

Trademaker Ltd
Leahurst Nurseries
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Nov 2021

Project: Courtyard to Units 1+2 and Finchley road No.3 trees

Address: 317 Finchley Road, NW3 6EP

1. Maintenance

The maintenance schedule will be on fourth visits a year basis. Maintenance will occur in late winter and early spring with additional visits late spring for weeding and late autumn to clear leaves. Works should be undertaken before the birds nesting season begins.

Maintenance to be undertaken in conjunction to the following planting layouts:

240-8001 / 240-8002 / 240-9007

2. Description of works:

- Replacement of failed plants exceeding 5% of plants installed.
- Replenishment of any areas of settled substrate.
- Inspection of irrigation system.
- Leaf / dead plants removal and weeding
- Leave seed heads and grasses through winter; cut foliage down in spring so that plant material accumulated through winter acts as mulch to suppress early germinating weeds.
- Woody shrubs to be copped down to the base in early spring to promote new growth and keep the plants from becoming too large.
- In rare cases when larger trees fail, to leave with TFL to arrange delivery and installation from Finchley Road via Old Billy Fury Way.
- Inspection of the bat and bird boxes, replacement if needed.
- Inspection of the bat and bird boxes, replacement if needed.
- Inspection of No.3 trees on Finchley Road on yearly basis and formative pruning if needed.

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3. Post Installation

Approved landscape contractors to monitor progress immediately following installation and after the first full growing season before finally signing over maintenance duties with Freeholder.

4. Irrigation

Permanent irrigation system will be provided and inspected during maintenance visits.

On abnormally hot and dry summers regular visits to be made to make sure the irrigation is working and providing enough water.

5. Fertilisers

Preferred option is not to fertilise Roof Gardens, as will result in increased nutrient levels in storm-water runoff which will negatively affect local water quality. Where fertiliser is required to maintain the health of particular plant species, fertiliser application should be kept to a minimum and should be in accordance with the advice of the supplier.

6. Fire Breaks

Vegetation breaks/barriers have an important safety function and prevent the spread of fire. All vegetation barriers at up-stands, roof penetrations and fire breaks must be maintained at their original width and cleared of any encroaching plants.

7. Drain Heads and Outlets

All drainage points must be checked every year and cleared out if necessary to ensure optimum performance. Excess water must be able to leave the roof, to avoid ponding and overloading.

8. Health and Safety during Maintenance

Where maintenance will be undertaken within 2m of the edge of a green roof, fall protection must be provided. It is important that fall protection systems are themselves maintained once a year.

9. Mitigation of potential damage to the roof

- a) Build-Up Awareness Ensure anyone working on the roof is briefed as to the build-up of layered components.

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- b) Tools must be carefully chosen so as not to interfere or damage anything below the substrate.

- b) Programme Works should be programmed in order to minimise the amount of traffic across the green roof after installation. Repeated walking on a limited area of green roof will result in substrate compression and damage to vegetation.