

102 Camley Street, Camden – Landscape Maintenance Plan

This document sets out the requirements for the maintenance of the external soft landscaping for the residential scheme at 102 Camley Street, Camden. Please note that the Landscape Maintenance Plan for the green and brown roof is a separate document already been submitted as part of discharge of condition 10 of the planning consent. Please also note that this maintenance plan should be read in conjunction with drawings 16071 ST 00 A (90) 260 Rev C3, 16071 ST 00 A (90) 261 Rev C4, 16071 UI XX A (90) 217 Rev C2 and 16071 ST 09 A (90) 218 Rev C2 contained within the 'Discharge of Planning Condition Number 6' document dated 15th December 2017.

Location;

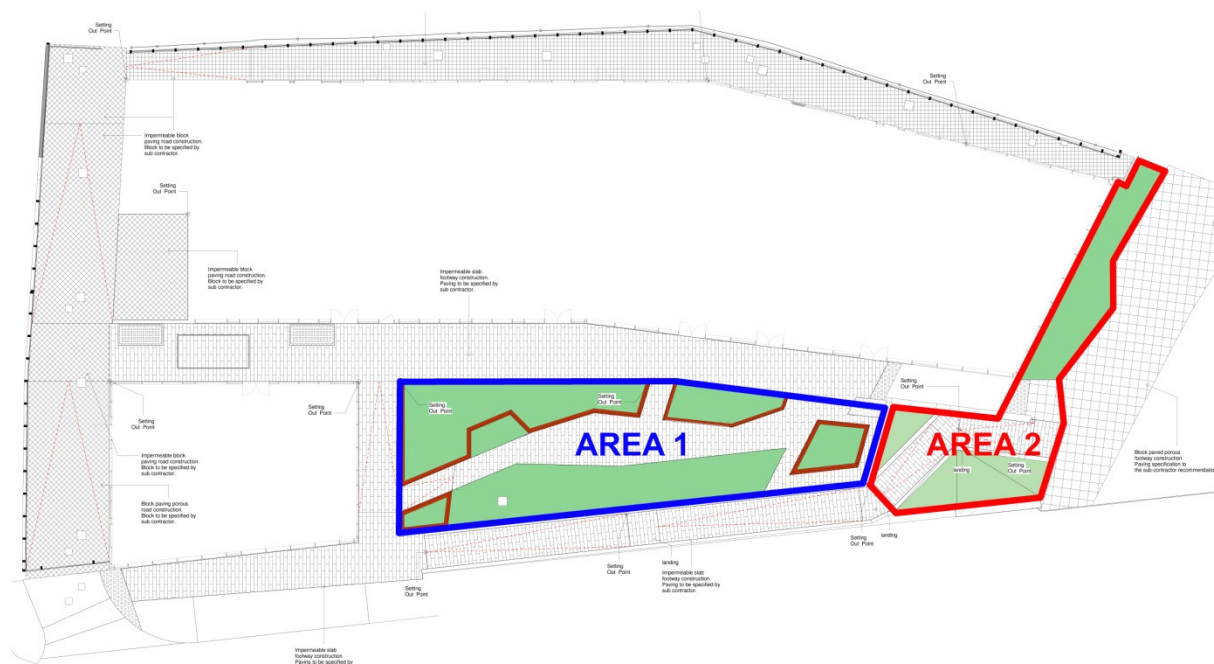
The site is located just north of Kings Cross. It is bound by Camley Street to the west, 104 Camley Street to the north, Network Rail and CTRL railway lines to the east and the Regent's Canal to the south.

Landscaping;

The external soft landscaping is located at three levels;

1. Road level – this consists of raised planting beds & lawned play areas – area 1 on the site plan below.
2. Canal level – this consists of level planting beds only – area 2 on the site plan below.
3. 9th floor – this consist of raise planting beds on the 9th floor communal terrace – area 3 on the floor plan below.

Site Plan;



9th Floor Plan;



Objectives;

- To maintain the quality of the planting and lawn and to allow plants and trees to thrive and grow, to shape clipped hedges and plants into the correct form where appropriate.

Generally;

- Clipping, mowing & shaving to happen once a week in summer, every second week in the autumn and once a month in the winter.

Planting & maintenance of lawned areas;

- Maintain turf in a manner appropriate to the intended use.
- Soil and grass condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
- Prevent water logging and compaction. A pedestrian sprinkler is to be used to remove compaction as and when required and to repair trampling, abrasion or scalping.
- Edges are to be neat and well defined, in clean straight lines and undertaken at the same time as the maintenance, mowing & clipping.
- Litter and fallen leaves: Regularly remove litter and fallen leaves to maintain a neat appearance. As and when required and twice weekly in Autumn.
- Before mowing remove litter, rubbish and debris.
- The finish should be neat and even, without surface rutting, compaction or damage to grass.
- The edges should be left neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas should be sweep clear and arisings removed weekly.
- Instructions are to be provided by the landlord for drought or wet conditions.
- Do not use mowing machinery closer than 100 mm to tree stems. Use nylon filament rotary cutters and other hand held mechanical tools carefully to avoid damage to bark.

- Collect fallen leaves by hand raking and remove from site for recycling weekly and twice weekly in Autumn.
- Slow release fertiliser to be spread evenly and applied twice a year in spring and autumn. Surface to be scarified also.
- Damaged turf is to be removed to a depth of 40 mm, cultivate substrate to a fine tilth and returf or topsoil and reseed. The quality and appearance is to match the existing. Water as necessary to promote successful germination and/ or re-establishment as and when turf is damaged.

Planting & maintenance of flower beds / raised planters;

- Stake and tie plants using looped wire plant supports with length to suit individual plant height as and when required. Climbers to be checked visually weekly.
- Maintain plants throughout the growing season and refill gaps by replanting. Inspection to be done weekly.
- Watering of new plants is to be done before and after planting and maintained as necessary for the continued thriving of all planting until the end of the growing season.
- Trim older flowering stems of herbaceous perennials and remove redundant plant supports, litter, debris and arisings weekly.
- When cultivating, fork over the soil, taking care not to cause undue disturbance to plants.
- Apply sanitized and stabilized compost top dressing as necessary.
- Remove dead flower heads, fallen leaves, litter and debris according to species.
- Thoroughly hand weed and cultivate lightly with a hoe as and when required.

Planting & maintaining shrubs and trees;

- Keep planting beds clear of weeds by hand weeding and maintaining a full thickness of mulch as and when needed with particular attention on early spring & late winter.
- Maintain a weed free area around each tree and shrub, minimum diameter the larger of 1 m or the surface of the original planting pit.
- Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch. Water if required
- Fertilise as required in March or April with slow release type fertiliser spread evenly. Carefully lift and replace any mulch materials.
- Inspection and maintenance should be as scheduled and immediately after strong winds.
- Replace loose, broken or decayed stakes to original specification. If longer than half of clear tree stem height, cut to this height in spring. Retie to tree firmly but not tightly with a single tie. Adjusted, refix or replaced loose or defective ties, allowing for growth and to prevent chafing. Where chafing has occurred, reposition or replace ties to prevent further chafing.
- Remove stakes during spring when no longer required to support the tree and fill stake holes with lightly compacted soil.
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Refirming of trees and shrubs;

- Refirm trees after strong winds, frost heave and other disturbances. Tread around the base until firmly bedded.
- Where collars in the soil at base of tree stems have been created by tree movement, backfill with topsoil and refirm as and when required. Checks to be conducted weekly.
- Pruning should be in accordance with good horticultural and arboricultural practice. If branches need to be removed do not damage or tear the stem or bark.

- Wounds should be kept as small as possible and cut cleanly back to sound wood.
- Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
- Pruning of larger branches should be neither flush nor leave a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance. Use clean sharp secateurs, hand saws or other approved tools. A list of approved tools is to be specified prior to works commencing.
- Trim off ragged edges of bark or wood with a sharp knife as and when required.
- Give notice if disease or infection is detected. This information is to be given to the estates team on the day the disease or infection is detected.
- Growth retardants (fungicide or pruning sealant) should not be used unless instructed. This can be suggested however approval must be given prior to the substance being used.
- At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.
- Remove any dead or diseased plants as soon as possible and replacement: In the next suitable planting season. Carefully move to one side and dig over the soil, leaving it fit for replanting. Do not disturb roots of adjacent plants.
- Replace to original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
- At all times, weed cover should be less than 5% and no weed to exceed 100 mm high. Do not damage existing plants while weeding. Remove weeds entirely, including roots.
- Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible. Rake area to a neat, clean condition. Reinstall mulch to original depth and level soil / mulch at edges of beds.
- Reduce to 50 mm below adjacent grass or hard surface. Spread arisings evenly over the bed.
- Loose mulch is to be maintained to a depth (minimum) of 50 mm and topped up twice per year.
- Remove weeds growing on or in mulch by hand weeding.

Work to trees;

- Before starting work agree which trees, shrubs and hedges are to be removed or pruned. Avoid damage to neighbouring trees, plants and property to BS 3998 and Health & Safety Executive (HSE) 'Forestry and arboriculture safety leaflets'.
- Branches are to be removed as Arboricultural Association Leaflet 'Mature tree management'. Cut vertical branches similarly, with no more slope on the cut surface than is necessary to shed rainwater.
- Leave trees with a well balanced natural appearance.
- For any chain saw work operatives must hold a Certificate of Competence. This must be provided to the estates department prior to work being undertaken.
- All tree work is to be carried out by an approved member of the Arboricultural Association. Defective, diseased, unsafe or weak parts of trees additional to those scheduled for attention should be notified if detected. Remove dead, dying, or diseased wood, broken branches and stubs, fungal growths and fruiting bodies.
- For work to the crown remove inward growing, crossing, rubbing, dead and damaged branches. Selectively remove secondary and small live branch growth evenly throughout when thinning the crown. Any cutting or thinning is to be agreed with the landlord prior to works commencing.
- When cutting tree roots excavate with hand tools only.

- Do not cut roots within an area which is the larger than the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk. Give notice of roots exceeding 50 mm in diameter. Do not cut without approval.
- Make clean smooth cuts with a hand saw.
- Minimize wounds and void ragged edges.
- Pare cut surfaces smooth with a sharp knife. Backfill by covering cut roots with clean sharp sand and backfill with original topsoil.
- For wounds in the bark do not attempt to stop sap bleeding. Remove ragged edges using a sharp knife. Remove splintered wood from deep wounds. Keep wounds as small as possible.
- Give notice immediately to the estates team if liquid or flux is seen oozing from apparently healthy bark.
- Cavities in trees should be investigated, rubbish and rotted wood removed immediately with weekly checks to follow.
- Probe the cavity to find the extent of any decay, and give notice as and when required.
- Do not drain water filled cavities. Do not remove sound wood inside cavities: Do not cover cavity openings.

Hard surface areas;

- Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings. Spraying to be completed 4 times a year.