

LANDSCAPE MANAGEMENT PLAN FOR ROOF GARDEN, KINGS ROAD, READING

To be read in conjunction with drawing 1161/01.

MANAGEMENT RESPONSIBILITIES

The landscape contractor appointed to carry out the planting to the roof garden will be responsible for all maintenance during the first twelve months as detailed, and will replace any dead, dying or diseased stock at the end of the Defects Liability Period.

A management company will be responsible for maintaining the soft landscape by arranging for a suitable qualified contractor to carry out the work as described in this management plan at the end of the Defects Liability Period. The plan should also be read together with the Specification of Soft Landscape Works.

MAINTENANCE OPERATIONS

YEARS 1-5

1 Fertiliser

Enmag fertiliser at 25gms per shrub to be applied early Spring for years 1, 2 and 3

2 Weeding

Regular weed control to be undertaken to maintain clean soil within the planted areas at all times. Weed control is to be undertaken by hand weeding. Refirm all plants after frost heave or wind blow.

3 Pruning

Once the shrubs fill the planters they are to be regularly pruned in natural shapes to restrict further growth.

4 Watering

Watering will be controlled by an automatic watering system to ensure continued healthy growth of plants.

5 Chemicals

Any chemical required to combat weeds, disease or insect attack should be applied in accordance with manufacturer's instructions and must be taken from the Agricultural Chemicals Approved Scheme.

6 Disposal

All clippings, weeds and litter shall be removed from the site after each visit and taken to an off-site tip.

7 Replacements

All dead, dying and diseased plants, those which have failed to thrive or have been removed or damaged shall be replaced by the same species during the next available planting season.

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