

54 Charlotte St. Roof Maintenance Plan



5th Floor Perimeter Green Roof

Sedum/Wildflower Green roofs do require some maintenance to ensure that the original species selected establish and thrive. The first year will require more maintenance than once established to ensure a long-lasting roof. Monthly checks and two visits a year, one in spring and one in autumn will help to keep the roof looking good. During a hot summer with little rainfall watering little and often would be essential, but with care not to drench the sedum. Maintenance of a sedum is lower compared to looking after garden plants.

We will monitor our sedum/wildflower beds monthly and conduct a spring and autumn basic weeding, health check and fertilising (spring only). Every couple of years a “trim” may be necessary. Below is our intended seasonal maintenance guide:

Spring Maintenance - removal of unwanted plant material (grasses, mosses and clover) and application of fertilizer; inspection of rainwater outlet chambers and surrounding vegetation breaks; replenishment of any areas of settled substrate.

Summer Maintenance - during dry periods watering little and often will help the sedum and prevent it from turning red.

Autumn Maintenance - removal of dead flower heads and a light trim; removal of unwanted plant material; inspection of rainwater outlet chambers and surrounding vegetation breaks; replenishment of any areas of settled substrate.

Winter Maintenance - no predictable routine as dormant until springtime.

5th Floor Terrace Landscaping

Variety of flowering vine, ivy, potted trees and flowers. Automated watering system and maintenance as required.