

Camlins

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BARTRAMS CONVENT LANDSCAPE MAINTENANCE

PEGASUSLIFE

10TH June 2016

Maintenance Schedule

Maintenance Activity:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Grass, Trees, Hedges & Shrubs:												
Weeding where necessary												
Litter and debris collection	x	x	x	x	x	x	x	x	x	x	x	x
Tree, hedge and shrub replacements if necessary												
Shrubs:												
Fertiliser application			x									
Watering (sufficient to prevent wilt) if necessary												
Trimming and pruning (dependant on species) if necessary												
Trees:												
Fertiliser application				x								
Watering (sufficient to prevent wilt) if necessary												
Underground guying to be inspected and maintained if necessary												
Pruning if necessary												
Hedges:												
Fertiliser application			x									
Watering (sufficient to prevent wilt) if necessary												
Cutting (when at sufficient size)							x			x		
Green Roof: Block A												
Fertiliser application			x									
Watering (sufficient to prevent wilt) if necessary												
Cutting (when at sufficient size)												
Weeding (or when necessary)			x			x			x			
Green Roof: Block C												
Fertiliser application			x									
Watering (sufficient to prevent wilt) if necessary												
Weeding (or when necessary)			x			x			x			
Green Roof: Block D												
Fertiliser application			x									
Watering (sufficient to prevent wilt) if necessary												
Cutting									x			
Weeding (or when necessary)			x			x			x			
Paving:												
Every month through year 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
Every month throughout the year inspect and reinstate sand jointing material as necessary to provide continuing even surface to the clay pavior areas of paving.	x	x	x	x	x	x	x	x	x	x	x	x
Removal of leaves, ice and snow as necessary.	x	x	x	x					x	x	x	x

	Hatched areas indicate timescale within which activity is to be undertaken if found necessary.
x	Indicates month activity is to be undertaken.

- Note 1: Typically one allows defects and liability period of 12-24 months maintenance and establishment period for all areas of grass, shrubs, and hedges from date of Practical Completion.
- Note 2: Typically one allows defects and liability period of 12-24 months maintenance and establishment period for all new tree planting from date of Practical Completion.
- Note 3: Following the 12-24 month defects liability period the PegasusLife Bartrams Convent management team will continue responsibility for the long-term maintenance of the external spaces.

Maintenance Specifications

Green Roofs

Health and Safety procedures are to be 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.

By their nature, extensive type green roofs are low maintenance. Once established they will not require irrigation and will continue to develop to create a self sustaining plant community on the roof that will also provide habitat for invertebrate and bird species. Certain procedures are recommended, particularly in the first year, to ensure the long-term success of the plants. As a general guide, it is recommended that maintenance be carried out two or three times in the first year and once or twice in each subsequent year but this depends on the type of system installed and the rate of plant cover.

Trafficking of the planted roof will be on the basis of 2-3 times a year and will have no detrimental effect on the plant layer. However the observation of the roofs should be undertaken as part of the regular maintenance of the external areas if works are to be carried out on the roof surface or to adjacent structures care should be taken to minimise damage to the plant layer resulting from repeated trafficking. Access routes to the works will be clearly defined to ensure damage is minimised. If the plant material is damaged regrowth normally occurs; however, the speed of recovery will be dependent upon the level of damage, duration of the trafficking period and time of year.

Any vegetation which has encroached into drainage outlets, inspection chambers, walkways and the vegetation barriers (loose trim) should be removed. If movement/settlement of the pebble vegetation barrier has occurred, additional aggregate similar to the existing are to be added.

Block A – Sedum Roof

- The Sedum species planted at the time of installation are well adapted to life on the roof and will quickly become established.
- Roof should be checked for invasive species these will be removed from the roof and disposed of off site. This shall be undertaken by hand or by a point herbicide application. The property management of the development will be informed prior to undertaking of any chemical applications, and carried to by trained personnel to the manufacturers recommendations of use.
- Plants to be checked for any pest and disease infection. If any problems are observed the contractor must inform the property and management immediately and advise appropriate solution.
- General purpose organic fertilizer to be applied annually in March/April and applied at a recommended rate of 80gm/m². Due to the small area required application may be carried out by a hand held spreader or by hand. Following application the fertiliser should be lightly watered in to avoid leaf burn, dung based fertilizers are to be avoided.
- Watering should be undertaken immediately after installation. The roof should be checked regularly through the year and watered during long periods of drought.
- Bare patches will be repaired during the main growing season of March/April or from late August until the end of September. Take vegetation cuttings from surrounding areas of abundant growth and place on bare patches, pressing gently into the growing medium. A light sprinkling of sand mixed with compost should then be dressed over the affected area to improve the uptake of the cuttings. For best results should be carried out during spring maintenance and the affected area is kept moist for a short period afterwards.
- Plants should be maintained to ensure access to building facades are kept clear ensuring clear access for maintenance.

Block C – Perennials/Grasses

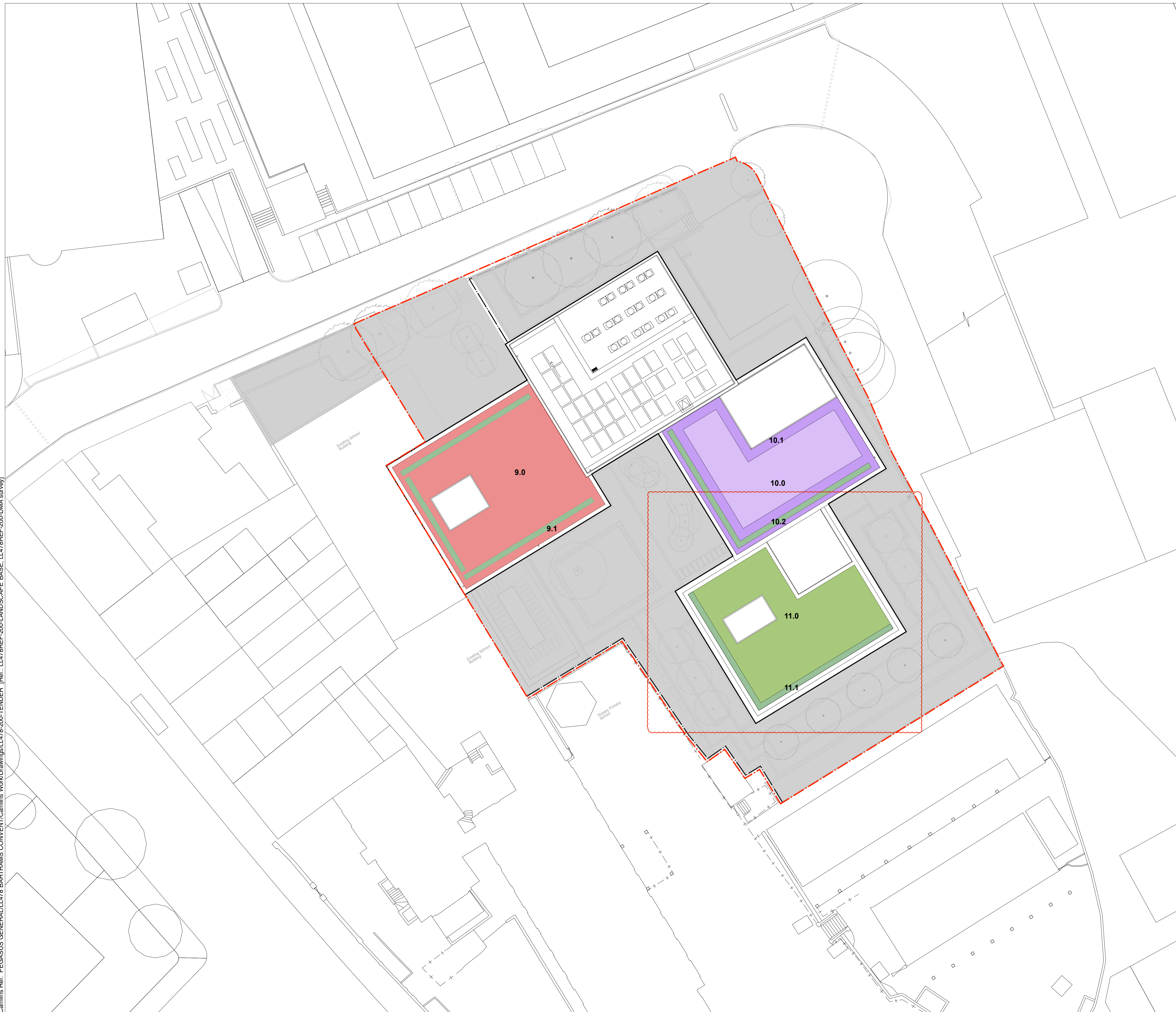
- The cultivation of intensive green roof substrate may be carried out in the same way as with any normal horticultural growing medium. However, care must be taken not to mechanically damage the waterproofing system or any of the green roof components.
 - Remove any dead vegetation and debris from the roof surface, ensure that any gutters, chute outlets and downpipes are free from blockages and that water can flow freely. - Throughout the year planting areas should be kept weed and pest free using hand tools.
 - Plants should be maintained to ensure access to building facades are kept clear ensuring clear access 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. Contractor to note that some flower and seed heads retain winter interest. Timing of dead heading to be agreed with Employer on site.
 - Where necessary, plants should be staked or supported in as unobtrusive a manner as possible.
 - At the end of the growing season plants should be cut back unless seed heads are to be retained for autumn and winter appeal.
 - Grasses, which form part of the planting mix (refer to Softworks Schedule) should be left for winter appeal and cut back in early spring before new growth commences.
 - Watering should be undertaken immediately after installation. The roof should be checked regularly through the year and watered during long periods of drought.
- Plants should be maintained to ensure access to building facades are kept clear ensuring clear access for maintenance.

- General purpose organic fertilizer to be applied annually in March/April and applied at a recommended rate of 80gm/m². Due to the small area the application may be carried out by a hand held spreader or by hand. Following application the fertiliser should be lightly watered in to avoid leaf burn, dung based fertilizers are to be avoided.

Block D – Wildflower

- Areas of Meadow Grass are to be maintained as a robust flowering meadow.
 - In the first year, there is likely to be a flush of weed growth which should be topped or mowed.
 - In subsequent years, there should be a main summer hay cut after flowering with a strimmer or mower to 50mm. Leave the hay to dry and shed seed of flowered species, then remove from site.
 - Mow regrowth during autumn to 50mm and again in spring if needed.
 - Repair eroded areas to a depth of 150mm and reseed with original seed mix at the rate specified.
 - General purpose organic fertilizer to be applied annually in March/April and applied at a recommended rate of 80gm/m². Due to the small area the application may be carried out by a hand held spreader or by hand. Following application the fertiliser should be lightly watered in to avoid leaf burn, dung based fertilizers are to be avoided.
 - Watering should be undertaken immediately after installation. The roof should be checked regularly through the year and watered during long periods of drought.
- Plants should be maintained to ensure access to building facades are kept clear ensuring clear access for maintenance.

Camlins Ref: PEGASUS GENERAL/LL478 BARTRAMS CONVENT/Camlins WorkDrawings/LL478-200-TENDER [Ref.: LL478REF-200-LANDSCAPE BASE; LL478REF-200-DMA survey]



- NOTES**
1. All dimensions in millimetres unless otherwise shown.
 2. All levels in metres above Ordinance Datum (mAOD) unless otherwise shown.
 3. All dimensions to be checked on site and any discrepancies reported to Employer before pricing / work starts.
 4. Any ambiguities or discrepancies within this drawing and any other information given elsewhere must be reported to Camlins and the Employer for clarification before pricing work proceeds.
 5. All drawings to be read in conjunction with other Camlins drawings and specification information as required.
 6. Refer to relevant Engineer's and Architect's work packages as appropriate for confirmation of all engineering and architectural details.
 7. All works to be carried out in accordance with the latest British Standards and appropriate codes of practice as a minimum.

KEY:

	Green Roof Block A Refer to plant schedule 9.0
	Green Roof Block A Planter Refer to plant schedule 9.1
	Green Roof Block C Refer to plant schedule 9.0
	Green Roof Block C Refer to plant schedule 10.1
	Green Roof Block C Planter Refer to plant schedule 10.2
	Green Roof Block D Refer to plant schedule 11.0
	Green Roof Block D Planter Refer to plant schedule 11.1

Revisions

Rev	Date	Description	Revised by	Checked by
A	07.09.2015	- Wall moved from the site boundary line, courtyard paving updated	ED	SB
B	29.03.2016	- Planter specifications added	ED	AN
C	18.05.2016	- Block D roof updated	SB	AN



TENDER

HAMPSTEAD GREEN
PEGASUSLIFE

General Arrangement - Green Roof Planting Plan

Drawing No.	Revision	Scale	Date
LL478-200-0042	C	1:200@A1	22.12.2015
Drawn by SB	Checked by AN		

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