

Trinity South, South Shields

Landscape Management and Maintenance Plan *General Landscape Areas, Public Open Space, and Semi Private Areas* **V4**

For Keepmoat Homes Ltd

April 2013
692

Trinity South Landscape Management and Maintenance Plan

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1 Introduction

The development site is situated approximately 1 mile to the south-west of South Shields town centre at grid reference NZ 36088 66081. The site sits between Laygate Street which forms the northern boundary and Reed Street which runs along the southern boundary. The proposed development will provide improved connections to Frederick Street; a shopping street which sits directly to the north east of the site. Surrounding land use in the area is broadly characterised by residential areas to the north and south, retail development to the east and industrial/ warehousing units to the west. Existing land use of the site is predominantly vacant brownfield land, with a series of retail units to the south east corner of Frederick Street (many of which are vacant) which are due to be demolished.

2 Approach to Detailed Landscape Design

Maintenance areas covered within this document include the linear park public open space, the wet pour children's play area and all semi-private green spaces. Maintenance of private gardens will be the responsibility of individual occupiers.

Key Principles

Key design threads will run through the development zones to ensure that every space is designed to be multifunctional:

1. Provision of high quality new public realm space in connection with Frederick Street
2. Protect existing trees where possible
3. Accessibility and connectivity
4. Excellent potential for play
5. Good quality amenity space for all ages (sensory/ shelter/ sun and shade)
6. Stakeholder meetings to be attended by the maintenance works foreman to enable residents to engage with the people responsible for the works on the ground

3 Scheme Drawings

The Drawings relating to the Hard and Soft Landscape Proposals for the development are as scheduled below:

692/001/Landscape Strategy – Planting Sheet 1 of 2
692/002/Landscape Strategy – Planting Sheet 2 of 2
692/003/Landscape Strategy – Hardworks Sheet 1 of 2
692/004/Landscape Strategy – Hardworks Sheet 2 of 2
692/005/Landscape Strategy – Maintenance Zone Plan
692/101/Detailed Planting Plan – Sheet 1 of 6
692/102/Detailed Planting Plan – Sheet 2 of 6
692/103/Detailed Planting Plan – Sheet 3 of 6
692/104/Detailed Planting Plan – Sheet 4 of 6
692/105/Detailed Planting Plan – Sheet 5 of 6
692/106/Detailed Planting Plan – Sheet 6 of 6
692/107/Planting Schedule
692/201/Hardworks Details – Sheet 1 of 6
692/202/Hardworks Details – Sheet 2 of 6
692/203/Hardworks Details – Sheet 3 of 6
692/204/Hardworks Details – Sheet 4 of 6
692/205/Hardworks Details – Sheet 5 of 6
692/206/Hardworks Details – Sheet 6 of 6
692/300/Detailed Hardworks Layout Sheet – Sheet 1 of 2
692/301/Detailed Hardworks Layout Sheet – Sheet 2 of 2

4 Sustainability of Landscape Management and Maintenance

During the first year following practical completion of the landscape works management and maintenance as well as additional planting may be undertaken (as required) to ensure the successful establishment of the scheme.

Following practical completion, the one year management and maintenance of the external environment (as detailed in Appendix A of this document) will be the responsibility of the appropriately qualified contractor who originally implemented the phase in question. They will take full responsibility for the implementation of all management and maintenance schedules described in this plan. At the end of this one year period the general ongoing maintenance of each area will then commence in accordance with Appendix B of this document. This will be managed by a private management company funded by contributions of residents, which will in turn promote a sense of ownership within the community ensuring the scheme as a whole is successful.

It is the intention that each homeowner will contribute a small annual fee which will be used to fund the ongoing landscape maintenance and routine repairs, the collection of which along with the administration will be managed by the appointed private landscape management firm. This sum will be calculated to cover both the annual maintenance costs of the whole site, along with a small excess in order to accumulate a fund for minor new works which can be agreed on a regular basis as required.

It is normal for residents to want to ensure that their annual fee is used to best value and to demand a high standard of care, and it is beneficial for them to be interested in their surrounding environment. Long term management contracts are beneficial in providing regular 'gangs' of maintenance teams who get to know the site and residents, and develop an on-going dialogue. Such a relationship will also have the added benefit of providing indirect neighbourhood surveillance, keeping 'an eye' on the streets and landscaped spaces.

5 General Landscape and Habitat Management Objectives

The project drawings and specifications show the required details to establish the scheme.

Following construction of the residential areas, ongoing landscape management operations may be required to deal with existing mature trees and other landscape features already present on the site.

6 Structural Planting, Grassland and Tree Planting Objectives

- None of the species scheduled for inclusion in the scheme shall be substituted without approval, to avoid the potential for the introduction alternative species.
- During the establishment period the contractor shall be responsible for the inspection, management and safety of all existing and proposed trees inside the site boundary. The contractor should therefore carry out monthly visual inspections of all trees on site to identify any required management operations and then report back to the contract administrator.
- As part of the ongoing maintenance an on site review/snagging check will be undertaken to identify all dying/dead/defective plant material to be replaced. During this process a detailed review of the ongoing management/maintenance plan will also be undertaken to ensure that the proposals/requirements are streamlined to incorporate only relevant operations, and any newly identified requirements moving forward.

7 List of Potentially Damaging Operations to be avoided

- The mowing of grassland after periods of sustained rainfall.
- Tree and scrub management, during the bird breeding season (March to August).
- Applying salt or grit to the wet pour areas

8 Proposed Management and Maintenance Operations

In order to ensure the Trinity South development remains an attractive area for both residents and visitors and provides benefits for local wildlife, the objectives outlined above have been broken down into schedules of specific management operations which detail the responsibility of the work, required timings, and regularity of operations annually for each maintenance item. These include general operations such as litter picking, weed control and grass cutting, to more complex items such as pruning / thinning of trees and shrubs. Maintenance of all hard landscaped areas is also included in order to ensure footpaths and play areas remain safe and well maintained at all times.

The schedules included as Appendix A and B should be read in conjunction with the soft and hard detailed landscape drawings and specify all management and maintenance operations across the development. It is the responsibility of the appointed Landscape Contractor to adhere to Schedule A and throughout the 1 year defects liability period, and then from that point Schedule B is to be followed by the appointed Management and Maintenance Contractor for the whole site who should be suitably qualified and experienced in this field of work.

Any variations to the Management and Maintenance Schedules must be agreed between Keepmoat Homes, South Tyneside Council and the appointed Landscape Management Company/ Landscape Contractor in place at the time.

As the first year maintenance period expires, the ongoing works schedule for the continuous maintenance of the overall scheme begins in line with Appendix B.

APPENDIX A

Initial Year One Management and Maintenance Plan

APPENDIX B

Ongoing Management and Maintenance Plan (following completion of the Contractor's 1 Year management/defects liability period

APPENDIX C

692/005/Landscape Strategy - Maintenance Zones Plan

APPENDIX A

LANDSCAPE MANAGEMENT AND MAINTENANCE SCHEDULE - YEAR 1 (period between practical completion and the end of defects liability period)

Project – Trinity South - South Shields

Project no. - 692

NOTES

All works highlighted within this schedule as the responsibility of the contractor are to be undertaken by the contractor responsible for the installation of the relevant phase of works

The following management/maintenance guidance and time frames are appropriate to each individual phase

YEAR 1	TO END OF DEFECTS LIABILITY PERIOD
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AREA	MANAGEMENT/MAINTENANCE OPERATION	OBJECTIVE	NOTES	MONTH/FREQUENCY OF OPERATION												ACTION BY	
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC		
Generally (entire site)	Litter picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	4	4	4	4	4	4	4	4	4	4	4	4	4	Landscape Contractor
	Empty/clean litter bins (and dispose of waste) and clean/repair as required, including cleaning of cigarette stub plates where appropriate, and cleaning of area around bins where required	To main high standard of area, and ensure bins remain usable at all times	All contents to be bagged up and disposed of in the appropriate manner off site	4	4	4	4	4	4	4	4	4	4	4	4	4	Landscape Contractor
	Manual weed control	To ensure successful establishment of planting	To be undertaken by hand, using hand tools only throughout all planted areas. All weeds to be removed, bagged up and disposed of off site	1	1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
	Chemical weed control	To ensure successful establishment of planting	Only permitted where all other methods of weed control are proven to be unsuccessful	As Required and Approved												Landscape Contractor	
	Residual herbicide	To ensure all hard surfaces remain weed free	Applied to all hard surfaces in early spring at the start of the growing season			1											Landscape Contractor
	Manual cleaning of hard surfaces	To ensure all hard surfaces remain free from debris/trip hazards	Undertaken using hand tools	1	1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
	Mechanical cleaning of hard surfaces	To ensure all surfaces are free from chewing gum, staining and moss/algae build up, and debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted	As Required												Landscape Contractor	
	Removal of dog dirt from ground	To ensure the park remains a safe and pleasant environment for all users	Remove dirt and dispose of by bagging and disposal off site	8	8	8	8	8	8	8	8	8	8	8	8	8	Landscape Contractor
	Top up playgrade pea gravel areas	To maintain a safe depth to provide a soft landing surrounding incidental play features	Top up areas with replacement surface dressing to match that on approved proposal/as built drawings	As Required and Approved												Landscape Contractor	
	Graffiti removal	To maintain high standard of appearance		1	1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees	Excessive snow to be removed from shrub/tree planting to avoid damage to planting due to weight pressure from snow build up	As Required						As Required						Landscape Contractor	
	Ice removal/gritting	Make safe all hard surfaces during cold spells	Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly	As Required						As Required						Landscape Contractor	
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility											4	4	2	Landscape Contractor
	Assessment of all boundary treatments (and repair where required). All boundaries within public space, (including uni-log play area fencing and willow wall)	To maintain high standard of appearance and functionality of all boundaries	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity	4	4	4	4	4	4	4	4	4	4	4	4	4	Landscape Contractor
	Re-stain timber seating, boundaries and sculptural gateway features. Apply preservative coatings (in accordance with manufacturers guidance)	To ensure longevity of the equipment	All treatments to be appropriate to use in/near play areas	In Accordance with Manufacturers Guidance (& detailed drawings)												Landscape Contractor / Volunteers	
	Watering	All planting as required to ensure successful establishment	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year	As Required												Landscape Contractor	
	Review of entire site for growth of invasive species i.e. Himalayan Balsam, Japanese Knotweed, Giant Hogweed etc.	To limit spread of invasive species (as some species was evident prior to development)	If any invasive species are found they are to be disposed of appropriately in accordance with relevant legislation and government guidance by an approved specialist contractor											1			Landscape Contractor

Amenity Grass Areas (mown grass)	Grass cutting to between 25 - 40mm Arisings are to be removed from site to a recycling facility	To maintain high standard of appearance, and ensure designated grass areas are suitable for use at all times	For additional information regarding cutting times of specific individual areas, and layout of areas to be cut to varied specification refer to drawing 629/408	N/A											N/A	
			Cutting weekly during growing season to maintain neat amenity grass surface, with 500mm radius left un cut around the base of each to protect tree trunk from damage, where bulbs appear within grass areas, grass is to remain un cut until all top growth of bulbs has completely decomposed, following that grass is to be cut as per surrounding areas			4	4	4	4	4	4	4	4	4		Landscape Contractor
	Edging	To maintain high standard of appearance	To be undertaken by hand using appropriate hand tools only where all amenity mown grass areas meet hard surface edges	As Part of Each Grass Cut											Landscape Contractor	
New Mature Specimen Tree Planting	Removal of dead, dying or diseased trees	To ensure success of scheme and safety		1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor (or approved subcontractor/tree surgeon)
	Repair/replace/reinstate all stakes, guards and ties as required	To provide living planting with the greatest opportunity for success		1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
	Spray off 1m radius around the base of each tree	To minimise competition from surrounding weed/grass growth				1			1							Landscape Contractor
Existing Mature Trees (to be retained)	Removal of dead, dying or diseased trees	To ensure success of scheme and safety		As Required											Landscape Contractor (or approved subcontractor/tree surgeon)	
	Pruning as required	To promote healthy future growth and keep all footpaths and routes clear from obstructions		As Required											Landscape Contractor (or approved subcontractor/tree surgeon)	
Native Structure/Edge Mix Planting	Removal of dead, dying or diseased plants/trees	To ensure success of scheme and safety		1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
	Repair/replace/reinstate all stakes, guards and ties as required	To provide living planting with the greatest opportunity for success		1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
	Removal of tree stakes once feathered trees have established (6 months)	To ensure tree ties do not damage trees.														Landscape Contractor
	Spray off 1m radius around the base of each plant/tree	To minimise competition from surrounding weed/grass growth				1			1							Landscape Contractor
Living Willow Hedging	Pruning of overhanging/ untidy leaders	To maintain shape of hedge structure		As Required											Landscape Contractor	
	Regular watering during establishment period	To maintain health and vigour of plants	In accordance with suppliers instructions	As Required											Landscape Contractor	
	Application of approved insecticides	To prevent growth of aphids and deterioration of foliage and associated issues of honeydew and wasps	Apply in early summer. Approved pesticide certificates must be available						1							Landscape Contractor
Ornamental Planting Areas	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and safety		1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
	Feeding	To promote ongoing health of all planting		As NBS Specification (to be prepared during detailed design phase)											Landscape Contractor	
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote ongoing health of ornamental planting	Arisings to be disposed of in a sustainable manner off site	As Required											Landscape Contractor	
	Prune and maintain plants to south of Frederick Street at a time and in a manner which is appropriate to the species growth habit and form.	To maintain visibility and surveillance along pedestrian routes south of Frederick Street adjacent shrub areas should be maintained at a maximum height of 900mm	Arisings to be disposed of in a sustainable manner off site	As Required											Landscape Contractor	
	Re mulching (to maintain specified depth – see NBS specification -prepared during detailed design phase)	To minimise weed growth within planting areas	Bark mulch to be certified to ensure it is an inert product (no risk of transferral of weed seeds from elsewhere)			1			1			1				Landscape Contractor
Footpaths, Paved and Decking Areas	Regular checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	As Required											Landscape Contractor	

Play/Recreational Area Surfaces	Regular checking of all safety surfaces. Removal of leaves, litter, glass, sharp objects and other debris	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	31	28	31	30	31	30	31	31	30	31	30	31	Landscape Contractor
	Regular checking of pea gravel surfacing	To provide high quality appearance and ensure required depth is maintained for impact absorption for play equipment items. Pea gravel should be minimum of 150mm. If required play grade loose fill materials should be topped up.	Where required top up loose surface materials with new to match existing	31	28	31	30	31	30	31	31	30	31	30	31	Landscape Contractor
	Regular checking of wet pour surfacing	To provide high quality appearance and ensure required depth is maintained for impact absorption for play equipment items. DO NOT USE SALT OR GRIT ON WET POUR SURFACING	Where defects occur or holes in the surfacing, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity with wet pour safety servicing repair kit, to match existing specification and colour.	31	28	31	30	31	30	31	31	30	31	30	31	Landscape Contractor
		To provide high quality appearance.	Sweep and remove surface debris	As required - through weekly checks												Landscape Contractor
		To provide high quality appearance.	Hose surface down	As required - through weekly checks												Landscape Contractor
Play Equipment	Regular visual daily checking of all play equipment	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity	31	28	31	30	31	30	31	31	30	31	30	31	Landscape Contractor (or specialist subcontractor)
	Regular checking of non-prescriptive play elements (e.g.natural play features such as logs and boulders), ancillary items etc	To ensure quality and safety of all play features	Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations	12	12	12	12	12	12	12	12	12	12	12	12	Landscape Contractor (or specialist subcontractor)
	ROSPA Inspection	To ensure approved safety of play equipment and spaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity. ROSPA records to be maintained on file and issued to client	End of defects period												ROSPA (& Landscape Contractor)
	Tightening of fixings and fittings	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity	As required - thorough weekly checks												Landscape Contractor (or specialist subcontractor)
Street Furniture	Regular checking of all street furniture	To ensure quality and safety of all street furniture	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity using materials to match those original specified	1	1	1	1	1	1	1	1	1	1	1	1	Landscape Contractor
Annual Defects Review	Review of all landscape areas and planting to identify all defects requirements	To ensure any areas where previous planting works ave been unsuccessful are replaced with new to match original, or an agreed variation	Undertaken by Landscape Architect, Keepmoat Homes and representatives from both South Tyneside Council and the relevant landscape contractor											1		Landscape Architect, South Tyneside Council, Landscape Contractor, Keepmoat Homes

APPENDIX B
SITE WIDE LANDSCAPE MANAGEMENT AND MAINTENANCE WORKS - ONGOING (following completion of the Contractor's 1 year maintenance/ defects liability period)
 Project – Trinity South, South Shields
 Project no. - 692

As the one years maintenance period for the project expires, the ongoing works schedule for the continuous maintenance of the overall scheme begins.

ONGOING MANAGEMENT AND MAINTENANCE WORKS SCHEDULE

NOTES

All works highlighted within the following schedule are to be undertaken by the private landscape management company responsible for the ongoing maintenance of the overall completed site, post completion of the initial one years maintenance plan for the development
 The following management/maintenance guidance and time frames are appropriate to the site as a whole following completion

AREA	MANAGEMENT/MAINTENANCE OPERATION	OBJECTIVE	NOTES	MONTH/FREQUENCY OF OPERATION												ACTION BY	EXPECTED VARIATION IN MAINTENANCE REQUIRMENT AS SCHEME MATURES	
				JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC			
Generally (entire site)	Litter picking	To maintain high standard of appearance	All contents to be bagged up and disposed of in the appropriate manner off site	4	4	4	4	4	4	4	4	4	4	4	4	4	Private Landscape Management Company	No reduction
	Empty/clean litter bins (and dispose of waste) and clean/repair as required, including cleaning of cigarette stub plates where appropriate, and cleaning of area around bins where required	To main high standard of area, and ensure bins remain usable at all times	All contents to be bagged up and disposed of in the appropriate manner off site	4	4	4	4	4	4	4	4	4	4	4	4	Private Landscape Management Company	No reduction	
	Manual weed control	To ensure successful establishment of planting	To be undertaken by hand, using hand tools only throughout all planted areas. All weeds to be removed, bagged up and disposed of off site	1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	No reduction	
	Chemical weed control	To ensure successful establishment of planting	Only permitted where all other methods of weed control are proven to be unsuccessful	As Required and Approved												Private Landscape Management Company	No reduction	
	Residual herbicide	To ensure all hard surfaces remain weed free	Applied to all hard surfaces in early spring at the start of the growing season			1										Private Landscape Management Company	No reduction	
	Manual cleaning of hard surfaces	To ensure all hard surfaces remain free from debris/trip hazards	Undertaken using hand tools	1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	No reduction	
	Mechanical cleaning of hard surfaces	To ensure all surfaces are free from chewing gum, staining and moss/algae build up, and debris/trip hazards	Road/path sweepers and pressure washers only permitted, use of chemical not permitted	As Required												Private Landscape Management Company	No reduction	
	Removal of dog dirt from ground	To ensure the park remains a safe and pleasant environment for all users	Remove dirt and dispose of by bagging and disposal off site	8	8	8	8	8	8	8	8	8	8	8	8	Private Landscape Management Company	No reduction	
	Top up playgrade pea gravel areas	To maintain a safe depth to provide a soft landing surrounding incidental play features	Top up areas with replacement surface dressing to match that on approved proposal/as built drawings	As Required and Approved												Private Landscape Management Company	No reduction	
	Graffiti removal	To maintain high standard of appearance		1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	No reduction	
	Snow removal	Removal of snow from all hard surfaces, mature shrubs and trees	Excessive snow to be removed from shrub/tree planting to avoid damage to planting due to weight pressure from snow build up	As Required				As Required								Private Landscape Management Company	No reduction	
	Ice removal/gritting	Make safe all hard surfaces during cold spells	Any products used must be non toxic to humans and animals, and 100% biodegradable and eco friendly	As Required				As Required								Private Landscape Management Company	No reduction	
	Clearance of fallen leaves	To reduce potential slip hazards	Leaf litter to be disposed of off-site in a sustainable manner i.e. to a composting facility										4	4	2	Private Landscape Management Company	No reduction	
	Assessment of all boundary treatments (and repair where required). All boundaries within public space, (including uni-log play area fencing and willow wall)	To maintain high standard of appearance and functionality of all boundaries	Any damage is to be fenced off immediately to avoid risk of injury and repaired at the earliest opportunity	4	4	4	4	4	4	4	4	4	4	4	4	Private Landscape Management Company	No reduction	
	Re-stain timber seating, boundaries and sculptural gateway features. Apply preservative coatings (in accordance with manufacturers guidance)	To ensure longevity of the equipment	All treatments to be appropriate to use in/near play areas	In Accordance with Manufacturers Guidance (& detailed drawings)												Private Landscape Management Company	No reduction	
	Watering	All planting as required to ensure successful establishment	Watering is envisaged to be required predominantly at regular intervals throughout the spring and summer months following planting works, however some additional watering may be required during excessive dry spells throughout the year	As Required												Private Landscape Management Company	Once planting is established watering demands will decrease, until eventually no further watering is required	
	Review of entire site for growth of invasive species i.e. Himalayan Balsam, Japanese Knotweed, Giant Hogweed etc.	To limit spread of invasive species (as some species was evident prior to development)	If any invasive species are found they are to be disposed of appropriately in accordance with relevant legislation and government guidance by an approved specialist contractor										1			Private Landscape Management Company	No reduction	

Amenity Grass Areas (mown grass)	Grass cutting to between 25 - 40mm Arisings are to be removed from site to a recycling facility	To maintain high standard of appearance, and ensure designated grass areas are suitable for use at all times	For additional information regarding cutting times of specific individual areas, and layout of areas to be cut to varied specification refer to drawing 629/408	N/A											Private Landscape Management Company	N/A	
			Cutting weekly during growing season to maintain neat amenity grass surface, with 500mm radius left un cut around the base of each to protect tree trunk from damage, where bulbs appear within grass areas, grass is to remain un cut until all top growth of bulbs has completely decomposed, following that grass is to be cut as per surrounding areas			4	4	4	4	4	4	4	4	4	4	Private Landscape Management Company	No reduction
	Edging	To maintain high standard of appearance	To be undertaken by hand using appropriate hand tools only where all amenity mown grass areas meet hard surface edges			As Part of Each Grass Cut								Private Landscape Management Company	No reduction		
Native Structure/Edge Mix Planting	Removal of dead, dying or diseased plants/trees	To ensure success of scheme and safety	If numbers of diseased plants are significant, send away sample of diseased plants for analysis.	1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	Once scheme matures plant losses should be minimal
	Repair/replace/reinstate all stakes, guards and ties as required	To provide living planting with the greatest opportunity for success		1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	Once planting is established (approx 5yrs onwards) tree guards and stakes can be removed
	Spray off 1m radius around the base of each plant/tree	To minimise competition from surrounding weed/grass growth					1				1					Private Landscape Management Company	Once planting is established (approx 3 yrs onwards) spraying off no longer required
	Thinning of plant material	To ensure long term succession, remove nurse crop to encourage further development of longer living species	Works to be undertaken in accordance with outcome of regular review process undertaken by friends group													Private Landscape Management Company	Once planting is established thinning and selective pruning may be required as frequently as every 2-3 years – requirements will be specific to each individual planting group
New Mature Specimen Tree Planting	Removal of dead, dying or diseased trees	To ensure success of scheme and safety	If numbers of diseased plants are significant, send away sample of diseased plants for analysis.	1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company (or approved subcontractor/tree surgeon)	Once scheme matures plant losses should be minimal – continue to monitor on regular basis
	Repair/replace/reinstate all stakes, guards and ties as required	To provide living planting with the greatest opportunity for success		1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	Once planting is established (approx 5yrs onwards) tree guards and stakes can be removed
	Removal of tree stakes once new trees have established (remove before 5 yrs max.)	To ensure tree ties do not damage trees		As Required											Private Landscape Management Company		
	Spray off 1m radius around the base of each tree	To minimise competition from surrounding weed/grass growth					1				1					Private Landscape Management Company	Once planting is established (approx 3 yrs onwards) spraying off no longer required
	Crown lifting of specimen trees as they mature	To provide clear sight lines beneath canopy, and protect trees from vandalism	Works to be undertaken in accordance with outcome of regular review process undertaken by friends group														
Existing Mature Trees (to be retained)	Removal of dead, dying or diseased trees	To ensure success of scheme and safety		As Required											Private Landscape Management Company (or approved subcontractor/tree surgeon)	No reduction	
	Crown lifting as required	To promote healthy future growth and keep all footpaths and routes clear from obstructions		As Required											Private Landscape Management Company (or approved subcontractor/tree surgeon)	Once trees have been clear stemmed to a height of approx 2m no further removal of limbs is required unless deemed necessary by qualified arborist	
Living Willow Hedging	Pruning of overhanging/ untidy leaders	To maintain shape of hedge structure		As Required											Landscape Contractor	No reduction	
	Application of approved insecticides	To prevent growth of aphids which lead to deterioration of foliage and associated issues of honeydew and wasps	Apply in early summer. Approved pesticide certificates must be available								1					Landscape Contractor	No reduction

Ornamental Planting Areas	Removal of dead, dying or diseased plants Replacement with same or an approved substitution if unavailable.	To ensure success of scheme and safety		1	1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	Once scheme matures plant losses should be minimal – continue to monitor on regular basis
	Feeding	To promote ongoing health of all planting		As NBS Specification (prepared during detailed design phase)												Private Landscape Management Company	Once planting is established requirements for fertiliser will reduce in accordance with NBS specification	
	Prune plants at a time and in a manner which is appropriate to the species growth habit and form.	To promote ongoing health of ornamental planting	Arisings to be disposed of in a sustainable manner off site	As Required												Private Landscape Management Company	No reduction	
	Prune and maintain plants to south of Frederick Street at a time and in a manner which is appropriate to the species growth habit and form.		Arisings to be disposed of in a sustainable manner off site	As Required												Private Landscape Management Company	No reduction	
	Re mulching (to maintain specified depth – see NBS specification - prepared during detailed design phase)	To minimise weed growth within planting areas	Bark mulch to be certified to ensure it is an inert product (no risk of transferral of weed seeds from elsewhere)				1				1					1		Private Landscape Management Company

Footpaths and Paved Areas	Regular checking of all hard surfaces	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	As Required												Private Landscape Management Company	No reduction
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Play/Recreational Area Surfaces	Regular checking of all safety surfaces. Removal of leaves, litter, glass, sharp objects and other debris	To ensure quality and safety of all hard surfaces	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity	31	28	31	30	31	30	31	31	30	31	30	31	Private Landscape Management Company	No reduction
	Regular checking of pea gravel surfacing	To provide high quality appearance and ensure required depth is maintained for impact absorption for play equipment items. Pea gravel should be minimum of 150mm. If required play grade loose fill materials should be topped up.	Where required top up loose surface materials with new to match existing	31	28	31	30	31	30	31	31	30	31	30	31	Private Landscape Management Company	No reduction
	Regular checking of wet pour surfacing	To provide high quality appearance and ensure required depth is maintained for impact absorption for play equipment items. DO NOT USE SALT OR GRIT ON WET POUR SURFACING	Where defects occur or holes in the surfacing, areas are to be cordoned off immediately to ensure safety, with repairs undertaken at the earliest opportunity with wet pour safety servicing repair kit, to match existing specification and colour.	31	28	31	30	31	30	31	31	30	31	30	31	Private Landscape Management Company	No reduction
		To provide high quality appearance.	Sweep and remove surface debris	As required - through weekly checks												Private Landscape Management Company	No reduction
		To provide high quality appearance.	Hose surface down	As required - through weekly checks												Private Landscape Management Company	No reduction

Play Equipment	Regular visual daily checking of all play equipment	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity	31	28	31	30	31	30	31	31	30	31	30	31	Private Landscape Management Company	No reduction
	Regular checking of non-prescriptive play elements (e.g.natural play features such as logs and boulders), ancillary items etc	To ensure quality and safety of all play features	Removal of any sharp edges to rocks, boulders and logs. Ensure items are firmly fixed in position through burying below ground and provision of adequate foundations	12	12	12	12	12	12	12	12	12	12	12	12	Private Landscape Management Company	No reduction
	ROSPA to carry out an annual safety check of play equipment	To ensure safety expert check equipment and that insurances remain valid.	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity. ROSPA records to be maintained on file and issued to client	Annually												Private Landscape Management Company	No reduction
	Tightening of fixings and fittings	To ensure quality and safety of all play equipment	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity	As required - thorough weekly checks												Private Landscape Management Company	No reduction

Street Furniture	Regular checking of all street furniture	To ensure quality and safety of all street furniture	Where defects occur, areas are to be cordoned off immediately to ensure safety, with repairs/replacement undertaken at the earliest opportunity	1	1	1	1	1	1	1	1	1	1	1	1	Private Landscape Management Company	No reduction
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Annual Defects Review	Review of all landscape areas and planting to identify all defective planting and possible areas for replacement/additional planting	To ensure continual improvement to environment, and the opportunity for the friends group to influence the ongoing improvements necessary to suit the requirements of the park users	Undertaken by Friends Group, scope of works to be agreed with landscape contractor prior to issue													Landscape Architect/ Keepmoat/ South Tyneside Council/ Residents Group	No reduction
	Production of revised ongoing management and maintenance plans	To provide an effective site specific ongoing maintenance strategy	Undertaken by Friends Group, scope of works to be agreed with landscape contractor prior to issue													Landscape Architect/ Keepmoat/ South Tyneside Council/ Residents Group	No reduction

Future Phases of Planting Works	Implementation of new planting works	In accordance with findings from annual defects review, to ensure continuous improvements to park environment		Weather Dependant								Weather Dependant	Private Landscape Management Company	No reduction
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Future Phases of Hard Landscape Works	Implementation of new hard landscape works	In accordance with findings from annual defects review, to ensure continuous improvements to park environment		As Required/Instructed (Weather Dependant)								Private Landscape Management Company	No reduction
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