paving areas, undesirable species in grass areas and weeds in tree/ shrub/ groundcover beds.

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

3.19 LITTER

- 3.19.1 At every maintenance visit the Contractor shall remove all litter from planted areas and cart to Contractor's tip. The Contractor shall concentrate particularly on the removal of litter and debris within planting beds which are difficult to reach by the Contract Cleaners who also have cleaning duties in external areas.

3.20 PLANTED AREAS (GENERAL)

- 3.20.1 Planted areas comprising trees, shrubs, hedges and herbaceous, groundcover and climbers shall be maintained in accordance with the general conditions. Particular emphasis should be given to weed control and maintenance of the mulch layer for ornamental areas and encouraging the prompt spreading of groundcovers.

- 3.20.2 Only limited thinning of planting is expected to the planted scheme. Any thinning should be carried out with the aim to allow ornamental plants to thrive, groundcovers / low plants space to grow without competing for space and to encourage flowering and removing dead stems from perennials.

Maintenance of trees and shrubs shall include tightening of the underground guying system to maintain an upright orientation, with ratchet tensioners and turnbuckles greased to ensure smooth future operation. Geotextiles and mulch is to be replaced and secured after tightening guys.

- 3.20.4 Maintain all climbers thinning out dead and overcrowded wood and securing to walls and columns as necessary. Additional water is to be applied to all plants adjacent to walls or in isolated areas of paving.

- 3.20.5 Aeration and irrigation pipes are to be kept free of detritus and caps secured and protected with mesh.

- 3.20.6 Removal of support system may occur within 5-8 years of planting, dependent on stability achieved.

- 3.20.7 Specimen trees should be pruned clear of vassal suckers and side growths and crown-lifted gradually to produce strong specimens with clean boles up to the first desired lateral branches.

- 3.20.8 Manual irrigation of the trees will be via the aeration pipes that are connected to circular perforated pipe around the circumference of the root-ball. Watering will be carried out as required, with daily visits during periods of dry weather greater than one week.

- 3.20.9 Maintenance of the ornamental shrub areas shall follow the general guidelines, with pruning according to species and form, in order to clear dead wood, promote healthy growth and produce desired naturalistic form.

- 3.20.10 Weed control to the ornamental planting should be reduced as the planting matures and groundcovers spread. Where necessary, weeds should be controlled by combined hand weed and spray operations and the application of approved contact herbicide. The

Landscape Maintenance Contractor shall be responsible for all notification as appropriate for work adjacent to water bodies.

Maintain all mulched and graveled areas on a monthly basis, sweeping any loose material from adjacent surfaces and topping up where required on a three monthly basis.

Hedging to ground floor houses is to be maintained to a height and width of either 40cm for Buxus hedges and for native Carpinus hedges 110cm (70cm width) above soil level, unless otherwise directed.

3.21 HARD AREAS (GENERAL)

3.21.1 Hard areas are to be kept clean at all times using hand or mechanical sweepers. Ensure joints are sealed prior to commencing mechanical cleaning (do not use mechanical cleaners within the first 6 months of repaired areas). Suction cleaners are not to be used on sand jointed surfaces.

3.21.2 Keep all hard areas clean of litter, dirt, stains, leaves, weeds and moss and in a safe condition. Use suitable approved herbicides in accordance with the general conditions.

3.21.3 Inspect all hard standings on a monthly basis informing the CA of any hazards or damage. If dangerous surfaces or edges are identified make the area safe, erecting suitable warning barriers and contact the CA immediately. When instructed repair the damage promptly in accordance with best practice and all safety standards.

3.21.4 On a monthly basis inspect all drains and sumps, cleaning and flushing blockages as required.

3.21.5 Wash and scrub all stone benches every 3 months with suitable liquid cleaners and scrubbers to remove any stains without damaging the stone surface.

3.21.6 All resin bound and rigid surfaces are to be brushed and washed in June to remove accumulated dust and soil.

3.22 GRASS AREAS (GENERAL)

3.22.1 The cutting of grass areas is to be carried out by the Landscape Maintenance Contractor. Cut areas with a cylinder type mowing machine, using a box to remove clippings. Maintain the grass sward at 50mm in height throughout the season using the appropriate number of cuts per season (approximately 18 per season).

3.22.2 Areas requiring repair should be renovated using turf as originally specified.

3.22.3 Depressions and humps in the grass areas are to be leveled out and re-turfed as required as part of the maintenance work.

Manually irrigate turf areas to maintain a healthy sward as required. Allow for one watering a week, of grass without an irrigation in the summer months.

3.22.4 Where an irrigation system is employed, maintain and monitor the systems in accordance with the supplier's instructions.

- 3.22.5 Pernicious weeds should be controlled by application of approved translocated herbicide at the manufacturer's recommended rates during periods of active growth, typically May / June in favorable conditions.
- 3.22.6 Occasional turf fungal diseases may be treated by localized application of an approved broad-spectrum fungicide, although this treatment is expected to be minimal.

SEEDING: GENERAL AREAS

- 3.22.7 EG22c - SEED FOR all standard grassed areas and gardens
(Where required and as indicated on the drawings)

Mixture:

%	Latin name	Common name
10	<i>Agrostis castellana</i>	Highland Bent
50	<i>Festuca rubra</i>	Slender-creeping Red-fescue
20	<i>Lolium perenne</i>	Perennial Ryegrass
20	<i>Poa pratensis</i>	Smooth-stalked Meadow

With *Trifolium repens* – small leaved white clover

Supplier and reference: EG22c mix: Wear Tolerant turf grass mix -
EMORSGATE SEEDS

Limes Farm, Tilney All Saints, King's Lynn, Norfolk PE34 4RT

Rate of application: 25g/m²

- 3.22.8 QUALITY OF SEED FOR ALL GRASSED AREAS

Supplier to guarantee British/native provenance (local genotype if possible).

Certification: Blue label certified varieties.

Standard: EC purity and germination regulations.

Official Seed Testing Station certificate of germination, purity and composition: Submit when requested. Samples of mixtures: Submit when requested.

- 3.22.9 SOWING

- Sow seed in calm weather during Autumn or Spring as approved with the Landscape Architect to suit the construction programme
- The seed must be surface sown and can be applied by machine or broadcast by hand. To get an even distribution and avoid running out divide the seed into two or more parts and sow in overlapping sections. Do not incorporate or cover the seed, but firm in with a roll, or by treading, to give good soil/seed contact.
- August-September and March-April usually produce the best conditions for sowing outside in most parts of the UK. May to July sowings also work well in wetter western regions. Late autumn sowings should be avoided on sites prone to water-logging in winter and late spring and summer sowings should be avoided on droughty sites. Sowings into existing grass work best in autumn.
- Recommended sowing rates for wild seed mixtures are much lower than conventional lawn and amenity grass rates (4g/m² compared with 25g/m²). This is deliberate, as rather than aiming for rapid ground cover to suppress all weeds, wild seeding aims to allow an extended period of establishment with room for both fast growing grasses and slower germinating flower seeds

3.22.10 GRASS SOWING SEASON

Grass seed generally: March to May or September to October.

PROTECTING/CUTTING

3.22.11 FIRST CUT OF TURFED/SEEDED AREAS

When grass is approximately 50mm high remove debris, litter and all stones and clay balls larger than 25mm in any dimension and roll with a light roller.

About 48 hours later and when grass is reasonably dry cut with a sharp five bladed cylinder box mower to approximately 25mm high. Remove and dispose of all arisings.

3.22.12 FIRST CUT OF LAWNS

When grass is 75 mm high remove debris, litter and all stones and earth clods larger than 25 mm in any dimension, and when grass is reasonably dry, cut to approximately 25 mm high, using a cylinder mower

Arisings: remove from site

3.22.13 FIRST CUT OF GENERAL AREAS: When grass has grown to the scheduled height of initial growth, remove debris, litter and all stones and earth clods larger than 25 mm in any dimension, and when grass is reasonably dry, cut as scheduled. Remove arising's from site.

MAINTENANCE

3.22.14 FAILURES OF SEEDING/TURFING

Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period. Monitoring for wildflowers grassland will only apply to those being retained.

Defective materials or workmanship: Areas that have failed to thrive.

- Exclusions: Theft or malicious damage.

Method of making good: Recultivation and reseedling/ returfing.

Timing of making good: The next suitable planting season.

APPENDIX A

PLANTING SPECIFICATION FOR REPLACEMENT PLANTS

APPENDIX A**PLANTING SPECIFICATION FOR REPLACEMENT PLANTS****A1.1 TRANSPORT AND HANDLING****A1.1.1** Transport and handling shall be carried out in accordance with season and good horticultural practice.

Transport and handling shall comply with CPSE 'Handling and establishing landscape plants' (obtainable from the Horticultural Trades Association) Part I, Part II and Part III, paragraphs 1.3.3 to 1.3.6, 3.0, and 4.0.

All packages shall be adequate to protect the plants and prevent their drying out or damage of any kind during transportation.

All plants must be in a turgid condition and stacked in such way that breakage or crushing by the weight of the plants above or securing ropes will not occur in transit.

The plants shall be loaded in a manner suitable to facilitate simple unloading techniques which are not labour intensive and minimise risk of damage.

The growers' price shall be taken to include packaging and carriage within a 500 mile radius from the growers' nursery.

Protect plants/trees from frost. Handle plants/trees with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.

Plant packaging: co-extruded polythene bags. Packaging of bulk quantities: pallets or shrink wrapped

A1.2 TREES, SHRUBS AND HERBACEOUS**A1.2.1 TREES GENERALLY**

All plants shall be true to name and character and shall be supplied as bare-rooted, root-balled or container grown. Unless otherwise stated all trees shall be supplied root-balled. They shall be grown and handled according to good horticultural practice and according to all current UK Government and EC regulation. The grower shall be expected to carry out thorough and rigorous production methods to ensure that the trees are of the highest standard.

A1.2.2 SEMI-MATURE TREES

Semi-mature trees shall conform with BS 4043:1989 and shall have a stem girth as specified in the schedules at 1 metre above ground level. They shall have been last transplanted no more than 3 years previously and shall be lifted with a soil rootball appropriate to the size of the tree.

These shall be:

Girth Size Rootball	Minimum diameter Rootball	Depth of
20-25 cms	100	70
25-30 cms	100	70
30-35 cms	110	90
35-40 cms	120	90
40-45 cms	140	100
45-50 cms	140	100
50-60 cms	160	110

Trees shall have a well developed, balanced head, either well-branched or with an upright central leader and laterals depending on species. Branch framework shall consist of a minimum of 5 main branches with lateral shoots. Trees shall have a good fibrous root system and shall have been transplanted as scheduled to build up main roots with laterals and fibre.

All semi-mature trees shall be supplied root-balled as scheduled and conducive with successful transplanting. Prior to lifting, the lower branches and clear stem shall be wrapped down to ground level in accordance with BS 4043 using 150mm maximum hessian strip. Insulation wrapping shall overlap to form a double thickness and shall be securely bound with cord.

Prior to lifting all branches are to be tied to avoid damage during lifting, transit and off-loading.

All trees are to be loaded to avoid breaking or crushing during the lifting, transit and off loading. During lifting, loading and off-loading, trees shall only be lifted by the root-ball which shall be supported by chains, straps or a frame. In addition, support shall be provided on the main stem to control movement of the tree during lifting. No tree shall be lifted by means of the trunk of main stem.

A1.2.3 ROOT-BALLED TREES

Root-balled trees shall be adequately supported by wire mesh, hessian, or other suitable material to prevent collapse of the rootball. The rootball shall be minimum 600mm diameter and sufficient size to contain the fibrous roots. Trees which have a collapsed root ball to expose major parts of the root system shall be rejected by the Landscape Maintenance Contractor on delivery or replaced if damaged during handling on site.

A1.2.4 CONTAINER GROWN TREES

Container grown trees shall be supplied in rigid containers of 80L capacity. All trees shall have been grown in containers for at least one full growing season prior to delivery.

The root systems will thoroughly permeate the contents of the container with clear evidence of the proper establishment of a healthy fibrous root system within the full volume of the container. Plants showing signs of being pot bound or waterlogged will not be acceptable.

The compost used will hold sufficient reserves of nutrients to maintain the plants in a satisfactory condition for a reasonable period of time after leaving the Growers Nursery. The compost shall be free from any perennial weeds and have reasonable moisture content. The compost shall not contain peat from UK Sites of Special Scientific Interest or the equivalent from other countries.

A1.2.5 CONTAINERISED TREES

When requested to containerise the plants, the plants shall be placed in containers of appropriate size and managed to encourage the continued development of the plants to ensure they 'root through'. Specification for the development and condition of the trees shall be as above.

A1.2.6 CLEAR STEM TREES

All clear stem trees shall have a full and well developed crown with uniform leaf coverage appropriate to their age and species. All shall bear a single central leader. Unless otherwise stated, they shall have a 1.8m clear stem height.

A1.2.7 FEATHERED TREES

All feathered trees shall be fully furnished with single leader and well developed laterals to ground level with uniform and full leaf coverage appropriate to their age and species.

A1.2.8 CONTAINER GROWN SHRUBS

All plants will be true to name and character and shall be supplied container grown. They shall have been grown and handled according to good horticultural practice and to all current UK government and EC regulations.

All plants shall be well developed and bushy and grown in a container for at least one full growing season prior to delivery.

The root system will thoroughly permeate the contents of the container with clear evidence of the proper establishment of a healthy fibrous root system within the full volume of the container. Plants showing signs of being pot bound or waterlogged will not be acceptable.

They shall show a high degree of extension growth typical to the species or type and appropriate to the specified container size.

The compost will hold sufficient reserves of nutrients to maintain the plant in a satisfactory condition for a reasonable period of time after leaving the growers nursery. The compost shall be free from any perennial weeds and have reasonable moisture content. The compost shall not contain peat from UK Sites of Special Scientific Interest or the equivalent from other countries.

All plants shall on delivery be free from diseases and pests and materially undamaged.

All plants shall be properly hardened off before delivery.

- A1.2.9** All plants supplied shall come from nurseries accredited by the HTA as grown in accordance with the National Plant Specification. If the Landscape Maintenance Contractor wishes to use plants imported from overseas or supplied from non-accredited nurseries then approval from the Landscape Architect must first take place.

A1.3 OTHER MATERIALS**A1.3.1 LABELS**

Provide each tree/plant or group of trees/plants of a single species or cultivar with supplier's labelling for delivery to site, showing:

- The full botanical name
- Total number
- Number of bundles
- Part bundles
- Supplier's name
- Employer's name and project reference
- Plant specification, in accordance with the scheduled National Plant Specification categories

Label all trees/plants in accordance with the relevant part of BS 3936.

A1.3.2 PLANTING COMPOST

Shall comprise suitable humus-forming material such as leaf mould, spent mushroom compost, composted bark, or other suitable organic material. Use of peat is not permitted.

Planting compost shall be obtained from an approved source and the Landscape Maintenance Contractor shall notify the Landscape Architect of the material content he proposes to use before carting to site.

An analysis of the compost should be obtained and supplied to the Landscape Architect prior to its approval.

A1.3.3 POLYMER

Shall be 'Broadleaf P4' Agricultural polymer or equivalent approved. Available from Agricultural Polymers Ltd, Pillar and Lucy House, Merchants Road, Gloucester GL1 5RG.

A1.3.4 ROOT DIP

Shall be 'Broadleaf' root dip as supplied by Agricultural Polymers Ltd or equivalent approved.

A1.3.5 ANTI-DESICCANT SPRAY

Anti-Desiccant spray shall be a liquid, pine oil based (25% W-WDI-L -P-methene) anti-transpirant mixed in accordance with the manufacturers instructions. The type of anti-desiccant shall be stated by the supplier.

A1.3.6 CHEMICAL FERTILISER

Manufacturer and reference: Sierrablen Flora

Apply evenly over all areas to be planted at rates appropriate to planting type to manufacturers specification.

A1.3.7 TREE STAKES

Not applicable (all larger trees to be underground guyed)

A1.3.8 TREE TIES

Not applicable (all larger trees to be underground guyed)

A1.3.9 UNDERGROUND GUYING

Semi-mature trees are to be anchored using appropriate Platipus anchoring kit. Available from: Platipus Anchors Ltd, Perrywoods Business Park, Honeycrocks Lane, Salfords (nr Redhill), Surrey, Tel: 01737 762300

A1.3.10 MULCH GENERERALLY

Clear all weeds, water, leaf matter and soil thoroughly, and mulch the whole surface of planting beds with 75mm settled layer of mulch

The mulch shall be from an approved source and representative sample of the mulch shall be supplied for approval prior to delivery to site.

Edge mulch with timber edging when an edging is required.

A1.3.11 BARK MULCH

Shall consist of matured, well composted British conifer bark with an even particle size distribution between 5-35mm. All dust and fine material to be expended. The mulch shall contain less than 5% wood. The mulch shall be pest, disease and weed free and be free of Methyl Bromide contamination.

A1.3.12 STONE CHIPPINGS

Shall match existing chippings in all areas: 6mm-dust CEDEC, laid to a thickness of 50mm.

Source of chippings: CED Ltd 01708 867237 or equal approved.

Lay mulch over Terram 1000 geotextile membrane, well secured and hidden.

A1.3.13 IMPORTED TOPSOIL (SHRUB BEDS)

To BS 3882, grade: Premium, lightweight podium soil by Broughton Loam OSA

Source to be approved by LA prior to importing to site.

Provide a declaration of analysis including information detailing each of the relevant parameters given in BS 3882 for the grade of topsoil specified

A1.3.14 TREE PIT SOIL (STREETS)

Provide as necessary to make up levels

Supplier: TBC

A1.4 INSTALLATION AND WORKMANSHIP

A1.4.1 GENERALLY

All work specified in this section shall be carried out in accordance with BS 4428: 'General Landscape Operations'.

A1.4.2 STORAGE

If the plants are not to be planted within 24 hours of delivery, they shall be heeled in by placing the roots in a prepared trench, covering them with fine soil and firming well or watering in to prevent air pockets. Container grown plant material will be stored upright in a location on site agreed with the Landscape Architect or on-site manager. Any plant material stored on site shall be protected from drying winds, frost and shall be watered.

A1.4.3 ANTI-DESICCANT SPRAY

All trees planted in full leaf, evergreens and deciduous material planted out of season, shall be treated with anti-desiccant spray according to the manufacturers instructions no more than 3 days before lifting.

A1.4.4 SEASON

All containerised shrubs and trees will be planted with prior agreement of the Landscape Architect and on-site manager. Root-balled trees will be planted during the October-March planting season.

A1.4.5 PLANTING CONDITIONS

All planting works shall be carried out in accordance with the agreed programme when soil and weather conditions are suitable and as directed by the Landscape Architect. No planting shall be carried out when the ground is frozen, snow covered, waterlogged or excessively dry.

In the event of the planting taking place during prolonged hot and dry conditions, the Landscape Maintenance Contractor is to ensure that the plants are well watered to ensure successful establishment.

A1.4.6 WORK BY MACHINE OR HAND

All operations herein after described may be carried out by suitable machines or by hand. Any work in confined or awkward spaces or areas or which it is impracticable to carry out by machine for any reason shall be executed by hand.

A1.4.7 APPLICATION OF HERBICIDE

All planting areas shall have all weeds killed prior to planting with the exception of any areas containing existing native vegetation which is to be retained and additional planting added. Application in accordance with above clauses.

A1.4.8 PLANTING GENERALLY

The Landscape Maintenance Contractor shall be responsible for setting out all areas of planting to the satisfaction of the Landscape Architect and shall rectify any errors in setting out at his own expense. Replacement plants shall be planted in the numbers indicated on the original drawings or as or as directed by the Landscape Architect and shall be evenly spaced for a group of any one plant species. Whilst rigid accuracy in spacing and setting out is not essential, the Landscape Maintenance Contractor will be expected to achieve the general distribution of plants as shown on the drawing.

No planting shall take place unless the ground is free of perennial weeds. Carefully position the root-balls of all plants and trees to suit their original growth habit and consolidate the soil firmly around them. All plants are to have the same relation to the ground as they had in their original nursery position. Great care should be taken to avoid damage to the root system, and stem when planting. The rootball around pot grown plants, evergreens etc. shall not be disturbed. If damage to the root is done, the root shall be cut clean with a knife and treated with 'Alginure' root-dip.

A1.4.9 CULTIVATION

Areas to feature ornamental material shall have all weeds killed prior to planting. Beds shall be dug by hand to a minimum depth of 300mm, breaking down all lumps, incorporating planting compost and polymer as specified below, then forking, raking and collecting and removing from site all weeds and any debris greater than 50mm diameter. The surface is to be left with a medium tilth (particles less than 10mm diameter) with smooth, flowing contours, removing all minor hollows and ridges. Finished levels after settlement shall be 30mm above adjoining paving or kerbs, not less than 150mm below the dpc of adjoining buildings and smoothly merged with adjoining soil areas. Finished topsoil grading shall be approved by the Landscape Architect prior to commencement of planting.

A1.5 TREE PLANTING

A1.5.1 SETTING OUT

Light stakes or canes are to be placed at all tree positions, as marked on the drawings; the right is reserved to adjust the exact position of the trees after they have been set out on site. Forty-eight hours notice shall be given before tree pits or trenches are to be dug in order that the Landscape Architect may approve or adjust the positions.

A1.5.2 TREE PITS / TRENCHES

Pits or trenches shall be prepared before trees arrive and the Landscape Maintenance Contractor shall ensure that during periods of intense and prolonged frost suitable measures shall be taken to protect the bottom and sides of the pits / trenches and piles of topsoil from becoming frozen.

For trees with root-balls, pits / trenches are to be excavated to a depth of 1m and should be adjusted at planting to ensure a depth of 225mm greater than the depth of rootball and 250mm backfill around the sides of the rootball.

During the digging operation, topsoil should be stripped first and put aside for re-use; subsoil and unusable material should be carted away to tip.

The bottom of the tree pit should be broken up to a depth of 225mm to assist drainage and root penetration. Compacted glazed sides of pits resulting from the use of mechanical

diggers in heavy soils should also be roughened.

Ensure that any drainage layer at 1100mm below ground level is intact. Replace any damaged geotextile wrapping to the drainage layer.

Carefully work around or remove the existing aeration system.

A1.5.3 BACKFILL TREES IN HARD AREAS

Backfill is to consist of an approved tree planting soil suitable for use in a hard paved area and in accordance with the tree pit type implemented (i.e. Silva Cell OEA). This is to have slow release fertiliser at manufacturers recommended rates and polymer added at 100g per cu./m. of planting pocket capacity.

If the aeration system is damaged it is to be replaced by a similar system (Heidemy ventilation and irrigation system from Peter Scott Tree Care for example, tel. 020 8254 5889)

Any surplus excavated from the pits / trenches is to be removed and either spread in location as agreed with the Landscape Architect or removed from site as decided by the Landscape Architect.

Secure trees with the existing underground guy or with a matching system as specified.

The backfilling shall be firmed down and compacted in strict accordance with the manufacturers instructions.

The Landscape Architect reserves the right to inspect all pits and trenches prior to the Landscape Maintenance Contractor being allowed to backfill.

All trees shall be watered thoroughly immediately after backfilling.

Any subsequent settlement over tree pits / trenches shall be allowed for or made good by the Landscape Maintenance Contractor at his own expense

The tree shall be set in the centre of the pit or trench.

Any damaged roots should be cut to sound growth. The trees should be vertical and parallel to the stake where this method of securing is indicated, and on the leeward side. The bottom of the planting pit should be covered with 50-75mm of backfill mixture before the tree is placed in the hole. Trees and shrubs shall be planted at the depth at which they have been previously growing.

The depths at the centre of the pits shall be adjusted to ensure that the trees are planted to the depth of the nursery soil mark on the stem, and this shall be maintained on the finished ground level to allow for settlement after planting. All damaged roots shall be painted with fungicidal sealant.

All cages, platforms, ties etc. shall be removed. All wrappings shall be removed, unless damage is likely to result from this operation, in which case, wrappings shall be left in place and the surplus cut away. Wrapping around top of root ball should be loosened.

Trees with the crown tied-in may have the fastenings removed and the branches freed before or after planting at the discretion of the Landscape Maintenance Contractor.

Spread and level 75mm depth, 10mm nom. Sized quartz chippings across full extent of opening between slabs. Geotextile weed suppressant membrane to be laid onto urban soil to take chippings.

A1.5.4 PLANTING SEMI-MATURE TREES (IN SOFTWARES AREAS)

Transplant to BS 4043 with additional precautions and measures noted below.

The bottom of the tree pit should be covered with 50-75mm of backfill mixture before the tree is positioned vertically in the hole.

The backfill mixture shall be finely broken, thoroughly mixed, placed and carefully packed around the rootball in layers not deeper than 150mm. Each layer shall be lightly consolidated in the pit and the top layer heeled firmly around the root collar. Trees shall be planted at the depth at which they have been previously growing.

Platipus Anchors shall be required for all semi-mature trees. The anchoring kit shall be installed accordingly to the manufacturer's recommendations. The anchoring kit is to be fixed over 3no. 100mm x 50mm x 20mm pressure impregnated softwood planks arranged in a triangle over the rootball and secured with 3no. galvanised nails at each corner. Planks to be sawn off at the appropriate length. After tightening the turnbuckles, lightly cover them with oil or grease. A mark shall be painted on the base of the trunk, above ground level to indicate the location of the turnbuckle for future adjustment.

All semi-mature trees shall be fitted with watering tubes. Where replacements are made and watering tubes are still in good working order these may be re-used.

The trunks of semi-mature trees in paved areas, particularly those with thin bark are to be wrapped with 150mm wide hessian wrap to reduce drying and prevent sun scorch.

A1.6 SHRUB AND HERBACEOUS PLANTING

A1.6.1 PLANTING COMPOST

A 50mm thick consolidated layer of planting compost shall be spread over shrub beds and well worked into the soil during cultivation. Prior to delivery, the Landscape Architect shall approve a sample load for quality.

A1.6.2 POLYMER

Polymer shall be incorporated into the soil during cultivation at the rate of 100g/m².

A1.6.3 SETTING OUT

Planting beds shall be pegged out in accordance with the planting plan. Figured dimensions shall be taken for preference, but where these are not given and the limits are not defined by paths, paving or other works, scaled dimensions may be used.

A1.6.4 PLANT SPACING

Plant spacing shall be carried out in accordance with the contract drawings. The Landscape Architect reserves the right to adjust the exact position of specimen shrubs after they have been pegged out. The aim will be to space the plants evenly so that when established they will completely fill the areas indicated as precisely as possible. The extent of the area to be filled by each species shall first be defined by plants spaced around the perimeter. The remaining plants shall then be used to fill the centre of the area in an informal manner avoiding straight lines and regular geometric patterns.

A1.6.5 PLANTING SHRUBS AND HERBACEOUS

Plants shall be planted at the same depth as previously grown, with care being taken to avoid any damage to the root system and stems. Sufficient soil shall be taken out from the bed to enable roots to be fully spread. Plants shall be placed in position showing their best side to the front, their roots to be fully spread out and packed around the fine soil. Care shall be taken to avoid breaking up the rootball of pot grown shrubs, but plants that have become pot bound shall have their roots gently eased out. The plants shall be gently shaken to allow the fine soil to surround the roots. As the rest of the soil is returned it shall be well consolidated and firmed around the roots to eliminate all air pockets.

A1.6.6 PLANTING CLIMBING PLANTS

Remove the full depth of topsoil, setting it aside for re-use and excavate a hole 300 x 300 x 300mm deep and remove any subsoil encountered from site. Sufficient soil shall be taken out from the bed to enable the roots to be fully spread. The bottom 50mm of the pits shall be forked over, incorporating planting compost and polymer at the rates specified.

A1.7 COMPLETION OF PLANTING**A1.7.1 PRUNING**

Immediately after planting, cut back carefully any damaged, dead or diseased branches. Remove any weak, thin or malformed growth and treat wounds greater than 25mm diameter with a fungicidal sealant.

A1.7.2 WATERING

Water all trees and plants thoroughly immediately after planting until field capacity is achieved.

A1.7.3 MULCH

After watering spread a minimum 75mm deep layer of mulch as specified above over all plant beds. The mulch shall be moist at application. After mulching, all stems, particularly of ground cover species shall be arranged above the surface of the mulch.

A1.7.4 REPLACEMENT OF PLANTS

The Landscape Maintenance Contractor shall make good, at his own expense, all losses of trees, shrubs and other material from whatever cause other than vandalism during planting. Losses will be judged on whether plants are actively growing during the late summer period after planting when a plant check will be made by the Landscape Architect.

Replacement stock shall be of a standard to that specified above and in the original specification showing vigorous growth and free from disease.

A1.7.5 MAINTENANCE OF NEWLY PLANTED TREES AND SHRUBS AND HERBACEOUS

The Landscape Maintenance Contractor shall maintain the replacement planting to the same standard as the rest of the planting and in line with the maintenance and management document.

The Landscape Maintenance Contractor shall maintain and guarantee the plants from the time of planting and for the 12 months and subsequently in accordance with the contract.

A1.7.6 REINSTATEMENT OF LAWNS

Reinstate worn areas as follows:

Remove damaged turf to a depth of 30mm, cultivate to a fine tilth and either:

Re-turf using turf of a quality and appearance to match existing, or

Fill with fine topsoil to BS 3882 Premium grade, substantially free from stones, debris and

weeks, and reseed with a seed mix to match existing grass in quality and appearance. Provide protection and watering to promote successful germination and /or establishment.

APPENDIX B

GREEN/ BIODIVERSE ROOF AREAS

APPENDIX B

GREEN/ BIODIVERSE ROOF AREAS

- B1.0** The landscape works comprise the soiling of the biodiverse roof areas with varying substrates and mixes along with specific ecological features shown on the plans and does not include the structure supporting the green roof, the waterproofing, the other roof areas, services situated on the roof, drainage, lighting, mechanical and electrical installations.

The biodiverse brown roof proposed over the top of the new roof on the floor structure is of the 'extensive type', designed in this way for biodiversity purposes primarily and aesthetics from above. The roof is not vegetated and will be naturally colonized and is deemed to be inaccessible, except for maintenance purposes, and is to be composed of lightweight soil/substrate supplied by Shire Green Roof Substrates Limited www.greenroofsubstrates.co.uk or similar and approved

It is expected that the maintenance and management landscape contract will be awarded to a professional landscape maintenance company specialized in green/biodiverse and brown roofs.

For the purpose of ensuring a successful biodiverse brown roof installation, a maintenance contract should be agreed at point of landscape contractor appointment. The preferred route would be a standard Landscape Institute JCLI Contract with a JCLI Maintenance Contract signed concurrently.

The landlord will fulfil a separate supervisory management role – details to be confirmed.

B2.0 Aims

The purpose of this section is to ensure appropriate short term (first year) and longer-term management of the vegetation and other landscape components within the green roof system.

To provide guidelines for the Landlord and appointed independent maintenance landscape contractors

To adopt a coherent, strategic and integrated approach to the landscape management and maintenance of the landscape elements within the site.

B3.0 Objectives

To ensure successful establishment of the new bio-diverse brown roof proposal.

To ensure the site is maintained to a high standard following the establishment of the bio-diverse brown roof

To fulfil legal and planning requirements.

To provide a mechanism for monitoring and reviewing the bio-diverse brown roof Maintenance & Management

Schedule operations

To provide a platform for independent professional landscape maintenance contractor tendering.

To provide a starting point and understand minimum requirements by the appointed professional landscape contractor.

B3.1 Maintenance Responsibilities and Guidelines

Maintenance Standards

All maintenance actions carried out at roof level must be in full compliance with the appropriate maintenance and health and safety regulations, with attention to those specifically dealing with working at height. Those undertaking the maintenance and management of the Biodiverse roofs should take all reasonable precautions to ensure safety and comply with (but not limited to) the following British Standards, regulations and guidelines. All guidelines are to be updated with the latest releases or integrated with additional guidelines, at the point of intervention:

British Standards - Maintenance

- BS7562-3:1995 – Planning, design & installation or irrigation schemes. Guide to irrigation requirements.
- BS EN 15099-1:2007 – Irrigation techniques. Remote monitoring & control system
- BS EN 15097:2006 – Irrigation techniques. Localized irrigation hydraulic evaluation
- BS EN 13742-1:2004 – Irrigation techniques. Solid set sprinkler system – selection, design, planning & installation
- BS7370-4:1993 – Grounds maintenance – Part 4: Recommendations for maintenance of soft landscape (other than amenity turf)
- BS 7370-1:1991. Grounds maintenance. Recommendations for establishing and managing grounds maintenance organizations and for design considerations related to maintenance
- BS 4428:1989 – Code of practice for general landscape operations (excluding hard surfaces) British Standards – Health & Safety
- The Construction (Health, Safety and Welfare) Regulations 1996.
- The Construction Design and Management Regulations 2015 (CDM).
- Regulatory Reform (Fire Safety) Order (RRFSO) 2006.
- Control of Substances Hazardous to Health Regulations 2002 (As amended) (COSHH).
- EU Regulations for the Registration, Evaluation, Authorization and restriction of Chemicals (REACH) Enforcement and Classification, Labeling and Packaging (CLP) in 2008.
- Work at Height Regulations 2005.
- BS EN 12811-1:2003 - Temporary works equipment. Scaffolds. Performance requirements and general design.
- BS EN 363:2008 – Personal fall protection equipment. Personal fall protection system.
- BS EN 795:2012 – Personal fall protection equipment. Anchor devices. Requirements & testing.
- BS 7887:2005 – Code of practice for the design, selection, installation, use and maintenance of anchor devices conforming to BS EN 795.
- BS EN 516:2006 - Prefabricated accessories for roofing. Installations for roof access. Walkways, treads and steps.
- BS EN 517: 2006 - Prefabricated accessories for roofing. Roof safety hooks.
- BS EN 1263-1&2:2014 Temporary works equipment. Safety-nets. Safety requirements, test methods.

Safety Access

Operations safety must be ensured by installation of suitable harness ring around the perimeter of the roof to enable risk free movement. Access to the roof must be safe, enabling the transit of required equipment and material. A safety harness must be used at all times when accessing the roof.

2.3 EXTENT OF MAINTENANCE WORKS

As indicated on the drawings

The maintenance tasks will incorporate: Maintenance of planting where required, removal of undesirable self-sown plants, maintenance and topping up of soil areas and stone chip mulches and metal edgings, cleaning and maintenance of hard surfaces, slabs, and litter collection.

This report is to be extended at the client's discretion and throughout the first 5 years of maintenance.

APPENDIX C

MAINTENANCE VISIT REPORT SHEET

<u>44-46 High Road Wood Green</u> <u>SITE MAINTENANCE VISIT REPORT</u>	
DATE:	
CONTRACTOR:	
CONTRACTORS REP:	
TIME ARRIVED:	
TIME DEPARTED:	
SITE ADDRESS:	
DESCRIPTION OF WORK COMPLETED:	
SIGNED - (Contractor)	
SIGNED - (Site Agent)	
COMMENTS FOR ATTENTION OF LANDSCAPE ARCHITECT / LANDSCAPE ARCHITECT INCLUDING NOTES ON ANY NATURE CONSERVATION OBSERVATIONS:	

APPENDIX D

MAINTENANCE OPERATION SCHEDULES

APPENDIX C - MAINTENANCE SCHEDULES

■ - Critical months for operations. X - Operations to take place subject to site requirements

NO	TASK	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
1.0	GENERAL PLANTING AREAS													
1.0.1	Litter collection and removal from site	■	■	■	■	■	■	■	■	■	■	■	■	Keep litter free at all times. Litter to include seasonal leaf fall.
1.0.2	Weed control (by hand)		x	■	x	■	■	■	■	■	x	■		And as necessary
1.0.3	Weed control (chemical)					■		■						
1.0.4	Fertiliser to trees, shrubs, herbaceous			■										
1.0.5	Watering				■	■	■	■	■	■	■			Daily if required in summer
1.0.6	Top up mulch					■					■			To 75mm as required
1.0.7	Firm up plants			■						■				
1.0.8	Check ties, supports, guying etc.	X	X	■			X			■	X	X	X	
1.0.9	Pest & disease control			X	X	X	X	X	X	X	X			As required
1.0.10	Pruning to shrubs / monitor irrigation system		X	X	X	X	X	X	X	X	X	X		As required for species, retain natural form
1.0.11	Dead head shrubs/ herbaceous		■			■	■	■	■	■				Plant specific, retain only decorative flower /seed heads over winter
1.0.12	Thin out planting										■			As required

1.0.13	Lift/ divide herbaceous										■			As necessary for species
1.0.14	Replacement planting (all plant types)	X	X	X								X	X	By agreement as above
1.0.15	Works to trees		X											

NO	TASK	J	F	M	A	M	J	J	A	S	O	N	D	NOTES
1.0.16	Clip hedging (Formal clipped)				■			■		■				As specified above
1.0.17	Clip hedging (native, informal)									■				Alternate years to LA reqs.
1.1	HARD AREAS													
1.1.1	Sweep mulch from all hard areas		X		X		X		X		X		X	As required
1.1.2	Treat any weeds in paving or edge of paving				■		X		X		X			As required
1.1.3	Top up gravel			■										As required
1.1.4	Rake, roll and top up gravel areas						■							As required
1.1.5	Sweep / wash bound paved areas				■						■			Twice a year minimum
1.1.6	Inspect and repair damaged paving	■	■	■	■	■	■	■	■	■	■	■	■	On going inspection/reports
1.1.7	Check play area equipment for loose fittings, worn components etc.			■				■				■		Weekly/ ongoing monitoring
1.1.8	Check s/s tree edge trim			■								■		Re-secure as necessary
1.1.10	Clean lens on light fittings	X		X		X		X		X		X		As required
1.1.11	Replace bulbs in lights, re-secure bollards	X	X	X	X	X	X	X	X	X	X	X	X	As required
1.1.12	Inspect and repair specialist play surfaces	X	X	X	X	X	X	X	X	X	X	X	X	Weekly/As required
1.1.13	Removal / cleaning of graffiti.	X	X	X	X	X	X	X	X	X	X	X	X	As required
1.1.14	Clearing of areas near storm water drainage channels to avoid potential blockages.	X	X	X	X	X	X	X	X	X	X	X	X	As required
1.1.15	Inspect, clean, maintain and report	■	■	■	■	■	■	■	■	■	■	■	■	On going inspection/reports

	damage to all signage, lighting, street furniture and fencing.													
1.2	LAWNS													
1.2.1	Mowing to 30mm max length			■	■	■	■	■	■	■	■	■		14-18 cuts per season
1.2.2	Trim / neaten edges			■		■			■		■			Spray 100mm around fence and edge
1.2.3	Translocated herbicide					■								
1.2.4	Approved turf fertiliser	■			■									
1.2.5	Monitor/maintain pop-up sprinkler system if installed	X	X	X	X	X	X	X	X	X	X	X	X	As required shut down over winter in accordance with irrigation suppliers advise