

Regent's Place Phase 2 Landscaping

Application: 2019/5154/P

Submitted in discharge of condition 7

Prior to the public space first coming into use, a Public Open Space Management Plan shall be submitted to and approved by the local planning authority in writing. The management plan shall include full details of maintenance of the landscape elements, public realm and planting and shall include a schedule that identifies frequency of task/visits over the course of a calendar year.

Public Open Space Management Plan

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Landscape and Ecology Management Plan

Project: 667.01 Regent's Place Masterplan Phase 2

Date: November 2022

1.0 General Information

1.1 Purpose Of This Document

This Public Open Space Management Plan has been prepared by Townshend Landscape Architects and sets out the maintenance regimes and procedures required for the landscape and public realm for Regent's Place Masterplan Phase 2. This purpose of this document is to provide a guide for the proper maintenance of the site, to keep it to a high quality for a long time. This document is also based upon, and supplemented by, information available from Maylim's Operation and Maintenance Manual.

1.2 The Site

The area that this Public Open Space Management Plan concerns is referred to herein as the 'site' and comprises of Regent's Place Masterplan Phase 2 within the Regent's Place Estate development. The site area is shown in drawing TOWN667.01(03)3000 (see attached in appendix.)

The conditions cover the areas below:

- Osnaburgh Place & Osnaburgh Street Southern Edge
- Link Street West & East
- Triton West & Triton Place
- Regents Plaza
- Streetscape Improvements on Drummond Street, Brock Street, Hampstead Road Frontage

The same procedures should apply to the areas of Phase 1:

- 1 Triton Square East & South
- Longford Place

1.3 Design Objectives

The wider masterplan for Regent's Place aspires to create a renewed destination, a place for living, working, leisure and culture. The proposals will appeal to residents, workers and visitors alike. Nature in urban environments is used as a tool to explore visual spectacle, as well as to provide sustainable and health improving opportunities.

The following principles form the foundation of the design objectives.

- **Healthy:** urban green spaces have a strong correlation with health and happiness, promote active lifestyles, and improve air quality.
- **Sociable:** provide flexible spaces for programmed and informal events for workers and families, yet are inclusive for all people.
- **Productive and resilient:** opportunities for urban food growing, working with educational charities to create integrated and responsible communities.

The public realm areas within Phase 2 follow the principles set out above.

1.4 Scope of Works

The work required in maintaining the landscape areas will involve regular maintenance and monitoring visits to ensure the landscape on this site is maintained to the standards identified in this document.

For landscape plans refer to drawing TOWN667.01(03)3000 (attached in appendix) which shows the extent of the site.

All landscaped areas that have been altered and updated as part of the development works will have a 12-month warranty.

The landscape, the subject of this Public Open Space Management Plan, will encompass- but is not limited to- the following categories of maintenance work:

- Maintenance requirements of shrubs/trees/hedges and other planting
- Tree work
- Maintenance requirements of site furnishings
- Maintenance requirements of benches
- Maintenance requirements hard landscape areas

Each category is addressed in detail in Sections 2 - 4. A maintenance schedule is also attached (see appendix.)

1.5 General Landscape Management Principles

The following key principles will be addressed in order to sustain a high-quality landscape and public realm:

- Cleanliness
- Safety & Security
- Repair & Replacement
- Horticultural Health
- Sustainable Landscape Maintenance

Further details to these principles are provided at the end of this document.

Cleanliness

This is the principal indication of the quality of management of public realm. An effective procedure will be established for regular pavement cleaning, litter picking, and the removal of graffiti, bill posters

and chewing gum. The procedures established will be applied to all elements of the site from roads, pedestrian paving, street furniture and furnishings, art features, drains and planting beds.

Safety and Security

As well as adopting design principles which consider safety in the streets and spaces of the site, the long term management and maintenance of the development will also contribute to its overall safety and security. Well looked after places are less likely to suffer from crime due to their popularity and therefore increased usage. A principle of 'eyes on the street' helps deter anti-social behaviour, and will be adopted within the maintenance of the site through ensuring visible primary and secondary routes - for example: a maintenance stipulation for trees along such routes will be to have clear-stems up to a height of approximately 2.5 metres.

Repair and Replacement

The need for the repair and replacement of finishes has been mitigated in the design by the specification of appropriate and durable materials. Nevertheless, maintenance and replacement is unavoidable. In order to ensure that the public realm remains safe and in good condition, all worn-out, damaged and broken elements will be promptly repaired or replaced as appropriate. In the short term this will be carried out within the clearly defined defects liability periods of the various contractors who installed the work. The longer term solution forms part of the site wide management plan. Regular monitoring of the site will ensure that all remedial work is carried out in a timely and thorough fashion.

Horticultural Health

The health and general condition of planted areas including trees, shrubs, perennial plants and lawns is important. Planting, including any replacements to dead or dying material, will be maintained to meet high quality horticultural standards.

Apart from formative pruning in accordance good arboricultural practice, none of the new trees, plants or shrubs planted shall be pruned within a period of five years from the completion of the development, as the trees are specified to grow to a mature size.

Sustainable Landscape Maintenance

To mitigate any negative impacts the maintenance can have on the environment, particularly through cleaning, sustainable maintenance methods and tools will be used whenever feasible.

Examples of these sustainable measures may include:

- Specifying planting that provides a dense ground cover within planting beds, minimising the need for mulching and weeding.
- Mulching clippings and cuttings in place rather than bagging and removing.
- Sourcing replacement materials from local and regional sources.
- Requiring the use of organic, slow-release fertilisers and restricting their use during rainy periods or before predicted heavy rainfall events.
- Use organic based fertiliser rather than chemical-based fertiliser.
- Allowing herbaceous perennials and grasses to overwinter to provide shelter and wildlife habitat while minimising the need for maintenance.

1.6 Maintenance Contractor Responsibilities

A landscape maintenance contractor will be engaged by the estate management company at the commencement of the maintenance liability period.

The maintenance contractor will be required to comply with the provisions of this Public Open Space Management Plan and is expected to apply best practice landscape management and maintenance to maintain the grassed and planted areas in a manner which ensures its establishment, and maintain all hard surfacing and furnishings so they are kept clean, cleared of litter, weed free and functioning.

1.6.1 Maintenance Criteria

- **Visits:** The maintenance contractor will undertake regular visits to carry out required maintenance operations and ensure that the site is kept clean in a tidy and weed-free condition at all times. The maintenance contractor is expected to provide sufficient resources to fully comply with the requirements of the Public Open Space Management Plan and the frequency of tasks required to do so. It is envisaged that this provision will require an incumbent team to be provided by the maintenance contractor who will operate either out of a facility provided by the employer or a local facility provided by the contractor. It should be noted that the frequency of tasks are indicatively informed by the Public Open Space Management Plan as a minimum requirement and may need to be increased as required to comply with the its requirements
- **Safety:** The maintenance contractor will be responsible for ensuring all maintenance work is carried out in a safe manner, protecting the health and safety of employers, users of the site and the general public. A site-specific risk assessment should be submitted prior to the commencement of work.
- **The works are to be undertaken without risk to the public.** Access to site and the work shall be undertaken with due regard to those using the site and surroundings.
- **Records:** The maintenance contractor will keep full records of all maintenance visits indicating the date and time of all visits, the operations carried out, any machinery used for the operation, the number of staff employed during the visit and weather records at the time of the visit.
- **Methodology:** The maintenance contractor will submit written details of the methods and frequency of maintenance and types of herbicides that they propose to use during the maintenance period.
- **Theft and Vandalism:** The Maintenance contractor will immediately, upon discovery, report any note of vandalism or theft or suspicion of either to the estate management company.
- **The maintenance contractor is responsible for ensuring all feature elements including street furniture, boundary treatments, ecological items as well as utilities are protected whilst carrying out maintenance.**
- **The maintenance contractor will comply with all environmental and ecological legislation and requirements.**

1.6.2 Contract Management

- **The Contractor shall confirm a named contract supervisor to manage this contract and take instruction on his behalf. All work on this contract will be undertaken by suitably skilled and trained staff, provided with appropriate well-maintained safe equipment.**

1.6.3 Notice

- **The maintenance contractor shall give notice to the estate management company before:**
 - **Application of herbicide.**

- Application of fertilizer.
- Watering.

1.6.4 Reinstatement

- Where reinstatement works are required, these should be undertaken with regard to good general practice for maintenance and management of the landscape and public realm.

Reinstatement works include:

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstatement to original condition.
- The contractor will be expected to undertake and maintain any reinstatement works in a timely manner and ensure that they fit in appropriately with existing conditions.

1.6.5 Control Of Invasive Animal Species

- Invasive animal species will be monitored and if necessary an approved pest control will be engaged to control wildlife pest species.

1.6.6 Performance Criteria For Control Of Invasive Plant Species

- As defined by the Weeds Act or Invasive Harmful Species.
- The site will be monitored for poisonous or noxious weeds as defined within the Wildlife and Country Act 1981 (as amended) and invasive species. Should any invasive, poisonous or noxious species be discovered, removal will be undertaken in compliance with relevant legislation/regulations.

1.6.7 Use Of Pesticides And Herbicides

- The Contractor shall submit written details of the methods and frequency of maintenance and types of herbicides that they propose to use during the maintenance period.
- The maintenance contractor will consider in every instance whether the use of chemicals is strictly necessary before application or whether an organic approach will be achievable and effective.
- Pesticide use to be an absolute minimum and only as a last resort where the pest may harm public health or significantly harm plant life.
- Herbicide use to be an absolute minimum and only as a last resort where there are invasive or persistent weeds.
- If used, the maintenance contractor must use a certified operator, take appropriate safety precautions and comply with the Control of Pesticides Regulations 1986, the conditions of approval for the chemical, and any relevant Code of Practice issued by DEFRA.
- The maintenance contractor must keep full and accurate records of all herbicides used, the area in question, the amounts and the date of completion. Unintentional spray overlap must be avoided. Spraying must stop whilst turning. The contractor must mark the point where spraying has stopped for refilling or for breaks. Herbicide must never drift, fall or run-off onto open water or onto adjacent sites, gardens or ground not intended for treatment.
- The maintenance contractor must dispose of unused and unwanted containers, and chemicals, including unused dilute tank mixtures, in a safe way in accordance with the methods approved by the Control of Pesticides Regulations and relevant Codes of Practice. Disposal will be off site.
- The maintenance contractor will comply with all environmental and ecological legislation and requirements and conduct all works in accordance with best practice to protect users of the site.

1.6.8 Control Of Pests And Diseases

- The contractor shall inspect monthly all planted areas, including trees, for any signs of pest or disease infection and will advise the estate management company.
- Upon discovery of such pest or disease the contractor shall apply a suitable approved pesticide or other remedy in accordance with good horticultural practice.
- The estate management company should be notified and proposals for resolution should be submitted. Complete removal of any invasive species should be undertaken (as above).

1.6.9 Irrigation/Watering Arrangements

- Plants will be watered adequately. Much of the development works has a drip irrigation system installed as per the consented designs, to reduce the need for watering by hand and use water more efficiently and sustainably.
- Supply: from building.
- Quantity: Wet to field capacity.
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: As necessary for the continued thriving of all planting.
Special attention will be given to the maintenance of all newly planted schemes during their most sensitive phase, which is during establishment for several years following planting.

1.6.10 Water Restrictions

- If as part of the maintenance requirements water is required from the mains supply and this supply is, or is likely to be restricted by emergency legislation, proposals for an alternative suitable source of water should be submitted. Instructions need to be obtained before proceeding.

1.6.11 Excessively Wet Weather

- If excess wet weather has caused areas of water of to stand, the ground should be spiked as appropriate in order to facilitate drainage of water.

1.6.12 Disposal Of Arising

Contractor shall allow for the removal and safe disposal of waste materials as a result of the landscape maintenance.

Unless specified otherwise, dispose of arisings as follows:

- Grass and planting cuttings: Remove to recycling facility.
- Tree roots and stumps: Remove from site.
- Shrub and tree pruning: Remove to recycling facility.
- Litter and non-biodegradable arisings: Remove from site.

1.6.13 Litter

- The contractor is responsible for the collection and removal from site of extraneous rubbish not arising from the contract work, including allowance for emptying and removal of waste from litter bins and dog waste bins.
- The contractor will allow undertake this collection and removal twice weekly.

1.6.14 Chipping or Shredding

- Permitted if being reused/recycled on site.

1.6.15 Mechanical Equipment

The contractor will minimize the impact of noisy equipment, works should be carried out at times agreed with the estate management company.

The Maintenance Contractor should minimize:

- Use of mechanical equipment as agreed with the estate management company.
- The Contractor will ensure any maintenance vehicles and/or machinery do not interfere with or obstruct the key pathways or cause any nuisance to the users of the site.

1.6.16 Workmanship and Cleanliness

- All landscape maintenance work will be carried out to a high standard. All areas of hard and soft landscape will be kept litter and weed free, clean and in good health, as far as reasonably practicable.
- Soil and arisings: Remove from hard surfaces.
- Ensure the works themselves do not cause inconvenience or a danger to users of the site.
- General: Leave the works in a clean, tidy condition at the end of each day of each visit, at completion and after any maintenance operations.

1.6.17 Horticultural Tasks

- The campus will employ a full-time landscape gardener on site. They will undertake works across the campus on areas not currently covered by the warranty cover.
- They will be assisted for 26 weeks per year by a part-time person who will be employed via one of the Client's social programs (Bright Lights) from the local area.
- The site-based team will grow their own plants where possible in a small greenhouse on a location at the campus, which are utilised around the site as required. They may also be involved in community projects where possible and in the summer months support local schools/groups.

1.7 General Landowner and Site Team Responsibilities

1.7.1 Responsibilities for Management of the Site

- As the landowners, British Land are responsible for fully managing the site's public spaces for the enjoyment of occupiers, residents and members of the public.
- British Land will have a site team, based on site 24/7, 365 days a year.
- British Land will fully manage the site through their management team and site-based service partners such as security, cleaning, reception, M&E and landscaping teams. The service partners will engage with members of the public as a first line of support, and to provide information and support where required. Escalation procedures are clear for each service partner to the management team.
- There will be signage around the campus to communicate the ownership of the site to users.

1.7.2 Rules and Restrictions regarding Public Access

- Regent's Place - while private property and hosting no public right of way – is ultimately a shared space for all to enjoy 365 days a year, and rules or restrictions to the space will reflect this approach where reasonable.
- The approach to the governance of activities and behaviours in Regent's Place will be in line with the principles of the Mayor's Public London Charter. The main premise of the Charter is

to ensure that public open spaces can provide unrestricted uses as far as possible, and to minimise excessive rules/restrictions for the enjoyment of a broad spectrum of the public.

- All rules/restrictions regarding public access should be developed in consultation with the local community over time, be based on robust evidence demonstrating their need, and consider potential adverse impacts to the general public, office occupiers or other groups.
- The management of the public realm, and provision of lighting and public amenities, is intended to keep the Site accessible and inclusive both day and night. The design of the public realm intends to reduce anti-social behaviour.
- Occasional marketing and community events may restrict some access to areas of the site throughout the year, but these will be fully communicated through the Regent's Place social channels where possible. These events will be reviewed on a regular basis with the wider campus team.
- Marketing and community events should never completely restrict access to the Site, to avoid unreasonable closures to the detriment of public benefit and campus occupiers. In the unlikely instance that an event is deemed large enough to significantly restrict access to an area, it will be ensured that clear routes to alternative public realm elsewhere across the Site are kept accessible for the duration of the event.
- A mindful approach should be taken due to residential occupiers across the campus, and any event should not impact their enjoyment. An impact assessment would need to be undertaken for all events held across the campus, and the client consider the impact to occupiers, residents' enjoyment, while also assessing operational and security requirements.
- Cycling to the campus is encouraged, with areas provided for cycles to be locked. Floor signage will be used to encourage people to be safe with cycles and 'walk their wheels' while on site, and that skateboards are not used on site where possible for health and safety reasons.
- The site will be a dog-friendly campus. It will be encouraged for owners to keep their pets on a lead while walking through for everyone's safety. Signage to support this will be installed once the current development works are complete.
- In addition, and in line with the principles of the Public London Charter, the following activities should be allowed when conducted in a safe and reasonable manner, and according to the Client and security team's discretion: consuming food and drink (including that which users bring into the space themselves); non-commercial photography; riding a scooter; roller-skating or roller-blading; busking (if in line with the Busk in London Code of Conduct).
- It is to be reviewed whether dog waste bins and water bowls may also be installed in certain areas around the campus.

1.7.3 Facilitating Community Use

British Land focuses on creating a positive social impact by addressing the most relevant local needs and opportunities through a place-based approach. At Regent's Place, the social focus is on aspirational employment. Together with customers, suppliers and community partners, Regent's Place is in the position to strengthen their workforce and make a positive local impact by increasing access to good jobs – through a focus on aspirational skills, training, and employment, while pioneering responsible urbanism. Community use of spaces is welcomed, especially those that support our strategy.

- British Land outline strategies to be fully involved in several community-based projects within the local area, engaging the local community and stakeholders in the management of the space.
- There will be a site-based community manager who works with local people to provide local support. This may take the form of agreed projects or ad hoc requests.
- In summer months, a part-time gardener will be taken on through an adult community program to support local people.

- Members of the public may contact the community manager via the campus website: www.regentsplace.com
- Occasional marketing and community events may restrict some access to areas of the site throughout the year, but these will be fully communicated through the Regent's Place social channels where possible. These events will be reviewed on a regular basis with the wider campus team.
- The use of space on campus will be reviewed on a case-by-case basis. While it may not be possible to support every request, the campus team will work with all stakeholders for the best outcome possible.
- Requests will be reviewed by the Management team. Community users can get in contact via the campus website: <https://www.regentsplace.com/Home/ContactUs> or call the office on 0207 380 6067.
- The campus strategy is a Place based approach that should link in with aspirational employment i.e., careers fayre, employment opportunities on campus, CV and interview support and work experience.
- British Land generally do not charge for the use of the public realm areas for community events. However, if the event has an operational impact on the operations of the campus, then some costs would need to be agreed prior to the event (e.g. additional security and cleaning). A quote would be provided once the outline plans agreed, and an impact assessment undertaken by the management team.

1.7.4 Monitoring and Reviewing the Management Plan

- The community manager and wider campus team will review the management plan and its usage on a quarterly basis.
- Local groups will also be able to input into the review process via the community manager.
- Decisions are to be made on what opportunities the Client can fully support while aligned with the wider strategy. They will also be able to offer support from some of the occupiers on campus, but this will need to be discussed in more detail via the community manager who will engage with their occupier contacts to see what support is available.

2.0 Horticulture And Ecology

The health and general condition of planted areas including trees, shrubs, and perennial plants is clearly indicative of the level of care and attention the landscape receives. Planting, including any replacements to dead or dying material, will be maintained in accordance with the maintenance requirements stated in this document and best practice.

2.1 Maintenance of Herbaceous Planting and Ornamental Grasses

2.1.1 Design Principles

Planting plays a central role in defining the character of the public realm. The planting species selected aim to define different characters across the site and have been selected based on the following principles:

- Provide year-round visual interest.
- Select species with high wildlife and insect value.
- Specify a variety of species to increase biodiversity in relationship to the site's condition today. Ensure the planting does not detract from a safe environment. Minimise the need for maintenance whenever possible.
- The aim is to provide soft planting that is not only decorative but also plays an active part in climate change mitigation, habitat creation, and Sustainable Urban Drainage Strategy (SUDS) system and place-making.

2.1.2 General Requirements

Intensive maintenance will be required from spring to autumn including regular weeding, trimming, debris removal, dead heading* and mulch application. The plants should be watered especially through summer months and seasonal planting should be cut back for optimal growth in subsequent seasons. Fertilizers should be applied regularly, and dying or diseased plants removed and replaced. Planting should be inspected monthly for sign of pests and disease infection and upon discovery of infection a suitable pesticide or remedy should be applied in line with good horticultural practice.

Ensure full establishment of all areas to encourage healthy and vigorous plants. Stretch and maximize potential for colour and year-round interest. Where possible plants and grasses should be maintained in their natural form to ensure that seeds and fruits are as prolific as possible during winter period.

*Where plants have attractive dead heads, these should be left over the winter months for added interest, unless otherwise directed.

2.1.3 Establishment of New Planting

- Ensure the establishment of new planting for a period of 2 years.
- Keep planting beds clear of weeds by hoeing and screening.
- Maintain a weed free area around each plant.
- Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

If there is no irrigation system specified, water as and when required to ensure the planting thrives.

2.1.4 Establishment of New Planting – Fertilizer

- Allow for application of fertilizer to all new planting in either March or April.
- Apply type slow-release application in accordance with manufacturer's recommendations.
- Spread evenly. Carefully lift and replace any mulch materials.

2.1.5 General Pruning, Trimming, Staking and Deadheading

- Allow for general pruning, trimming, staking, deadheading and tying in of all herbaceous areas on a regular (at least monthly) basis during the growing season.
- Allow for tying up, dead heading and cutting back herbaceous perennials at the end of the season, as is appropriate to the species.
- Consideration will be given to retaining ornamental grasses and plants which have attractive seed heads over the winter months.
- Trim off vegetation overhanging paths, kerbs, or roadways or obscuring signs.
- Remove dead or broken stems, and prune as appropriate to encourage bushy growth.
- Fork over any areas of open soil around ground covers.
- Trail groundcover plants out towards open soil.

- Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Do not use growth retardants, fungicide or pruning sealant unless necessary and instructed to do so.

2.1.6 Dead and Diseased Plants

- Remove within 1 week of notification where possible.
- Replace like for like in the next suitable planting season.

2.1.7 Reinstatement of Shrub/Herbaceous Areas

- The contractor is responsible for the like for like reinstatement of shrub/herbaceous areas as a result of vandalism, failure, pest/disease/damage.
- Remove dead and damaged plants pest/disease/damage.
- Carefully move to one side and dig over the soil, leaving it fit for replanting when adding mulch and matting materials. Do not disturb roots of adjacent plants.
- If plant replacement is required, use pits and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Before ordering any plants submit details and cost of plants.
- Apply type slow release application in accordance with manufacturer's recommendations.

2.1.8 Thinning by Subdivision Of Plants

- Allow for periodic lifting and sub-dividing of herbaceous plants where plants have become over crowded or older parts of a planting group are starting to deteriorate. Lift plants, break up clumps or rhizomes and replant with even spacing (appropriate to species, generally 9-11 /m²) filling gaps, and dispose of plant material which is in poor condition off site.

2.1.9 Weed Control Generally

- Allow for weeding to clear ground every 2 weeks.
- Do not damage adjacent plants, trees and grass.
- If damage occurs allow for rectification.

2.1.10 Hand Weeding

- Regular allowance for the removal of weeds entirely, including roots.
- Mulch: Reinstatement to original depth.

2.1.11 Soil Level Adjustment

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
- Arisings (if any): Spread evenly over the bed.

2.1.12 Maintenance of Loose Mulch

- Thickness (minimum): 50 mm.
- Top up: Twice per year or as required.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

2.1.13 Watering

- Allow for regular watering. Apply sufficient water to bring soils to a moist condition but to avoid over watering. Watering points and a drip irrigation system are provided. Areas in drier environments, e.g. underneath building overhangs, may require particular monitoring or a separate irrigation system.

2.2 Maintenance of Shrub Planting

2.2.1 Design Principles

The shrub planting principles follow the principles set out in 2.1.1.

2.2.2 General Requirements

- Relatively intensive maintenance will be required from spring to autumn including regular weeding, trimming, debris removal, dead heading and mulch application.
- The plants will be watered especially through summer months and seasonal planting will be cut for optimal growth in subsequent seasons.
- Fertilizers will be applied regularly (as appropriate) and dying or diseased plants removed and replaced.
- Planting will be inspected monthly for sign of pests and disease infection and upon discovery of infection a suitable pesticide or remedy should be applied in line with good horticultural practice.
- Ensure full establishment of all areas to encourage healthy and vigorous plants. Stretch and maximize potential for colour and year round interest. Where possible shrubs will be maintained in their natural form to ensure that seeds and fruits are as prolific as possible during winter period.

2.2.3 Establishment Of New Planting

- Ensure the establishment of new planting for a period of 2 years.
- Keep planting beds clear of weeds by hoeing and screening.
- Maintain a weed free area around each shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.

2.2.4 Establishment of new planting – Fertilizer

- Allow for application of fertilizer to all new planting in either March or April.
- Apply type slow release application in accordance with manufacturer's recommendations.
- Spread evenly. Carefully lift and replace any mulch materials.

2.2.5 Refirming Of Shrubs

- Allow for refirming after strong winds, frost heave and other disturbances.
- Tread around the base until firmly bedded.

2.2.6 Nesting Wild Birds

- All management works should avoid disturbance to nesting birds and be conducted in accordance with relevant legislations.

- Report any accidental disturbance immediately.
- Any necessary removal of vegetation should be undertaken outside of the main bird breeding season or where this is not possible, checks should be undertaken by a suitably trained ecologist prior to any works within the bird nesting season.
- If active nests are found, a 5m buffer zone of 'no disturbance' is to be implemented until a suitably experienced ecologist has confirmed that the nests are no longer in use.

2.2.7 Pruning/Trimming Generally

- All ornamental shrub areas are to be regularly trimmed to ensure health and vitality of plant and maintain a neat and tidy condition.
- Allow for regular trimming of shrubs to maintain a generally even height to the planting areas and clear visibility across the landscape as is appropriate to the scheme. Pruning should respond to the natural form of each species, and avoid uniform 'box' shapes.
- Allow for formative pruning and tidying to shrubs.
- Do not prune shrubs until after fruits/berries have finished, to encourage wildlife.
- Remove dead or broken stems, and prune appropriate species to encourage compact bushy growth.
- Trim off vegetation overhanging paths, kerbs, or roadways or obscuring signs.
- Fork over any areas of open soil around ground covers.
- Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Give notice if disease or infection is detected.
- Do not use growth retardants, fungicide or pruning sealant unless necessary and instructed to do so.

2.2.8 Pruning Of Excessive Height

- Allow for annual pruning to remove excessive height as instructed.

2.2.9 Pruning Ornamental Shrubs

- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Remove sucker by cutting back level with the source stem or root.

2.2.10 Pruning Flowering Species Of Shrubs And Roses

- Time of year:
 - Winter flowering shrubs: Spring.
 - Shrubs flowering between March and July: Immediately after the flowering period.
 - Shrubs flowering between July and October: Back to old wood in winter.
- Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.

2.2.11 Removal Of Dead Plant Material

- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.
- Larger logs should be retained on site and stacked in log piles at the back of planting areas to provide habitats for wildlife.

2.2.12 Dead And Diseased Plants

- Remove within 1 week of notification where possible.
- Replace in the next suitable planting season.

2.2.13 Reinstatement Of Shrub Areas

- Remove dead and damaged plants.
- Carefully move to one side and dig over the soil, leaving it fit for replanting when adding mulch and matting materials. Do not disturb roots of adjacent plants.
- If plant replacement is required, use pits and plants to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater. Before ordering any plants submit details and cost of plants.
- Apply type slow release application in accordance with manufacturer's recommendations.

2.2.14 Thinning By Removal Of Surplus Plants

- Shrub beds should be thinned as per BS 7370-4.
- Thinning to be done at end of growing season unless irrigated in which case when instructed.
- Minimise disturbance to roots of adjacent plants and make good any minor damage immediately. If required refill holes with topsoil to leave an even graded surface maintaining mulch as original specification.
- Select plants with a strong healthy habit for retention if applicable.
- Coppicing/ rejuvenative pruning of shrub planting as required.

2.2.15 Weed Control Generally

- Allow for weeding to clear ground every 2 weeks.
- Do not damage adjacent plants, trees and grass.
- If damage occurs allow for rectification.

2.2.16 Hand Weeding

- Allow for the removal of weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinstatement to original depth.

2.2.17 Soil Aeration

- Compacted soil surfaces:
 - Prick up: To aerate the soil of root areas and break surface crust.
 - Size of lumps: Reduce to crumb and level off.
- Damage: Do not damage plants and their roots.

2.2.18 Soil Level Adjustment

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
- Arisings (if any): Spread evenly over the bed.

2.2.19 Maintenance Of Loose Mulch

- Thickness (minimum): 50 mm.
- Top up: Twice per year or as required.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

2.2.20 Fertilizing Established Shrubs

- Allow for application of fertilizer as required.
- Apply type slow release application in accordance with manufacturer's recommendations.
 - Spread evenly. Carefully lift and replace any mulch materials.

2.2.21 Snow Removal From Shrubs

- Standard: To BS 7370-4.
- Evergreen plants will be subject to snow removal to BS 7370-4.
- Snow removal to be done when instructed.

2.2.22 Winter Leaf Removal

- Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
- Arisings: Remove to recycling facility.

2.2.23 Watering

- Allow for regular watering. Apply sufficient water to bring soils to a moist condition but avoid over watering. Watering points and a drip irrigation system to be provided.

2.3 Tree Planting Maintenance

2.3.1 Design Principles

The particular species of trees specified for a site can be critical to defining its character. The tree species selected aim to define different characters across the public realm and have been selected based on the following principles:

- Provide visual interest throughout the year.
- Help spatially define spaces within the scheme.
- Act as markers to way finding within the site.
- Improve local biodiversity.
- Visually unify the public realm by repeating specific species.

Proposed trees will be integrated into a suitable urban landscape setting that can provide public realm and ecological benefits. Trees will be selected according to the "right trees for right place" principle consistent with the London Plan policy 7.21: Trees and Woodland.

2.3.2 Maintenance Requirements

Maintenance of proposed and retained trees will be carried out to ensure full establishment and longevity of healthy species with good long term shape and canopy structure.

- Ensure safe and healthy condition of all tree.
- Avoid any conflict with structures or site features.
- Ensure healthy establishment and development.

During the first two seasons from planting, areas surrounding the trees will be kept free of weeds by hoeing and screefing. The soil condition should be kept loose with soil and mulch depths not being reduced. Organic fertilizer will be applied in March or April and trees will be re-firmed after strong winds.

Trees (when relatively mature) should have a 2.4m clear stem before any branches are encountered, except for multi-stem species. Pruning will be undertaken in line with good arboricultural practice. Fruit trees to be pruned according to species and enhanced fruiting. Trees to be trimmed, thinned or shaped according to species to leave a well-balanced natural appearance. Check underground guying of trees and guys as required. Notice should be given if any diseases or infections are detected. At the end of growing season trees should be checked and all dead foliage, dead wood and broken/damaged branches should be removed.

2.3.3 Generally

- Avoid any damages to neighbouring trees, plants and property to BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- When removing any branches cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Leave trees with a well-balanced natural appearance.
- Chain saw operatives must hold a Certificate of Competence.
- Tree works are to be carried out by an approved member of the Arboricultural Association.
- Give notice if detected defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention.
- Formative pruning to BS3998.
- Prevention of Wound bleeding To BS 3998.
- Prevention of disease transmission to BS 3998.

2.3.4 Cleaning Out And Dead Wooding

- Remove any dead, dying, or diseased wood, broken branches and stubs, fungal growths and fruiting bodies, rubbish, windblown or accumulated in branch forks. Remove wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained. Other unwanted objects as well as climbing plants should be removed if not part of original scheme.

2.3.5 Cutting And Pruning Generally

- Use appropriate tools, well maintained and sharp.
- Final pruning cuts:
 - Chainsaws: Do not use on branches of less than 50 mm diameter.
 - Hand saws: Form a smooth cut surface.
 - Anvil type secateurs: Do not use.
- Make sure that when removing branches not to damage or tear the stem.
- Keep wounds as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
- If required the removal of any large branches will have to be done only with prior approval. Remove in small sections and lower to ground with ropes and slings.
- When removing dead branches do not cut into live wood.
- If any unsafe branches are identified remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.
- Do not apply fungicide or sealant unless necessary and instructed to do so.
- Any dead wood (unless diseased) should be logged and stacked to create small log piles to provide habitat for invertebrates within areas of planting, positioned to the edges of the park.

- Works must be carried out in accordance with recommendations within BS 3998:2010 Tree Works.

2.3.6 Crown Reduction/Shaping

- Cut back selectively to lateral or sublateral buds or branches to retain flowing branch lines without leaving stumps. Remove and shape as appropriate.

2.3.7 Crown Thinning

- Remove inward growing, crossing, rubbing, dead and damaged branches.
- Selectively remove secondary and small live branch growth evenly throughout the crown as appropriate.
- Make no cuts of more than 50 mm diameter cutting back to lateral or sublateral buds or branches without leaving stumps.
- Leave a uniform and well-balanced structure of branches and foliage.

2.3.8 Cutting Tree Roots

- Use hand tools only for any excavation.
- Do not cut roots within an area of the branch spread of the tree, or an area with a radius of half the tree's height, measured from the trunk - whichever is the larger. Outside this protected area give notice of roots exceeding 50 mm in diameter before cutting.
- Make clean smooth cuts with a hand saw. Minimize wounds and avoid ragged edges.
- Pare cut surfaces smooth with a sharp knife.
- When backfilling cover cut roots with clean sharp sand to protect them and backfill with original topsoil.

2.3.9 Removing Trees, Shrubs And Hedges

- Any tree removal operations shall be done to standards BS 3998 and Health & Safety Executive (HSE)/ Arboricultural and Forestry Advisory Group Safety Leaflets.
- Check for below and above ground services.
- Cut down smaller trees and grub up roots.
- Remove tree stumps mechanically to a minimum depth of 300 mm below ground level or winching giving notice in advance. Do not use other trees as supports or anchors.
- Avoid damage to neighbouring trees, plants and property.
- Where tree canopies overlap and in confined spaces generally, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.
- To fill holes use as-dug material and/ or imported soil as required. Consolidate and grade to marry in with surrounding ground level.

2.3.10 Bark Damage

- When spotting wounds do not attempt to stop sap bleeding. Remove ragged edges using a sharp knife. Remove splintered wood from deep wounds keeping wounds as small as possible.
- If liquid or flux oozing from apparently healthy bark is spotted give notice and advise on appropriate action.

2.3.11 Cavities In Trees

- Remove rubbish and rotten wood. Probe the cavity to find the extent of any decay and give notice.

- Prior to any works with voids or cavities in trees, these should be checked by a suitably qualified ecologist to ensure it does not contravene legislation in relation to bats and nesting birds.
- Do not drain water filled cavities.
- Do not remove sound wood inside cavities.
- Do not cover cavity openings.

2.3.12 Watering

- Allow for top watering as necessary during the 24-month establishment period (following Practical completion), and during drought periods up to five years following planting in accordance with any statutory restrictions on water, and to advise the estate management company where restrictions are likely to occur.
- The principal watering of trees should be through top watering, with the surface of the soil around each tree slightly dished to hold irrigation water. If necessary, the bark mulch should be partially pulled away from the ground over the rooting zone to produce a dishing effect.
- During the initial two year establishment phase, watering should occur, particularly during dry spells at a minimum of three times a week. Apply sufficient water to bring whole root ball to moist condition. The frequency of watering should be subject to review following inspections of the trees and the moisture content of the rootballs.
- Prior to applying water, a core sample should be taken from the top 500mm of soil to the rootball, from a random one in five trees, to ascertain the moisture content of the soil. If the soil is found to be dry, then water should be applied. Core sampling should take place on a minimum of a weekly basis for newly planted trees during the establishment period and during dry spells.
- All watering should occur in a slow, controlled manner, allowing the water to percolate the soil surface. Should water run off the soil surface, the speed / volume of the application should be adjusted. It should be noted that manual watering can result in the loss of 50% of the water through evaporation before it percolates the ground.
- Between **50-200 litres** of water should be applied per tree, as often as daily if required, to all semi mature tree stock. The quantity of water required is dependent on tree species, size, location and weather conditions, and should be judged in accordance with the core samples taken.

2.3.13 Replacements

Monitor establishment of trees. Where stock fails to establish seek instruction for replacement planting. Replacement trees should be specified based on the original design or to the sizes of surrounding trees at the time of replacement, whichever is larger.

3.0 Hard Landscape Areas

3.1 General

- The paving should be checked regularly (e.g. at least monthly) for regularity of paving, trip hazards and damage. Any damages should be reported immediately to the person responsible for contracting repairs.
- The paving should be swept clean of debris and litter at least twice a week. This may need to increase during autumn and winter due to falling foliage.

- Any stains and marks on the paving should be removed through a scrubber dryer machine. Any cleaning detergent used should be approved by the paving supplier.
- Any rubbish should be removed using a spiked litter collector or through raking.
- A backpack blower on low power may be used to clear debris.

3.2 Hard Surfaces

- Remove litter, leaves and other debris, regularly as required
- Remove mud, silt and debris from surface gutters and channels, twice monthly.
- Empty traps and flush clean of all gullies.
- Rake over gravel areas removing weeds, litter, leaves and debris, and level off.
- Remove stains in accordance with BS 7370-2.
- Remove any windblown bark mulch from hard landscape areas. Return to planting beds unless contaminated with litter or other material.
- Remove all litter deleterious material from hard landscape areas at the time of each visit.
- Allow for the removal of autumn leaf fall from hard paved areas during October/November/December along with any other plant material at any other time of the year.

3.3 Cleaning Of Paving

3.3.1 Moss, Lichens and Algae

- If Moss, lichen and algae growth occurs (e.g. in areas that are heavily shaded) and is considered undesirable the area should be treated with growth scraped off before a proprietary weed or moss killer used in accordance with the manufacturers' instructions. Note: Products containing Ferrous Sulphate can chemically react with concrete paving and re not to be used.

3.3.2 Rust Stains

- Where practicable source of staining to be eliminated.
- Rust stain to be removed with clean water and 7 to 10% dilution of Hydrochloric acid solution in accordance with manufacturers' instructions.

3.3.3 Oil or Other Liquid-based Stains

- Where possible, spillages to be removed as soon as possible with an absorbent material.
- If stain persists, the area can be scrubbed with hot water and detergent, or the use of steam cleaning. This can be done in conjunction with use of an emulsifying degreaser in accordance with manufacturer's instructions.
- If an absorbent material is not available, dry sand may also help soak up spillages, the disposal of which would depend on the spilt material and would need referral to the necessary COSHH information.
- If the resulting staining is unacceptable, replace the affected pavements with new ones.

3.3.4 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.

3.3.5 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 chiselling it from the surface of the paving or utilising 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.

3.3.6 Scuff Marks from Vehicle Tyres

These can normally be removed by steam cleaning, or by scrubbing the area with detergent and hot water.

3.3.7 Cement and Lime Stains

Both types of staining can occur on paved surfaces, usually as a result of contamination from other sources, such as concrete street furniture or the use of onsite mortars and concrete.

Cement and lime deposits are generally insoluble and therefore require treatment by a suitable acid cleaner to fully remove them. Guidance on the safe use of chemicals is given in Section 2.7.17 (Acid Washing) of this specification.

3.4 Efflorescence

Efflorescence, or lime bloom, is a transient phenomenon of ordinary Portland cement. Its effect is to lighten the colour of concrete and can appear as a white deposit covering part or the entire surface. Except in severe cases, the phenomenon disappears completely when the surface is wet and reappears as the units dry out.

The phenomenon is temporary and will with time disappear as a result of natural weathering and trafficking processes. Alternatively, efflorescence can be removed chemically by using a suitable acid cleaner.

3.5 Paving Joint Maintenance

- Joints between pavements should be inspected regularly to ensure that good joints are maintained, particularly after a cleaning operation, and that defects reported to the person responsible for contracting repairs.
- In the event of loss of grout in a joint, it will be necessary to re-grout to make good and eliminate movement. A trowel should be used to apply the grout (2:1 ratio of grout:water), and a wet sponge used to clean excess grout from paving.

3.6 Edges

3.6.1 Metal edges maintenance requirements

- The edges should be inspected regularly to check for damage, bowing or defects.
- The edges should be brushed down every three months to prevent planting from obscuring the edges.
- Any damaged edges should be replaced.

3.6.2 Concrete and stone edges

- The edges should be checked for regularity, trip hazards and damage.
- The edges should be swept clean of rubbish and debris twice a week.
- Any damaged edges should be replaced.

3.6.3 Tree grilles

- Any existing stainless steel tree grilles can be cleaned using warm water with mild detergent, using a non-abrasive cloth or sponge. Heavier stains may require use of a nylon scouring pad or stainless steel cleaner.
- To remove paint or graffiti use a cloth and alkaline or solvent paint strippers according to type of paint. Where an abrasive cleaning is required, follow the 'grain' of the stainless steel if brushed finish.
- Rust spots can be removed using a Rust Remover 410, or if severely stained or scratched, it may be possible to restore to original finish using chemicals such as Oxalic Acid solution. Stainless steel polishes may be used to enhance the surface finish.
- Corten steel tree grilles may still be in a weathering phase post-installation. Care should be taken to avoid staining of adjacent materials in this phase.
- Corten steel requires no maintenance or cleaning, unless in the event of graffiti which can be removed with high pressure washing. The rust patina layer will reform gradually if removed during washing.
- Avoid the contact of corrosive materials with Corten steel such as de-icing salts.

3.7 Ventilation Gratings

- The metal ventilation gratings should be removed of litter / debris.
- Gratings should receive a damp wipe clean / full wash when and where required.
- Gratings should only be lifted by engineering maintenance team.

3.8 Weed Control

- Allow for spot spray application of suitable herbicide to any vegetation emerging in hard paved areas or along kerb lines. All public areas to be maintained completely weed free.
- General areas to be treated on a bi-monthly basis.

3.9 Litter

- Remove all litter and deleterious material from hard landscape areas at the time of each main visit.

3.10 Bark Mulch

- Remove any wind-blown bark mulch from hard landscape areas, parking or roadways.
- Return to planting beds unless contaminated with litter or other material.

3.11 Leaf Sweeping

- Allow for the removal of autumn leaf fall from hard paved areas during October /November / December along with any other plant material at any other time of year.

4.0 Site Furnishings

4.1 General

Site furnishings are specified to satisfy the functional requirements of a site, and have a role in contributing to its overall quality and character. Furnishings are to have a general spot clean or full wash where required to maintain the quality and character of the site.

4.2 Oak benches and tables

The oak benches and tables are bespoke designed and have a variety of shapes, sizes and modules. Repair and/or replacement of any parts of the oak is advised to be made through the manufacturer or a specialist competent restoration company following refinishing procedures as per manufacturer's process. These benches and tables comprise of oak laminate finished with a translucent wood coating, with Corten steel side panels and skirtings.

4.2.1 Oak bench coating

- It is recommended that a minimum twice-yearly cleaning and inspection regime is adhered to and any remedial work deemed necessary carried out as soon as possible.
- Generally, the oak bench coating can be cleaned with warm water, liquid detergent solution and a medium/stiff nylon brush to remove any contaminants, and rinsed and allowed to dry to remove residues.
- If affected by mould or algae, treat with solution of bleach (2:1 water:bleach), and allow the solution a minimum of 20 minutes to work before washing off. Wash off with clean water and stiff nylon brush.
- Follow manufacturer's care and maintenance guidance for remedial measures for the coating if damaged/severely weathered and reapplication is required.

4.2.2 Oak benches

- The benches should be swept clean of rubbish twice a week.
- Regular inspections will be carried out for any superficial damage.
- The top surface of the oak benches are to be cleaned regularly as per manufacturer's recommendations, and to ensure no dirt enters between the Corten and the oak. Any stains and marks on the bench should be removed through a scrubber dryer machine. Use cleaning agents only in diluted form and approved by the bench supplier, applied with a cloth so that a minimum of waste water enters the environment.
- Bench, tables, planters and edges to be cleaned every three months to prevent debris building up on surface.
- The timber benches fixings should be inspected regularly to check for damage or defects.
- Any sections of the bench that are experiencing damage such as splitting or de-lamination should have the timber reproduced by the manufacturer and replaced as soon as possible. Typical lead time for replacement timbers are approximately 6 weeks.

- The Corten edging will be in a weathering phase post-installation. Care should be taken to avoid staining of adjacent materials in this phase.
- Corten steel requires no maintenance or cleaning, unless in the event of graffiti which can be removed with high pressure washing. The rust patina layer will reform gradually if removed during washing.
- Avoid the contact of corrosive materials with Corten steel such as de-icing salts.

4.3 Cumaru benches

The Cumaru benches are bespoke designed but generally comprised of regular sized timber battons. Repair and/or replacement of any parts of the timbers is advised to be made by a specialist competent restoration company or through the manufacturer. These benches are comprised of Cumaru timber battons, finished with UV protection oil, affixed to stainless steel frames and Corten steel edging.

- The benches should be swept clean of rubbish twice a week.
- Regular inspections will be carried out for any superficial damage.
- The top surface of the Cumaru benches are to be cleaned regularly as per manufacturer's recommendations, and to ensure no dirt enters between the timbers.
- Timber cleaning can generally be undertaken with water, a mild detergent approved by the bench supplier, and soft bristle brush or cloth.
- For heavier staining or graffiti, a specialist timber cleaning product approved by the bench supplier should be used.
- The timber benches fixings should be inspected regularly to check for damage or defects.
- Reapplication of one coat UV protection oil finish where/when required if signs of wear visible.
- Any sections of the bench that are experiencing damage should be reproduced by the manufacturer and replaced as soon as possible.
- The Corten edging will be in a weathering phase post-installation. Care should be taken to avoid staining of adjacent materials in this phase.
- Corten steel requires no maintenance or cleaning, unless in the event of graffiti which can be removed with high pressure washing. The rust patina layer will reform gradually if removed during washing.
- Avoid the contact of corrosive materials with Corten steel such as de-icing salts.

4.4 Litter Bins

- The bin fixtures and fittings should be checked regularly and where defective should be fixed or the supplier should be contacted for new parts.
- Food, drink or any other material which marks the side of the bins should be washed off with hot soapy water. No cleaners containing esters, ketones chlorinated solvents should be used.
- Emptying the bins to ensure rubbish and dirt does not build up around the bins, to be carried out at least twice weekly.

4.5 Lighting

- The columns and lights should be inspected and checked for damage and continually monitored.

- The columns and lights should be cleaned in accordance with the manufacturer's recommendations every six months. No cleaners containing esters, ketones chlorinated solvents should be used.
- The lighting elements and columns should be repaired as required.

4.6 Fences and railings

- Fences and railings should be inspected and checked regularly for damage.
- Tops of posts shall follow the profile of the ground.
- Setting posts to be rigid, plumb and to specified depth, or greater where necessary to ensure adequate support.
- All components securely fixed.
- Leave the works in a clean, tidy condition.

4.7 Signage

- Signage elements should be inspected and checked regularly for damage and to ensure all components are securely fixed.
- Signage elements be cleaned in accordance with the manufacturer's recommendations every six months. No cleaners containing esters, ketones chlorinated solvents should be used.
- If damaged replace as per the contract requirements.

4.8 Drainage

After installation the manholes require maintenance, cleaning and inspection works to remain functional and damage free. Stainless steel components can be cleaned using warm water with mild detergent and non-abrasive cloth or sponge. Heavier stains may require nylon-scouring pad or stainless steel cleaner.

- Annual inspection: Ensure drains are not sinking; Test / lubricate locking points on access boxes; Check fixings; Check for blockages in slot
- Each use: Monitor for damage; Clean locking points and cover surface
- When needed: Clean top of slot

Allow for the checking and twice monthly cleaning of all surface water drainage channels and outlets to ensure free flow of surface water.

Any build-ups of debris within the pipework will reduce flow capacity, and must be cleared. A high-pressure hose may be used to clean pipework, and can be fed into the channel system through access units placed along the channel run.

4.9 Manhole Covers

After installation the manholes require maintenance, cleaning and inspection works to remain functional and damage free. Stainless steel components can be cleaned using warm water with mild detergent and non-abrasive cloth or sponge.

- Annual inspections: Ensure manhole is not sinking; Test / lubricate locking points at the corners; Check fixings; Check for dirt stuck in tray

- Each use: Monitor for damage; Clean area around cover
- When needed: Clean locking points

4.10 Cycle stands

Clean the stainless steel components using warm water with mild detergent, using a non-abrasive cloth or sponge. Heavier stains may require use of a nylon scouring pad or stainless steel cleaner. To remove paint or graffiti use a cloth and alkaline or solvent paint strippers according to type of paint.

Rust spots can be removed using a Rust Remover 410, or if severely stained or scratched, it may be possible to restore to original finish using chemicals such as Oxalic Acid solution. Stainless steel polishes may be used to enhance the surface finish.

4.11 Drinking fountains

The drinking fountain is constructed with anti-rusting cast iron and requires minimal maintenance, except for standard tasks such as cleaning the push button, the fountain interior, and the drainage grille. If temperatures drop below 0°C, it is advised that the water supply should be turned off and the circuit drained to prevent water from freezing and causing damage.

5.0 Monitoring

The key elements and areas of monitoring required across the development, to be conducted by the maintenance contractor, are highlighted below.

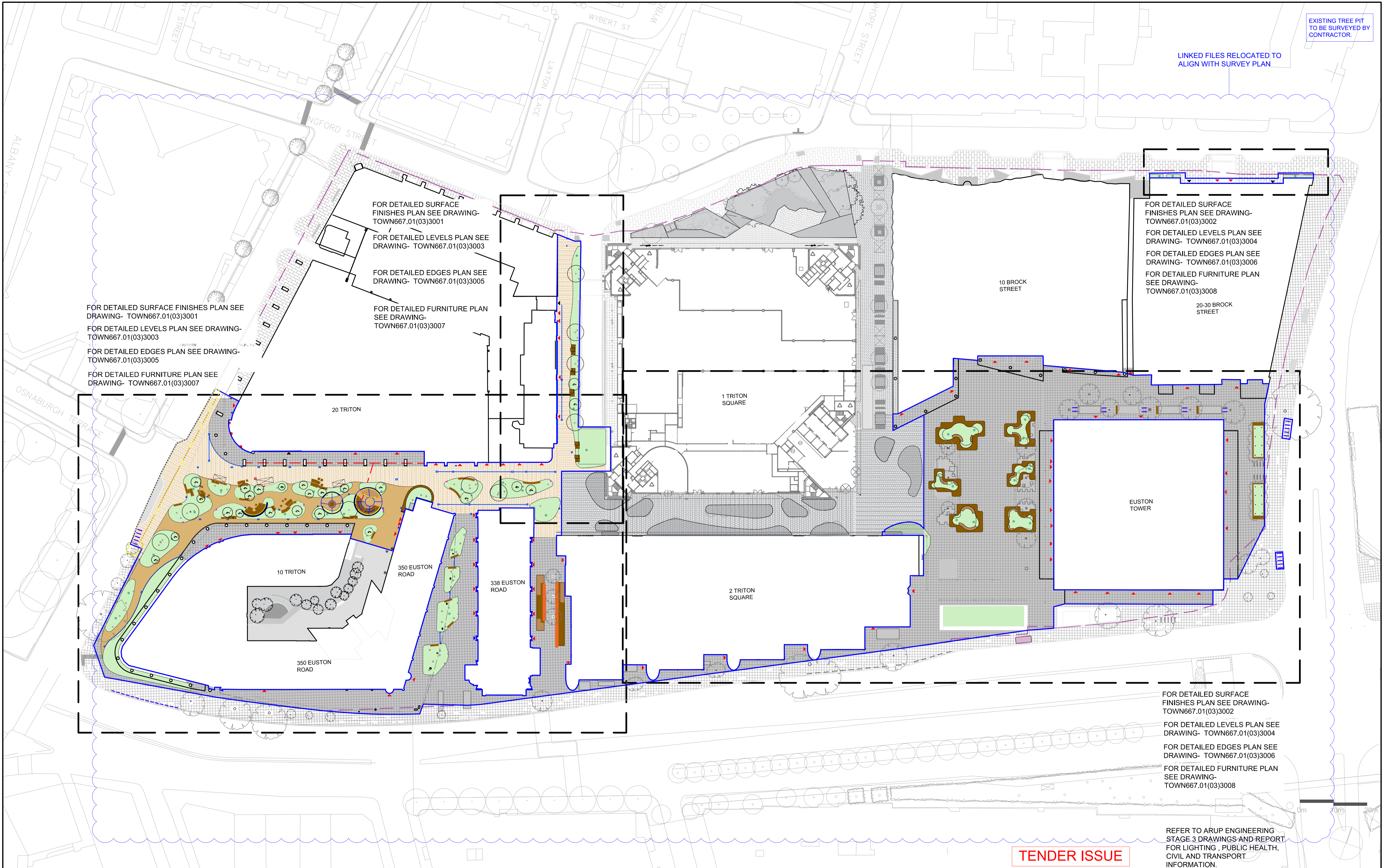
Details of specific monitor requirements are provided within the clauses in the previous sections 2-4 of this document, and a maintenance matrix attached in the appendix.

- Regular visits to the site should be carried out to monitor the condition site including all soft and hard elements.
- Formal annual inspections of the site with the client, contractor and an independent Landscape Manager should be carried out to assess habitat / species development and any remedial actions required.
- Monthly monitoring of all planted areas, including trees, for any signs of pest or disease infection.
- Monitoring and checking of all trees at the end of growing season for any dead foliage, dead wood and broken/damaged branches which should be removed.
- Monitoring of soil conditions of newly planted trees during establishment period by core sampling.
- Regular monitoring of all areas of paving for regularity of paving, trip hazards and damage.
- Regular monitoring of all site benches, furnishings and elements for any damage.

Annual Landscape Maintenance Matrix – Hard Landscaping														
Feature	Description of Task	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Oak benches/tables	Inspect benches/tables	1	1	1	1	1	1	1	1	1	1	1	1	12
	Swept clean	4	4	4	4	4	4	4	4	4	4	4	4	48
	Clean with a cloth with mild detergent			1			1			1			1	4
	Repair/ remove graffiti Clean to remove mould or algae Repair damaged parts / reapply finishes	As Required As Required As Required												
Cumaru benches	Inspect benches	1	1	1	1	1	1	1	1	1	1	1	1	1
	Swept clean	4	4	4	4	4	4	4	4	4	4	4	4	4
	Clean with a cloth with mild detergent			1			1			1			1	4
	Repair/ remove graffiti Clean to remove mould or algae Repair damaged parts / reapply finishes	As Required As Required As Required												
Cycle Stands	Clean with a cloth and mild detergent	1	1	1	1	1	1	1	1	1	1	1	1	1
	Repair/ remove graffiti	As required												
Bins	Empty (minimum)	15	15	30	30	60	60	60	60	60	60	60	30	540
	Clean with a cloth and mild detergent	1	1	2	2	2	2	2	2	2	2	2	1	1
	Repair/ remove graffiti	As required												
Edges (metal, stone)	Inspect Edges	1	1	1	1	1	1	1	1	1	1	1	1	12
	Brush down the edges			1			1			1			1	4
	Clean away vegetation and debris	4	4	4	4	4	4	4	4	4	4	4	4	48
Paving	Inspect Paving	1	1	1	1	1	1	1	1	1	1	1	1	12
	Clean paving by using a scrubber and dryer machine			1			1			1			1	4
	Litter picking/remove rubbish, leaves and other debris	8	8	8	8	8	8	8	8	8	8	8	8	96
	Herbicide application				1				1				1	3
	Sweeping paving	4	4	4	8	8	8	8	8	8	4	4	4	72
Bark Mulch	Inspect surface	1	1	1	1	1	1	1	1	1	1	1	1	12
	Litter picking/remove rubbish, leaves and other debris	8	8	8	8	8	8	8	8	8	8	8	8	96
	Top up	As required												
Signage	Inspect signage	1	1	1	1	1	1	1	1	1	1	1	1	12
	Clean signage			1			1			1			1	4
Drinking fountain	Inspect drinking fountain	1	1	1	1	1	1	1	1	1	1	1	1	12
	Clean drinking fountain			1			1			1			1	4
Drainage	Inspect grills for damage	1	1	1	1	1	1	1	1	1	1	1	1	12
	Pick litter/ remove rubbish leaves and debris	1	1	1	1	2	2	2	2	1	1	1	1	16
	Wash grill to remove mud and silts			1			1			1			1	4
Irrigation	Regular maintenance	1	1	1	1	1	1	1	1	1	1	1	1	1
	Checking Nozzles, Drip Lines	As required												
	Replacement to parts	As required every four to five years												

EXISTING TREE PIT TO BE SURVEYED BY CONTRACTOR.

LINKED FILES RELOCATED TO ALIGN WITH SURVEY PLAN



FOR DETAILED SURFACE FINISHES PLAN SEE DRAWING- TOWN667.01(03)3001
 FOR DETAILED LEVELS PLAN SEE DRAWING- TOWN667.01(03)3003
 FOR DETAILED EDGES PLAN SEE DRAWING- TOWN667.01(03)3005
 FOR DETAILED FURNITURE PLAN SEE DRAWING- TOWN667.01(03)3007

FOR DETAILED SURFACE FINISHES PLAN SEE DRAWING- TOWN667.01(03)3001
 FOR DETAILED LEVELS PLAN SEE DRAWING- TOWN667.01(03)3003
 FOR DETAILED EDGES PLAN SEE DRAWING- TOWN667.01(03)3005
 FOR DETAILED FURNITURE PLAN SEE DRAWING- TOWN667.01(03)3007

FOR DETAILED SURFACE FINISHES PLAN SEE DRAWING- TOWN667.01(03)3002
 FOR DETAILED LEVELS PLAN SEE DRAWING- TOWN667.01(03)3004
 FOR DETAILED EDGES PLAN SEE DRAWING- TOWN667.01(03)3006
 FOR DETAILED FURNITURE PLAN SEE DRAWING- TOWN667.01(03)3008

FOR DETAILED SURFACE FINISHES PLAN SEE DRAWING- TOWN667.01(03)3002
 FOR DETAILED LEVELS PLAN SEE DRAWING- TOWN667.01(03)3004
 FOR DETAILED EDGES PLAN SEE DRAWING- TOWN667.01(03)3006
 FOR DETAILED FURNITURE PLAN SEE DRAWING- TOWN667.01(03)3008

REFER TO ARUP ENGINEERING STAGE 3 DRAWINGS AND REPORT FOR LIGHTING, PUBLIC HEALTH, CIVIL AND TRANSPORT INFORMATION.

TENDER ISSUE

GENERAL NOTES

1. DO NOT SCALE DRAWING.
2. ALL SETTING OUT, LEVELS AND DIMENSIONS TO BE AGREED ON SITE.
3. THE DIMENSIONS OF ALL MATERIALS MUST BE CHECKED ON SITE BEFORE BEING LAID OUT.
4. THIS DRAWING MUST BE READ WITH THE RELEVANT SPECIFICATION CLAUSES AND DETAIL DRAWINGS.
5. ORDER OF CONSTRUCTION AND SETTING OUT TO BE AGREED ON SITE.

HEALTH AND SAFETY INFORMATION

REFER TO HEALTH AND SAFETY FILE.

Rev	Description	Date
01	PLANTER EDGES REVISED	26.07.19
02	MINOR LAYOUT UPDATE	09.08.19
03	STAGE 3 ISSUE	23.08.19
04	Stage 3 Work in progress	09.09.19
05	Stage 3 Issue for Tender	18.09.19
06	Stage 3	08.11.19
07	REVISED STAGE 3	27.05.21
08	LINKED FILES RELOCATED AND S278 UPDATES	14.07.21

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PROJECT
 REGENTS PLACE - PHASE 2

PROJECT NUMBER
 667.01

DATE
 JULY 2019

TITLE
 Landscape Key Plan

SCALE (@ A1)
 1:500

DRAWN BY FL
CHECKED BY SP

DRAWING NUMBER
 TOWN667.01(03)3000

REV
 08

STAGE 3 ISSUE