



HAWLEY MEWS, CAMDEN

Landscape management and maintenance plan

EA_1617_PL_901

Approved: Jonathan Miley

A handwritten signature in black ink, appearing to read 'J Miley', with a horizontal line underneath.

Position: Director

Date: 8th March 2016

Revision: 0

March

EXTERIOR ARCHITECTURE

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1. Scope of works

Our Landscape Management Plan covers the extents of the roofs of Hawley Mews, Camden, as illustrated in drawing EA_1617_PL_500 Landscape Masterplan.

2. General objectives

Management and maintenance shall at all times reflect the highest possible standards and include the following management and maintenance objectives:

- a) Maintaining a safe and welcoming environment;
- b) Maintaining a clean environment;
- c) Working towards horticultural excellence;
- d) Keeping up to date with and adhering to relevant legislation including pesticide legislation;
- e) The landscape maintenance schedule shall be for a minimum period of 5 years. However, may be extended in agreement with Goldcrest Homes thereafter;
- f) The client shall appoint a contractor for carrying out the planting and the landscape maintenance schedule;
- g) The contractor shall ensure that the landscape maintenance schedule is adhered to, and any changes to the plan are to be agreed in writing with the appropriate authority and Goldcrest Homes;
- h) The contractor shall oversee the landscape maintenance schedule throughout the defects liability period and the 5 year agreed maintenance period;
- i) This landscape maintenance schedule shall be read in reference to the landscape architect's landscape proposals plan (EA_1617_500) and planting schedule; and

3. Ground preparation and planting instructions

The landscaping works shall be carried out in accordance with the approved details within 12 months from the date when any building or other development hereby permitted is occupied or carried out as the case may be and in accordance with BS 3975 (or otherwise updated/superseded legislation).

3.1 Ground preparation

- a) Planting beds to be broken out to a depth of 450mm to ensure any existing hard standing is sufficiently broken up to free drainage. Any concrete, rubble > 10mm to be removed.
- b) The depth of topsoil shall be installed as per drawing EA_1617_PL_400 in line with BS3882:2015 (or otherwise updated/superseded legislation).
- c) Do not use topsoil contaminated with subsoil, rubbish or other material. Do not compact soil, preserve friable texture of separate visible crumbs wherever possible.



- d) Herbicide and cultivation: topsoil to be treated with an application of herbicide prior to planting, where necessary, strictly in accordance with the Control of Pesticide Regulations 1986 (or otherwise updated/superseded legislation), and following manufacturer's instructions by qualified staff. The topsoil shall then be cultivated to 150mm depth and any stones >50mm that come to the surface should be removed.
- e) Do not plant into frozen or snow covered soil.
- f) Do not plant whilst strong winds prevail.
- g) Water planting area thoroughly before planting to full depth of topsoil and rake soil.

3.2 Plants and planting

- a) Check plants for their quality/quantity and their accordance with planting schedule and National Plant Specification upon arrival. Give notice if plants do not meet any of the above.
- b) Water plants upon delivery.
- c) Remove any weeds from plants prior to planting.
- d) Refer to planting plan (EA_1617_500) for layout and respective quantities.
- e) Plant immediately upon delivery. Give notice if this cannot be achieved. Plants will need to be stored safely and watered regularly.

4. Visits

- a) For a five-year period following completion of the Landscape Works, the Contractor shall visit the site as necessary to carry out the operations described in this section.
- b) The Contractor shall allocate sufficient resources to satisfactorily complete all the operations required.
- c) Following each visit the contractor shall report to the Client any additional operations considered necessary to ensure the satisfactory establishment of plants.

5. Replacement planting

- a) Any plant stock which is removed, uprooted, destroyed, die or become severely damaged/seriously diseased within 5 years of planting shall be replaced within the next planting season by plant stock of similar size and species in accordance with the planting schedule.
- b) After a year following the completion of the landscape works, the contractor shall attend an inspection of all the works with the Client. All plants which are missing, have died or have failed to make satisfactory growth shall be replaced in accordance to the planting plan (EA_1617_500) and the planting schedule and in agreement with the Client within the next planting season. This inspection shall be repeated in the second year after completion of works.



- c) Ground preparation and replacement planting shall be according to the specification, areas of ornamental planting etc. to be as original planting, except that no further topsoil needs to be brought to pits.

6. Generals

6.1 General operations

- a) Watering: all plants shall be watered regularly and adequately to ensure healthy growth following irrigation requirements outlined on drawing EA_1617_PL_500.
- b) When watering, the contractor shall apply sufficient water to return the soil to field capacity.
- c) In the event of restrictions on the use of water, the contractor shall make his own arrangements for obtaining and using water from other sources (e.g. second class water) with the landscape architect's approval.
- d) Firming up: plants which have become loosened, lifted up or out of the ground shall be set upright and re-firmed by treading.
- e) Removal of litter: all litter shall be removed from the areas under the contractor's maintenance.
- f) Pest and disease control: plants shall be kept free of pests and diseases. Control measures shall be carried out to the approval of the Client.
- g) Plant supports shall be checked and when necessary adjusted or removed.

6.2 Operations to Wildflower Roof Turf

- a) Maintenance is best carried out annually, during springtime and additionally in late autumn should the particular roof location be affected by local trees that produce surface leaf litter. Some deposited leaf litter may be considered as contributory to the bio-diverse environment, which is acceptable so long as provision is made to ensure that this has no negative effect on other plants and the roof drainage performance.
- b) The following procedures should be carried out in order to ensure the roof is maintained in good condition
 - Note - Specifically designated biodiversity areas should be disturbed as little as possible during maintenance so as not to upset any micro-habitats that may have colonised.
 - Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at roof level. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
 - In order to avoid a build-up of bio-mass on the roof it is recommended that all dead vegetation is removed with a strimmer and provision made for the debris to be safely lowered to the ground and disposed of.
 - Removal unwanted leaf litter that has fallen onto the roof surface from overhanging trees both in the spring and autumn, to ensure that this does not smother the vegetation beneath.
 - Open the lids of all inspection chambers, to inspect and ensure that all rainwater outlets and downpipes are free from any blockages and that water can flow away freely.

- Ensure that any protective metal flashings and termination bars remain securely fixed in place. Advise the client of the need to repair or renew as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation. Advise the client of the need to repair or renew as necessary.
- Check that all promenade tiles and paving slabs are securely fixed to the roof surface and in good condition.
- Ensure that any new items of plant/equipment on the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing.
- Damage to the landscaping should be reported to Goldcrest Homes
- Plant encroachment. Any vegetation which has encroached into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. If movement/settlement of the pebble vegetation barrier has occurred, additional washed stone pebbles similar to the existing are to be added.
- In the late autumn the vegetation is to be strimmed back to a 50-70mm height and the unwanted waste matter removed and lowered to ground level for composting/disposal. In late March/April apply an 80g/m² dressing of slow release organic fertiliser to the vegetated surface.
- Weeding: with the exception of saplings, which should always be removed, weeds in a biodiverse green roof should be considered as a problem only of aesthetics, unless they are particularly invasive. If considered undesirable, they can be removed.

6.3 Operations to Climbers

- Planting: plants should be planted with the crown at soil level except *Clematis montana grandiflora* which should be planted with the tops of their root balls 5-8cm below the soil surface. Once planted a layer of pebbles should be placed at the base.
- Aftercare: Water well during periods of dry following irrigation requirements outlined in EA_1617_PL_500. In spring, apply a high potassium fertiliser at the dose recommended on the packet, and mulch with organic matter (garden compost or well-rotted manure, for example). Leave a 10cm (4in) collar free of mulch around the woody stems to avoid risk of rotting the bark.
- Pruning and training: regular pruning keeps climbers and wall shrubs attractive, floriferous and tidy. If pruning is not undertaken on a regular basis renovation may be necessary.
- Pruning clematis: Trim overlong branches and prune back dead or winter-damaged shoots to a pair of healthy buds. Vigorous clematis, such as *C. montana*, can be simply sheared over after flowering to keep them tidy. Old congested plants can be thinned but it is usually easier to renovate. To renovate, cut all stems back almost to the base, just after flowering. Apply a general fertiliser, mulch and water in dry spells. Response is generally good. Leave at least three years before pruning hard again. *C. armandii* does not usually respond well to renovation and pruning of established plants should be limited to restricting them to the space available and removing, in spring, any leaves damaged by wind scorch
- Honeysuckles flowering on the current season's growth, such as *Lonicera japonica* (Japanese honeysuckle), do not require regular pruning. Simply control the



growth by cutting back any overlong shoots in spring. Also thin out congested growth and remove weak or damaged stems.

- Ivy: Timing: anytime. Examples: No regular pruning needed. However, trimming may be required to keep them to the space available, removing as much from the longer shoots as necessary.