



LANDSCAPE MANAGEMENT PLAN

18–20 Haverstock Hill
Roof Terraces

Revision A
14th September 2020

Features to be Managed

Green roof with PV panels, Level 6

Biodiverse seeded roof designed to reach no more than 140mm in height and to maximise benefits to wildlife, particularly pollinators.

Semi-Intensive Green Roof, Levels 4 & 5

Green roof planted into 200mm substrate, variety of flowering plants, ferns and grasses, mixture of mostly evergreen native and non-native species. Designed primarily for visual effect to soften the edges of the terraces and provide a variety of heights and textures in glaucous, white and blue tones.

Trough Planting, Level 5

Deep planters along the edges of the roof terraces containing olive trees and a variety of aromatic herbs with iris. Designed for a mediterranean feel, the olive trees will develop characterful shapes, in contrast to other species that are prone to look shabby, in somewhat exposed locations. Planting at edge will trail down edge of planter to soften it.

Open-base planters, Levels 4 & 5

Deeper planters within semi-intensive beds to allow larger specimen plants to be included in strategic locations. Specimens will grow 2-3m high and architectural plants in glaucous and blue tones have been selected for impact, with trailing groundcover beneath.

Pots, Level 5

Horsetail restio has been selected for its dramatic upright form and evergreen stems.

Planters, Level 4

Robust evergreen planting in glaucous and blue shades, with architectural specimens of yucca above the building entrance. The planter adjacent the bench is filled with chamomile so that it can be sat on.

Pots, level 4

Medium sized exotic species with dramatic shapes and underplanted with evergreen groundcover.

Ecological Trends and Constraints

All birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981. It is illegal to take, damage or destroy the nests of wild birds whilst being built or in use. All cutting back of vegetation that could support nests should be undertaken outside of the breeding bird season (March to August, inclusive). If this is not feasible, then a survey of all vegetation to be disturbed should be performed within a 48hr period prior to works, to identify any nests present. Should any active nests be found, then all work in these areas will have to wait until all young have fully fledged.

Objectives for Management

The objectives for the management of the features identified above are as follows:

Green roof with PV panels, Level 6

To ensure that all plants remain below the 140mm required, to maintain biodiversity and value to pollinators and to keep pioneer species such as buddleja from establishing.

Semi-Intensive Green Roof, Levels 4 & 5

Maintain an attractive appearance and ensure that bare patches do not develop. Ensure a mix of native and non-native species including ones that are beneficial to wildlife. Keep in a tidy condition and ensure that plants do not encroach too much into terrace areas.

Trough Planting, Level 5

Maintain trees to achieve a clear stem of minimum 1.2m and to limit height and maintain a neat but characterful shape as the trees grow. Maintain shrubs and herbaceous planting to keep a tidy appearance and to prevent trailing plants obstructing any parts of the terrace.

Open-base planters, Levels 4 & 5

Keep specimens trimmed to tidy but characterful shapes and ensure that groundcover planting does not encroach on adjacent areas.

Pots, Level 5

Maintain a neat upright appearance and ensure that any broken stems are removed.

Planters, Level 4

Maintain a neat appearance and ensure that trailing plants do not obstruct adjacent areas of terrace.

Pots, level 4

Maintain a neat appearance and encourage growth of specimens into dramatic shapes.

Implementation

Overall responsibility for the implementation of this plan will lie with Vabel Haverstock Limited.

Installations and the initial 12 months of maintenance will be carried out under the construction contract and will be completed by 30th June 2021 for the installation and 30th June 2022 for the initial maintenance. Thereafter maintenance and management will be handed over to the Landscape Contractor, appointed by the Building Management Contractor.

The initial 12 months of maintenance will be carried out to a performance specification with a requirement that all planting and other features be handed over in healthy and thriving condition and that planting be kept pruned to form, with arisings removed to green recycling off site.

Following the 12 months, maintenance and management for year 2 onward will be carried out in accordance with the schedule on the following pages

Activity	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Weeding – keep all planting beds clear of weeds by hand weeding. Remove all arisings. (Except level 6)													Weeding will be required on a min. 3-weekly basis in the Summer months, less frequently in Spring and autumn.
Extensive green roof maintenance (Level 6), weeding and cutting. Remove all arisings. Maintenance staff must be trained in use of fall-restraint system.													Required twice per year, remove any plant growing more than 140mm high or any plant encroaching on edge or on smoke vent.
Leaf removal													Remove wind-blown leaves
Cut back herbaceous planting once per year, removing any dead flower heads													To keep in neat condition, Spring or Autumn depending on species, remove arisings
Cut back damaged wood on trees, keep crowns balanced and remove any epicormic growth once per year													Likely to be required for max. 5% of trees, remove arisings
Maintain clear stems and neat crowns as trees grow to keep clear sight lines													Likely to be every 2 years, remove arisings
Divide herbaceous plants when spaces become crowded													Once per 5 years, Spring or autumn depending on species
Cut back bulb foliage once it has died back, once per year													Timing depends on species, Remove arisings
Thin trees in year 6 onward if crowns meet and become crowded													Remove arisings

Activity	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Failed plants, including trees, in years 2–5, to be replaced with specimens of same variety and similar size to neighbouring plants													To meet planning obligations
Failed plants, including trees, in year 6 onward to be replaced with specimens that tie in with the overall appearance of the planting scheme													Plants do not necessarily need to be replaced if there are no gaps in beds
Watering of trees and planted areas, years 2–5 only													Only required in prolonged periods of drought
Remulching of planting beds and pots													Top up mulch once per year
Apply organic slow release fertiliser to planted areas except native planting													Once per year to manufacturer's recommendations
Drain down irrigation system for Winter and restart in Spring													To be carried out by specialist or trained personnel