



Camden Goods Yard

Landscape Management and Maintenance Plan Phase 2a

April 2023

CGY00-PLA-ZZZ-ZZ-RP-LS-00001
Rev. C02

PLACE
Design+Planning



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APPENDICES

- 1 Programme for maintenance works
- 2 Watering strategy

Revision	Date	Details	Author	Checked
T00	11/04/22	First issue.	KG	GH
C00	12/08/22	Second issue	CHC	GH
C01	18/11/22	Minor amendments.	CHC	GH
C02	13/04/23	Minor amendments.	CHC	GH

1.0 INTRODUCTION

- 1.1 This document presents a Landscape Management and Maintenance Plan (LMMP), on behalf of St. George North London, for the site known as Camden Goods Yard, Camden.
- 1.2 The LMMP has been prepared in order to address the anticipated changes to the management and maintenance of the site on implementation of the proposed development, which involves the construction of a residential mixed-use scheme with residents' facilities, commercial and retail spaces, including a new Morrisons supermarket, marketing suite and a convenience store with offices. An original planning permission was granted for 573 units in both phases, and a new planning application was submitted in July 2020 for 644 units.
- 1.3 As part of these proposals, the opportunity has been taken to review and redesign the external spaces associated with the proposed development. This LMMP address the landscape proposals shown by PLACE drawings (see 1.4).

Its purpose is to ensure that the landscape is maintained to an appropriate standard in keeping with the quality of the development as a whole. This plan should set a precedent for future management, and it is recommended that this plan be used to guide all future maintenance operations on this site in perpetuity. The plan should be reviewed and amended as necessary to ensure that it remains reactive to changing site conditions. The owner/operator shall ensure that the LMMP is adhered to, and any changes to the plan are to be agreed in writing with the appropriate authority.

- 1.4 This plan is to be read in conjunction with the below PLACE Design + Planning drawings/ documents:

Title	Reference
Site wide landscape masterplan	CGY00-PLA-ZZZ-ZZ-DR-LS-00001
Landscape General Arrangements – Ground floor	CGY00-PLA-ZZZ-ZZ-DR-LS-00002 CGY00-PLA-ZZZ-ZZ-DR-LS-00003 CGY00-PLA-ZZZ-ZZ-DR-LS-00004 CGY00-PLA-ZZZ-ZZ-DR-LS-00005
Landscape General Arrangements – Roof terraces	CGY00-PLA-ZZZ-RF-DR-LS-00006 CGY00-PLA-ZZZ-RF-DR-LS-00007 CGY00-PLA-ZZZ-RF-DR-LS-00008 CGY00-PLA-ZZZ-RF-DR-LS-00009 CGY00-PLA-ZZZ-RF-DR-LS-00010
Hardworks plan – Ground floor	CGY00-PLA-ZZZ-ZZ-DR-LS-00110 CGY00-PLA-ZZZ-ZZ-DR-LS-00111 CGY00-PLA-ZZZ-ZZ-DR-LS-00112 CGY00-PLA-ZZZ-ZZ-DR-LS-00113 CGY00-PLA-ZZZ-ZZ-DR-LS-00114 CGY00-PLA-ZZZ-ZZ-DR-LS-00115 CGY00-PLA-ZZZ-ZZ-DR-LS-00116 CGY00-PLA-ZZZ-ZZ-DR-LS-00117 CGY00-PLA-ZZZ-ZZ-DR-LS-00118 CGY00-PLA-ZZZ-ZZ-DR-LS-00119
Hardworks plan – Roof terraces	CGY00-PLA-ZZZ-RF-DR-LS-00100 CGY00-PLA-ZZZ-RF-DR-LS-00101

	CGY00-PLA-ZZZ-RF-DR-LS-00102 CGY00-PLA-ZZZ-RF-DR-LS-00103 CGY00-PLA-ZZZ-RF-DR-LS-00104
Gym area general arrangement	CGY00-PLA-PUB-ZZ-DR-LS-00021
Play area general arrangement	CGY00-PLA-PUB-ZZ-DR-LS-00022 CGY00-PLA-PUB-ZZ-DR-LS-00023 CGY00-PLA-PUB-ZZ-DR-LS-00024
Softworks plan – Ground floor	CGY00-PLA-ZZZ-ZZ-DR-LS-00205 CGY00-PLA-ZZZ-RF-DR-LS-00206 CGY00-PLA-ZZZ-RF-DR-LS-00207 CGY00-PLA-ZZZ-RF-DR-LS-00208 CGY00-PLA-ZZZ-RF-DR-LS-00209 CGY00-PLA-ZZZ-RF-DR-LS-00210 CGY00-PLA-ZZZ-RF-DR-LS-00211 CGY00-PLA-ZZZ-RF-DR-LS-00212 CGY00-PLA-ZZZ-RF-DR-LS-00213 CGY00-PLA-ZZZ-RF-DR-LS-00214 CGY00-PLA-ZZZ-RF-DR-LS-00215
Softworks plan – Roof terraces	CGY00-PLA-ZZZ-RF-DR-LS-00200 CGY00-PLA-ZZZ-RF-DR-LS-00201 CGY00-PLA-ZZZ-RF-DR-LS-00202 CGY00-PLA-ZZZ-RF-DR-LS-00203 CGY00-PLA-ZZZ-RF-DR-LS-00204
Green and Brown roof layout plan	CGY00-PLA-XXX-RF-DR-LS-00230
NBS Landscape Specification	CGY00-PLA-PUB-XX-SP-LS-00002 CGY00-PLA-PUB-XX-SP-LS-00001 CGY00-PLA-PUB-XX-SP-LS-00003 (particularly Section Q35 in each)

1.5 There are a number of considerations required with access to the landscaped areas to and from the various buildings, parking and circulation for vehicles and pedestrians.

1.6 This management plan has been prepared for the development of Camden Goods Yard, and to advise the owners/operators of the required management and maintenance procedures to be undertaken to ensure the establishment of a high-quality landscape.

2.0 DESCRIPTION OF THE EXISTING SITE

2.1 The site is located within the designated Camden Town Centre (- the London Plan identifies Camden Town as a 'Major Town Centre') with 'Camden Planning Guidance 5: Town Centres, Retail and Employment' identifying the site as being a 'sensitive frontage'.

Other designations include:

- Part of the site is safeguarded for HS2, this includes the network rail site and access roads.
- A London View Management Framework corridor from Parliament Hill summit runs through the site.

- 2.2 The site falls within the Borough of Camden.
- 2.3 The site is located between a residential area known as Juniper Crescent (to the north) and mixed residential/ commercial area known as Gilbeys Yard and Regent's Canal (to the south), with active railway lines on the north-east and south-west boundaries.
- 2.4 Existing and proposed vehicular access to the site is from the Juniper Crescent roundabout at the end of Stephenson Street, along the north-western boundary.
- 2.5 The existing site consists of a bus-stop/ termination point, and a large flat car park which serves a Morrisons superstore which partly sits above Camden's historic Horse Tunnels Market beneath the railway at the north-east.
- 2.6 The main existing planting infrastructure is provided by a small area of grass and groundcover at the site entrance (currently besides the bus stand); tree planting with small pockets of poor-quality shrub planting within the car park area; and an area of open grass at the rear of the Morrisons store.
- 2.7 There are 13 existing trees (all London Plane species) to be retained on site (six trees along the north-east boundary, and seven along the south-east boundary).
- 2.8 All existing trees to be retained are to be protected through construction through construction exclusion zones (areas surrounding the trees' RPAs (Root Protections Areas) and canopies in which construction works, or related activities, will be avoided. This can be achieved through tree protection barriers specified in accordance with BS 5837:2012). This is to avoid soil compaction and severance of roots within these areas.
- 2.9 An 'Arboricultural Impact Assessment' prepared by Middlemarch Environmental concludes that the proposed tree loss of existing trees is unlikely to significantly impact the local landscape. It states that the quantity of new planting is adequate to mitigate the proposed loss.

3.0 LANDSCAPE PROPOSALS

- 3.1 As previously mentioned, the development consists of a residential mixed-use scheme with commercial and retail spaces, including a new Morrisons supermarket, marketing suite and a convenience store with offices.
- 3.2 Circulation will be dominated by pedestrian routes. Vehicular access across the site is primarily provided for emergency vehicles. Basement car parks and above ground disabled bays provide access to buildings as necessary. Morrison's has its own goods-in/out access from Stephenson Street at the north. Loading bays to commercial/ retail units are provided for short stay use.
- 3.3 The proposed hard landscape infrastructure includes the following typologies, along with any associated products or accessories:
 - Paving surfaces:
 - Including aggregate topped concrete pavers, resin bound surfaces, clay pavers, footpath gravel, porcelain tiles and decking.
 - Street furniture and external fixtures:
 - Including gym and play equipment.

- Wall and raised planters.
 - Staircases and handrails.
- 3.4 The proposed hard landscaping is created to provide functional multi-use open spaces, spill-out spaces, access throughout the site, distinction between pedestrian and vehicular areas, as well as informal play spaces.
- 3.5 Maintenance strips are provided to building facades, and the landscape has been designed to GRO Guidelines at roof level.
- 3.6 The proposed soft landscape brings more nature into the site, increasing biodiversity and providing a range of habitats with avenues of trees, areas of amenity shrub planting, lawns, flower rich grasslands/ rain gardens, courtyard planting, food growing community gardens, orchards, urban farm, intensive green roof planting, as well as green and brown roofs.
- 3.7 The proposed soft landscape infrastructure includes the following typologies, along with any associated products or accessories:
- Retained boundary trees.
 - Proposed specimen trees.
 - Boundary planting.
 - Street trees/ avenues.
 - Community orchard.
 - Amenity planting.
 - Amenity lawns.
 - Rain gardens.
 - Community gardens and growing areas.
 - Green and brown roofs.

4.0 ESTATE MANAGEMENT - ROLES & RESPONSIBILITIES

- 4.1 Management of the built and landscape estate is the responsibility of St. George North London.
- 4.2 All new landscaping (hard and soft) shall be subject to a Rectification Period of 12 months as part of the contract. During the first year the Landscape Contractor shall make maintenance visits as required but at intervals of no less than once every month to ensure the successful establishment of the planting.
- 4.3 The long-term grounds maintenance should be carried out by a competent specialist Landscape Maintenance Contractor.
- 4.4 The Landscape Maintenance Contractor shall ensure that the hard and soft landscape areas are maintained appropriately with reference to the routine landscape implementation, management and maintenance programme.
- 4.5 It is expected that the LMMP will come into effect following the installation of the landscape scheme and a suitable post-establishment monitoring period to ensure the landscape is maintained to be fit for purpose, and planting succeeds and thrives.
- 4.6 St. George North London shall provide appropriate access to landscape areas for maintenance works to be carried out by the Landscape Maintenance Contractor.

5.0 MANAGEMENT AIMS AND OBJECTIVES

5.1 Key objectives of the external spaces are the creation of a landscape which maximises the benefits to site users and addresses the wider challenges of climate change, biodiversity, and sustainable management practices.

5.2 Aim to provide an attractive, inviting and well cared for setting for the development. The overall long-term objectives of the landscape management works are as follows:

- To ensure the successful establishment and long-term health of all soft landscape elements.
- To provide a linked green infrastructure which flows through the site providing a strong sense of place, enhanced biodiversity, and a high-quality user environment, which encourages access to the landscape for relaxation, meetings etc.
- To create a high quality and attractive year-round environment.
- To provide access to open spaces and nature.
- To encourage the development of new wildlife habitats.
- To adequately manage and conserve new habitats to enhance their ecological value.
- To maximise the benefits of the landscape setting to provide improve microclimate around the buildings.
- To maximise the opportunities for engagement with and enjoyment of the landscape.
- To ensure that boundary treatments continue to provide effective screening through management and planting.
- To ensure all landscape spaces are fit for purpose and functional.
- To include making good, damaged areas/ units to match original materials.
- To include cleaning operations such as graffiti removal, fly tipping removal, and pressure washing.
- To ensure play areas are safe and fit for purpose.
- Playground and gym areas to be inspected annually by a qualified RoSPA inspector, to the BS EN1176 - Part 7 standard for playground equipment.
- To include procedures for replacement of decommissioned, broken or failed equipment and furniture across the site. Replacement to match original, or be of equivalent value, (regarding use and function).
- To ensure all management and maintenance adopts best practice in sustainability and effective resource management and meets the environmental targets for the development.
- To ensure compliance with all health and safety, and security commitments and duties under current legislation.
- To ensure all maintenance operations comply with current UK legislation in relation to management, use and application of pesticides and herbicides.
- To continually monitor and review the landscape provision and landscape management to ensure it is sufficient to meet the aims and objectives set out in this LMMP.

5.3 For the first 12 months of the Rectification Period the site will be maintained by the Landscape Maintenance Contractor. After which time it will be taken over by the Proprietor.

- 5.4 For a subsequent establishment period of four years, the responsibility for maintenance and replacement planting shall be with the Proprietor's choice of Landscape Maintenance Contractor who shall employ suitably qualified and experienced persons or companies to carry out the work.

Maintenance operations shall continue and dead, dying or otherwise defective planting shall be replaced in the first available planting season after failures occur with others of species, size and number as originally approved, and retained thereafter unless agreed in writing by the Landscape Maintenance Contractor.

- 5.5 The objective is to manage and maintain all planting to the highest quality: adopting a sustainable and environmentally friendly approach to all operational and maintenance tasks.

6.0 LANDSCAPE SCOPE OF WORKS

- 6.1 Maintenance and management operations shall include (but are not limited to) the following actions across the development:

- Watering, with increased frequency during dry periods (see Watering Strategy, Appendix 2).
- Weed control.
- Replacement of damaged or failed planting (with the same approved species), as necessary, in line with the management aims.
- Inspection of trees for wind-rock and associated operations including adjustment of tree anchoring fixtures (staking or underground guying), and refirming of roots as necessary.
- Mulch maintenance.
- Safety checks for all trees and shrubs.
- Pruning of dieback and damaged wood.
- Thinning, as necessary.
- Lawn maintenance (- including mowing, moss treatment, aeration etc as necessary).
- Control of pests and disease in line with current UK legislation in relation to management, use and application of pesticides and herbicides.
- Keep paths clear of vegetation.
- Litter collection and removal.
- Composting and green waste management (to be specified by the Proprietor).
- Removal of arisings.
- Maintenance of tree grilles and guying.
- Maintenance, cleaning, and refurbishment operations for hard and loose surfaces (- including replacement, jointing maintenance, maintaining good levels of loose materials).
- Maintenance, cleaning, and refurbishment operations for external street furniture and play/gym equipment (- including replacement and repair).

- 6.2 Any plants found to be dead, dying or otherwise defective in a period of 5 years from the development completion shall be replaced in the first available planting season after failures occur with others of species, size and number as originally approved. These shall be replaced at the expense of the Landscape Contractor if within the Rectification Period (first 12 months after Practical Completion) or at the expense of the Landscape Maintenance Company after this.

Refer to the 'Programme for maintenance works' (Appendix 1) for detailed maintenance operations.

7.0 MAINTENANCE WORKS GENERALLY

- 7.1 Pruning and hedge trimming, as well as tree maintenance, should take place outside of the bird nesting season, which runs from the beginning of March to the end of August (unless there is a requirement for Health and Safety reasons).
- 7.2 Leaf clearance as required, but particularly between the end of October and December to maintain access around the site. Pedestrian and vehicular routes will require regular clearance to maintain safe access around the site. Leaf fall within planting beds and rain (gravel) gardens will not be as frequent.
- 7.3 All vegetation that fails to thrive in the 5-year period after practical completion will be replaced during the next available growing season. Replacements to match the size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- 7.4 Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing can be added if movement or settlement of the pebble vegetation barrier has occurred.
- 7.5 With the exception of saplings, which should always be removed, weeds in an extensive green roof should not be considered as a problem unless it is for aesthetical reasons. If considered excessive, they can be removed either manually.
- 7.6 Bare patches can be easily repaired and this is best done during the main growing seasons of March/April or from late August until the end of September.
- 7.7 An optional extra would be to feed the green roof annually to help encourage growth in areas which appear to struggle. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions. Organic fertiliser should be used.
- 7.8 Watering shall be by irrigation taps located in the landscape throughout the site (see Watering Strategy, Appendix 2).
- 7.9 Aphids are host specific and are an important resource within the food chain; they attract predator species that will help to control aphid infestations throughout the site. There shall be no use of pesticides within the communal area of the site to control aphids. Pesticides should be DEFRA approved.
- 7.10 Species listed within the Weed Act 1959 as 'injurious weeds' including spear and creeping thistle, ragwort, curled and broad-leaved dock should be controlled by hand weeding. The use of chemical weed-killers shall be avoided if possible, within the communal areas of the development.
- 7.11 Hard materials should be managed sufficiently to maintain clean and safe surfaces; and provide safe access around the site.
- 7.12 Materials needing repair or replacement, should be made good or replaced as per the original specification where possible, or as equivalent and approved.
- 7.13 Surface protection is generally not required for hard materials, but timber products may require a protective oil/ preservative to improve their longevity.

- 7.14 The paving shall be deep cleaned and coated with an impregnating water based polymer four weeks after Practical Completion (or scheme opened) by Hardscape to ensure staining is minimised.
- 7.15 All timber products are to be specified as pre-treated, but their protective surfaces should be reviewed and refreshed at least 2 years after installation; and reviewed annually in the following years and refreshed as per Manufacturer's recommendations. It is important that timber structures are regularly inspected, and any refurbishment (including surface treatments) is carried out as a preventative measure, before any damage or discolouration appears, and to avoid deterioration.
- 7.16 External street furniture should be regularly checked, for damage or vandalism, to ensure it is fit for purpose. At (or before) practical completion the concrete benches shall have an anti-graffiti coating applied to all visible surfaces to reduce the impact of graffiti and flyposting.
- 7.17 Furniture should be repaired or replaced as per the original specification where possible, or as equivalent and approved.
- 7.18 Light fittings to furniture should be replaced as per the original specification to ensure the same colour, temperature and LUX levels are achieved across the site.
- 7.19 Play and gym areas, including equipment, should be inspected annually (minimum) by a RoSPA registered play inspector. The manufacturer's original parts should be used if they are available.
- 7.20 Safety surfacing should be carefully checked for its soundness. Economic impact absorbency tests are available as part of an annual inspection if required.
- 7.21 Any damage or faults, actions (repairs/ replacements), and parts should be reported to, and recorded by the Landscape Maintenance Contractor, for future management and maintenance review by St. George North London.
- 7.22 Snow and ice should be managed to provide safe pedestrian and vehicular access around the site. Use of sweeping or grit on hard surfaces is preferable to the use of salt.

8.0 MANAGEMENT PROPOSALS



8.1 In addition to the above landscape scope of works and maintenance works generally, the use and identity of areas of the development have been identified to be managed as such:

8.2 **Upper Goods Yard**

The Upper Goods Yard area is a transitional space between Stephenson Street’s pedestrian pavement and bus stop area, and the Lower Goods Yard area (an open plaza space). It provides an accessible pedestrian route from the direction of the town centre, to the north-westerly Block A which houses the residents facilities. Within the planting area, pockets of incidental play provide an interactive and engaging landscape.

Key objectives:

- To maintain clear pedestrian access.
- To provide seating.
- To provide a natural transition space with successful and thriving planting.
- To provide a safe environment for incidental play through the planting beds.

Key proposals:

- To ensure surfaces and stairs are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.
- To ensure furniture and play equipment is clean and fit for purpose.

8.3 **Lower Goods Yard**

Primarily Lower Goods Yard is a large multi-use open plaza space providing the main entrance for the Morrisons superstore. The goods-in and delivery access for Morrisons also comes in through this space from Stephenson Street. Play areas and planting beds are integrated into the change in levels between the Upper and Lower Goods Yards.

Key objectives:

- To provide a large open space suitable for hosting events.
- To provide a suitable transition and meeting space.
- To provide a safe environment for pedestrian whilst allowing delivery vehicles access.
- To provide an attractive soft landscape to the frontage of the site.
- To provide safe play spaces.

Key proposals:

- To ensure surfaces are kept clean and kept free from litter and debris.
- To ensure play equipment is clean and fit for purpose.

8.4 **Camden Yard**

Camden Yard is a pedestrian zone providing spill out spaces for the affordable workspaces beneath the railway arches. The area is filled with a copse of trees and planting, with ample seating for users to gather, meet, or enjoy some lunch.

Key objectives:

- To provide an attractive setting for users to gather.
- To provide a natural transition space with successful and thriving planting.
- To provide a suitable transition and meeting space.
- To provide an attractive soft landscape to the frontages of retail/ commercial spaces.

Key proposals:

- To ensure surfaces are kept clean and kept free from litter and debris.
- To ensure planting is successful and thriving.
- To ensure furniture is clean and fit for purpose.

8.5 **Railways Park (- including the community gardens (the Orchard and Interchange Yard))**

The Railway Park stretches from the community Orchard at the most northerly point of the site, along the north-east boundary, to the community gardens at Interchange Yard, connecting both by a meandering path. Whilst along the boundary, this stretch of the development is characterised with additional community features including an external gym and play area. Taking inspiration from the boundary planting, the Railway Park play space has a more natural character with incidental play providing an interactive and engaging landscape.

Key objectives:

- To maintain clear pedestrian access.
- To provide secure access to the community gardens.
- To provide a natural transition space with successful and thriving planting.
- To provide an attractive soft landscape to the frontage of the site.
- To provide a safe environment for the play and gym spaces.

Key proposals:

- To ensure surfaces are kept clean and kept free from litter and debris.
- To ensure planting is successful and thriving.

- To ensure furniture, including play and gym equipment is clean and fit for purpose.

8.6 **Southampton Square**

Southampton Square is the designated destination play space for the site with large play equipment, and a larger run-around space, and bounded by hedges and planting. A small bistro-style seating area is provided beneath tree canopies adjacent to it.

Key objectives:

- To provide a safe environment for play.
- To provide a comfortable seating environment.
- To provide successful and thriving planting.

Key proposals:

- To ensure surfaces are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.
- To ensure furniture and play equipment is clean and fit for purpose.

8.7 **Lawns**

There are not many open lawn spaces across the site. There is a run-around space within Southampton Square play area, but otherwise there are a couple of small lawn spaces adjacent to/ as part of streetscapes.

Key objectives:

- To provide an amenable open green space suitable for recreation.
- To provide additional biodiversity and habitat creation.

Key proposals:

- First cut of lawn areas should be when the turf reaches a height of 75mm or more, and first cut height should not be below 50mm.
- Second cut (a month later) should be between 35-40mm high.
- Ongoing cuts (monthly (Jan, Feb, Oct, Nov, Dec) and fortnightly (Mar, Apr, May, Jun, Jul, Aug, Sep) depending on the season) should be when the turf reaches a height of 50mm or more, and cut height should be between 35-40mm high.

8.8 **Rain gardens**

Roadside gravel gardens that catch run-off water and are planted with drought tolerant planting species.

Key objectives:

- To provide an attractive roadside garden.
- To provide additional biodiversity and habitat creation.
- To allow catchment of and temporary storage of water (before it drains into the site-wide drainage scheme).

Key proposals:

- To ensure weeds are controlled.
- To ensure the gravel dressing is sufficiently deep.
- To ensure water channels are kept free from debris to allow for efficient water flow in and out of the gardens.

8.9 **Round House Way**

Round House Way is a transitional space between residential and commercial blocks. It provides an accessible pedestrian route north-south through the site. Central planters and planting areas provide pockets of incidental play, providing an interactive and engaging landscape, and seats provide a meeting opportunity for users.

Key objectives:

- To maintain clear pedestrian access.
- To provide seating.
- To provide a natural transition space with successful and thriving planting.
- To provide an attractive soft landscape to the streetscape of the site.
- To provide a safe environment for incidental play through the planting beds.

Key proposals:

- To ensure surfaces and stairs are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.
- To ensure furniture and play equipment is clean and fit for purpose.

8.10 **Makers Yard**

Makers Yard is another transitional space between residential and commercial blocks. It provides accessible pedestrian routes west-east of the site towards the centre of the development. The central landscape provides opportunities for play and relaxation, feature seating, and soft landscaping with an avenue of trees providing a green corridor into site.

Key objectives:

- To maintain clear pedestrian access.
- To provide seating.
- To provide a natural transition space with successful and thriving planting.
- To provide an attractive soft landscape to the streetscape of the site.
- To provide a safe environment for play.

Key proposals:

- To ensure surfaces are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.
- To ensure furniture and play equipment is clean and fit for purpose.

8.11 **Internal courtyards**

There are internal courtyards to two of the blocks. These spaces are open to the elements and provide quiet green spaces to the central communal areas. These spaces are overlooked and accessed by residents only.

Key objectives:

- To maintain clear pedestrian access.
- To provide an attractive setting for users.
- To provide seating.
- To provide an attractive soft landscape to the residential spaces.
- To provide successful and thriving planting.

Key proposals:

- To ensure surfaces are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.
- To ensure furniture is clean and fit for purpose.

8.12 **Roof terraces**

Roof terraces include all external roof spaces that are accessible by tenants of the building. Largely these provide a recreational seating area amongst raised planting beds (intensive planting). Management and maintenance of roof terraces does not include the Urban Farm requirements (to be set out by others).

Key objectives:

- To provide a safe roof-top seating environment.
- To provide an attractive soft landscape to the roofscapes of the site.
- To provide a roof-top location for habitat creation.
- To provide successful and thriving planting.
- To provide a fire-safe roof terrace (to GRO guidelines).

Key proposals:

- To ensure surfaces are free from litter and debris.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.
- To ensure furniture clean, secure, and fit for purpose.

8.13 **Green and brown roofs**

Extensive green roofs will consist of a surface layer of wildflower blankets.

Extensive brown roofs will consist of a 100-150mm aggregate layer and plug planting left to colonise naturally.

Key objectives:

- To provide additional biodiversity and habitat creation.

Key proposals:

- To ensure roof environments are kept weed free.
- To ensure roofs are watered to ensure establish and future success.
- To ensure the successful establishment and long-term health of the living roofs.
- To encourage the development of new wildlife habitats.
- To adequately manage and conserve new habitats to enhance their ecological value.
- To maximise the benefits of the landscape setting to provide improve microclimate around the buildings.
- To ensure compliance with all health and safety, and security commitments and duties under current legislation.
- To ensure all maintenance operations comply with current UK legislation in relation to management, use and application of pesticides and herbicides.
- To continually monitor and review the landscape provision and landscape management to ensure it is sufficient to meet the aims and objectives set out in this LMMP.
- To ensure surfaces are kept clear of vegetation.
- To ensure planting is successful and thriving.

- To ensure furniture clean, secure, and fit for purpose.

8.14 Refer to the 'Programme for maintenance works' (Appendix 1) for detailed maintenance operations.

9.0 MONITORING AND REVIEW

- 9.1 This Landscape Management and Maintenance Plan (LMMP) has been prepared in order to set out the anticipated management and maintenance of the Camden Goods Yard development.
- 9.2 This LMMP will be regularly reviewed to ensure it provides a comprehensive strategy and scope for the management and maintenance of Camden Goods Yard landscape infrastructure (including ecology and welfare).
- 9.3 Any management plan must be flexible to take account of unpredictable natural and man-made changes, including statutory regulation changes, and the aims and prescriptions should be regularly reviewed and brought up to date.
- 9.4 No changes shall be made to the LMMP without the written agreement of the Proprietor, in association with an appropriately qualified person.
- 9.5 It is recommended that this management plan is inspected, reviewed and updated every five years (as a minimum) by an appropriately qualified person, (e.g. landscape architect, landscape manager, landscape contractor), appointed by the Proprietor. These reviews shall include inspections of the existing, proposed and additional landscape infrastructure.
- 9.6 Significant unpredictable events such as fire, storms and gales etc., should also trigger a review of the report in response to any changes to site conditions.

Appendix 1: Programme for maintenance works

Camden Goods Yard
Apr-23

CGY00-PLA-ZZZ-ZZ-RP-LS-00001
Rev.: C02

Appendix 1

Key

	Action required
	Minimum maintenance works to be carried out as necessary
	Works to be reviewed after 5-year rectification period

To be read in conjunction with: Landscape specification CGY00-PLA-PUB-XX-SP-LS-00002
The Site Manager's 'Health and Safety Plan'.

Maintenance Frequency Programme

	Rectification period												Year 2	Year 3	Year 4	Year 5	Year 6+	Summary notes
	Year 1																	
	J	F	M	A	M	J	J	A	S	O	N	D						
GENERALLY																		
Maintenance visits	2	2	2	4	4	4	4	4	4	4	2	2	As Year 1	As Year 1	As Year 1	As Year 1	Review	Weekly visits to be allowed through April to October. Fortnightly from November to March - to be carried out as required depending on operations/ time of year.
Review of Maintenance Plan													As necessary	As necessary	As necessary	As necessary	Review	Every five years. Significant unpredictable events such as fire, storms and gales etc., should also trigger a review. Reviews shall be carried out by an appropriately qualified person.
Litter collection													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary.
Removal of arisings													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary. Remove from site to recycling facility.
Responses to complaints/ vandalism													As necessary	As necessary	As necessary	As necessary	As necessary	Respond to client within 24hrs of notification/ discovery
SOFT LANDSCAPING																		
Watering													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Allow for weekly watering of planting during hotter months during the growing season for establishment in Year 1 and 2 as per schedule. As necessary, particularly during dry periods.
Weed control													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary. The use of chemical weed-killers shall be avoided within the site.
Fertiliser application													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Slow release fertiliser applied in accordance to manufacturers recommendations
Control of pests and disease													As Year 1	As necessary	As necessary	As necessary	As necessary	There shall be no use of pesticides within the site to control aphids
Leaf litter removal													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary, but particularly in Autumn and Winter months.
Mulch maintenance													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Apply mulch to maintain depth of not less than 75mm.
Hedge pruning and trimming													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Ensure tools are sharp and cut hedge so top branches are slightly narrower than the base.
Inspection of trees and adjustment of tree anchoring fixtures													As necessary	As necessary	As necessary	As necessary	As necessary	As necessary, particularly after extreme weather events.
Replacement of failed trees													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As per Landscape Spec Q35 to appropriate size and in the next available planting season. Avoid
Pruning of dieback and damaged wood													As necessary	As necessary	As necessary	As necessary	As necessary	As necessary, outside of the bird nesting season.
Tree grilles and guying maintenance													As necessary	As necessary	As necessary	As necessary	As necessary	As necessary. Guying to be checked particularly after extreme weather events.
Removal and replacement of dead/ damaged plants													As Year 1	As Year 1	As Year 1	As Year 1	Review	Replacements to appropriate size and planted in the next available planting season.
Safety checks for trees and shrubs													As Year 1	As Year 1	As Year 1	As Year 1	Review	Review trees and shrubs conditions, and replace is damaged, failed or unsafe.
Lawn maintenance													As Year 1	As Year 1	As Year 1	As Year 1	Review	As necessary.
Thinning													Review	Review	Review	Review	Review	Planting beds to be initially reviewed at end of establishment period with ongoing monitoring to follow.
BIODIVERSE ROOF																		
Watering				2	4	4	4	2	2				As Year 1	As necessary	As necessary	As necessary	As necessary	Watering is necessary throughout the first year to ensure establishment.
Weed control													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Twice annually the brown roof should be inspected and any pernicious colonising weed species,
Cutting													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Any colonised vegetations allowed to establish on green and brown roofs should be cut to roof level annually.
Clear paths of leaf litter													As necessary	As necessary	As necessary	As necessary	As necessary	As necessary.
HARD LANDSCAPING																		
Clear paths of leaf litter/vegetation													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary.
Litter collection and removal													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary.
Apply weed killer to all paving													As Year 1	As necessary	As necessary	As necessary	As necessary	To control weed growth in joints.
Visual inspection for paving													As necessary	As necessary	As necessary	As necessary	As necessary	To inspecte druing or after heavy rainfall.
Check paving for trip hazards													As Year 1	As necessary	As necessary	As necessary	As necessary	Paving units to be re-bedded and levelled immediately.
Maintenance, cleaning, and refurbishment for hard and loose surfaces													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	As necessary.
Check, repair and replace all street furniture													As Year 1	Biannually	Biannually	Biannually	Biannually	Check regularly for vandalism and/or deterioration. Furniture should be fit for purpose and safe to use.
Snow clearance													As necessary	As necessary	As necessary	As necessary	As necessary	To apply de-icing salts before the snow and ice.
External lighting													As Year 1	Biannually	Biannually	Biannually	Biannually	Failed bulbs or faulty units to be replaced immediately.
Check, repair and replace play and gym equipment													As Year 1	As Year 1	As Year 1	As Year 1	As Year 1	Check regularly for vandalism and/or deterioration. A Registered Play Inspector should visit annually (minimum) to ensure the equipment is fit for purpose and safe to use.

Appendix 2: Watering strategy

1.0 GENERAL WATER MANAGEMENT OBJECTIVES

- 1.1 The majority of planting on the scheme will be above a concrete slab, and therefore the planting will have little access to natural water sources.
- 1.2 To ensure all soft landscaping areas provide an attractive green landscape, they require regular watering to establish and thrive.
- 1.3 Upon completion of new planting, areas should be watered to field capacity and dressed with mulch to a depth of 75mm with ornamental bark mulch (Melcourt Ornamental Bark, or equal approved). Mulching aids to retain moisture beneath it, as well as suppress weed growth.
- 1.4 Watering requirements will naturally vary throughout the year depending on the weather: but should be monitored and addressed at each maintenance visit.
- 1.5 All areas that can be reached by an external tap and hosepipe can be watered as such.
- 1.6 Allow for weekly watering (minimum) of planting during hotter months and during growing seasons as plants establish (particularly Mar-Sep). Additional watering requirements will be necessary throughout the rest of the year, and should be assessed on site.
- 1.7 Human management is essential - no automated or automatic irrigation to be used. If automated systems fail, planting will fail. Humans can more effectively monitor if an area is dry or too wet, or if plants are physically suffering. This is a more efficient management solution than automatic systems (even with moisture sensors), but does require humans to be on site.

2.0 TREES

- 2.1 All trees (whether within hard or soft landscaping) will be specified to include an irrigation and aeration pipe, for manual watering opportunities.
- 2.2 Irrigation pipes should be checked at each visit (particularly within hard landscaping) to assess if there is sufficient water available for the tree.
- 2.3 Mulch levels around trees (in soft landscape areas) to be topped up as required in accordance with 1.3.

3.0 SHRUB PLANTING AND LAWN AREAS

- 3.1 Regular watering of soft landscaping areas should occur. Water generously.
- 3.2 Mulch levels to be topped up as required in accordance with 1.3.

4.0 RAIN GARDENS

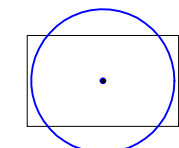
- 4.1 Rain gardens are designed to be more drought tolerant than other soft landscape areas; but during prolonged dry spells these areas should also be watered to ensure plant survival.

4.2 Stone dressings in rain gardens act in the same way as mulch in other soft landscaping areas (retaining moisture and suppressing weeds) - levels to be topped up as required.

5.0 PLANTERS

5.1 With very little access to additional water sources, planters should be checked and watered regularly.

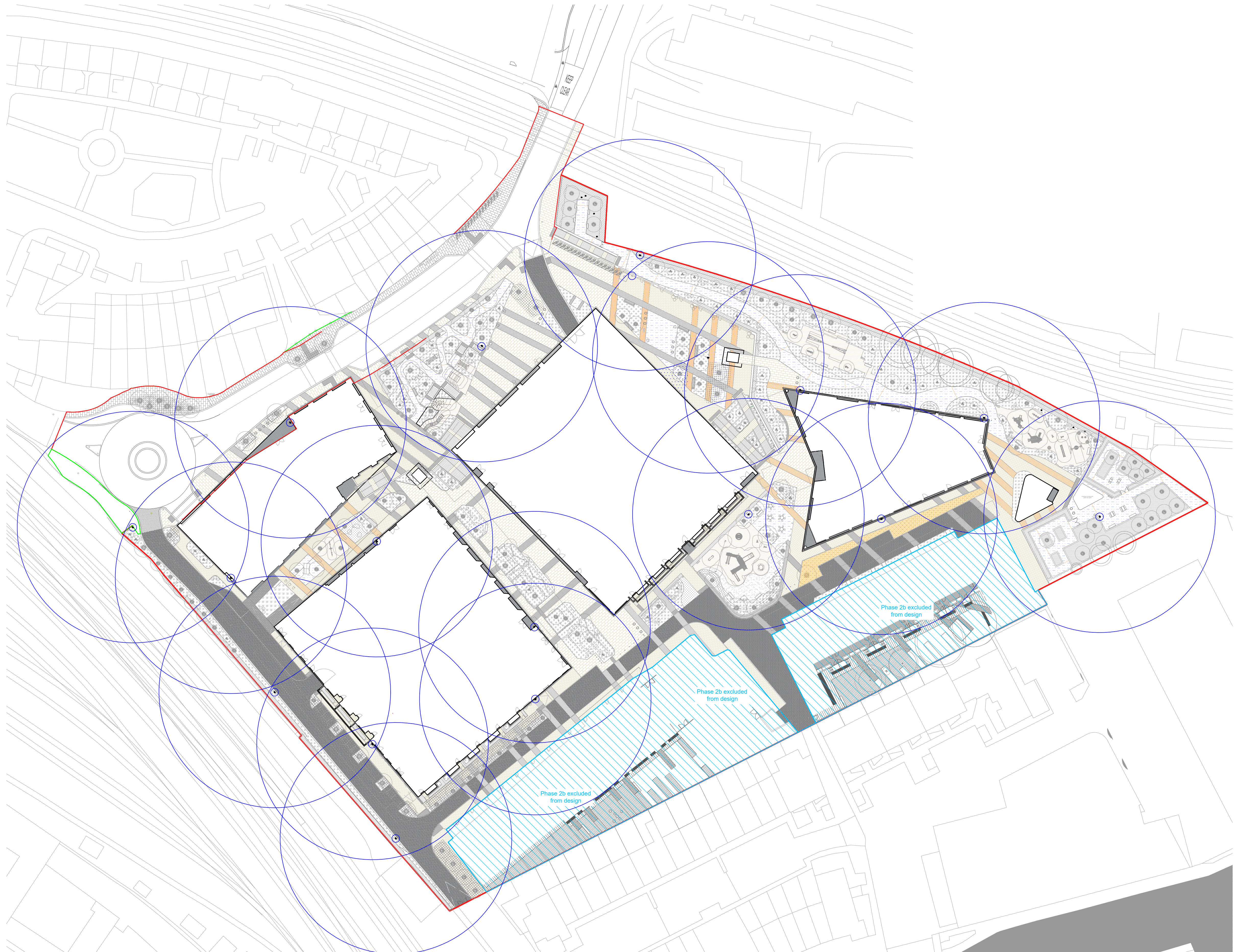
5.2 Mulch levels to be topped up as required in accordance with 1.3.



AREAS TO BE WATERED BY HOSE
Radii illustrates a reach of 30m by hose (subject to obstructions).

NOTES:

- Secure bib-taps to be recessed/ concealed within landscape areas.
- Conceal-a-tap or other ArrowValves product/ similar and approved.
- Bib-taps to be used for landscape irrigation (and window cleaning) purposes.
- Watering frequency will naturally vary throughout the year as necessary, particularly during dry periods.
- Future management and maintenance requirements to be agreed.
- Assume maintenance team of two men; four taps being used at once.



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Inform Place Design + Planning Ltd of any discrepancies before works commence on site.

All dimensions to be checked on site

SIGNIFICANT HEALTH, SAFETY & ENVIRONMENTAL INFORMATION RELATING TO CDM

HEALTH:

SAFETY:

ENVIRONMENTAL:

IT IS ASSUMED ALL WORKS WILL BE CARRIED OUT BY A COMPETANT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN AGREED METHOD STATEMENT

Rev. Description date by checked

WIP	for discussion			
A	Issue following bib tap locations discussions.	27/07/21	KG	GH
T00	Amended to inform the Landscape Management and Maintenance Plan document, as Appendix 2	25/03/22	KG	GH
B	for discussions.	21/07/22	CHC	GH
C	Removal of need for Bowers.	15/12/22	CHC	GH
C00	Amended to inform the Landscape Management and Maintenance Plan document, as Appendix 2.	13/04/23	CHC	GH

Client
St. George North London

St George North London
St George House
16 The Boulevard
Imperial Wharf
London
SW6 2UB

Project Title
Camden Goods Yard
Ground level watering strategy

Project Stage
Stage 4

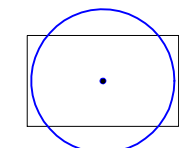
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Appendix 2 C00

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rev no.



AREAS TO BE WATERED BY HOSE
Radii illustrates a reach of 15-20m by hose (subject to obstructions).
All other areas to be watered manually (by bowser or other means)

NOTES:

Green roof landscape areas = approx. 298m²
Brown roof landscape areas = approx. 338m²
Raised planters - approx. 724m²
(Excludes buildings D and E)

Calculations are subject to change through later roof design.

- Secure bib-taps to be recessed/ concealed within landscape areas.
 - Conceal-a-tap or other ArrowValves product/ similar and approved.
- Bib-taps to be used for landscape irrigation (and window cleaning) purposes.
- Watering frequency will naturally vary throughout the year as necessary, particularly during dry periods.
- Future management and maintenance requirements to be agreed.
- Assume maintenance team of two men, four taps being used at once.



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Project Title
Camden Goods Yard

Drawing Title
Roof level watering strategy

Project Stage
Stage 4

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Appendix 2 **C00**