



# ONE DEGREE ACADEMY

### Landscape Management Plan

This document has been prepared by Ares Landscape Architects to define the long term management and maintenance requirements for One Degree Academy.

### Contents

- 1.0 Introduction
- 2.0 Planting Character Types
- 3.0 Schedule of Maintenance Operations - Planting
- 4.0 Schedule of Maintenance Operations - Hard Landscape
- 5.0 Schedule of Maintenance Operations - General Items
- 6.0 Health and Safety

Document No: FS0404  
Rev: P01  
Issued: 25.03.2024

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Figure 1: Illustrative masterplan

**1.1 Introduction**

The purpose of the Management Plan is to guide the establishment and maintenance of the landscape works for a period of 5 years following completion as well as to provide a basic framework and standard for maintenance beyond the 5 years. To achieve this, the document sets out specific proposals for maintenance tasks which will help achieve the Long term design objectives listed below.

**1.2 Long term design objective**

- Create an attractive environment for learning which is sympathetic to the character of the existing setting and architectural context,
- Provide a safe and secure external space,
- Provide an easily maintained and managed landscape.
- Successful establishment of all planting.

**1.3 Site Area**

The area to be managed is indicated on the following drawing:

- FS0404-ALA-ZZ-00-DR-L-0301-P04 Landscape General Arrangement

In addition this management plan should be read in conjunction with the following drawings and specification:

- FS0404-ALA-ZZ-XX-DR-L-0321-P01\_Planting Plan (1 of 2)
- FS0404-ALA-ZZ-XX-DR-L-0322-P01\_Planting Plan (2 of 2)
- FS0404-ALA-ZZ-00-DR-L-0323-P01\_Planting Schedules
- FS0404-ALA-ZZ-XX-DR-L-0320-P01\_Kerbs and Edges Plan
- FS0404-ALA-ZZ-XX-SP-L-0303-P01\_Landscape NBS

**1.4 Management Responsibilities**

The delivery of the management operations as outlined in this plan will be the responsibility of One Degree Academy, although It is understood that on completion of the works the contractor will be responsible for the maintenance of the planting during the defects liability period in line with the operations set out in this document.

**1.5 Restrictions**

Use of mechanical equipment is not permitted outside the hours confirmed by One Degree Academy’s management team.

The development of the planting character types identified below is central to achieving the Landscape Objectives:

- Meadow Seed**  
 The proposed meadow planting areas enhance site biodiversity and provides important wildlife habitat. They also add a unique natural feeling to the school, reflecting the local landscape character and provides interest throughout the year.
- Rain Garden Planting**  
 The swales are intended to provide visual amenity and be of ecological value within the site. The practical function of the swale network is to treat surface water runoff from developed and landscaped areas of the new development.
- Shrub and Herbaceous Planting**  
 Shrub and herbaceous planting is to provide a pleasant, attractive environment for pedestrians and commuters, with blocks of visual interest around the development and screening car parking areas.
- Hedgerows**  
 The formal structure provided by proposed hedgerow helps screen the view into and out from the adjacency.
- Amenity Grassland**  
 Amenity grassland will provide areas for informal recreation and allow for views over the campus.
- Advanced Nursery Stock Tree Planting**  
 The combination of grasses and shrubs together with advanced nursery stock trees strategically positioned in groups and individual solitaires, forms a complex layering of vegetation. They also help to screen long views across the site.
- Bulb Planting**  
 Bulbous underplanting has been proposed in amenity grass seeding areas to provide seasonal interest, particularly through the winter months.
- Natural Turf for Sports Pitches**  
 Durable turfed grass suitable for school sports.



Figure 2: Planting Character Typologies

### 3.0 SCHEDULE OF MAINTENANCE OPERATIONS - PLANTING

#### General Operations

	Item	Relevant area/type	Operation	Timing	Frequency	Notes
Maintenance [0-5years] For first 12 months following practical completion these activities are undertaken by installing contractor	Fertilising	All soft landscape	Apply general purpose NPK fertiliser such as Growmore or similar to manufacturers recommendations	Spring + Autumn	Twice a year	
	Watering	All soft landscape	Water regularly particularly during first year of establishment	As necessary	As necessary	The requirement is to water to ensure establishment and continued thriving for the duration of defects liability period. Once established the plants should not need any water beyond natural precipitation apart from in unusually prolonged hot, dry conditions.
	Mulch coverings	All soft landscape areas, hedges, trees	Top up mulches [as required] to the depth specified in the NBS	As necessary	As necessary	
	Replacement planting / pruning		All plant death should be replaced as soon as practically possible. Ensure planting is clear from path edges, lighting, cctv, fencing, gates, drainage channels etc	As necessary	As necessary	
	Litter removal	All soft landscape	Removing all litter and debris from all planting beds, turf area, tree pits and tree branches. Areas should be regularly inspected. Ensure the site is in a clean and tidy condition	As necessary	Weekly	
	Compacted planting areas	All soft landscape area	Any areas of compaction should be cultivated as per the NBS specification, lift and replant plants as required.	As necessary	As necessary	
	Monitoring	All soft landscape	Monitoring planting for death, damage and disease	As necessary	Monthly	Planting is to be monitored and replaced or treated as necessary

#### Maintenance Schedule \*\* N = As Necessary

Item	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Fertilisation				1					1			
Watering				N	N	N	N	N	N			
Mulch				1								
Replacement	N	N	N	N	N	N	N	N	N	N	N	N
Litter removal	4	4	4	4	4	4	4	4	4	4	4	4
Compaction				N								
Monitoring	1	1	1	1	1	1	1	1	1	1	1	1

Shrubs and Herbaceous Planting

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Pruning	Shrubs	Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.	Autumn and spring	2 x per year	In accordance with good horticultural and arboricultural practice.
Herbaceous In general	Planting beds	Year three -Lift, divide and replant	March/ April	1 x per 3 years	
Herbaceous		Various subject to species type: trim seed heads and tidy, trim tattered leaves before flowers appear, Trim tattered leaves, cut to the ground etc	Autumn or Spring	1 x per year	
Mulching	Planting beds	Top up or renew mulch to a depth of at least 50mm	Spring or Autumn	1 x per year	
Weeding	Planting beds	Planting areas shall be kept free of grass and weed growth, and kept tidy by hand weeding		1 x per 3months	
Litter	Planting beds	The branches should be checked regularly for plastic bags, especially after strong winds, and removed.	As necessary	Weekly	

Hedges

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Cutting	All hedged areas	Trim to specified heights Remove diseased, damaged, congested and crossing shoots (1.2m is absolute minimum height at which hedges can be cut)	Autumn and spring	2 x per year	New hedges will first be cut six years after planting and then every three years; existing hedges will be cut on a three-year rotation.
Thinning	All hedged areas	Thinning out a third to a fourth of the oldest branches	Autumn and spring	3-5 year basis	
Monitoring	All hedged areas	Monitor species hedgerow quality and species composition	Autumn and spring	1 x per year for first 5 years then every 3 years	
Litter	Planting beds	The branches should be checked regularly for plastic bags, especially after strong winds, and removed.	As necessary	Weekly	

Rain Gardens Planting

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Swale maintenance		Inspect grass along side slopes for erosion and formation of rills or gullies and correct. Inspect and correct erosion problems in the sand/soil bed of dry swales. Rototill or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48 hours. Remove sediment build-up within the bottom of the swale once it has accumulated to 25% of the original design volume.		2 x per year during first year then 1 x per year  As needed	Any obvious damage to planting or to the swales bottom soil bed should be repaired immediately. Repairs need to conform to original swale design. If selected plants for swale is not performing select and plant new species.  For wet swales replant with a revised selection of wetland plants if current plants are establishing slowly or failing.
Replanting		Based on inspection, plant an alternative grass species if the original grass cover has not been successfully established. Replant wetland species if not sufficiently established.			
Mowing		Mow grass to maintain a height of 5-10cm		As needed	
Litter		The planting should be checked regularly for plastic bags, especially after strong winds, and removed.	As necessary	Weekly	

Wildflower Meadow/Species Rich Grassland

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Species rich seed mixes	All sown areas	Year one: - When grass is 75mm high cut back to 25mm - repeat 2 more times - After flowering mow and remove arisings - Scarify with lawn scarifier  Years two to five: -mow to 25mm high -After flowering mow and remove arisings -Scarify with lawn scarifier	Spring  End of August  End of February End of August		Assumes spring sowing In the event of infestation of unwanted weeds i.e. docks, thistles, bristly ox tongue etc. Spot spray with Roundup or similar in late April/ early May Note: Scarifying mimics the action of pasturing animals.  Seeded embankments may require periodic re-seeding.

Advanced Nursery Stock Tree Planting

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Trees	All new trees	Year one inspection: -Cut back broken/diseased branches -Check for general health Years three to five inspection: -Cut back broken/diseased branches -Check for general health -Stakes to be replaced where necessary	August - February  August - February	2 x per year  1 x per year  As necessary	Removal of remaining stakes and shelters subject to monitoring at end of year 4
Watering	Newly planted trees	Water regularly for first 24 months after planting.		As necessary	Note: the second-year watering will be after defect period and the responsibility will be with the school.
Litter	All trees in public areas	The branches should be checked regularly for plastic bags, especially after strong winds, and removed.	As necessary	Monthly	
Replacement	All trees in public areas	Replace as necessary.	November - March	As necessary	
Weeding	Newly planted trees	A circle 500mm radius from the base of each tree shall be kept free of grass and weed growth.		As necessary	
Arboricultural report	All Trees	It is recommended that all site trees are inspected by a qualified Arboriculturalist, and a recommendation report obtained every 5 years, to identify any health problems and arboricultural work requirements.	August	Year 5+	



Natural Turf for Sports Pitches

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Pitch preparation	Winter sports areas	Harrow surface	Apr/July/ Aug	3 x a year	
Repair and fix pitch	Winter sports areas	Rolling and spiking	Aug-Mar	fortnightly	
Mark out pitch	Winter sports areas	Burn in with weed killer	Aug	1 x per year	
Pitch preparation	Winter sports areas	Erect and remove posts	Aug, Apr	As required	
Overmarking	Winter sports areas	Burn in with weed killer	Aug-Apr	weekly	
Grass cutting	all natural turf areas	mowing	All year round	As required	The height of cut should be kept at between 25-37mm all year round
Surface re-instatement and renovation	Winter sports areas	Contravating (seeding outfields)	Apr/May	1 x per year	
Surface re-instatement and renovation	Winter sports areas	Cultivating and seeding goal mouth areas	Apr/May	1 x per year	
Surface re-instatement and renovation	Winter sports areas	General repairs within and adjoining the sports area	Apr/May	1 x per year	
Marking out of summer sports	Summer sports areas	Burn in with weed killer	Apr	1 x per year	Required activities to be confirmed each season by school management and would normally include sports such as running tracks, discus, rounders, javelin etc
Overmarking	Summer sports areas	Burn in with weed killer	Apr-Jul	weekly	
Fertilising	all natural turf areas	Apply suitable fertiliser to manufacturer's recommendations	Apr	1 x per year	

Proposed Grass Seed

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Monitoring	All sown areas	Year one: - When grass is 30mm high cut back to 25mm - Scarify with lawn scarifier  Years 2+ : -mow to 25mm high -Scarify with lawn scarifier	Autumn   End of February - End of August	As necessary   As necessary	In the event of infestation of unwanted weeds i.e. docks, thistles, bristly ox tongue etc. Spot spray with Roundup or similar in late April/ early May Note: Scarifying mimics the action of pasturing animals.  Seeded embankments may require periodic re-seeding.
Watering	All sown areas	Ensure full wetted depth of topsoil	As required	As necessary	Area of seeded grass should be watered as required during periods of prolonged dry weather
Litter	All sown areas	Grassland areas should be checked regularly for plastic bags, especially after strong winds, and removed	As necessary	Weekly	
Cutting	All sown areas	- First cut: Mow to just top grass (50-75mm)  - Spring cut: (50mm)  - Summer cut: (30mm)  - Late summer cut: (50mm  - Autumn cut: (50-75mm)	- Once during March     - Four times during September - Twice during October	- As required to maintain between 30-50mm - As required to maintain between 30-50mm  - Once a week - Once every two weeks	
Top dressing	All sown areas	Apply to a depth of 5-6mm	November	Once a year	
Scarifying	All sown areas	To a depth of 25mm	October to November	Once a year	
Spiking	All sown areas	To a depth of 75mm	February to March	Once a year	
Rolling	All sown areas	Consolidate grass and reduce frost heave	February to March	Once a year	
Hollows and bumps	All sown areas	Level to BS 73 70-3	February to March	Once a year	
Fertilizer	All sown areas	Apply organic fertilizer at recommended rate	Spring and autumn	Twice a year	

Proposed Turf

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Monitoring	All turf areas	Year one: -mow to 40mm high -Scarify with lawn scarifier	Autumn  End of February - End of August	As necessary  As necessary	In the event of infestation of unwanted weeds i.e. docks, thistles, bristly ox tongue etc. Spot spray with Roundup or similar in late April/ early May Note: Scarifying mimics the action of pasturing animals.
Watering	All turf areas	Ensure full wetted depth of topsoil	As necessary	As necessary	Area of turf should be watered as required during periods of prolonged dry weather
Litter	All turf areas	Grassland areas should be checked regularly for plastic bags, especially after strong winds, and removed	As necessary	Weekly	
Cutting	All turf areas	- First cut: Mow to just top grass (50-75mm)  - Spring cut: (50mm)  - Summer cut: (30mm)  - Late summer cut: (50mm)  - Autumn cut: (50-75mm)	- Once during March     - Four times during September - Twice during October	- As required to maintain between 30-50mm - As required to maintain between 30-50mm  - Once a week - Once every two weeks	
Top dressing	All turf areas	Apply to a depth of 5-6mm	November	Once a year	
Scarifying	All turf areas	To a depth of 25mm	October to November	Once a year	
Spiking	All turf areas	To a depth of 75mm	February to March	Once a year	
Rolling	All turf areas	Consolidate grass and reduce frost heave	February to March	Once a year	
Hollows and bumps	All turf areas	Level to BS 73 70-3	February to March	Once a year	
Fertilizer	All turf areas	Apply organic fertilizer at recommended rate	Spring and autumn	Twice a year	

Paving

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Initial Maintenance	Flexibly laid paving	'top up' sand joints	AYR	Weekly	Top up until joints become semi impervious and the build up of surface detritus sets seals.
Initial Maintenance	Flexibly laid paving	Brush by hand	AYR	Weekly	Until joints become semi impervious. Mechanical sweepers, and in particular sweepers with high suction forces, should not be used as there is a real risk of further loss of jointing sand.
Cleaning	Flexibly laid paving	Clean all paving by hand. Do not vacuum machine due to sand bedding of paving units	AYR	Monthly	If detritus reduces the intensity of the colour of the material then this can be re-established by scrubbing with a biodegradable mild detergent e.g. washing up liquid, and hot water. Run off cleansing solution to be prevented from entering planted areas.
Cleaning – cont.	All paving	Attend to spillages and other arisings efficiently, adopting current H&S procedures regarding warning signs etc. Any surface contamination caused by split liquids (Coca-Cola, tea, coffee) should be removed using a neutral biodegradable detergent and thoroughly rinsed afterwards.	As necessary	Check weekly	Run off cleansing solution to be prevented from entering planted areas.
De-icing	All areas of pedestrian and vehicle traffic	Application of rocksalt and/or de-icing agents (e.g. urea, brine)	November - March	Check twice weekly	Run off rocksalt to be prevented from entering planted areas.
Moss, lichens and algae	All areas of pedestrian and vehicle traffic	Treat with a proprietary weed or moss killer used in accordance with the manufacturers' instructions.	March - September	Check quarterly	Apply during a spell of dry weather. The washes work best if any thick growths are scraped off first and the wash is well brushed in. Ensure product suitable for site specific conditions and will not result in staining. Run off cleansing solution to be prevented from entering planted areas.
Rust Stains			AYR	Check weekly	Run off cleansing solution to be prevented from entering planted areas.
Oil Stains	All areas of pedestrian and vehicle traffic	Remove immediately with an absorbent material e.g. paper towels, cloth or absorbing granules. Do not attempt to wipe the stain as this will drive the oil into the surface of the units and spread it over a wider area. If the stain persists then an emulsifying degreaser should be employed. Brush the cleaner onto the affected area, leave for a period of time according to the manufacturer's instructions and then wash the emulsified oil away with plenty of clean water. Alternatively the surface can be scrubbed with a biodegradable detergent and hot water taking care to ensure that the strength of the detergent is not detrimental to the appearance of the paving.	AYR	Check weekly	For persistent oil staining, steam cleaning may have to be considered. Run off cleansing solution to be prevented from entering planted areas.

Paving Continued

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Bitumen Stains	All paving	Allow fresh bitumen to cool down before removing it with a paint scraper or similar. If it is particularly resistant, the use of ice to make the bitumen brittle may be required prior to scraping it from the paving. Any residue should be removed with an abrasive powder and finally the whole area rinsed with clean water.	AYR	Check weekly	
Fouling	All paving	Use deodorisers and digesters to deal with fouling.	As necessary	Check weekly	
Fly posting	All surfaces	Check for and remove posting.	As necessary	Check weekly	
Chewing gum	All paving	Remove chewing gum from all public areas so that none is evident. Newly discarded gum can be scraped off by using a mechanical scraper but hardened to be removed by both freezing the gum and chiselling it from the surface of the paving or utilising a hot water/steam cleaner.	March - September	Six monthly	For specific advice on chewing gum removal it is recommended that specialist contract cleaning companies be contacted directly for further details
Graffiti & Paint stains	All surfaces	Check for and remove graffiti from around the site. Fresh wet paint should be soaked up with an absorbent material without wiping the paint, as this will spread the stain. It should then be treated with a suitable solvent such as white spirit and then the area washed with a degreasing agent taking care in the disposal of the run-off material. Dried paint should be scraped off as far as possible and then an appropriate paint remover applied.	As necessary	Check weekly	Paint manufacturers may often be able to give more detailed advice on the removal of paint and graffiti. Therefore they should be consulted directly for specific recommendations.
Obstruction	Drainage channels and paved areas	Check for obstructions and remove. Clean drainage channels	AYR	Check weekly, clean every 6mths	
Epoxy & Polyester Stains	All surfaces	Areas of solidified epoxy or polyester resin can be removed by carefully burning off the area with a blowtorch. Care must be taken not to inhale any fumes given off. If, after burning, a black stain remains, this can be removed by scrubbing with detergent and hot water. For larger areas grit blasting may have to be considered, however the effect of such treatment on the micro texture of the surface should be carefully considered. Again it is advised that a small area be tested before any large-scale operations are undertaken.	As necessary	Check weekly	
Smoke, Fire and Tobacco Stains	All paved areas	Scrub with a biodegradable detergent and hot water.	As necessary	Check weekly	If the stain is persistent, hose with compressed air/water.

Paving Continued

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Beverage Stains	All paved areas	Removed by scrubbing the stain with detergent and hot water.	As necessary	Check weekly	If the stain is persistent, hose with compressed air/water.
Scuff Marks from Vehicle Tyres	All paved areas	Scrub area with detergent and hot water or steam clean.	As necessary	Check weekly	
Cement and Lime staining	All paved areas	Cement and lime deposits are generally insoluble and therefore require treatment by a suitable acid cleaner to fully remove them.	As necessary	Check monthly	Refer to H&S section of this document for guidance on the safe use of chemical treatments.
Damage	All paved areas	Inspected for any movement or deterioration and defects reported to the management	AYR	Monthly	

Street Furniture and Lighting

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Street furniture	Seating and Bollards	Check condition of and report any damage to the management.	All year round	Weekly	
Lighting	Columns	Clean if necessary to ensure optimum illumination. Replace bulbs as and when required	All year round	As necessary	Refer to H&S section of this document for methods of safe access and maintenance.
Cleaning	Timber items	Wash with soap or mild detergent and warm water followed by a clear water rise. For stubborn stains apply a non-bleach cream (e.g. Cif*) with a paint brush and rub with a clean cloth or a soft plastic brush (car wash type) then rinse thoroughly with clean cold water.	All year round	As necessary	

Other General Items

Item	Relevant areas/type	Operation	Timing	Frequency	Notes
Litter	Bins and all surfaces	Empty the public area bins and remove litter from paved and planted areas.	AYR	Weekly	
Litter bins		Wash and clean bins.	AYR	Once per month	
Fly tipping	Whole area	Check the site for fly tipping and depending on size of items bag and remove or arrange for removal to skip	AYR	Weekly	Target must be removed within 36 hours
Leaf fall	Under trees and windblown in the area	Sweep up leaf fall	AYR	Twice weekly	Adjust frequency during to reflect leaf fall at different times of year or in spells of windy or frosty weather.
Detritus	Paving	Sweep to remove all dust and debris	AYR	Weekly	
Weeds	Between paving and around base of trees	Hand weed areas of weed growth	March - November	4 x per year	
Disposal of containers	All	Rinse & recycle	As necessary	As necessary	In accordance with the College's policy; Containers to be rinsed 3 times and the rinse used on the relevant application. Containers should then have their labels removed and put in recycling bins.
Disposal of containers (which cannot be rinsed) and canisters	All	Dispose off	As necessary	As necessary	In accordance with College Waste policy.

### Health & Safety

Certain cleaning methods described involve the use of chemicals. Therefore it is important that any safety warnings issued by the chemical suppliers should be carefully read and strictly adhered to at all time. In general the following precautions should be taken:

- Prior to maintenance/cleaning being undertaken a site specific risk assessment is to be carried out.
- Prior to any chemicals being used a COSHH assessment is to be undertaken.
- When using chemicals, protective clothing such as gloves, goggles, boots and overalls should be worn.
- Adequate ventilation is required when using chemicals in confined spaces.
- When using flammable materials i.e. cigarettes, naked flames and other sources of ignition should be carefully controlled.
- When diluting acids, ALWAYS add acid to water and not water to acid.
- Any clothing that is contaminated with chemicals should be disposed of safely.
- When using any chemicals, care must be taken not to damage, contaminate or stain any adjoining materials, landscaping or finishes.
- Care must be taken to protect personnel operating in the area of the cleaning from any injury or hazard created by the cleaning. The appropriate First Aid must be available on-site.

Before undertaking any cleaning operation a trial should be carried out on a small, preferably inconspicuous area, to determine the effect of the chemicals before treating a large area.

