

LANDSCAPE MAINTENANCE AND MANAGEMENT PLAN

Barnsley Youth Activity Park, Barnsley, South Yorkshire

by Bond Bryan Architects - 03/12/2025

Doc No. BALU-BBA-ZZ-ZZ-T-L-0002-C01

B

B O N D B R Y A N

CONTENTS

1. INTRODUCTION

- Purpose of the Document
- Design Documentation
- Management Responsibilities
- Key Objectives

2. SOFT LANDSCAPE AREAS

2.1 Proposed Tree Planting

2.2 Proposed Native Shrub Mix (Mix 01)

2.3 Proposed Ornamental Shrub Mix (Mix 02)

2.4 Proposed Slope Stabilising Shrub Mix (Mix 03)

2.5 Proposed Biodiversity-rich Planting Mix

2.6 Proposed Hedge Planting Mix

2.7 Proposed Wildflower Mix

3. HARD LANDSCAPE AREAS

3.1 PAVING, SURFACING & ASSOCIATED EDGING (HS01, HS01-R, HS02, HS03, HS05. HS06 T01, T02)

3.2 FENCING & BARRIERS (F01-1.2, F01-1.8, F02, F03, G01-G05, RB)

3.3 EXTERNAL FURNITURE: Seats (S01, S02) and Picnic sets (PS) Canopy (SC), Information boards (IB) and Signage (ES) Litter bin (LB) Cycle stands (CS)

1. INTRODUCTION

Purpose of the Document

This 5-year landscape maintenance and management plan has been prepared by Bond Bryan Landscape Architects for Barnsley Youth Activity Park (YAP). The overall strategy seeks to contribute to the overall ecological and external environment to fulfil the vision and success of the Site.

The overall aim of this plan is to provide a framework that will ensure that the existing and proposed external spaces located within the YAP contribute to the quality of the area and ensure that the original concept and design intent is retained.

It is therefore important to adopt a coherent, strategic and integrated approach to the management and maintenance of landscape components to ensure an approach that is site-specific, appropriate to its users and focused on the long-term aims of the Local Context Green Infrastructure Strategies and policies

Design Documentation

Please use this document in conjunction with the following documents:

- BALU-BBA-ZZ-ZZ-DR-L-1012 Landscape Masterplan
- BALU-BBA-ZZ-ZZ-DR-L-2001 Soft Landscaping Strategy. Tree Plan and Schedule
- BALU-BBA-ZZ-ZZ-DR-L-2002 Soft Landscaping Strategy. Planting Plan and Schedule
- BALU-BBA-ZZ-ZZ-DR-L-2010 External Finishes and Furniture Plan
- BALU-BBA-YAP-XX-SP-L-0002 - Specification (sections Q28, Q30, Q31 and Q35)

The following list of BS standards is also applicable:

- BS7370-1:1991 - Grounds maintenance - Part 1: Introduction and general principles
- BS7370-2:1994 Ground maintenance - Part 2: Maintenance of hard surfaces (excluding sports surfaces)
- BS7370-3:1991 - Grounds maintenance - Part 3: Recommendations for maintenance of amenity and functional turf
- BS7370-4:1993 - Grounds maintenance - Part 4: Recommendations for maintenance of soft landscape (other than amenity turf)

Management Responsibilities

Maintenance operations will run for a minimum of 5 years from the date of Practical Completion.

For the first 12 months following practical completion, AWS Landscape will be responsible for all maintenance activities. After this period, responsibility will transfer to Barnsley Metropolitan Borough Council's Neighbourhood Services Team, who will manage the site thereafter. It is recommended that BMBC oversee all long-term maintenance and ensure coordination with adjacent landscape areas.

1. INTRODUCTION CONTINUED...

Key Objectives

This maintenance period will run concurrently with the Rectification (Defects) Period. During this time the Landscape Contractor responsible for implementing the works, will be liable for any failing or defects in accordance with a landscape specification.

The rectification periods will be:

- Shrub, hedges, herbaceous, bulb planting and seeding: 12 months
- Semi-mature trees: 36 months
- Multi-stem: 24 months

The establishment and future success of the landscape is largely dependent on the standard and frequency of the subsequent maintenance and management it receives. A maintenance and management regime will therefore be adopted for the site throughout the establishment period and thereafter.

Key objectives for maintenance and management include:

- To facilitate an efficient and sustainable landscape management and maintenance regime through the lifetime of the development.
- To sustain landscape that is consistent with adjacent areas and to create a coherent and holistic landscape setting.
- To provide a safe, high quality external environment for all site users.
- To successfully integrate the new built form into its surroundings and to maintain a robust and visually appealing landscape setting.

- To ensure that the landscape develops in a manner commensurate with the original design intentions.
- To accommodate appropriate private, communal and public use of the site, by promoting a management regime which is appropriate to the site's role.
- To ensure the successful establishment and continued growth through to maturity of the trees and other planting identified on the Landscape Proposals.
- To secure a long term future for the new trees and amenity shrub/ herbaceous beds with particular emphasis upon achieving visual amenity.
- To manage the landscape in a manner which ensures the security and safety of site users, such as maintaining screening, defensive planting, visibility splays, maintain good surveillance, removal of dead, dying or diseased trees and plants.
- To be flexible and adaptable to changing needs of the landscape through its establishment and long term management.

2 SOFT LANDSCAPE AREAS

2.1 TREE PLANTING

Establishment Maintenance (5 years)

To ensure their survival and optimal development, these trees will be subject to intensive establishment maintenance. It is advised that the Landscape Contractor responsible for implementing the soft works undertakes the following operations as necessary for the recommended following periods after Practical Completion:

- Trees with the size lower or equal to Advanced Heavy Standard (AHS): 12 months
- Semi-mature & mature trees: 36 months
- Multi-stem: 24 months

Minimum recommended duration of the rectification period is 12 months after Practical Completion.

After the end of a minimum Practical Completion Period an appointed Landscape Contractor/ Landscape Management Company will be required to carry out these operations for a minimum period of 4 years;

- Maintain a weed free 1 m diameter circle around the base of each tree;
- Watering at rate of 25 l/m² to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Application of a slow release fertiliser around the base of all trees to ensure soil fertility is maintained;
- The removal of any vandalised, unhealthy or dead specimens as soon as possible and replacement with trees of the same size to those adjacent, during the next available planting season;

- Undertake an annual autumn arboricultural inspection combined with adjustment and maintenance of anchors, stakes and ties;
- Re-firming of trees after strong winds, frost heave or other disturbances;
- Pruning to remove dead, dying, damaged or diseased wood;
- Formatively prune and remove suckers to ensure original natural or required uniformity/ shape and to favour a single leader on leader Standards.

Maintenance Schedule

Maintenance Operation	Frequency	Month and Frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control around base of each tree through growing period and monitor on monthly basis	5 x Annually				1	1	1		1			1	
Re-firming of trees	4 x Annually	1		1				1					1
Apply slow release fertiliser to base of tree	1 x Annually			1									
Formative and selective pruning for optimum growth and to retain the form/ habit	1 x Annually		1										
Replace dead, damaged or vandalised and unhealthy stock	As required												
Watering of area to ensure moisture levels are appropriate	As required												
Arboricultural inspection	1 x Annual										1		
Remove tree stakes	End of Y5												



Period when specified maintenance operation is permitted or recommended

A number of planned maintenance operations per specified month

Ongoing Management

Following the establishment maintenance period, it is recommended that the Landscape Management Company undertakes the relevant operations listed in the maintenance schedule, as well as those listed below:

- The formative pruning of specimens to achieve optimum growth rates and maintain a good shape, clear of any vehicular or pedestrian circulation routes, prevent any conflict/ clash of branches and growth with buildings and landscape elements such as seating, lighting, fencing.

2.2 Proposed Native Shrub Mix (Mix 01)

Establishment Maintenance (5 years)

To ensure the successful establishment of planting areas, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum period of 4 years:

- Control and manual removal of weeds;
- Cutting back deciduous herbaceous perennials and ground cover planting late autumn/ early spring to promote new growth;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Pruning of shrubs for floral, foliage and stem colour effect and to remove weak, dead, damaged and diseased branches;
- Pruning of species to ensure correct form, plus to promote flowering/ berry production/ retention (where appropriate).
- Removal of spent flower heads (dead heading)
- Removal of dead growth and trim herbaceous perennials, avoiding damage to any new shoots that have emerged;
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season;
- Watering at rate 25 l/m² to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Removal of litter from all planting beds to maintain site in a tidy condition.
- Top up mulch annually to achieve a 50 mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Month and Frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal through growing period and monitoring on monthly basis	3 x Annually					1		1		1			
Test soil fertility and apply slow release fertiliser when required	1 x Annually			1									
Selective pruning of shrubs for optimum growth, to retain the form and habit, and to remove dead, diseased or damaged growth	1 x Annually		1										
Cutting back deciduous herbaceous perennials	1 x Annually											1	
Replace dead, damaged or vandalised and unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from planting beds	As required												
Top up mulch	1 x Annually			1									

	Period when specified maintenance operation is permitted or recommended
1	A number of planned maintenance operations per specified month

Ongoing Maintenance and Management

Following the establishment maintenance period, it is recommended that the Estate Management Company undertake the relevant operations listed in the maintenance schedule, as well as those listed below:

- Heavy pruning of overgrown shrubs;
- The selective removal of shrubs and other plants from planting beds to prevent overcrowding and to ensure plants achieve their natural form and growth habit.

2.3 Proposed Ornamental Shrub Mix (Mix 02)

Establishment Maintenance (5 years)

To ensure the successful establishment of planting areas, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum period of 4 years:

- Control and manual removal of weeds;
- Cutting back deciduous herbaceous perennials and ground cover planting late autumn/ early spring to promote new growth;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Pruning of shrubs for floral, foliage and stem colour effect and to remove weak, dead, damaged and diseased branches;
- Pruning of species to ensure correct form, plus to promote flowering/ berry production/ retention (where appropriate).
- Removal of spent flower heads (dead heading)
- Removal of dead growth and trim herbaceous perennials, avoiding damage to any new shoots that have emerged;
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season;
- Watering at rate 25 l/m² to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Removal of litter from all planting beds to maintain site in a tidy condition.
- Top up mulch annually to achieve a 50 mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Month and Frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal through growing period and monitoring on monthly basis	3 x Annually					1		1		1			
Test soil fertility and apply slow release fertiliser when required	1 x Annually			1									
Selective pruning of shrubs for optimum growth, to retain the form and habit, and to remove dead, diseased or damaged growth	1 x Annually		1										
Cutting back deciduous herbaceous perennials	1 x Annually											1	
Coppice overgrown shrubs	every 5 years			1									
Replace dead, damaged or vandalised and unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from planting beds	As required												

	Period when specified maintenance operation is permitted or recommended
1	A number of planned maintenance operations per specified month

Ongoing Maintenance and Management

Following the establishment maintenance period, it is recommended that the Estate Management Company undertake the relevant operations listed in the maintenance schedule, as well as those listed below:

- Heavy pruning of overgrown shrubs with coppicing every 5 years;
- The selective removal of shrubs and other plants from planting beds to prevent overcrowding and to ensure plants achieve their natural form and growth habit.

2.4 Proposed Slope Stabilising Shrub Mix (Mix 03)

Establishment Maintenance (5 years)

To ensure the successful establishment of planting areas, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum period of 4 years:

- Control and manual removal of weeds;
- Cutting back deciduous herbaceous perennials and ground cover planting late autumn/ early spring to promote new growth;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Pruning of shrubs for floral, foliage and stem colour effect and to remove weak, dead, damaged and diseased branches;
- Pruning of species to ensure correct form, plus to promote flowering/ berry production/ retention (where appropriate).
- Removal of spent flower heads (dead heading)
- Removal of dead growth and trim herbaceous perennials, avoiding damage to any new shoots that have emerged;
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season;
- Watering at rate 25 l/m² to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Removal of litter from all planting beds to maintain site in a tidy condition.
- Top up mulch annually to achieve a 50 mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Month and Frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal through growing period and monitoring on monthly basis	3 x Annually					1		1		1			
Test soil fertility and apply slow release fertiliser when required	1 x Annually			1									
Selective pruning of shrubs for optimum growth, to retain the form and habit, and to remove dead, diseased or damaged growth	1 x Annually		1										
Cutting back deciduous herbaceous perennials	1 x Annually											1	
Coppice overgrown shrubs	every 5 years			1									
Replace dead, damaged or vandalised and unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from planting beds	As required												



Period when specified maintenance operation is permitted or recommended



A number of planned maintenance operations per specified month

Ongoing Maintenance and Management

Following the establishment maintenance period, it is recommended that the Estate Management Company undertake the relevant operations listed in the maintenance schedule, as well as those listed below:

- Heavy pruning of overgrown shrubs with coppicing every 5 years;
- The selective removal of shrubs and other plants from planting beds to prevent overcrowding and to ensure plants achieve their natural form and growth habit.

2.5 Proposed Biodiversity-rich Planting Mix

Establishment Maintenance (5 years)

To ensure the successful establishment of planting areas, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum period of 4 years:

- Control and manual removal of weeds;
- Cutting back deciduous herbaceous perennials and ground cover planting late autumn/ early spring to promote new growth;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Pruning of shrubs for floral, foliage and stem colour effect and to remove weak, dead, damaged and diseased branches;
- Pruning of species to ensure correct form, plus to promote flowering/ berry production/ retention (where appropriate).
- Removal of spent flower heads (dead heading)
- Removal of dead growth and trim herbaceous perennials, avoiding damage to any new shoots that have emerged;
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season;
- Watering at rate 25 l/m² to ensure moisture levels are maintained appropriately for optimum growth and throughout any period of drought lasting longer than 10 days;
- Removal of litter from all planting beds to maintain site in a tidy condition.
- Top up mulch annually to achieve a 50 mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Month and Frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal through growing period and monitoring on monthly basis	3 x Annually					1		1		1			
Test soil fertility and apply slow release fertiliser when required	1 x Annually			1									
Selective pruning of shrubs for optimum growth, to retain the form and habit, and to remove dead, diseased or damaged growth	1 x Annually		1										
Cutting back deciduous herbaceous perennials	1 x Annually											1	
Coppice overgrown shrubs	every 5 years			1									
Replace dead, damaged or vandalised and unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter from planting beds	As required												



Period when specified maintenance operation is permitted or recommended



A number of planned maintenance operations per specified month

Ongoing Maintenance and Management

Following the establishment maintenance period, it is recommended that the appointed management company undertake the relevant operations listed in the maintenance schedule, as well as those listed below:

- Heavy pruning of overgrown shrubs with coppicing every 5 years;
- The selective removal of shrubs and other plants from planting beds to prevent overcrowding and to ensure plants achieve their natural form and growth habit.

2.6. HEDGE PLANTING

Establishment Maintenance (5 years)

To ensure the successful establishment of dense hedge as well as appropriate physical and visual screening, the AWS Landscape responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion.

After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum period of 4 years:

- Control and manual removal of weeds;
- Carry out soil fertility tests to determine if an application of a slow release fertiliser is required;
- Trimming to maintain neat and formal appearance, encourage growth/ density from ground level and maintain hedgerows at a desired height of 1.6 m;
- Ensure hedge trimming is carried out at the same time as adjacent site hedges to produce visually consistent line of hedge throughout the area;
- The removal of any failed, vandalised, unhealthy or dead specimens as soon as possible and provision of replacements of the same size and form to those adjacent, during the next available planting season;
- Watering at rate of 25 l/m² to ensure moisture levels are maintained appropriately for optimum growth;
- Undertake an annual autumn arboricultural inspection combined;
- Removal of litter to maintain site in a tidy condition;
- Top up mulch annually to achieve a 75mm layer.

Maintenance Schedule

Maintenance Operation	Frequency	Month and Frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and manual removal through growing period and monitor on monthly basis	4 x Annually				1		1		1		1		
Test soil fertility and apply slow release fertiliser if/ when required	1 x Annually			1									
Formative pruning and trimming	Y1 and Y2						1			1			
Trimming & cutting	Y3-Y5			1						1			
Replace dead/ damaged or vandalised and unhealthy stock	As required												
Watering of areas to ensure moisture levels are appropriate	As required												
Removal of litter	As required												
Arboricultural inspection	1 x Annually									1			
Top up mulch	1 x Annually			1									



Period when specified maintenance operation is permitted or recommended

A number of planned maintenance operations per specified month

Ongoing Maintenance and Management

Following the establishment maintenance period it is recommended that the Estate Management Company continues to undertake the operations listed in the maintenance schedule:

- Monitor the hedges for any signs of pest and disease problems and apply integrated pest management practices and disease addressed practices accordingly.
- Monitor the hedges for repeat failures and make recommendations for mitigation.

2.5. WILDFLOWER MEADOW

Establishment Maintenance (5 years)

To ensure the successful establishment of Wildflower Meadow Habitats, the Landscape Contractor responsible for implementing the soft works will undertake the following operations as necessary for a minimum of 12 months after Practical Completion. After Final Completion has been certified, the appointed Landscape Contractor/ Estate Management Company will be required to carry out these operations for a minimum period of 4 years:

- FIRST YEAR: Cut regularly to maintain a height 40-60mm, remove all arisings. (to allow good root development and establishment.
- Thereafter - Cutting grass three times annually:
 - 1)- Spring Cut- no later than end of April to 75mm height.
 - 2)- Summer Cut- end of August to 75mm height.
 - 3)- Autumn Cut- October to 75mm height.
- A mid summer (early June) cut may also be required subject to individual area requirements and management of invasive grasses.
- Leave arisings for up to 7days to allow wildflower seeds to disperse in 'hay cut' and remove cuttings immediately in spring cut.
- Carry out soil fertility tests to determine to ensure correct low nutrient soil is present for successful and continual establishment of wildflowers.
- Do not carry out any wildflower grassland cutting within bird nesting and foraging (Spring through to summer) season.
- Removal of litter to maintain site in a tidy condition.
- Unwanted perennial weeds (i.e. docks, thistles) to be spot treated with a herbicide.
- Carry out annual inspection and overseed any naturally occurring bare patches with specified wildflower seed mix.

Maintenance Schedule

Maintenance Operation	Frequency	Time of year when maintenance operation is required or number of operations required											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
FIRST YEAR CUT- As necessary to 75mm height.	4 x Annually/ as required				1		1		1		1		
After First year cut- to height of 40-75 mm	2X Annually			1					1		1		
Soil fertility testing	Annually/ As required		1										
Avoid cutting during bird nesting season													
Removal of litter	As required												
Annual inspection & monitoring- reseed	1 x Annually			1									

Ongoing Maintenance and Management

Following the establishment maintenance period it is recommended that the Estate Management Company continues to undertake the operations listed in the maintenance schedule:

- Monitor the success of establishment and development of wildflower species and overseed where necessary.
- Monitor the success of habitat creation and diversity.
- Monitor for establishment and dominance of invasive (non specified species) and sow yellow rattle (*Rhinanthus minor*) to mitigate.

3 HARD LANDSCAPE AREAS

3.1 PAVING, SURFACING & ASSOCIATED EDGING (HS01, HS01-R, HS02, HS03, HS05. HS06 T01, T02)

Maintenance Objectives and Operations

The Following maintenance operations are required to ensure the pedestrian areas are kept at the highest standard to sustain high quality external spaces for the enjoyment and safety of employees, visitors and other end users:

- Removal and clearance of snow during winter periods.
- Frequent clearance of leaves and vegetation debris during Autumn/ Winter months and remove from site.
- Vacuum sweep permeable pavement, avoid jet-washing (surfaces HS1P and HS2P)

Maintenance Schedule

Maintenance Operation	Frequency	Month and frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Treatment with a weed killer suppressant	3 x Annually			1			1				1		
Vacuum sweeping	2 x Annually				1						1		
Regular light power hosing down	As required												
Repointing of joints for HS-type surfaces	Annually/ if required												
Inspect and repair cracks and potholes in T-type surfaces	Quarterly	1			1			1			1		
Litter picking	Weekly	4	4	4	4	4	4	4	4	4	4	4	4
Stains, paints, chewing gum removal	Monthly	1	1	1	1	1	1	1	1	1	1	1	1

- Control and removal of weeds from between the paving joints or/ and from between the paving edging and within gravel margin/ pathway areas.
- Monthly monitoring and removal/ treatment of any kind of stains, chewing gum, fruit/ berries, birds droppings etc.
- Regular (on daily basis) removal of litter and sweeping of all paved, building gravel margins and residential decking areas.
- Regular light power washing of paved areas to maintain slip resistance and general cleanliness/ appearance of paved pedestrian areas.
- Inspect and maintain all mortar and sand joints after block paving being laid and settled. After that - re-point block paving joints as and when required.
- Inspect, maintain and repair potholes and cracks in T1 Type of surfaces. Repairs to be carried out as soon as a pothole appears.
- Inspect and maintain all paving edging elements and repair/ refix or replace where necessary.
- Twice annually inspect for loose or damaged surfaces and repair/ rectify as and when necessary immediately in accordance with specification for materials.
- Applications of salt/ grit during winter period in advance of freezing/ icy conditions to prevent ice buildup and mitigate against risk of slip hazards- special consideration to be taken for steps and sloped/ gradients.

3.2 FENCING & BARRIERS (F01-1.2, F01-1.8, F02, F03, G01-G05, RB)

-

Maintenance Objectives and Operations

- Control and removal of weeds from between the edges, junctions of paving and walls. Removal of litter from Fencing, Railings, Gates. Checks to be carried out on regular basis during site wide general maintenance.
- Control and removal of weeds around fixings and along panels.
- Removal of chewing gum, birds droppings etc. Weekly regular checks to be carried out and required action taken as and when necessary.
- Fencing fixings to be specifically checked quarterly and repaired as necessary.
- Damaged and Vandalised fencing to be repaired or replaced as and when necessary.
- PPC Railings damaged coating to be repainted to match original colours.
- Control access and CCTV servicing to be maintained and managed in accordance with Manufacturers/ consultant recommendations and specifications.

Maintenance Schedule

Maintenance Operation	Frequency	Month and frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Litter picking	Weekly	4	4	4	4	4	4	4	4	4	4	4	4
Stains and chewing gum removal	Monthly checks	1	1	1	1	1	1	1	1	1	1	1	1
Inspections and repair of fixings	Quarterly	1			1			1			1		
Repainting scratched/ damaged elements	As and when required												
Replace damaged fencing	Immediately (if required)												
Treatment with a weed killer suppressant	3 x Annually			1			1			1			1



Period when specified maintenance operation is permitted or recommended
A number of planned maintenance operations per specified month

3.3 EXTERNAL FURNITURE Seats (S01, S02) and Picnic sets (PS) Canopy (SC), Information boards (IB) and Signage (ES), Litter bin (LB) Cycle stands (CS)

Maintenance Objectives and Operations

The Following maintenance operations are required to ensure the External Furniture is kept in its best working and aesthetic condition for the practical use and enjoyment of residents as well as to sustain the high quality landscape.

- Regular and Frequent Removal/ treatment of any kind of stains or fluid, chewing gum, fruit/ berries, birds' droppings- to be carried out during general weekly routine site wide maintenance works.
- Regular (on daily basis) removal of litter from external furniture areas.
- Frequent cleaning/ washing of all seating & cycle stands. (at least 4 times per year)

Maintenance Schedule

Maintenance Operation	Frequency	Month and frequency											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Stains, paints, chewing gum etc. removal	Monthly	1	1	1	1	1	1	1	1	1	1	1	1
Cycle stands visual inspection and cleaning	Quarterly			1			1			1			1
Repair/ Replacement of vandalised elements	As required												
Treatment with a weed killer suppressant	3 x Annually			1			1			1			



Period when specified maintenance operation is permitted or recommended

A number of planned maintenance operations per specified month

Bond Bryan Architects Limited

152 Rockingham Street,
Sheffield
S1 4EB
T +44 (0)114 266 2040
<http://www.bondbryan.com>