

SOFT MAINTENANCE	Year 1 - Establishment (DLP)													Year 2 onwards												
	J	F	M	A	M	J	JY	A	S	O	N	D	Frequency	J	F	M	A	M	J	JY	A	S	O	N	D	Frequency
Trees																										
- Species appropriate pruning to maintain desired form and/or specified clear stem height, and to ensure no conflict with sightlines/traffic; conforming to BS 3998 2010 British Standard for Tree Work and completed by suitably qualified persons. Collect, remove and recycle arisings.													1x year													
- Regular check for health and performance; removal of dead and/or damaged/ill limbs, conforming to 7.3.2 of BS 3998 2010.													4x year													
- Check tree ties and stakes if used (to be removed at the end of the 2nd year, unless still required to support the tree). Replace if required.													2x year													
- Check tree surround for effectiveness/potential blockages etc, if required.													2x year													
- Watering as required to ensure successful establishment and growth (100L/visit).													As required													
- Regular litter clearance, including fallen leaves.													As required													
Shrubs & low-growing trees																										
- Species appropriate pruning to maintain desired form. Collect, remove and recycle arisings. NOTE: Pruning times appropriate to species, e.g. after flowering.													1x year if required													
- Regular check for health and performance; removal of dead and/or damaged/ill limbs or plants. Replacement planting if necessary on next visit.													4x year													
- Annual cut/removals according to species; collect, remove and recycle arisings. Evergreen: remove dead leaves/limbs by combing or raking out gently. Deciduous species: annual cut to reduce by one-third.													1x year													
- Check visit in Spring for any additional cutting required, before new shoots emerge.													1x year													
- Check ties and supporting stakes if used (to be removed at the end of the 2nd year, unless still required to support the tree). Replace if required.													2x year													
- Weeding as required to remove any invasive species including saplings, by hand only. Collect, remove and recycle arisings.													1x month													
- Watering as required to ensure successful establishment and growth.													As required													
- Apply organic, slow-release fertiliser to topsoil.													1x year													
- Top-up mulch: compost/bark mulch as specified, to specified depth.													1x year													
- Regular litter clearance, including fallen leaves.													As required													
Herbaceous perennial / grass mix planting																										
- Formative pruning if necessary eg. if plants growing to obstruct path. NOTE: Pruning times appropriate to species, e.g. after flowering.													2x year													
- Regular check for health and performance; removal of dead and/or damaged/ill limbs or plants. Replacement planting if necessary on next visit.													4x year													
- Annual cut/removals according to species; collect, remove and recycle arisings. Evergreen: remove dead leaves/limbs by combing or raking out gently. Deciduous species: annual cut to reduce by one-third.													1x year													
- Check visit in Spring for any additional cutting required, before new shoots emerge.													1x year													
- Weeding as required to remove any invasive species including saplings, by hand only. Collect, remove and recycle arisings.													1x month													
- Watering as required to ensure successful establishment and growth.													As required													
- Apply organic, slow-release fertiliser to topsoil.													1x year													
- Top-up mulch: compost/bark mulch as specified, to specified depth.													1x year													
- Regular litter clearance, including fallen leaves.													As required													
- Rain gardens: After periods of heavy rain, maintenance team to check levels of topsoil & mulch, and re-distribute/top-up as necessary without disturbing plants													As required													
Climbers																										
- Regular check for health and performance; removal of dead and/or damaged/ill limbs or plants. Replacement planting if necessary on next visit. Ensure climbers are growing properly and evenly on supports provided; train and adjust if required.													4x year													
- Annual cut/removals according to species; collect, remove and recycle arisings. Evergreen: remove dead leaves/limbs by combing or raking out gently. Deciduous species: annual cut to reduce by one-third.													1x year													
- Check visit in Spring for any additional cutting required, before new shoots emerge.													1x year													
- Weeding as required to remove any invasive species including saplings, by hand only. Collect, remove and recycle arisings.													1x month													
- Watering as required to ensure successful establishment and growth.													As required													
- Apply organic, slow-release fertiliser to topsoil.													1x year													
- Top-up mulch: compost/bark mulch as specified, to specified depth.													1x year													
- Regular litter clearance, including fallen leaves.													As required													

GREEN ROOF MAINTENANCE	Year 1 - Establishment (DLP)													Year 2 onwards												
	J	F	M	A	M	J	JY	A	S	O	N	D	Frequency	J	F	M	A	M	J	JY	A	S	O	N	D	Frequency
Green roof																										
INSTALLATION SPECIFIC - Water supply at roof level required during installation; substrate to be levelled and watered to point of saturation; blanket installed; blanket heavily watered to saturate plants and substrate - On completion of installation, organic slow release fertiliser is applied and watered in - Immediately after installation, a post-installation irrigation period of 10 weeks should be given, where blankets should not be allowed to dry out - If followed by warm, dry spell of weather, irrigate further - Begin to cut back watering from early September - Green roofs to be installed between October-March, avoiding summer months													N/A													
MAINTENANCE TASKS Plant encroachment: Remove vegetation that has encroached into drainage outlets, inspection chambers, walkways and vegetation barrier.													4x year												2x year	
Plant maintenance: watering and litter clearance visits, as tabled a. Irrigation - allow for 4mo. visits per year, as tabled. Check planting on regular building maintenance visits, and water if required. Allow for increased watering in periods of prolonged drought. b. Litter picking - remove any blown-in litter, including plastic bags etc.													4x year												4x year	
Plant cutting: Strim back vegetation to 50-70mm height in late autumn, once seeds have fallen, remove arisings.													1x year												1x year	
Weeding: Remove saplings and invasive weeds by hand only. Typical invasive species include Buddleia and sycamore seedlings													4x year												2x year	
Fertiliser: Apply an 80g/m2 dressing of slow release organic fertiliser to vegetated surface in late March/April.													1x year												1x year	

General notes:

- Refer to Section Q35 of Landscape Specification SP108_Doc04_LS
- Refer to Landscape Management Plan SP108_Doc07_MP

Planting maintenance:

- These tables show the main tasks for maintaining the external planting areas
- It applied to all external planting, at ground and terrace level; a separate table for green roof maintenance is included
- Most on-going maintenance (Year 2 onwards) should be achievable with maintenance operative visit 2x year (every 6 months); processes should be timed and combined accordingly. However, this does not include watering, weeding or litter clearance, which should be done as required on a more frequent basis.
- Maintenance for existing trees, new trees and planting within the public realm is to be confirmed with LB Camden.

Access

- Access within planting areas is to be by maintenance teams as necessary, avoiding damage to planting and ensuring as little disturbance as possible.
- Disturb any habitat areas which have formed as little as possible during maintenance to avoid disturbing micro-habitats that have formed
- For green roofs, access across establishing areas to use knee boards or similar to prevent damage to vegetation during maintenance procedures.

Maintenance access/fire fighting core access to commercial building:

refer to SP108_31_PP_2

Maintenance path for window cleaning and route from dry riser to fire fighting core; topsoil & mulch as planted areas, but maintain minimum access width (~600mm) free of planting; top-up mulch regularly as required.

Rev	Date	Description
T1	30.10.20	Issued for Tender
T2	18.02.22	Added note re: maintenance/fire fighting access path

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Do not scale from this drawing. Any discrepancies or queries should be brought to the attention of the authors. Dimensions are to be verified on site prior to construction.

To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.

All existing site, tree and building information has been compiled from different sources.

Refer to current revisions of all referenced files.

Client
W.RE

Project
SP108: St Pancras Commercial centre

Drawing Title
Planting maintenance schedule

Drawing Number
SP108-41-PM

Date
18.02.22

Scale (if A1)
Not to scale

Revision
T2

Drawing Status
Stage 4