



## **Blackburn Road, West Hampstead**

## **Soft Landscape & Green Roof Management Plan**

Produced on behalf of:  
**West Hampstead Developments  
Ltd**

**April 2011**

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# **BLACKBURN ROAD, WEST HAMPSTEAD SOFT LANDSCAPE & GREEN ROOF MANAGEMENT PLAN**

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## **I. INTRODUCTION**

- 1.1. This document has been produced by Allen Pyke Associates in April 2011 on behalf of Loftus Family Property to provide a management strategy for the successful establishment and long-term maintenance of the site and also to support the clearance of planning conditions.
- 1.2. This document sets out the overall management objectives for the landscape proposals contained in the scheme and describes the long term maintenance required to allow the various planting treatments to flourish and reach their design potential.
- 1.3. All references to planting treatments are based on the detailed planting plans and schedules submitted to clear planning conditions:
  - Ground Level Soft Landscape Plan - 2298-PP-01&02
  - 1st Floor Podium Soft Landscape Plan - 2298-PP-01&02
  - Green Roofs Plan - 2298-PP-03
- 1.4. The landscape proposals relate to:
  - Publically accessible spaces at ground level
  - Residents' roof garden on the central podium on the 1st floor
  - Semi-intensive green roof on the side podium on the 1st floor, accessible to management team only
  - Extensive green roofs on 5th and 7th level roofs

## **2. MANAGEMENT OBJECTIVES**

- 2.1. The development will be maintained by a private management company, who will commission / monitor a maintenance contractor. The site shall be managed as a high quality amenity area maintaining an attractive, tidy and safe finish to all landscape elements. The proposed planting will give an attractive and cohesive site character, and provide green relief to the new built development. The Management Company shall ensure establishment and long-term health of all landscape elements for the benefit of residents and the surrounding population.
- 2.2. The proposed soft landscape scheme shall enhance the biodiversity and nature conservation interests, by creating new habitats, notably on the green roofs and by specify plants that are recognised for their attractiveness to wildlife.
- 2.3. In order to monitor standards and make amendments where required, it is expected that the Management Company will review the maintenance work (with reference to this document) at least quarterly with the maintenance team for the first year and annually thereafter.
- 2.4. Best Health & Safety practices shall be used at all times.



### 3. GENERALLY

- 3.1. The general intent of landscape maintenance of the site is to ensure that, over a period of time, the planting develops to form a mature, healthy structure that minimises maintenance. Management and maintenance is therefore to be undertaken in such way as to allow healthy plants to develop, unhindered by unwanted weed growth or other inhibiting factors.
- 3.2. The key objective is that the soft landscaped areas are implemented and maintained to a high standard. The overall objectives of the Landscape Management Plan are:
  - to ensure the successful establishment and long term health of the plant stock through watering, pruning and fertilising if and when required
  - to ensure the long-term structure and health of the soft landscape scheme
  - to maintain planting areas in an attractive and safe condition
  - to ensure use of good horticultural practices and best health & safety practices at all times
  - to ensure that all surfaces are kept in a safe and tidy condition
- 3.3. Management objectives should be reviewed on an annual basis to ensure that they are being achieved. Maintenance operations should also be refined over the life of the development to suit changes in growing needs of plant stock and improvements in equipment and horticultural aids.
- 3.4. For the purpose of categorising the site for maintenance purposes landscape areas have been separated into the following: Mixed Planting (i.e. shrub/hedges/climber planting); Green roofs (i.e. sedum). Within each typology we identify the maintenance objectives followed by specific maintenance requirements.

### 4. MIXED PLANTING

#### Specific objectives:

- To ensure early establishment and healthy growth.
- To maintain a dense cover to shrub beds.
- To maintain year round appearance and visual interest.

#### Maintenance Operations:

- 4.1. Maintenance/management visits shall be undertaken once monthly between October and March and twice monthly between April and September. The primary maintenance operations will include:
  - Watering plants as necessary (with particular attention to trees) to aid establishment during the early years after planting
  - Keeping planting areas generally free from weeds.
  - General pruning and trimming as required to ensure footways, signs etc. are not obscured. All plants are to be encouraged to grow to their natural shape unless stated otherwise
  - Thinning of planting where required to allow healthy future growth
  - Replacing plants that fail where required
  - Removal of litter

- 4.2. All shrub beds shall be maintained substantially free of weeds (less than 5% of weed cover, with no unsightly weed growth even if less than 5% cover). Work shall be done manually where possible. An appropriate selective herbicide may be used for persistent weeds in accordance with manufacturer's recommendations. If used the dead weeds shall be removed at the next maintenance visit. Care must be taken to avoid damage to adjacent planting.
- 4.3. Shrubs shall be refirmed when necessary to ensure that plants are securely planted and upright.
- 4.4. Watering during the first two years after planting may be necessary during times of drought in summer months and, when watering is required, it shall be carried out on a regular basis to suit climatic conditions. If conditions are severe or soils are particularly free-draining, careful monitoring and more frequent watering may be necessary to maintain good plant health and avoid plant failure.
- 4.5. Low water demand plants have been selected for the 1<sup>st</sup> floor podium deck to reduce the amount and regularity of watering required. An irrigation system will be installed to the deck for continued well being of the planting.
- 4.6. All shrubs shall be pruned to remove deadwood, overhanging/ tangled and damaged branches. Winter flowering shrubs shall be pruned in spring. Shrubs flowering in March-July shall be pruned immediately after the flowering period and shrubs flowering in July-October shall be cut back to old wood in winter. Shrubs that require seasonal pruning to promote continual flowering will be pruned appropriately.
- 4.7. Shrubs shall be selectively thinned or reduced in height as appropriate by removal or pruning to allow room for growth and avoid overcrowding/overshadowing. Care shall be taken to avoid over pruning and so creating obvious gaps in the shrub beds.
- 4.8. Bark mulch levels shall be maintained, being topped up when necessary to a minimum depth of 50mm. Any spillages shall be swept back on to the bed from surrounding areas.
- 4.9. At each maintenance visit, to maintain a tidy appearance, all climbers shall be checked and where necessary branches/stems shall be secured with appropriate ties to the structure that the plant is growing against. Any unwanted growth shall be trimmed with appropriate equipment and removed from site.
- 4.10. Ground cover plants shall be clipped or pruned if necessary to give a neat and tidy finish and contained within the planting bed. Work shall be carried out during the winter months and include removing dead vegetation.
- 4.11. Throughout the maintenance period the maintenance contractor should be responsible for advising the Management Company Agent of any failing areas or plants and compile inventories for the management company to consider additional plant purchases to retain the integrity of the planting throughout the site.



## **5. GREEN ROOFS**

### **Specific objectives:**

- To ensure immediate dense cover and healthy growth.
- To maintain year round appearance and visual interest.

### **Maintenance objectives**

- 5.1. Roofs shall be inspected annually in Autumn, when drainage system should be checked for blockages and any leaf litter build-up removed as this can cause fungal diseases to develop in wet autumns/winters.
- 5.2. Where plants are failing or have failed to leave evident gaps in the cover, replant with species from original mats (refer to supplier's plant list). In areas where adjacent plants are thriving and will quickly fill any voids, gaps may be left unplanted to allow development of these adjacent plants.
- 5.3. Hand weeding should be carried out at each visit, with particular attention to shrub and tree seedlings (eg. Birches, Willows and Butterfly Bush) which can cause damage to the underlying roof membrane.
- 5.4. Planting to be fertilised annually after establishment (2 years) with slow release fertiliser (or organic alternative such as bonemeal) at low application rate, 15g/m<sup>2</sup>
- 5.5. Note: Care is to be taken when working at height; contractor to prepare risk assessment and method statement prior to commencing work and ensure suitably informed and qualified operatives carry out the work.

## **6. LITTER COLLECTION**

- 6.1. All hard surfacing shall be swept as necessary, and all rubbish removed from site.
- 6.2. Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site.
- 6.3. During autumn maintenance visits all fallen leaves shall be collected and removed from site.

## **7. FENCING/WALLS/RAILING**

- 7.1. All fencing, walls and railings shall be checked for damage/wear and when necessary shall be replaced/repainted/ re-stained or painted as appropriate.

## **8. LONG TERM MAINTENANCE**

- 8.1. The Management Company shall continue maintenance the site in perpetuity in a manner appropriate to the well-being of the plant stock and attractive appearance of the site.
- 8.2. An annual inspection of planting shall be undertaken in September of each subsequent year after planting to assess the condition of stock and prepare a list of necessary remedial work and replacement planting. All work shall be carried out by appropriately qualified horticultural operatives with adequate insurance. All work shall be carried out in accordance with good horticultural practice and B.S. standards. All debris arising from the works shall be removed from site.
- 8.3. Replacement shrub planting, shall take place in the following November-February, dormant winter period during suitable weather conditions. All stock shall be of the same size and species as originally specified.
- 8.4. As the planting establishes the maintenance tasks will change and less weeding should be required within the shrub beds as the plants will have grown and minimised weed growth
- 8.5. The shrubs will require little maintenance except for formative pruning or control of disease or insect infestation using appropriate control
- 8.6. Climbing will still require maintenance as in 4.9.
- 8.7. Maintenance to paths, fences, wall, railings, etc. shall continue, with any necessary replacement or repairs to maintain appearance and safe condition.
- 8.8. After approximately 10-15 years a replacement planting scheme should be introduced where necessary as mature shrubs start to die or look untidy.



## APPENDIX A - ANNUAL MAINTENANCE OPERATIONS MATRIX

This table lists the key routine operations required for maintenance together with an indication of when they should be undertaken. It should be noted that the table should be used as a guide to times only. It does not include every operation listed in the specification but all checking and intermittent maintenance actions should occur during the routine visits. The contractor is responsible for fulfilling the requirements of the specification and should be prepared to undertake maintenance tasks as required throughout the year to satisfy objectives.

	J	F	M	A	M	J	J	A	S	O	N	D
<b>General Operations:</b>												
Weeding as required -	x	x	■	x	■	■	■	■	■	x	■	x
Watering -				x	x	x	x	x	x			
Litter removal -	■	■	■	■	■	■	■	■	■	■	■	■
Re-plant defective stock -	x	x	x							x	x	x
Re-firming as required			■						■			
Pest and disease control (as required)			x	x	x	x	x	x	x	x		
<b>Shrub Areas:</b>												
Pruning (timing dependant on species) -			x	■	x	x	x	x	x	■	x	
Top up mulch -			■							■		
Apply fertiliser -			■									
<b>Green Roofs:</b>												
Inspect drainage outlets and clear blockages if required -										■		
Weeding as required -										■		
Collect leaf litter, if built-up, and remove from site -										x		
<b>Hard Landscape:</b>												
Check condition of external hard landscape - and replace or repair as required -	■	■	■	■	■	■	■	■	■	■	■	■
Spray hard surfaces with herbicide (if required) -					x							
Remove all litter, fallen leaves and arisings. Clear gullies as required.	x	x	x	x	x	x	x	x	x	x	x	x
Clear snow and de-ice as required.	x	x	x								x	x

■ - critical month for operations

x - operations to take place subject to site conditions