

PROPOSED DEVELOPMENT

PRINTWORKS, TOTTENHAM

LANDSCAPE MANAGEMENT SCHEDULE

179-DCA-ZZ-ZZ-SP-L-090026

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Note: the following is to be read in conjunction with landscape information by David Clarke Landscape Architect.

Planting Philosophy

The planting is designed to create a quality landscape for the development that will complement the development, soften facades and hard spaces and create filtered views to and from the surrounding areas.

Planting will include a variety of shrubs and herbaceous species, some with wildlife friendly properties. It will also partly serve to break clear views to the development from surrounding streets. The planting would in the long term add to the visual interest and the biodiversity of the area. A number of specimen trees will provide some height and visual relief in key areas where space and site conditions allow. Soft landscaping on ground level and in raised planters depending on locality has been included where space is available. These include mixed shrub and herbaceous planting of colourful and visually attractive nature with wildlife friendly properties in accordance with the project ecologist requirements. The soft landscaping will provide opportunities for local wildlife, soften the hard elements and provide a seasonally changing colourful setting for the development.

A range of green roofs will be provided as part of the development, with gravel ballast to edges and upstands and various extensive green roof wildflower areas as well as a small amount of sedum roofs. This should be monitored by installers / designers to ensure that the specification is met and construction methods are to appropriate standards. The green roofs should be allowed to become mostly self-sustaining with an appropriate amount of maintenance visits to ensure that invasive and unwanted species (butterfly bush, thistle and fleabane, tree saplings) are removed. Any fertilizers and herbicides on the green roofs should be organic based and applied outside the winter season. Raised planters will be fitted with irrigation system to ensure planting establishes and thrives as intended.

Soft landscaping has been designed under consideration of maintenance requirements. Standard maintenance operations are required as set out in the following document.

Management Objectives

- To ensure the overall well-being and healthy, vigorous growth of all plant material.
- To ensure the overall appearance of the site remains neat and tidy.
- Monitor the planting works and take remedial action where necessary.
- Limit the use of chemicals where possible.

The maintenance will include establishment maintenance by a landscape contractor followed by long term maintenance that will come under the responsibility of the building owner.

The property owner will periodically review the ongoing maintenance operations to ensure that they are meeting the desired objectives for the site. This will form part of the ongoing monitoring system for the site.

Management Regimes

This will include the initial planting and on-going maintenance operations which will include the following:

- Weeding: removal of all unwanted plant material within landscape areas
- Litter: removal of all waste items and arisings found in planting areas
- Watering: as necessary to ensure successful plant establishment and continuous thriving
- Fertilising: for continual stable growth
- Pruning: removal of dead and diseased wood, thinning out of overcrowded shrub plantings, removal of planting material overhanging pedestrian areas
- Supports: inspecting and adjustment of underground guys, stakes, ties etc.
- Plant replacement: as necessary

YEARLY MAINTENANCE SCHEDULE

[illegible]

	Planting (intensive planting on all levels as applicable)												
Item	Operation	January	February	March	April	May	June	July	August	September	October	November	December
a	Keep all shrubs areas in weed free condition by manual weeding and raking as necessary			1	1	1	1	1	1	1	1		
b	Spot weed treatment with herbicides to eradicate weeds				1	1			1				
c	Litter lift	1	1	1	1	1		1	1	1		1	1
d	Fertiliser				1								
e	Remove dead \ diseased plants			As required							As required		
f	Check Irrigation System to raised planters as required, including draining and switching off in autumn and check and re-commissioning in spring				1			1			1		
g	Check underground guying for all trees and adjust if necessary	1		1	1	1	1	1	1	1		1	
h	Green screen (ivy screens) on ground level, check all and tie up loose branches, pruning back as required to maintain on screen				1		1		1		1		
i	Climbing plants on galvanised climbing wire trellis, check for loose parts to be tied up and prune back if necessary to maintain in area intended				1		1		1		1		

Item	Maintenance Operation	Action	Check List
1	WATERING – Essential after a dry Spring or Summer following the planting season	Trees- water well, especially in dry conditions, to settle the soil around the roots and at any subsequent dry periods. Sedum and Wildflower mats and wildlife friendly planting on roof: water in first year to ensure vegetation establishes correctly	Up to 5 years in drought conditions. First year
2	WEED CONTROL	Green Roofs: Weed control to be carried out annually; all undesired species to be removed by hand. Crushed aggregate areas are to be checked for undesired and invasive species whilst native wildflowers are to be encouraged to settle. Gravel and aggregate areas on roof to be maintained weed free	Annually
3	PEST & DISEASE INSPECTION	Examine planting once a season for green fly, mildew, rust on ornamentals etc and carry out any necessary control measures. Applies to all areas including green roofs	Annually
4	FERTILISING	Green roofs: fertiliser to be applied to sedum roofs and wildlife friendly planting Green roofs: wildflower mats: light dose of fertiliser (if required)	Twice annually Annually
5	REPLACEMENT PLANTING	The contractor undertakes to replace the plants if the cause is poor workmanship, bad specification, vandalism or theft. Before replanting, the cause of death should be determined. Replanting should be carried out during the planting season and replacement shrubs and trees should be, if possible, the same age and size as those existing on site. Replace losses if widely spaced or thin out after 3 years. (all areas including green roofs)	As required.
6	GRAVEL AND AGGREGATE AREAS	The contractor is to check depths of all aggregates and replenish as required to maintain correct depths.	As required.
7	LOG PILES AND ECOLOGY ITEMS	Check and replace	As required.
8	IRRIGATION SYSTEM	Check twice-annually, drain and switch off in autumn and re-commission in spring	Twice annually
9	CLIMBING PLANTS AND IVY SCREENS	Check 4 times per growing season, prune and tie up as required to maintain shape	Four times per growing season

Hard Landscape Maintenance

Hard Landscape

Furniture

Vestre Fixed furniture

- Hot-dip galvanised and powder-coated steel is recommended to be cleaned at regular intervals.
- White rust may appear over time on surfaces due to condensation and moisture.
- Wash with a high pressure water jet, avoid using strong chemicals as this will affect the surface.
- Painted surfaces may be freshened up after a few years by using normal paint care agents.
- For all wooden laths, it is recommended that the laths are oiled every 3-5 years to prevent cracks and to extend life span of the wood. Oils to be used to be compatible with manufacturer's recommendation.
- All screws and bolts clamps to be examined and tightened after a few weeks' post installation.

Lighting columns and bollards

- Operational inspections to be carried out to manufacturer's / lighting engineer's recommendations.
- Regularly inspect for damage and tighten loose fixings.
- Repair or replace any missing or damaged parts with matching parts from same original source as specified. Promptly replace any broken lamp fittings to ensure the public realm remains well lit.
- Note: repairs and replacements are to be carried out by suitably qualified staff and in line with engineer's and manufacturer's recommendations.
- Deep clean surface if required, to remove chewing gum, graffiti or similar, using a suitable cleaning product, following manufacturers instructions.

Cycle stands

- Regularly inspect for damage and tighten loose fixings.
- Repair or replace any missing or damaged parts with matching parts from same original source as specified.
- Deep clean surface if required, to remove chewing gum, graffiti or similar, using a suitable cleaning product, following manufacturers instructions.
- If abandoned bikes/locks are identified on the cycle racks, the building management team should remove if unclaimed within a specified period of time, while giving due notice.

Irrigation stand points

- Operational inspections to be carried out to manufacturer's recommendations - refer also to M+E information
- Regularly inspect for damage and tighten loose fixings.
- Repair or replace any missing or damaged parts with matching parts from same original source as specified.
- Clean if required, to remove chewing gum, graffiti or similar, using a suitable cleaning product, Following manufacturers instructions.

Habitat boxes

- Regular visual inspection for damage, and tightening of loose fixings.
- Clean out annually after end of nesting season, using appropriate cleaning product, following manufacturer's guidelines. Check for any occupants in the nest boxes before cleaning and do not disturb if any are found.

Log Piles

- Regular visual inspection for disintegration
- Clean out annually after end of nesting season, using appropriate cleaning product, following manufacturer's guidelines. Check for any occupants in the nest boxes before cleaning and do not disturb if any are found.

Review & Amendment

It is recommended that the Hard Landscape Maintenance Plan should be subject to an annual review once a year by the Landlord and their appointed management team. All items should reviewed as follows:

- On practical completion of the development
- On final completion of the development, after the rectification period
- Yearly, thereafter during operation.

The annual review will ensure that the maintenance plan is being followed by the Landlord team and is fit for purpose. Any amendments to be made as a result of changes or amendments to the landscape will be captured in a revision to the document.

Further reviews should take place with Landlord & management team every 5 years on the basis that the annual reviews have not resulted in any amendments.