

LDA DESIGN

Landscape Management Plan
101 CAMLEY STREET
LANDSCAPE AND PUBLIC REALM

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Issue for Construction

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1.0 Management Plan Aims and Objectives

This report gives guidance on the longer term maintenance and management measures required to keep the proposed public realm and landscape works for 101 Camley Street in good order. The key objectives for maintenance and management include:

- To ensure an efficient and sustainable landscape management and maintenance regime through the lifetime of the development
- To provide high quality and safe external environment for all users
- To ensure the landscape matures in an appropriate manner to the original design intent.
- To ensure the successful establishment and continued growth of the trees and planting within the landscape proposal.

1.1. Design Intent

The planting strategy for 101 Camley Street responds to local context. Planting reflects the wildness of local surroundings including Camley Street Natural Park, creating a beautiful and ecologically rich series of green pockets and communal gardens. The planting palette includes a mix of shade loving and evergreen species consisting of a blend of ferns, grasses and glossy ground cover for all year round interest. The concept draws inspiration from a naturalist planting style, evoking a lush woodland appearance with native species bringing ecological benefits for insects and pollinators. Plant communities are arranged in a matrix style effect that allows them to self-sustain with minimal maintenance. The planting design has been developed to achieve the following objectives:

- To create visual interest for as much of the year as possible and complement the adjacent hard materials.
- To introduce biodiversity and benefits for wildlife.
- Plant species have been chosen for self-sustaining qualities and species combined for an effective low maintenance plant community.
- Plant species have been chosen to respond to local microclimates such as deep shade or underneath existing mature trees.

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2.0 General Management Operations

The scheme has been designed to reduce the long term maintenance and management requirements as much as reasonably possible. The general maintenance measures outlined below represent current best practice. The works should be left in a clean, tidy condition at completion and after any maintenance operations.

2.1. Control of Litter/Vandalism

Removal of litter and debris, taking care not to damage plants when removing litter and not using a vacuum system for removal.

2.2. Mulch

Occasional top up of mulch if required to remove visible topsoil and reduce weed growth (typical depth 50mm).

2.3. Weeding

In the interests of wildlife, hand weeding (including mechanical methods) should take precedence and herbicides should not be used unless essential to ensure the complete removal of noxious weeds or other very significant weed growth. Herbicide application is only to be carried out by a suitably trained person, in periods of low winds, and with careful directional application to ensure no spray/drift onto tree/shrub species. Only suitable herbicide products under current regulations will be used. All precautions recommended by the manufacturer must be observed and containers removed from site immediately after they have been emptied or are no longer required.

Weed and plant control will be required for injurious weeds such as Broad leafed dock, Curled dock, Common ragwort, Creeping thistle and Spear thistle and invasive plant species such as Himalayan Balsam, Giant hogweed and Japanese knotweed.

2.4. Pest and Disease Control

All plant material shall be inspected for the presence of any pests or disease occurring on the site and appropriate action shall be taken to remedy the disease and eradicate pests.

All materials used in connection with these works shall be of an approved type and be applied and used in accordance with the conditions for the use of herbicides.

2.5. Watering

It is only anticipated that watering to ensure continuing thriving of all planting in the first two years from planting (assumed this will be the responsibility of the softworks sub-contractor and depending on rainfall levels). Subsequent to this, unless there is an exceptionally dry, hot period, it is assumed that this will not be required. At each visit, maintenance operatives would be expected to assess the health and vigour of the plants to ensure no plants appear to be suffering through lack of water.

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3.0 Management to Planting Areas

The establishment and future success of the planting is largely dependent on the standard and frequency of the maintenance and management it receives. A successful maintenance plan comprises two components; establishment for the first 5 years, followed by on-going maintenance. Following the establishment period, it is recommended to continue the relevant operations outlined below.

3.1. Planting

All plants have been selected for their low maintenance; however it is suggested that the following general maintenance needs to be carried out typically in spring and autumn.

- Trim: Older flowering stems of herbaceous perennials.
- Cut back: Deciduous grasses and herbaceous planting to 100mm-300mm in height before new growth appears.
- Climbing plants: remove excess growth, to ensure that signs, light fittings, doors and windows are kept clear at all times.
- Clipped hedgerow: trim to maintain uniform height to adjacent walls or terrace balustrade.
- Remove: Redundant plant supports, and arising's.
- Remove: Failed, vandalised, unhealthy or dead specimens as soon as possible and provide replacements of the same size to those adjacent, during the next available planting season.
- Top up mulch annually to achieve a 50mm depth

Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				✓		✓		✓		✓		
Pruning operations and trimming of herbaceous and grass species	Annually			✓									
Replace damaged, vandalised or unhealthy stock	Annually	✓	✓	✓							✓	✓	✓
Water during prolonged dry spells					✓	✓	✓	✓	✓	✓			
Top up mulch	Annually			✓									

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3.2. Shrubs

- Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Remove suckers by cutting back level with the source stem or root.
- Remove weak, dead and diseased branches;

Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				✓		✓		✓		✓		
Pruning operations and trimming of ornamental shrub species	Annually			✓									
Replace damaged, vandalised or unhealthy stock	Annually	✓	✓	✓							✓	✓	✓
Water during prolonged dry spells					✓	✓	✓	✓	✓	✓			
Top up mulch	Annually			✓									

3.3. Trees

- Maintenance of a weed free area around the base of each tree
- Formatively prune if necessary to achieve natural shape and healthy growth
- Remove any vandalised, unhealthy or dead specimens as soon as possible and replacement with trees of the same size to those adjacent, during the next available planting season
- Inspection, adjustment and maintenance of anchors and ties;
- Removal of any items that have been attached to trees;
- Re-firming of trees after strong winds, frost heave or other disturbances;
- Pruning to remove dead, dying or diseased wood

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Maintenance Operation	Frequency	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Weed control and removal	4 x Annually				✓		✓		✓		✓		
Re-firming of trees	All year	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Selective pruning for optimum growth	Annually	✓	✓										
Pruning (general)	As required	✓	✓										✓
Replace damaged, vandalised or unhealthy stock	Annually	✓	✓									✓	✓
Water during prolonged dry spells					✓	✓	✓	✓	✓	✓			
Top up mulch	Annually			✓									

3.4. Green Roof

Management details for green roofs have been outline in a separate document; please refer to 5657_903 GREEN ROOF MAINTENANCE for further details.