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18 Savernake Road
London
NW3 2JP

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Planning Ref. 2023/1045/P

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1.0 Green Roof Maintenance

Green Roof extensive system

The appearance of the vegetation on an extensive green roof will change over the year.

The growth and flowering of the individual species within the vegetation mix will be dependant upon fluctuations in the seasonal weather.

Extensive green roofs and sedum plants will not always be green.

In the winter, sedum will become smaller and turn red/brown in colour as they prepare themselves to withstand the coming winter frosts.

Bauder recommends that all green roofs have a way of watering during prolonged periods without rain. All green roofs will benefit from water during droughts.

Generally sedums are much more drought tolerant than native wildflowers but both will benefit from a prolonged soaking (not little and often) to prevent them from fully drying out (see Bauder's Watering Guide).

All green roofs will require feeding from time to time. Bauder's lightweight Xero Flor Sedum Blanket contains little in the way of natural nutrient, so fertiliser must be applied annually to ensure that the plants become resistant to extremes of weather and temperature.

The Bauder Sedum Blanket contains approximately 14-17 different plant species.

Not every species incorporated will survive and the more dominant will prevail over time dependant on location.

General maintenance is best carried out annually during springtime.

However, increasing the number of visits will improve the aesthetics of the roof.

Maintenance Procedures

The following procedures should be carried out in order to ensure the roof is maintained in good condition and to protect the validity of the waterproofing system guarantee:

- Ensure that relevant health and safety procedures are followed when working at roof level, this includes making sure that safe access can be gained to the roof. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
- Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters and downpipes are clear.
- Remove the lids of all inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.
- Ensure that any protective metal flashings and termination bars remain securely fixed in place. Renew or repair as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation. Repair or replace as necessary.
- The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation to the waterproofing should be reported to Bauder immediately, in order that arrangements can be made for remedial work to be carried out if necessary.
- When carrying out maintenance to adjoining areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either element has been effected, Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
- Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, Bauder should be contacted to advise on the alteration and how it should be incorporated without effecting the guarantee.

1.0 Green Roof Maintenance

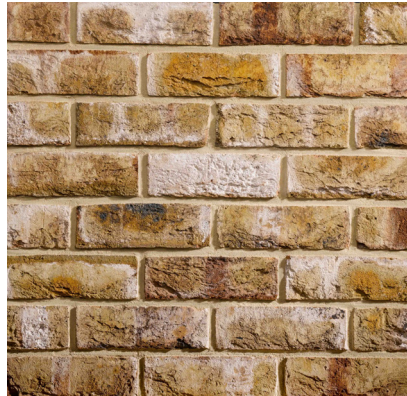
Green Roof extensive system

Vegetation Maintenance Tasks

- Application of Fertiliser to the vegetation - As a general rule all sedum based green roofs require feeding annually to promote strong growth in the sedum and make them more drought tolerant.
- Plant encroachment - 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. If an irrigation system is fitted, it is best to run it only during prolonged dry weather and for limited periods – see 'Irrigation' information. Only a relatively few species of sedum and other plants suitable for an extensive green roof installation will persist in partial and full shade, and they will generally be greener in colour and grow in these locations.
- Weeding - With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe'.
- Repairing Bare Patches - 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. Using vegetation cuttings from surrounding areas of abundant growth and either Bauder substrate or a sand soilmix following the guidance of Bauder's Sedum Patching Maintenance Guide.
- Fertiliser for Bauder XF301 sedum blankets - Bauder Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure the plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions. Organic fertiliser can be obtained direct from Bauder in 20kg bags. Always apply the fertiliser at the given rate on the instructions. It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage. Dung-based organic fertilisers should be avoided.

2.0 Green Roof details

Side and Rear Extension

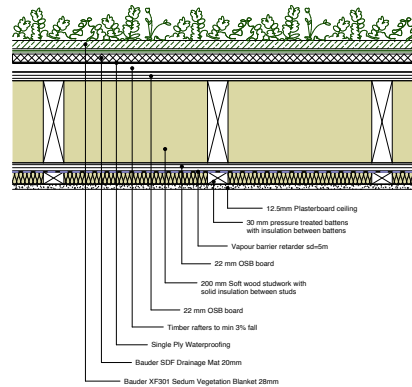


Location:
Ground Floor Side Extension External Wall

Material Reference / Description:
London Stock Brick to match existing

<https://www.imperialbricks.co.uk/product/light-weathered-original-london-stock>

Green Roof Detail Section



Location:
Ground Floor Rear Extension Roof

Material Reference / Description:
BAUDER Extensive Green Roof System
XF 301 Lightweight Sedum System

<https://www.bauder.co.uk/green-roofs/extensive-green-roofs/lightweight-sedum-low-maintenance-solution/sedum-blanket-system>

Green Roof Detail Section



Green Roof Sedum Blanket

3.0 Extensive Green Roof system

XF 301 lightweight sedum system

Bauder XF 301 Single Layer Sedum System is a lightweight sedum system. Where the roof is laid to a fall of $\geq 2^\circ$ (1:30) the product can be laid directly onto the waterproofing. When laid on flat roofs ($< 2^\circ$), an additional SDF drainage mat (layer 3 below) is fitted. XF 301 also contains a moisture mat which retains up to 5 litres of water/m² which improves drought resistance.

Characteristics of the system:

- Ideally suited to lightweight wooden roof decks or any building where weight and depth of the green roof system is critical.
- GRO compliant substrate is held within a nylon mesh with attached moisture mat. The sedum blanket is grown for circa 12 months and contains up to 17 species of sedum
- Lightweight drainage layer prevents waterlogging of the sedum plants
- The AL 40 edge trim frames the sedum and prevents wind uplift
- System can be laid on any of the Bauder Waterproofing solutions
- Comprehensive guarantee packages to meet project requirements. Bauder's "Green Roof Promise" is available for this system

PRODUCT INFORMATION AND TECHNICAL PERFORMANCE		
Characteristic	Unit	Value
Maximum saturated weight	kg/m ²	≤44
Thickness	mm	28 system only / 34-44 inc. vegetation.
Sedum and saxifrage species	no.s 14+	The species mix is adjusted from time to time and will typically contain 14 - 17 species.
pH level	pH	6.5 - 7
Typical supply size	m	1 x 2
Long rolls (for use with crane attachment)	m	5 to 10
Material		Substrate and sedum plants, embedded in a nylon mesh, with a moisture retention fleece.