

Neath Abbey Primary

LANDSCAPE MAINTENANCE & MANAGEMENT PLAN

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1357 Landscape Management Plan

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Landscape Management Plan to read in conjunction with –

1357 -02 Soft Landscape Proposals drawing sheets 1 to 2

Landscape Specification section Q35

1. Introduction

1.1 Format of the Management and Maintenance Plan

This plan sets out general principles and quality standards required for the Maintenance of softworks and for the long term landscape management.

It includes:

- Design intentions
- Aims of the management and maintenance plan
- Management objectives
- Detailed maintenance specification
- Indicative annual schedule of operations

It should be read alongside Soft Landscape Proposals drawing sheets 1 to 2 and Q35 specifications and be used by the maintenance team to produce detailed priced programme of work.

It should also form the basis for periodic (annual) reviews and evaluation of actual maintenance works.

1.1. Design Intention

The design intention for the landscape at Neath Abbey Primary is of a low maintenance, bio-diverse environment that:

- provides a landscape setting for the school of visual and nature conservation benefit.
- enhances the road frontage, containing and screening the car parking and drop-off areas.
- provides a clear landscape structure and hierarchy of spaces and uses within the school site.
- enhances the ecological range and potential for wildlife.

For the purposes of management and maintenance of the landscape there are four main character areas:

1. School frontage, car park and drop-off areas
2. Hard and soft play areas
3. Sports pitches and outfield areas
4. Boundary habitat areas including conservation meadow and native shrub mix hedges

1.2. Aims of the Management and Maintenance Plan

This plan aims to ensure that the vision for the landscape at Neath Abbey Primary can be achieved through a long term, co-ordinated and informed approach to landscape management.

2. Landscape Management Objectives

2.1. The Establishment Period

A one year aftercare maintenance period should be built into the implementation contract to cover intensive post-installation maintenance requirements for the whole of the landscape works. During this period the contractor should be responsible for all horticultural maintenance operations, including planting which has failed to flourish. At the end of the initial one year aftercare period any defects in soft landscape materials due to materials or workmanship should be rectified before responsibility is handed over to the School.

2.2. Access

For landscape maintenance purposes, vehicular access will be through the school vehicle entrance gates.

Maintenance work associated with pruning of trees and shrubs to be actioned outside of the bird breeding season, March to September.

2.3. Facilities

The landscape maintenance contractor shall liaise with the School and the Principal Contractor directly regarding working hours, permissions for parking, storage, use of water and any other resources.

2.4. Maintenance Objectives for Soft Landscape - Generally

- apply good horticultural and ecological practice to all operations.
- promote healthy growth and establishment of all plants, trees, grass, wildflower areas.
- ensure consistent control of invasive weeds.
- promote optimum display and flowering periods and stem colour.
- ensure development of optimum plant form, shape, and planting density.
- provide protection against pests and diseases.
- promote wildlife value and species diversity where appropriate.
- ensure long term commitment to replacement of defective plant material.
- review opportunities for introduction of new species or replacement of exhausted species where appropriate, in line with original design intentions.

2.5. Landscape components with specific management objectives

2.5.1 Grassed areas

- ensure sward is maintained so as to create an optimum functional surface.
- establish an annual programme of aeration and feeding.
- review requirements for whole or part sward refurbishment.
- employ cultural techniques which use organic fertilizers and minimize the use of chemicals wherever possible.

2.5.2 Meadow grassed areas

- aid seeding development and maintain a balanced composition from one year to the next.
- create a structured grassland with grass tussocks creating a series of microclimates across the habitat, thus encouraging a diversity of floral and faunal species.
- allow the meadow sward to meet and link up to the scrub and tree planting and enhance the wildlife corridor function of the hedgerows.

2.5.3 Trees

- ensure that good horticultural practice is employed to encourage long term health and vitality of all trees
- ensure well-balanced crowns and natural shape
- Ensure canopy is no lower than 1830mm above ground level

2.5.4 Understorey, hedges and shrub planting

- ensure that good horticultural practice is employed to encourage long term health and vitality of all trees, shrubs, hedges, transplants and whip planted areas
- planting to be thinned / re-spaced in order that they have sufficient room to develop
- review opportunities for introducing native shrubs and those with particular wildlife value into planted areas.
- maintain a clean and safe environment.
- ensure cultural techniques are employed which use a variety of mulches and organic fertilisers and which minimise the use of chemicals and peat wherever possible.
- Ensure new shrubs and hedges in open ground are maintained at a maximum height of 915mm

3. Landscape Maintenance Specification – NBS Q35

The NBS specification, Q35 items are to be addressed within long term landscape maintenance contract. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his expertise in relating these to the Management Objectives above in producing annual programmes of work. Maintenance to accord with requirements of BS 7370:1991

4. Programming of Maintenance and Management Operations

4.1. General

4.1.1. Monitoring

To protect the investment in the quality of soft and hard landscape works, the long term maintenance contractor must provide a high standard of maintenance; the long term success of the scheme is dependent on its maintenance regime.

The management plan and maintenance operations included herewith will be reviewed on letting of the long term maintenance contract following the end of the initial contract works defects period and from then on a regular three year basis.

This management plan is intended to provide a basic performance specification to enable the maintenance contractor to submit for agreement a detailed three year programme of work which shall include scheduled dates for planting refurbishment and review.

The following is an indicative annual schedule of maintenance visits applicable for the first ten years of establishment. This provides a reasonable frequency of the more common operations, and a good indication of the required level of intensity of management required but is not intended to be fully comprehensive or restrictive.

The landscape contractor is required to construct a schedule of operations specifying operations and frequency using his own experience and horticultural knowledge.

The ongoing programme of maintenance work will also include proposed frequency of visits and operations detailed in the specification, i.e. pruning. It shall also include scheduled dates for:

- infrequent operations such as re-spacing of plants, pruning, topping up of mulch, replacement of plants / restocking of beds etc.
- planting review and refurbishment.
- monitoring and review; the effectiveness of the management operations is to be closely and continually monitored and reviewed annually against this Specification and Landscape Maintenance Plan, with any resulting changes incorporated into the subsequent years' programme.

4.2. Indicative schedules of annual maintenance operations