



Camden Goods Yard

Landscape Management Plan for Living Roofs Phase 2a

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PLACE
Design+Planning



CONTENTS

1.0	Introduction	3
2.0	Management aims and objectives	3
3.0	Maintenance works generally	4
4.0	Monitoring and review	5

APPENDICES

- 1 Programme for maintenance works

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C00	06/12/22	First issue.	CHC	GH

1.0 INTRODUCTION

- 1.1 This document presents a Landscape Management and Maintenance Plan (LMMP) for the living roofs, on behalf of St. George North London, for the site known as Camden Goods Yard, Camden.
- 1.2 This management plan has been prepared to advise the owners/operators of the required management and maintenance procedures to be undertaken to ensure the establishment of a high-quality roof landscape.
- 1.3 The landscape has been designed to GRO Guidelines at roof level and are outlined on the following drawing:

Title	Reference
Green and Brown Roof Layout Plan	CGY00-PLA-ZZZ-RF-DR-LS-00230

- 1.4 Management of the built and landscape estate is the responsibility of St. George North London.
- 1.5 All new roofs shall be subject to a Rectification Period of 12 months as part of the contract. During the first year the Landscape Contractor shall make maintenance visits as set out in the programme to ensure the successful establishment of the planting.
- 1.6 For a subsequent establishment period of four years, the responsibility for maintenance and replacement planting shall be with the Proprietor's choice of Landscape Maintenance Contractor who shall employ suitably qualified and experienced persons or companies to carry out the work.
- Maintenance operations shall continue and dead, dying or otherwise defective planting shall be replaced in the first available planting season after failures occur with others of species, size and number as originally approved, and retained thereafter unless agreed in writing by the Landscape Maintenance Contractor.
- 1.7 It is expected that this plan will come into effect following the installation of the landscape scheme and a suitable post-establishment monitoring period to ensure the landscape is maintained to be fit for purpose, and planting succeeds and thrives.
- 1.8 St. George North London shall provide appropriate access to landscape areas for maintenance works to be carried out by the Landscape Maintenance Contractor.

2.0 MANAGEMENT AIMS AND OBJECTIVES

- 2.1 Key objectives of the external spaces are the creation of a landscape which maximises the benefits to site users and addresses the wider challenges of climate change, biodiversity, and sustainable management practices.
- 2.2 **Green and brown roofs**
Extensive green roofs will consist of a surface layer of wildflower blankets.
Extensive brown roofs will consist of a 100-150mm aggregate layer and plug planting left to colonise naturally.

Key objectives:

- To provide additional biodiversity and habitat creation.

Key proposals:

- To ensure roof environments are kept weed free.
- To ensure roofs are watered to ensure establish and future success.
- To ensure the successful establishment and long-term health of the living roofs.
- To encourage the development of new wildlife habitats.
- To adequately manage and conserve new habitats to enhance their ecological value.
- To maximise the benefits of the landscape setting to provide improve microclimate around the buildings.
- To ensure compliance with all health and safety, and security commitments and duties under current legislation.
- To ensure all maintenance operations comply with current UK legislation in relation to management, use and application of pesticides and herbicides.
- To continually monitor and review the landscape provision and landscape management to ensure it is sufficient to meet the aims and objectives set out in this LMMP.

- 2.3 The objective is to manage and maintain all planting to the highest quality: adopting a sustainable and environmentally friendly approach to all operational and maintenance tasks.

3.0 MAINTENANCE WORKS GENERALLY

- 3.1 All vegetation that fails to thrive in the 5-year period after practical completion will be replaced during the next available growing season. Replacements to match the size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- 3.2 Leaf clearance as required, but particularly between the end of October and December to maintain access around the site.
- 3.3 Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing can be added if movement or settlement of the pebble vegetation barrier has occurred.
- 3.4 With the exception of saplings, which should always be removed, weeds in an extensive green roof should not be considered as a problem unless it is for aesthetical reasons. If considered excessive, they can be removed either manually.
- 3.5 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.
- 3.6 An optional extra would be to feed the green roof annually to help encourage growth in areas which appear to struggle. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions. Organic fertiliser should be used.
- 3.7 Refer to the 'Programme for maintenance works' (Appendix 1) for maintenance operation timings.

4.0 MONITORING AND REVIEW

- 4.1 This Landscape Management and Maintenance Plan (LMMP) has been prepared in order to set out the anticipated management and maintenance of the living roofs for Camden Goods Yard development.
- 4.2 This LMMP will be regularly reviewed to ensure it provides a comprehensive strategy and scope for this management.
- 4.3 Any management plan must be flexible to take account of unpredictable natural and man-made changes, including statutory regulation changes, and the aims and prescriptions should be regularly reviewed and brought up to date.
- 4.4 No changes shall be made to the LMMP without the written agreement of the Proprietor, in association with an appropriately qualified person.
- 4.5 It is recommended that this management plan is inspected, reviewed and updated every five years (as a minimum) by an appropriately qualified person, (e.g. landscape architect, landscape manager, landscape contractor), appointed by the Proprietor. These reviews shall include inspections of the existing, proposed and additional landscape infrastructure.
- 4.6 Significant unpredictable events such as fire, storms and gales etc., should also trigger a review of the report in response to any changes to site conditions.

