

oobe

5132-OOB-XX-XX-RP-L-6100

Green Roof - Landscape Management Plan

Vabel London

187 Kentish Town Road

Revision P01

25th September 2020

1.0 INTRODUCTION

The following landscape management plan describes the long term design objectives, management responsibilities and maintenance schedules for the green roofs of 187 Kentish Town Road.

The site will be managed to ensure its assets are protected, and the designed landscape elements are allowed to establish and mature and successfully.

This management plan is intended as a life document to be updated as required for the duration of the plan.

This document should be read in conjunction with the following landscape plans and details:

- 5132-OOB-ZZ-ZZ-DR-L-0014 - Level 03 Planter details
- 6721-A(27)201 - Level 3 Planter Roof Typical Sections
- 6721-A(27)202 - Level 3 Planter Roof Typical Sections

1.1 LONG TERM OBJECTIVES

A series of long-term objectives and management operations and timescales have been defined to enable the realisation of the roof level landscape strategy for the development.

The long-term objectives are described below

- To provide an aesthetically pleasing landscape that is functional and complements the built environment and proposed use of the site as residential dwellings.

2.0 MANAGEMENT PROPOSALS - GENERAL

2.1 General maintenance

Maintenance visits are to be made as frequently as required to keep the roof area tidy and to undertake the following activities;

- Remove litter, leaves and other debris
- Outlets and channels: remove mud, silt and debris
- Drainage gullies: empty traps and flush clean

In all instances a suitably competent person should carry out all of the above works. Consideration should be given to the health and safety of all cleaning methods, precautions taken and COSHH guidelines adhered to.

3.0 MANAGEMENT PROPOSALS – SOFTWORKS

Extensive green roof planting is proposed to the roof level and at level 03 which is to be maintained in accordance with the following schedule and monitored regularly.

Perpetual/Routine Maintenance Items

General maintenance is to be carried out annually during springtime. However, certain tasks, such as the removal of weeds, seedlings and accumulated leaf litter may also need to be done during the autumn, as required.

The following procedures should be carried out as indicated below, in order to ensure that the roof is maintained in good condition.

- Keep all beds clear of weeds by cultivating and use of approved herbicides.
- Keep all beds clear of litter and rubbish.

Type A – Green Roof Biodiverse planting mix – to level 03 and roof level.

Preliminary Maintenance Procedures

- Ensure maintenance operatives can gain safe access 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.
- Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters and downpipes are clear. Where the species mix incorporates wild flowers and grasses it is recommended that all dead vegetation is trimmed off and the waste lowered to the ground and removed from site.
- Remove the lids of all inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.
- Ensure that any protective metal flashings and termination bars remain securely fixed in place, repair or renew as necessary.
- Check condition of green roof edging and trims to ensure no damage or degradation has taken place.
- Examine all mastic sealant and mortar pointing for signs of degradation, repair or renew as necessary.
- Ensure that any items of plant/equipment or PV panels are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing.
- The Building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation to the waterproofing should be reported immediately, in order that arrangements can be

made for remedial work to be carried out if necessary. Damage to the landscaping should be reported to the building owner.

- When carrying out maintenance to adjoining areas, care must be taken not to damage either the landscaping or the waterproofing system.

Vegetation Maintenance Tasks

The following tasks should be carried out annually: -

1. **Application of Fertiliser to the vegetation:** All sedum based green roofs require feeding annually to promote strong growth in the sedum and make them more drought tolerant. Biodiverse and Wildflowers system often do not need annual fertilizer as this may allow weed species to out compete them.
2. **Plant encroachment.**
Any vegetation which has encroached into drainage outlets, walkways and the vegetation barriers (pebbles) should be removed. The vegetation removed may be set aside and used to repair any bare patches if required (see below). If movement/settlement of the pebble vegetation barrier has occurred, additional washed stone pebbles similar to the existing are to be added.
3. **Monitor the colour and rate of growth.**
The colour and rate of growth of the vegetation should be reviewed to establish the health of the plants. It should be noted that many factors can affect the growth and colour of the vegetation and that plants tend to be greener in wetter, mild conditions (springtime).

Notes

- During May, June and July, sedum plants flower and you will see a mixture of colours – predominantly whites, pinks and yellows with some purple. The foliage of some species of sedum, blush red naturally during the summer and autumn, and so the vegetation can take on a more 'red/brown appearance. This becomes more noticeable once plants have flowered, leaving remnants of dry brown seed heads. The best visible indication of the health of a plant is if the leaves are fleshy and contain plenty of water.
- When exposed to extreme conditions, sedum plants have a tendency to turn a deep red colour. This is a natural phenomenon and is important to help the plant to acclimatize, ready to survive a cold winter or hot summer. This will usually occur during extreme cold weather as well as periods of prolonged drought, in very exposed locations or when the plants are in distress through lack of nutrient (fertiliser).
- If sedums are showing signs of distress, but have received regular rainfall, then the most likely problem is a lack of nutrient and a fertiliser should be applied.
- Only a relatively few species of sedum and other plants suitable for an extensive green roof installation will persist in partial and full shade, and they will generally be greener in colour and grow "leggier" in these locations.

There will be a significant variance in the growth and colour between the plants growing in full or partial shade and those in full sun and this should be recognised as a feature of the living nature of each individual roof.

4. Weeding

With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe', ensuring that care is taken to follow specific instructions regarding the use of any proprietary products. After the removal of weeds and saplings, treat the affected area as if it were a bare patch (see below). All extensive green roof installations will at times include some moss and grass.

4 Repairing Bare Patches.

Bare patches can be easily repaired and this is best done during the main growing seasons 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 soil. A light sprinkling of sand mixed with compost should then be dressed over the affected area to improve the uptake of the cuttings. The best results will be achieved if this work is carried out during spring maintenance and the affected area is kept moist for a short period afterwards.

4.0 MANAGEMENT RESPONSIBILITIES

Vabel London will be responsible for carrying out all long term operations as described in this management plan, and for the ongoing amendment as required of this document.

5.0 SUMMARY

This report has been prepared by OOBELimited with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of **Vabel London, 531 Highgate Studios, 53-79 Highgate Road, London NW5 1TL**; no warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from OOBELimited.

OOBELimited disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.