

Landscape Management & Maintenance Plan

Project: 140-146 Camden Street

December 2021

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A. Project description

This Landscape Management and Maintenance Plan is produced on behalf of Almero and J Murphy & Sons for a mixed development of residential and commercial space at 140-146 Camden Street. The proposed development is an 8-storey block with new communal roof gardens and terraces on the third, fifth and seventh floors.

The project consists of new hard landscape areas and planting of trees, shrubs, and herbaceous perennials. Refer to the following project drawings for detailed layouts and planting plans:

- Landscape Plans (CSP-ULA-00-03-DR-L-0001, CSP-ULA-00-05-DR-L-0002, CSP-ULA-00-07-DR-L-0003)
- Landscape Sections (CSP-ULA-00-03-DR-L-0200, CSP-ULA-00-03-DR-L-0201, CSP-ULA-00-03-DR-L-0204, CSP-ULA-00-05-DR-L-0202, CSP-ULA-00-05-DR-L-0203)
- Planting Plans (CSP-ULA-00-03-DR-L-0101, CSP-ULA-00-05-DR-L-0102)

B. Long term design and maintenance objectives

The long-term design objective for the landscape scheme is to provide attractive communal roof terraces and gardens for residents living in the building. All planting must be healthy and vibrant, to create a green setting for the shared outdoor spaces. Planting should be attractive to residents and local wildlife alike.

The long-term management and maintenance activities set out within this Landscape Management Plan seek to ensure the successful establishment of the external landscape spaces:

- The establishment of healthy specimen plants of good form and size to suit the species, and the growing conditions on the roofs.
- The establishment of ornamental planting beds free from weeds.
- The maintenance of hard landscape surfaces, furniture and structures as appropriate to their use.

C. Management responsibilities

The main construction contract allows for a 12-month maintenance and establishment period from the date of practical completion. This will cover all new planting and hard landscape. During these maintenance visits the Contractor must ensure that the maintenance activities described within this Landscape Management Plan are undertaken to the satisfaction of the Employer.

Following this maintenance period, the external hard and soft landscape areas will be maintained by a management company (to be arranged).

D. Landscape maintenance operations

D1. General (site-wide)

Item	Operation	Suggested frequency/timing
1.	Water all planting to ensure successful establishment of landscape areas. Maintain all plants in a healthy stress-free condition. Source of water to be confirmed. Areas covered by an irrigation system will not be included.	Water as required to suit species and prevailing weather conditions (especially important during periods of warm dry weather). Frequency to ensure plants continue to thrive.
2.	Remove litter and debris from all external areas.	Once a month.
3.	Keep all services, routes and signs clear from planting.	Once a month.
4.	Remove fallen leaves from paved areas and ornamental planting beds.	As required.
5.	Remove ice and snow to maintain access from buildings.	As required.
6.	Replace all dead, damaged or diseased plants with originally specified species at a size to match maturity of established planting.	Within 8 weeks or as soon as practical in the next planting season.

D2. Specimen plants (trees, shrubs & hedges)

Item	Operation	Suggested frequency/timing
1.	Maintain ties, stakes and guys in good working order to allow for tree growth and avoid chafing.	twice a year (until removal).
2.	Trim hedges once desired height is reached.	Once a year in late summer.
3.	Remove all dead foliage, dead wood, and broken or damaged branches.	Once a year in autumn.
4.	Prune specimen trees and shrubs to ensure an appropriate size and form to suit locations on roof terraces, with consideration given to the available root space in each situation. Ensure a balanced head and a form appropriate to specified plant. Remove duplicated branches and potential weak or tight forks. Remove dead or diseased limbs. All pruning to be appropriate for species and size of tree.	Once a year between late autumn and early spring as required (after first year).
5.	Apply fertiliser if required.	Once a year in spring or as necessary.
6.	Arrange for all larger specimen plants to be inspected by a specialist to identify any health problems and work required. Consideration should be given to root growth in limited spaces and any mitigation required to ensure optimum future growth.	Once every 5 years.

D3. Ornamental planting beds

Item	Operation	Suggested frequency/timing
1.	Remove all weeds by hand, without disturbing other plants. Inspect for pernicious weeds and remove in line with statutory requirements.	As required April to September.
2.	Remove dead flower heads, fallen leaves and debris in herbaceous perennial planting (retain seed heads and foliage for autumn/winter interest where appropriate).	Once a month
3.	Lightly fork over all planting beds to maintain healthy soil conditions to a depth of 75mm.	Once a year in autumn
4.	Maintain levels of mulch on all planting beds to a thickness of 50mm, until planting reaches a sufficient density to suppress weeds.	Once a year in autumn
5.	Apply appropriate slow-release fertilizer to planting beds.	Once a year (after flowering)
6.	Prune plants in accordance with good horticultural and arboricultural practice to suit species. Encourage healthy growth and desirable ornamental features such as flowers, fruit or autumn colour.	Once a year (after flowering to suit species)
7.	Trim older flowering stems of herbaceous perennials.	Once a year in autumn
8.	Remove dead and remaining foliage from deciduous ornamental grass.	Once a year in winter
9.	Trim foliage of evergreen ornamental grass to 150mm above ground.	Once every 2 years
10.	Incorporate 50mm of compost to all planting beds to maintain soil quality.	Once every 3 years
11.	Lift, divide and separate over mature clumps of herbaceous perennials and replant to encourage new growth and maintain healthy stock.	Once every 3-5 years
12.	Selectively remove 1/3 of ornamental grass plants to encourage natural regeneration.	Once every 3-5 years

D4. Hard landscape areas

Item	Operation	Suggested frequency/timing
1.	Inspect paving for damage, loosening, lifting or ponding and repair or replace where necessary.	Frequency to be agreed. Suggested once a month or when reported.
2.	Inspect all structures, balustrades, planters, lighting and outdoor furniture for damage, and repair or replace where necessary.	Frequency to be agreed. Suggested once a month or when reported.
3.	Clean paving in accordance with Manufacturer's instructions to remove all debris, grease, chewing gum, algal growth and dirt.	Frequency to be agreed. Suggested once a quarter or when reported.
4.	Clean all structures, balustrades, planters, lighting and outdoor furniture in accordance with Manufacturer's instructions.	Frequency to be agreed. Suggested once a quarter or when reported.