



LANDSCAPE MANAGEMENT PLAN T2/T3 Kings Cross

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Introduction

This document is presented in order to provide a detailed Landscape Management & Maintenance Plan for T2/T3 Kings Cross Estate for the period between 1st October 2020 to 1st October 2025. with the objective of handing over a methodology for the maintenance operation and any accumulated records to a Client selected or nominated Estate Management Contractor for ongoing and continuous improvement of all the varied landscape types within the courtyards.

This document sets out the landscape maintenance and management techniques required for the for all Roof Terraces on Blocks S1; S2; N1; N2 in order to achieve the expectations of the specification. This document will be reviewed, updated and amended as required.

In addition to the works required for the T2/T3 Kings Cross Estate. Any additional areas beyond the accepted and defined scope of works will be added to the Landscape Management Plan.

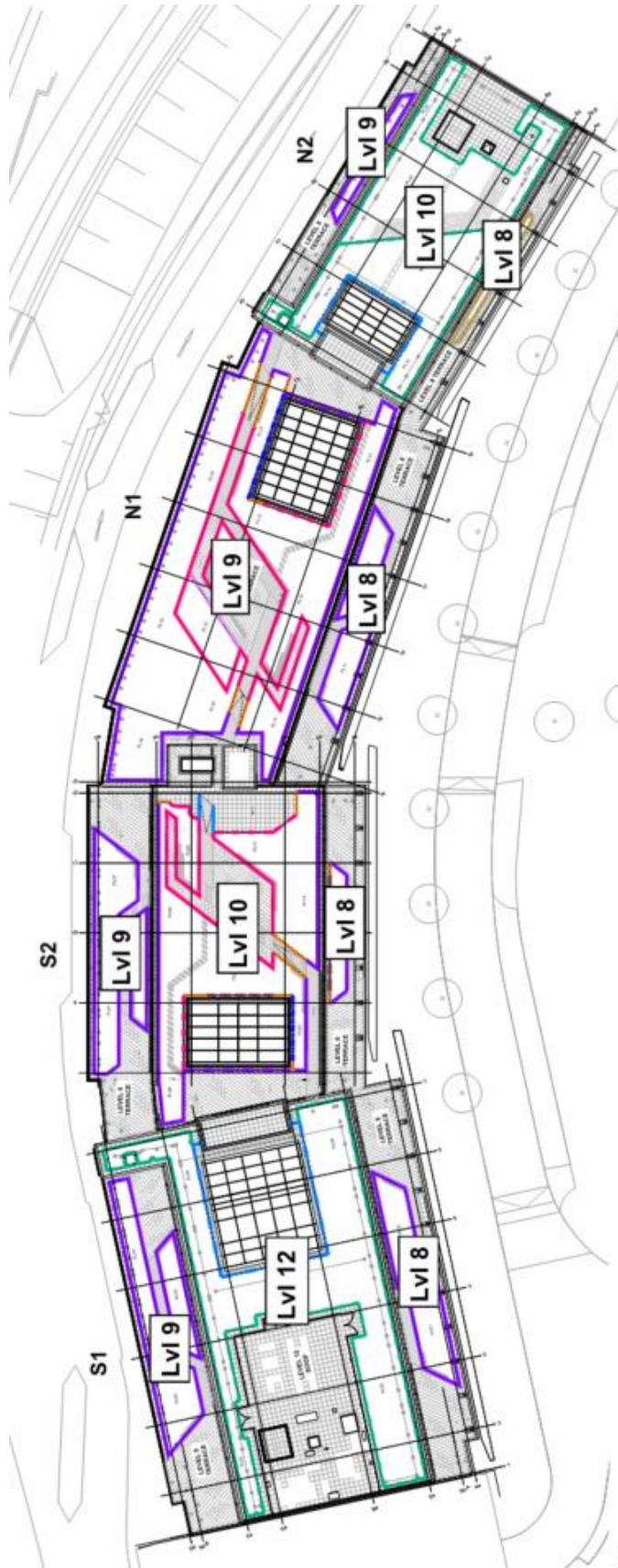
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Site Plan



Objective

The standard of the maintenance works will need to continuously improve with the highest degree of skilled input and attention to detail, whilst being responsive also to the landscape development. These works will promote not only the exemplar setting required for the T2/T3 Kings Cross Estate but also as a solid foundation for when additional phases are added to demonstrate the robustness of the landscape can withstand the physical pressures of visitors and residents the development as a whole would wish to attain.

Underpinning the success of the soft landscape establishment for the T2/T3 Kings Cross Estate will include for the compilation of all documentation for the operations and continual establishment for the operations that have been carried out to ensure that the design has been carried through without compromising design integrity or quality achieved for the completed works.

Landscape Management Plan – Outline Summary

The Landscape Management Plan set out herein is prepared to define the operational methodology for the landscape works, at the time of writing, in order to deliver high standards of maintenance in order to meet the objectives and requirements set out in the Project Landscape Specification; document ref: **Q30 115-146, 336-684; Q31 125, 145-160, 710, 750-780 and Q35** as a minimum standard. Any changes to the methodology or scope will be addressed as revisions to this document.

HS&E

Health & Safety Statement: - All Willerby Landscapes operatives shall act at all times in accordance with the Health & Safety at Work Act 1974 and the Clients site specific Health & Safety rules. All works by Willerby Landscapes will be carried out under accepted Risk Assessments and Method Statements (RAMS). Where ad hoc or specific works are carried out then a separate RAMS/Task Sheet shall be produced for each task.

PPE: - The wearing of appropriate PPE will be necessary for task specific activities however as works will be carried out in parallel with public occupation of working areas the level of PPE needs to be assessed so as not to “scare” or “concern” the public into thinking that dangerous activities are taking place. Where activities are required that do require a “full set” of PPE then suitable signage will be deployed to indicate the level of activity and implications of such an activity with clear definition of what to do or where to go in case of an incident or encounter with the activity being carried out.

COSHH: - Any operative that is required to use Herbicides & pesticides shall be fully trained, to NPTC or LANTRA affiliated, be competent for the task and will need to follow the Control of Hazardous Substances Hazardous to Health (COSHH) regulations act. The use of and understanding of the correct storage, disposal, signage, guarding and relevant PPE is mandatory for the types of work to be carried out.

Near Miss reporting: - Observation cards are encouraged to be used both to identify near misses and to raise awareness for quality issues or good practises. Observations cards are necessary for the Health & Safety Managers, from all parties, to understand any trends in breaches of Health & Safety and plan to rectify any causes for concern.

Interface with Public: - The inevitable occupancy of the public realm will require a large amount of flexibility from the maintenance operatives in order to achieve the planned and desired results. The success of any interface will be the result of regular consultation with the client as to any impacts to the delivery of the works either long or short term.

Environmental Management

Watering: - Drip line Irrigation is being used to water the site. In the event of failure to the irrigation system a hand watering regime will be used to maintain the site.

Spillages: - All machines will carry spill kits in case of accidental spills and leaks.

When pesticides are used then the spill kits shall match and be tailored to the requirements of the chemicals being used. All spills shall be reported to the appropriate line manager as soon as possible but no later than one hour after being noticed.

All ecological enhancements installed by Willerby Landscapes will be monitored regularly to check for potential windblown debris if this occurs. At no point will any operative interfere with or disturb the ecological enhancements there are no provisions for maintenance of any habitats installed or constructed by others.

Programme

The program of works will be developed and managed to incorporate the guide lines set out in the clause in the specification and any amendments will be reviewed and assessed in regular meetings with the client.

The current instructed revision of the specification at the time of writing is version Rev 01.

There will be a need for fluctuations to the number of operatives to deliver the specification set out in our program of works due to the seasonal requirements, this however will not have a detrimental impact on the high standards Willerby Landscapes will be delivering throughout the term of the maintenance contract.

Reporting & Acceptance of the works.

Monthly Reporting

Willerby Landscapes will issue a monthly report, on the last Friday of each month unless otherwise advised, which will focus on the following key headings

- Health & Safety matters
- Environment issues
- Delays, Damages & Issues
- Landscape Management
- Forthcoming months activities
- Client Events & Interfaces

The section relating to the landscape management will focus upon achievements for the previous month and address items that have not been attended to for whatever reason.

The objective of the report will be to determine that the programmed works have been completed in line with the Works Information and to the satisfaction of the client. A monthly meeting will need to be scheduled with the client to go through the information and discuss matters relating to Landscape Management & Maintenance activities. Other interim meetings may well be scheduled dependent upon the site circumstances.

Emergency Response

Reactive Maintenance: - in the event of any emergency relating to the maintenance and management of the landscape works and where operatives are not immediately found or visible on site, a list of contact numbers shall be given to the client to call with the most relevant person to call at the top. Outside of working hours then there shall be an "Out of Hours" number to call.

Any emergency should follow a "4 step reactive action plan".

Once the issue has been identified the following applies

Step 1 - Identify issue and make safe. (Fencing to be made available by Client)

Step 2 – Contact the relevant person to review and assess the incident.

Step 3 – Plan the course of action to rectify, either immediately or as part of a separate activity.

Step 4 – Once all actions are closed out, contact the person who identified the issue and determine closure of the incident.

The client may have an emergency operating system in place, however, for the purpose of this Landscape Management Plan nothing has been advised therefore Willerby Landscapes have made the base line assumptions for dealing with these types of issues.

"An agreed emergency response procedure needs to be put into place by the client"

Operations & Set Up

Willerby Landscapes consider that they will not have an area to store materials on site at any time. We do however require a parking space made available for visit durations so that materials and waste can be moved to and from the building.

Exclusions

There are a number of items that are excluded from the Landscape Management activities or that are not inclusive in the landscape programme of works that will not be carried out by Willerby Landscapes. These are listed as follows:

- a. **Soft Landscaping** - Maintenance of inherited or existing landscape features such as external hedges & watercourses.
- b. **All Hard Landscaping** – to include but not be limited to maintenance, cleaning and operational function of:
 - Signs of any type and style either permanent or temporary
 - Electrical or Control Cabinets, Transformers & Feeder Pillars
 - Surface Patterns, Blocks & Paving's
 - Vertical Columns
 - Kerbs & Edgings
 - Stairs & Hand rails
 - Tactile Paving & Road Markings
 - Seating
 - Exposed concrete surfaces
 - Security or Boundary Fencing, Posts & Signs
 - Litter, Sharps & Chemical Waste - Collection & Disposal
 - Management & maintenance of Play equipment and associated surfaces
 - Regular inspections of Play equipment that would ensure compliance with current legislation.
- c. **Security**
 - Any form of site security of whatsoever nature
 - Control of pedestrians, general public
 - Public disorder
- d. **Traffic Management Water Supply & Management** – outside of requirements to provide exclusion zones to Willerby Landscapes working areas.
- e. **Winterisation & Protection** – no allowance for snow removal and/or gritting of and roads or paths either in hard or soft landscaped areas.
- f. **management of the non-potable water** – The supply pipework to all terraces from the Plant room to the Roof slab penetration and the ancillary items associated with the system including for any item associated with pumping or any aspect of any irrigation or supply failure.
- g. **Graffiti** – The removal or cleaning off of graffiti, affixed bills, notices or posters of whatsoever nature.
- h. **Chewing Gum** - The removal or cleaning off of chewing gum of whatsoever nature.
- i. **Lighting & CCTV** – The management, operation and maintenance of any aspect to do with lighting and CCTV.
- j. **Litter** – The collection and/or processing of any litter of whatsoever nature to include for the removal of any litter from the installed bins positioned around the development either installed by others.
- k. **Green Waste Management** – The collection and/or processing of any green waste of whatsoever nature outside of the material created through soft landscape maintenance operations carried out by Willerby Landscapes as part of the landscape maintenance activities.
- l. **Fly Tipping** – The collection and/or processing of any material deposited at any location within the site due to the act of fly tipping.

- m. **Event Management** – Any aspect of event management either pre or post set up, unless otherwise instructed, where the client wishes to hold events or where events are held by residents or groups within the development.
- n. **Arts & Culture** - The management, operation and maintenance of any aspect to do with Art & Culture structures, fixtures either at the period of commencement of the maintenance works or during the maintenance period either by the client or others.
- o. **Post Flood or Weather Event Clear Up** – The clearing up of any debris of whatsoever nature caused by a flood event or weather event
- p. **Invasive Species Management** – The control or management of any plant species defined as being invasive to the development.
- q. **Litter, Sharps & Chemical Waste** - The operation of frequent, infrequent or ongoing site wide litter collection, whether placed in dedicated receptacles or not, or disposal thereof for the contracted maintenance period. This activity is a function of the site wide operations for the development, to be operated by the client.

Communication

Communication can and will be on a daily basis dependent upon the urgency of the topic to be discussed. Communications can be carried out through the following: -

1. Site Meetings
2. Video/Voice Conference calls
3. Electronic mail (Email)
4. Landline Telephone
5. Mobile Telephone
6. Text message
7. Written Letter

Dependent upon the outcome of the discussion there may be a need to instruct works that fall outside of the current scope of works however in certain circumstances works may be carried out prior to an instruction being received dependent on urgency.

Annual Maintenance Programme

This table is a guide for reference only

| | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sept | Oct | Nov | Dec |
|-----------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|
| General | | | | | | | | | | | | |
| Planting replacement | | | | | | * | * | | | | | |
| Re-firming | * | * | * | * | * | * | * | * | * | * | * | * |
| Removal of litter | * | * | * | * | * | * | * | * | * | * | * | * |
| Pest & disease control | * | * | * | * | * | * | * | * | * | * | * | * |
| Plant support | * | * | * | * | * | * | * | * | * | * | * | * |
| General pruning | * | * | * | * | * | * | * | * | * | * | * | * |
| | | | | | | | | | | | | |
| Trees | | | | | | | | | | | | |
| Slow release fertiliser | | | * | | | | | | | * | | |
| Weed control | * | * | * | * | * | * | * | * | * | * | * | * |
| Pruning | * | * | * | | | | | | | * | * | * |
| Tree inspection | * | * | * | * | | | | | | | | |
| Mulch – topping up | | | | * | | | | | * | | | |
| | | | | | | | | | | | | |
| Shrub area's | | | | | | | | | | | | |
| Slow release fertiliser | | | * | | | | | | | * | | |
| Weed control - cultivation | * | * | * | * | * | * | * | * | * | * | * | * |
| Pruning (species dependant) | * | * | * | | | | | | | * | * | |
| Removal of fallen leaves | | | | | | | | | | * | * | * |
| | | | | | | | | | | | | |
| Wildflower | | | | | | | | | | | | |
| Seasonal Cut and collect | | | | | | | * | * | | | | |
| Weed Control | * | * | * | * | * | * | * | * | * | * | * | * |
| Seasonal Pruning | | | | | | | | | * | * | * | |