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Revision  
01

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09-08-2023

18 Savernake Road  
London  
NW3 2LG

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# Sabbadin Corti. Discharge of Conditions 18 Savernake Road

Planning Ref. 2023/1045/P

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# 1.0 Green Roof Maintenance

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## 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 wildflower plants will not always be green.

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 Wildflower Blanket contains up to 40 of native wildflowers and herbs with less than 10% grass 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.

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# 1.0 Green Roof Maintenance

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## 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.
- If problems with the vegetation are suspected, Bauder may be contacted for advice and, if necessary, a suggested course of action.

#### 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 soil mix following the guidance of Bauder's Sedum Patching Maintenance Guide.

## 2.0 Green Roof details

### Side and Rear Extension

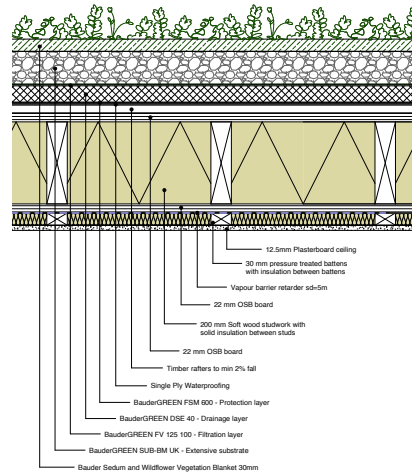


Location:  
Ground Floor Side Extension External Wall

Material Reference / Description:  
London Stock Brick to match existing

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

Side and Rear Extension walls



Location:  
Ground Floor Rear Extension Roof

Material Reference / Description:  
BAUDER Extensive Green Roof System  
WB Native Wildflower Blanket Biodiverse Green Roof

<https://www.bauder.co.uk/green-roofs/extensive-green-roofs/biodiverse-or-brown-roofs/wildflower-blanket>

Green Roof Detail Section



Green Roof Native Wildflower Blanket

## 3.0 Extensive Green Roof system

### WB Native Wildflower Blanket Biodiverse Green Roof

WB wildflower blanket is a vegetation blanket which contains a broad mix of British wildflowers grown in substrate on a coir carrier. The natural fibres of the coir carrier promote the rapid rooting of the blanket into the substrate, which allows the quick establishment of a green roof. The system is designed to give a long flowering season.

The pre-grown native wildflower blanket (BauderGREEN WB), allows the quick establishment of a green roof. The blanket typically has 40 varieties of British native wildflowers with less than 10% grass species. Collected in line with the Flora Locale Code it is designed to give a long flowering season (RHS perfect for pollinators and Buglife approved).

Characteristics of the system:

- Fully FLL and GRO compliant systems
- Buglife approved
- Low system weight typically circa 160kg/sq m
- Height of system typically 170-220mm
- 13.5 Ltr of water retention within drainage board
- Provides valuable ecological habitats
- 36 species of plants in the blanket with 24 species of native wildflowers meeting BREEAM requirements.

Benefits:

- Instant visual effect from pre-grown blanket
- Assists in meeting a BAP
- Improves SUDs capacity of the roof
- Environmentally friendly peat free product
- System helps mitigate flooding

PRODUCT INFORMATION AND TECHNICAL PERFORMANCE		
Characteristic	Unit	Value
Maximum saturated weight	kg/m <sup>2</sup>	≤ 30
Thickness	mm	30 to 40
Species	nos	36 wildflower species + 4 grass species (≤10%)
pH Value	pH	6.5 to 7
Material		Substrate and wildflower plants, grown on a coir mat carrier (100% natural product)
Typical roll size	m	0.5 x 2
Rolls per pallet	rolls	Typically 30-40 rolls - dependant on weight (30-40m <sup>2</sup> )