

**705E Fitzjohn's Office**

**Rev A 18<sup>th</sup> September 2017**

Softworks Management Plan

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## 1.0 Purpose

This plan details the proposed maintenance and management of the soft landscape adjacent to the new office at Fitzjohns Primary School. The plan provides a maintenance regime that will be implemented throughout the external soft areas of the development for the first 3 three years of establishment following practical completion and is supported by a further programme of management from year 3 to year 10. The plan supported with an appendix covering required standards of workmanship that are most likely to be required during the 10 year maintenance and management period.

The principle landscape maintenance and management objective is to ensure that a quality external environment is established and maintained.

Landscaped areas will be monitored throughout the maintenance and management period and when and where necessary this plan should be updated and altered to reflect the stated objectives.

## 2.0 General Description of the Soft Landscape

The re-establishing of two existing planting areas adjacent to the new office building with mainly evergreen ferns, due to the shady location, and bulbs. Ferns **Woodisia Obtusa, Doodia Media, Arachniodes Standishi**, bulbs: **Narcissus Carlton**.

## 3.0 Design Intent

The planting design is intended to provide an all year round visual interest at the approach to the new cedar clad office building, adjacent to the pedestrian gate and on the approach to main entrance of the office, with ferns providing a constant green cover, and bulbs to provide some seasonal colour. The existing school site and neighbouring property is very green with a number of existing mature trees.

## 4.0 Design Drawings and Schedules

For maintenance and management purposes reference should be made to the following drawings and planting schedules:

**705E 102 Rev I Proposed Site Plan & Planting Schedule**

**705E 652 Rev B Landscape Detailed Section K-K**

Specification

**705E NBS Q31 Rev A External Planting**

**705E NBS Q35 Rev A Landscape Maintenance**

The Proposed Site Plan & Planting Schedule dwg **705E 102 Rev I**, provides details of plant species, plant density and container size. Should replacement planting be required during the maintenance and management period reference should be made the drawing and schedule for plant selection and specification.

Landscape Detailed Section drawing **705E 652 Rev B** provides information about soil depths, soil preparation, materials; including edgings and mulches, and should be referred to should repairs or replacements be required.

Additionally, reference should be made to the NBS landscape specification clauses Q31 Rev A and Q35 Rev A.

### **5.0 Maintenance Actions Overview Years 1, 2 & 3**

During the initial 3 year establishment period for the planting following practical completion the following scope of work should be implemented to facilitate successful plant establishment and should be followed by a period of maintenance and management to achieve the desired design effect for the planting through to year 10. It is anticipated that maintenance for Year 1 will be carried out by the soft landscape contractor.

#### **5.1. 1st Year Planting Establishment Actions**

During the first year of maintenance following practical completion the following maintenance actions should be carried out;

Planting beds should be kept free of weeds. Weed control should consist of a combination of herbicide application (i.e. spot spraying or brushing pernicious perennial weed with a contact and translocated herbicide as directed by the manufacturer) and hand removal. It should be noted that herbicide should **not** be used in areas herbaceous perennial planting associated with the main entrance area. Weed clearance here should be carried out by hand.

Carry out any measures necessary to control pests or disease that may occur in the plant stock, including fungal and parasitic infestation

Re-firm any plants that may be affected by frost heave or wind rock.

Ensure sufficient water is applied to maintain the healthy growth of planting beds. Watering should be carried out until the full depth of topsoil is saturated. Allow for a minimum of 10 visits during the growing season or as instructed. Do not water when the ground is frozen, or likely to freeze.

Check conditions of existing trees for disease and any damage to trunks or branches and report any damaged, vandalized or diseased trees to the client. Ensure all trees are sufficiently irrigated, an application of up to 100 litres of water per tree position (4 times a month if very hot). Care should be taken not to over water.

Keep all planting free of rubbish and maintain the park in a tidy state.

At the end of the first 12 month maintenance period apply 25mm settled depth of Melcourt Amenity Bark Mulch to planting beds.

Apply ENMAG(6:20:10) slow release fertilizer a to suppliers instructions to all planting beds.

Co-ordinate an inspection with the client at the end of the 12 months defects period to identify dead or dying plants to be replaced.

#### **5.2 2nd Year Planting Establishment Action**

During the second year of maintenance the following maintenance actions should be carried out;

Planting beds should be kept free of weeds. Weed control should consist of a combination of herbicide application (i.e. spot spraying or brushing pernicious perennial weed with a contact and translocated herbicide as directed by the manufacturer) and hand removal. It should be noted that herbicide should **not** be used in areas herbaceous perennial planting associated with the main entrance area. Weed clearance here should be carried out by hand. A minimum of 12 visits (provisional) should be allowed for during this 12 month maintenance period.

Carry out any measures necessary to control pests or disease that may occur in the plant stock, including fungal and parasitic infestation

Re-firm any plants that may be affected by frost heave or wind rock.

Ensure sufficient water is applied to maintain the healthy growth of planting beds. Watering should be carried out until the full depth of topsoil is saturated. Allow for a minimum of 5 visits (provisional) during the growing season or as instructed. Do not water when the ground is frozen, or likely to freeze.

Check conditions of existing trees for disease and any damage to trunks or branches and report any damaged, vandalized or diseased trees to the client. Ensure all trees are sufficiently irrigated, an application of up to 100 litres of water per tree position (4 times a month (provisional) if very hot). Care should be taken not to over water.

Keep all planting free of rubbish.

At the end of the first 12 month maintenance period apply a 25mm settled depth of Melcourt Amenity Bark Mulch to all planting beds and tree stations.

Apply Fisons Ficote(16:10:10) slow release fertilizer a to suppliers instructions to all planting beds and tree stations in April, June and October

Co-ordinate an inspection with the client/clients consultant at the end of the 12 months defects period to identify dead or dying plants to be replaced.

### **5.3 3rd Year Planting Establishment and Beyond**

During the third year of maintenance the following maintenance actions should be carried out:

Planting beds should be kept free of weeds, as should trees. Weed control should consist of a combination of herbicide application (i.e. spot spraying or brushing pernicious perennial weed with a contact and translocated herbicide as directed by the manufacturer) and hand removal. It should be noted that herbicide should **not** be used in areas herbaceous perennial planting associated with the main entrance area. Weed clearance here should be carried out by hand. A minimum of 8 visits should be allowed for during this initial 12 month maintenance period.

Carry out any measures necessary to control pests or disease that may occur in the plant stock, including fungal and parasitic infestation

Re-firm any plants that may be affected by frost heave or wind rock.

Ensure sufficient water is applied to maintain the healthy growth of other planting beds. Watering should be carried out until the full depth of topsoil is saturated. Allow for a minimum of 3 visits during the growing season or as instructed. Do not water when the ground is frozen, or likely to freeze.

Check conditions of existing trees for disease and any damage to trunks or branches and report any damaged, vandalized or diseased trees to the client. Ensure all trees are sufficiently irrigated, an application of up to 100 litres of water per tree position (4 times a month if very hot). Care should be taken not to over water.

Keep all planting free of rubbish and maintain the park in a tidy state.

At the end of the first 12 month maintenance period apply a 25mm settled depth of Melcourt Amenity Bark Mulch to all other planting beds and tree stations.

Apply ENMAG(6:20:10) slow release fertilizer a to suppliers instructions to all planting beds and tree stations

Co-ordinate an inspection with the client/clients consultant at the end of the 12 months defects period to identify dead or dying plants to be replaced.

## 6.0 Planting Categories and Maintenance Operations

### 6.1 Ferns

#### Woodsia Obtusa

Little pruning is needed, remove any dead or unsightly fronds before the new croziers (unrolling leaf tips) appear. Clear away any debris to encourage good air circulation.

As above

As above

#### Doodia Media

#### Arachniodes Standishi

### 6.2 Bulbs

#### Narcissus Carlton

None

## 7.0 Maintenance Programme

### 7.1 Maintenance Responsibilities

The initial 12-24 months maintenance period is crucial in establishing the soft landscape. The landscape contractor and any future landscape maintenance contract will ensure compliance with the maintenance specification and the following:

All maintenance visits and operations on site will be to a high standard and with due regard to the operational and safety requirements of the site, its users.

At the end of each visit the maintenance 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 soil, mud, cuttings and prunings.

The maintenance contractor shall visit the site often enough to carry out the maintenance duties specified in this document

The maintenance contractor shall be fully insured for Public Liability and Employers Liability