

Landscape Management Plan

Northwood & Pinner Health Centre

Logan Construction

SY752-R-001
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REVISIONS

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01

INTRODUCTION

INTRODUCTION

This Landscape Management Plan (LMP) has been prepared by Camlins Landscape Architects, on behalf of Logan Construction. Its purpose is to describe the proposed soft landscape implementation strategy and long-term maintenance activities required for NHS Northwood and Pinner health centre external spaces. The landscape is fundamental to the quality of the finished product and as such the highest standards of horticulture, materials and finish will be expected. This Landscape Management Plan is to be read in conjunction with the landscape design documentation and NBS Landscape Specification. Details of important maintenance are included within these documents which are appropriate for establishing the landscape and its continued health. The LMP will be reviewed by the client or the owner at five year intervals to ensure it is performing effectively. The documents associated with the LMP are listed below.

- SY752-400-0001 General Arrangement - Ground Floor Landscape Plan
- SY752-400-0031 General Arrangement - Areas Of Hard Surfaces
- SY752-400-0061 General Arrangement - Growing Medium Formation
- SY752-400-0065 - General Arrangement - Irrigation Requirements
- SY752-400-0071 General Arrangement - Planting Plan & Schedule
- SY752-400-0081 General Arrangement - Tree Planting Plan
- SY752-400-0091 - General Arrangement - Furniture & Fixtures

These drawings and specification provide detailed information on the landscape scheme for hardworks and softworks. Due to the level of information, and the comprehensive detail provided, this management plan is intended to give an overview of the landscape maintenance operations treatments, and therefore important it is read in view of the design documentation.

Initially the LMP will provide guidance to enable the establishment of the hard and soft landscape, focusing on the typical first 12-month rectification period and the following five years establishment. The LMP describes the works to be carried out following practical completion; identifies the long-term design objectives for all soft landscape areas; the parties responsible for the implementation of the plan; identifies maintenance activities to be carried out under the defects liability period (DLP) and later following completion of the DLP and provides a scheduled summary of all the maintenance operations.

The LMP will be retained by the building management and constantly reviewed and updated. The maintenance strategies outlined with this document focus on the specific maintenance of both hard and softworks to ensure that the residential schemes public realm are maintained to an appropriate standard that is aesthetically pleasing and safe.

1.1. HEALTH AND SAFETY

The pre-tender Health and Safety is a statutory consideration for all new construction schemes of this type and complexity and has considered health and safety of the design and construction of the schemes. A Health and Safety File will be provided by the contractor at practical completion which includes important information on risk assessments, drawing records, methods of construction, etc. The installation and maintenance of both the hard and softworks will be considered in view of the LMP, and used as a point of reference through the 'life' of the schemes.

1.2. DESIGN PROPOSALS

The new landscape and external works create attractive garden spaces at ground level. All gardens contain a combination of stone flag paving and extensive planting beds to the perimeter. At roof level there is an extensive green roof, accessible for maintenance access only, with variable depths of growing medium to maximise biodiverse habitat conditions. This will include a combination of sedum blanket systems.

Semi-mature trees are to be planted to the car park. The gardens associated with the health centre are for visitors and staff. There are three in number and vary according to level of public access. The first two along the southern approach to the main entrance are open to the public. The first is adjacent to the staff entrance, which provides for cycle parking, seating and is designed to be overlooked. A memorial tree will be located in this space. The second garden is a waiting space.

The courtyard garden surfacing is to be natural stone flags. The car park surfacing is to be natural coloured permeable and impermeable bitumen macadam. The tree pits are beneath the permeable bitumen surfacing.

Areas of extensive green roof comprise a sedum blanket system and are specified on A&M drawing 17115_07_27_A_510_Typical Roof Buildups. For further information on layout, details and maintenance of the green roofs please refer to architect's specification.

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02

THE MANAGEMENT PLAN

THE MANAGEMENT PLAN

2.1. OVERVIEW

Broadly the landscape maintenance requirements can be split out into two periods:

1. An initial establish period following Practical Completion to cover maintenance requirements during the Defects Liability Period. As plants are new and young the maintenance procedures and tasks for the softworks maybe be different form a mature landscape. The document includes a schedule of maintenance tasks with anticipated timescales highlighted.
2. Following the establishment period which is anticipated to be 24 months, the LMP covers long-term management objectives. Maintenance tasks will become more consistent; these tasks will change depending on the season but for the most part they will repeat every year and therefore should be scheduled and agreed prior to commencing maintenance services.

The management plan will be a permanent strategy that is required to be reviewed at 5-year intervals. This is necessary to appraise the current landscape design in view of the maturing landscape and potential changes to use.

2.1. DEFECTS LIABILITY & ESTABLISHMENT PERIOD

The construction Contract will allow for a defects liability period to ensure the successful establishment of all landscape elements. All areas of soft landscape installed as part of the construction contract will be subject to a defects liability period from the date of Practical Completion. In most cases a maintenance contract will be set up with the landscape contractor to cover establishment and maintenance following Practical Completion. This maintenance contract should mirror the defects liability period to ensure that the company responsible for repair and replacements is also the company providing maintenance, deviation from this would result in the defects liability for the softworks becoming void.

At the time of writing this LMP, the periods for the Defects Liability Period had not been established; outlined below are the landscape elements requiring maintenance following Practical Completion. The length of periods for maintenance between hard and soft landscape works may be different which will be established by the terms and conditions of the construction contract.

- The Contract will include for a 12-month (subject to change by T&Cs) maintenance and establishment period for all areas of grass, shrubs trees and hedges from the date of Practical Completion.
- The Contract will include for a 12-month(subject to change by T&Cs) maintenance for all new landscape hardworks to include paving and road finishes, boundaries and external furniture from the date of Practical Completion.

2.2. LONG-TERM DESIGN OBJECTIVES AND MANAGEMENT ACTIVITIES

Following the Defects Liability Period (DLP) the appointed Building Management Company will continue the maintenance of the external landscape spaces to ensure the quality of the landscape is maintained. The services of a competent landscape company should be sought if necessary to continue the required maintenance tasks. The LMP addresses key objectives to ensure landscape is maintained for a 5-year period and beyond, which are as follows:

- To ensure that all planting will establish and mature to achieve the design specification as set out within the landscape documentation.
- Help to inform standards of installation and maintenance requirements during plant establishment, through the prescribed maintenance tasks and management obligations.
- Provide guidance on the required landscape procurement contracts, informing skill set and experience of the required landscape personnel.
- Ensuring that the management and maintenance strategy is appropriate to the proposed landscape.
- To ensure that the LMP strategy complements the design and seeks to promote best practice in landscape management for the benefit of the environment, public and residents.

2.3. HAND-OVER LANDSCAPE MANAGEMENT PLAN (PRACTICAL COMPLETION)

The landscape contractors appointed to undertake the construction works must prepare a hand-over Landscape Maintenance Plan in advance of Practical Completion. The hand-over Landscape Maintenance Plan will set out the maintenance requirements for all tree planting, shrubs, climbing plants, lawn areas and hardworks for the scheme. It will set out any rectification works required post Practical Completion which have been identified on the consultants snagging reports. It will cover a summary of all the maintenance operations required to ensure the successful establishment of all soft landscape works moving into the DLP. This plan will form the basis for agreements on maintenance requirements between the building management company and landscape contractor that will maintain the site following practical completion.

This hand-over Landscape Maintenance Plan is to be submitted to the Employer in advance of Practical Completion and considered against this Landscape Management Plan to inform the scope of maintenance required.

2.4. LANDSCAPE IMPLEMENTATION PLAN

The appointed landscape contractor tasked with maintaining the landscape must prepare a Landscape Implementation Plan prior to the commencement of landscape maintenance on site; this should be undertaken for all new landscape contractors and reviewed once annually. This Landscape Implementation Plan will consider the original specification design drawings and must include:

- The identification of a Project Landscape Coordinator. This member of the Contractor's on-site team will be the principal point of contact between the Contractor and Employer and will be responsible for planning the landscape maintenance works.
- A schedule of maintenance works for both hard and softworks to cover a 5-year period.
- A Contractor programme which allows for the reinstatement of soft landscape areas which may

- have been affected by the construction works, defects liability period only.
- Lines of communication between building management and landscape contractor.

2.5. MONITORING AND COMPETENCE

Monitoring of the landscape and continued maintenance is an important task for the building management, this will ensure that a successful plan is achieved. Regular communication with the landscape maintenance contractor is essential to ensure ongoing maintenance standards, changes to programme and schedule etc can be communicated efficiently to the benefit of the landscape.

Appraisal of the landscape will be required after every 12-month period to re-evaluate the landscape and recommend the implementation of changes to the plan if necessary. To achieve this it is recommended services from a competent Landscape consultant should be appointed to review the landscape and provide guidance on ongoing management and maintenance tasks. The appraisal will be provided in the form of a written document, and should be considered against the original design, changes in use and the current landscape maintenance strategy. It will cover the current condition of hard and softscape, and make recommendations for present and future maintenance requirements.

Following the defects and establishment period for the hard and soft landscape areas, the Building Management Company will need to appoint an appropriate landscape contractor to undertake all external landscape maintenance. It will be responsibility of the building management to ensure that successive landscape services are procured and checked for competence.

03

THE MAINTENANCE PLAN

THE MAINTENANCE PLAN

3.1. MAINTENANCE OBJECTIVES

The long-term maintenance objectives for the landscape scheme is to provide new external spaces and gardens, with attractive welcome entrances and a series of courtyards. All planting must provide an attractive green setting. Tree planting provides height and structure within the landscape and should be maintained and trained as an on-going objective to achieve a high-quality landscape setting.

The long-term management and maintenance activities set out within this Landscape Management Plan seek to ensure the successful establishment and maintenance of the softworks and hardworks as set out in the design documentation.

During maintenance visits the landscape contractor must ensure that the maintenance activities described within the LMP are undertaken to the satisfaction of the Employer. This is to achieve the high standard of landscape detailed within the design documentation.

The landscape will be constructed and maintained by a landscape contractor with the relevant experience and resources for installing similar landscapes, experience and competence will be ascertained prior to any award of contract.

3.2. SOFTWORKS

Plants are dynamic living things which will change as the landscape matures. The purpose of the landscape management plan is to provide guidance for the building management on operations to maintain the landscape in view of the design objectives set out within the landscape documentation. The planting design includes a variety of planting types, each with their own specific maintenance requirements. The proposed plant types are outlined below:

- Proposed tree planting.
- Proposed shrub planting.
- Proposed hedge planting.
- Proposed perennial, herbaceous and bulb planting.
- Proposed lawn areas.

3.2.1. TREE PLANTING

Trees will have specific maintenance requirements to achieve the desired form and attractiveness. The requirements of the landscape management plan are detailed as follows:

- To ensure establishment and health of the tree is maintained following installation.
- To establish the form and structure of the trees to meet design aspiration.
- To ensure the design concept is maintained as the landscape matures.

3.2.2. SHRUB PLANTING

Most external areas will have shrubs which will include a variety of species of different specifications. All shrubs are to be maintained as robust healthy plants, with specific maintenance requirements to achieve the desired form and attractiveness. The requirements of the landscape management plan are detailed as follows:

- To ensure establishment and health of the shrubs are maintained following installation.
- To ensure the continued health of the shrubs following establishment.
- To ensure design concept is maintained as the landscape matures.
- To ensure the aspiration of plant aesthetic is maintained.

3.2.3. HEDGE PLANTING

A series of hedges are located protecting views to the car park areas. The purpose of the hedges is to provide a green aesthetic and soften hard boundaries. The requirements of the landscape management plan are detailed as follows:

- To ensure establishment and health of the hedges are maintained following installation.
- To ensure the hedges are maintained as a clipped hedge.
- To ensure they are maintained as attractive healthy manicured hedges.
- To ensure they are maintained to a single height appropriate for a boundary hedge and as specified in the landscape design documents.

3.2.4. PERENNIAL, HERBACEOUS AND BULB PLANTING

Mixed planting is proposed through the whole site providing an attractive and varied plant mix with year-round interest. The requirements of the landscape management plan are detailed as follows:

- To ensure establishment and health of the plants are maintained following installation.
- To ensure plants provide a mixed natural aesthetic, with successive plant interest throughout the year.
- To ensure they are maintained as attractive borders and courtyards.
- To ensure borders remain free of broad leaf weed species.

3.2.5. LAWN AREAS

A lawn areas is proposed in the first courtyard visible from the car park. The requirements of the landscape management plan are detailed as follows:

- To ensure establishment and health of the lawn grass.
- To ensure lawn is maintained as a manicured lawn.
- To ensure lawn edges are maintained to the required heights to adjacent finishes.
- To ensure the lawn is inspected regularly and a schedule of maintenance for repair is established.

3.3. HARDWORKS

Outlined below are the management requirements and procedures for the external hardworks. The purpose of the LMP is to provide guidance for the building management on operations to maintain the landscape in view of the design objectives set out within the landscape documentation, all materials will require varying maintenance requirements. The proposed hard materials are outlined below:

- Standard black-top and coloured wearing course bitumen macadam.
- Permeable coloured wearing course bitumen macadam.
- Sandstone flags.

3.3.1. AREAS OF PAVING

The external spaces are to be surfaced, with bitumen macadam for parking areas and sandstone flags for the courtyards. The general management requirements for the paved surfaces are outlined below:

- To ensure surfaces remain level and unbroken.
- To schedule regular inspections of surfaces and implement repair procedures.
- To provide methods and instructions for cleaning.
- To ensure the design concept is maintained.

3.3.2. FURNITURE

External furniture has been proposed throughout the scheme, including bench seating, picnic tables, cycle stands, and bollards. These are all specified as proprietary products and will come with manufacturers warranties and instructions for maintenance. The general management requirements for the furniture are outlined below:

- To ensure furniture is maintained to manufacturer's recommendations.
- To establish schedule of inspection and repair.
- To ensure methods and instructions for cleaning are followed.

3.3.3. BOUNDARIES

Landscape boundaries are proposed throughout the scheme, located around the perimeter of the property. There are varied boundary types which include timber fencing and brick walls; each type will require different maintenance requirements. The general management requirements for the boundaries are outlined below:

- To ensure boundaries are maintained in view of design documentation.
- To establish schedule of inspection and repair.

3.4. SOFT LANDSCAPE MAINTENANCE ACTIVITIES

The maintenance contract terms and conditions will be agreed prior to the award, the below outlines a summary of the maintenance obligations that will need to form part of the maintenance contract:

- Frequency of visits for the establishment and maintenance of plants for full term of contract refer to schedule for recommended frequency.
- Plants/trees/shrubs that have failed to thrive (unless due to theft or malicious damage after completion) during the defects liability period stated above are to be replaced with equivalent plants/trees/shrubs.

The landscape maintenance works required within the construction Contract are specified in the NBS Landscape Specification issued as part of the construction contract documents. This is a contractual document between the selected Contractor and the client, identifying the maintenance requirements from the point of installation and following Practical Completion for all areas of planting. The specific work requirements are identified in clauses within the Landscape Specification and the design drawings. Clauses relevant to the maintenance requirements are listed below:



- Ss_45_35_05_08 Bed-planted annual, perennial and bulb systems.
- Ss_45_35_05_66 Pit-planted large tree systems.
- Ss_45_35_05_67 Pit-planted small tree and shrub systems.
- Ss_45_35_45_90 Turf planting systems.
- Ac_85_30_02/190 Amenity planting maintenance.

Reference should also be made to design drawings listed earlier in this document.

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
3.5. SCHEDULE OF LANDSCAPE MAINTENANCE ACTIVITIES - SOFTWORKS

MAINTENANCE ACTIVITY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
GRASS - MAINTAINED AS LAWN												
Cutting (close mown areas of grass).			X	X	X	X	X	X	X	X		
Fertiliser application (first year).			X									
Scarifying areas of grass if necessary.												
Top dressing and reinstatement of grass if necessary.												
WOODY/EVERGREEN SHRUBS												
Fertiliser application			X									
Watering sufficient to prevent wilt and promote establishment.												
Trimming and pruning dependant on species if necessary.												
Replace dead or dying plants to original specification.												
Maintain weed-free area around shrubs.			X	X	X	X	X	X	X	X		
TREES												
Fertiliser application.			X									
Watering (sufficient to prevent wilt) if necessary.												
Underground guying to be inspected and maintained if necessary.			X									
Pruning to horticultural best practices.												
Replace dead or dying trees to original specification.												
Remove leaf fall in autumn from paved and lawn areas.									X	X	X	
Maintain weed-free area around trees.			X	X	X	X	X	X	X	X		
HEDGES												
Fertiliser application.			X									
Watering s(ufficient to prevent wilt) if necessary.												
Cutting in 1 st year shape hedging to encourage clipped form.			X	X	X				X	X	X	
Cutting in subsequent years as above, maintaining height to specification.												
Trim hedge to a taper to ensure light levels reach base of hedge.												
Replace dead or dying plants to match size of hedge.												
Maintain weed-free areas around base of hedges.			X	X	X	X	X	X	X	X		
HERBACEOUS / PERENNIALS / BULBS												
Fertiliser application.			X									
Watering s(ufficient to prevent wilt) if necessary.												
Trimming and pruning dependant on species if necessary.												
Replace dead or dying plants to original specification.												
Retain seed heads trhough dormant season to retain interest.												
Remove all dead material in early spring.			X									

 Hatched cells indicate timescale within which activity is to be undertaken if found necessary.
 Indicates the month in which activity is to be undertaken.

3.6. SCHEDULE OF LANDSCAPE MAINTENANCE ACTIVITIES - HARDWORKS

MAINTENANCE ACTIVITY	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PAVING												
Sweep all areas of external paving free of mud, grit, debris, etc. and remove any weeds.	X	X	X	X	X	X	X	X	X	X	X	X
Removal of leaves, ice and snow.	X	X	X						X	X	X	X
Inspect jointing material and replace if necessary.												
Inspect for debonding of surfaces and relay if necessary.												
Replace broken or damaged paved units.												
Check surfaces are maintained level and flush to adjacent surfaces.												
Check for slippery surfaces and restore to original texture if needed.												
FENCING												
Check fence alignment.												
Inspect fencing for movement and sagging and repair if necessary.												
Inspect timber posts and panels for signs of rotting and replace to match original specification if required.												
LANDSCAPE BRICKWORK												
Check brick jointing and repoint if necessary.												
Inspect walls for signs of movement.												
Inspect walls for blown bricks and replace if necessary.												

 Hatched cells indicate timescale within which activity is to be undertaken if found necessary.
 Indicates the month in which activity is to be undertaken.

3.7. SPECIFIC SOFTWARES MAINTENANCE ACTIVITIES

In addition to the general maintenance requirements already set out within this document, the following section lists the specific maintenance requirements for all areas of planting. The following points refer to the specific maintenance requirements for these planting types.

3.7.1. TREE PLANTING

- Formative and remedial pruning of trees and multi-stemmed trees to remove deadwood.
- Dead or dying trees are to be removed and replaced with the same species and specification.
- Trees to be pruned to maintain shape and density ensuring the natural form of the trees is maintained. Pruning of trees will also consider maintaining access routes to building façades. Clippings to be removed from site to a recycling facility.
- Trees will be irrigated manually; it is advised continual monitoring is undertaken to ensure the trees are receiving sufficient watering.
- Grass immediately surrounding trees to be cut, below and abutting trees and obstacles, using an appropriate mower and / or shears to an even height of between 12 – 20mm depending on the season. All arisings to be collected and removed to a recycling facility or composted on site.

3.7.2. SHRUB PLANTING

- Throughout the year shrub planting areas should be kept weed and pest free using hand tools and clear of fallen leaves and litter.
- Shrubs should be maintained to ensure access to building façades are kept clear for maintenance.
- All façade thresholds to the landscape will have a maintenance strip of loose stone positioned at the base. This will allow easy access ensuring plants are not damaged, the loose gravel will need to be checked and topped up periodically as necessary.
- Dead plants should be removed and replaced with the same species and specification.
- Damaged plants should be pruned back dependent on species.
- Where necessary, plants should be staked or supported in as unobtrusive a manner as possible.
- After flowering, clip flower heads and remove arisings.
- Grasses, sedges and ferns which form part of the planting mix should be left for winter appeal and cut back in early spring before new growth commences.
- Mulch to be checked periodically and replaced to ensure full cover with no areas of bare soil visible.

3.7.3. HEDGES

- Hedges should be trimmed to maintain a neat appearance, density and required heights. Arisings to be removed from site to a recycling facility or composted on site.
- Litter or debris should be removed from hedges and base of hedges.
- Hedges should be irrigated on a weekly basis following planting until established, and increasingly if weather conditions are dry, sunny or windy.
- Weeds should be manually removed from the base of hedges using hand tools.
- Dead or dying hedging plants should be replaced with specimens of the same size, form and origin.

3.7.4. HERBACEOUS/PERENNIAL

- Throughout the year herbaceous planting areas should be kept weed and pest free using hand tools and clear of fallen leaves and litter.
- Planting areas should be maintained to ensure access to building façades are kept clear for maintenance.
- All façade thresholds to the landscape will have a maintenance strip of loose stone positioned at the base. This will allow easy access ensuring plants are not damaged, the loose gravel will need to be checked and topped up periodically as necessary.
- Dead plants should be removed and replaced with the same species and specification.
- Damaged plants should be pruned regularly and dead flower heads removed as appropriate for each species.
- Where necessary, plants should be staked or supported in as unobtrusive a manner as possible.
- After flowering, clip flower heads and remove arisings.
- At the end of the growing season plants should be cut back unless seed heads are to be retained for autumn and winter appeal and plants split when they have become overgrown in size.
- Planting mulching to be checked periodically and replaced to ensure full cover with no areas of bare soil visible.

3.7.5. LAWN

- Maintain turf in a manner appropriate to the intended use.
- Maintain a healthy vigorous sward, free from disease, fungal growth, dis-colouration, scorch or wilt.
- Waterlogging and compaction to be prevented, alleviation to be undertaken through core and spiking in the spring.
- Damaged grass to be repaired with new turf or seeding to match existing grass specification. Repaired areas to be cordoned off and protected until full establishment of the new grass is achieved.
- Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
- Edges to be neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves to be removed and maintain a neat appearance.
- Water for the first 2 weeks to prevent turf from drying out, after which the occasional soak in long periods of dry weather.

3.8. SPECIFIC HARDWORKS MAINTENANCE ACTIVITIES

3.8.1. PAVING

- Every month through the year sweep all areas of external paving free of mud, grit, debris, etc. and remove any weeds. In the winter months remove snow and ice and consider gritting surfaces in advance of colder weather to maintain slip free surfaces.
- Lift repair or replace paved unit surfaces which have failed. Specification of new paved surface should match original specification and installed to Landscape Specification and design drawings.
- Check paved unit surfaces for failed jointing, and replace to ensure structural integrity of paved surfaces are maintained.
- Inspect all surfaces for slip resistance, re-texture surfaces which have become slippery due to use. This can be undertaken by replacing existing surfaces for the affected area or high-pressure water jetting. Sand blasting or shot blast are not recommended for the types of paved surface specified on these schemes.

3.8.2. FENCING

- Inspect timber posts for fixings. Posts can be bolt fixed to foundations or fixed within a 'post shoe'. These should be checked periodically or if the fence is observed to be leaning.
- Timber specification will have a warranty for a number of years based on appropriate use. However, timber which is subject to regular contact with the soil or moisture may fail earlier than the recommended working life. Therefore, all timber components should be checked periodically for signs of deterioration and replaced if showing signs of failure.

3.8.3. BRICKWORK

- Bricks exposed to the external environment can become 'blown'. Moisture permeates within the brick and overtime with the process of expansion and contraction it can push the surface of the brick off. All brick work should be checked, and bricks replaced with an appropriate specification for an external brick for replacement.
- The jointing in the brickwork can start to fail overtime, periodic inspection of the brick jointing needs to be undertaken to ensure structural integrity is maintained. If failures are found these can be repaired if localised in certain areas or requiring replacement with removal of old joint and the wall re-pointed.

3.8.4. FURNITURE

- Hardwood timber benches and seats to be periodically checked during maintenance visits. Care of benches will need to consider manufacturer's recommendations.
- Bollards should be checked for fixing, and damage, loose bollards should be repaired and re-fixed. Bollards damaged beyond repair will need to be replaced with bollards to match the original specification.
- Cycle stands to be checked periodically, for fixing and damage. Loose stands to be re-fixed to support, stands damaged beyond repair will require replacement with cycle stands to match original specification.

3.8.5. CLEANING SURFACES

- For general cleaning of mud, dirt, snow, etc., these can be removed manually with a brush and appropriate tools such as a shovel.
- All equipment used for cleaning surfaces should be designed and used appropriately for the intended material required to be cleaned.
- Operatives using the mechanical cleaning equipment will need to be competent and trained for use.
- For power-washing surfaces consideration needs to be taken for the type of surface considered for cleaning. Flexible surfaces with sand joints can be damaged by overly powerful jet washing, compromising the structural integrity of the paving and ultimately resulting in a failed paved surface.
- Weeds growing within paving joints can be removed by hand. Where algae, lichens and moss is growing surfaces can become slippery, a suitable herbicide should be selected to remove these plants.
- Bitumen stains can be removed manually once they have cooled down, removal can be undertaken with an appropriate tool such as a stripping knife.

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