

**29-30 Kings Mews
London
WC1N 2JB**

18 September 2024

1. A Detailed Scheme of Maintenance procedures

The living roof shall be retained and maintained in accordance with the approved scheme.

The following structured maintenance regime is proposed :

Maintenance

Maintenance is necessary to keep biodiverse green roof planting in good condition.

- After installation, regular watering and minor upkeep will be needed until the planting has rooted into the growing medium and adapted to its location.
- The level of ongoing maintenance will depend on the species of vegetation included and the purpose for which it was initially installed.
- Whilst the intent may have been a naturalised biodiverse roof, this can cause problems with the build-up of dead or unwanted vegetation and its potential fire risks if not correctly maintained.
- The biodiverse green roof includes selected species mix to provide a balanced plant community on the roof. They are currently installed to meet BREEAM or Biodiversity Net Gain
- Designated biodiverse areas should be disturbed as little as possible during maintenance to minimise the upset of any micro-habitats that may have colonised.

Preliminary 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 all dead vegetation is removed and provision made for the debris to be safely lowered to the ground and disposed of.
- Unwanted leaf litter that has fallen onto the roof surface from overhanging trees should be removed monthly, to ensure that this does not smother the vegetation beneath.
- 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.
- Check that all promenade tiles and paving slabs remain in position, secure and in good condition.
- Ensure that any new items of plant/equipment that may have been introduced to the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing. If in doubt, please contact the roofing manufacturer for further advice.

- 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 the roofing manufacturer immediately, in order for arrangements to be made to carry out remedial work if necessary.
- When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the green roof landscaping or the waterproofing system. If considered that either element has been effected, the roofing system manufacturer should be contacted for advice.
- Any waterproofing damage caused after completion of the original installation may invalidate the roofing guarantee.
- Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, the roofing manufacturer should be contacted to advise on the alteration and how it should be incorporated without effecting the guarantee.

Plant Related Maintenance Tasks :

The following activities should be carried out:

- 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.

- Maintenance of the Planting

A quarterly visit for cutting back plants follow RHS guidance for each species and unwanted waste matter raked up and removed.

- Growth Fertiliser

To promote growth, an application of appropriate fertiliser to the vegetation may be required.

- Pests & Diseases

All plants should be inspected for pests & diseases, RHS guidance should be followed to remedy.

- Weeding

In a biodiverse green roof, with the exception of saplings which should always be removed, weeds are only considered as an aesthetic problem. If weeds become invasive, they can be manually removed.

- Irrigation

- The need for irrigation in a biodiverse green roof system is determined through visual requirements of the vegetation.
- The planting scheme will be designed to promote drought-resistant plants.
- Plants that are intended to have colour and interest for the longest period through the growing season may need irrigation. A 500L rainwater harvesting & storage tank will be installed onto the 3rd floor balcony which can be used with a pump to provide irrigation. Should additional capacity be required, additional 500l storage tanks can be installed on the main roof.
- Should the requirement be only to deliver biodiversity, then the provision of sufficient watering points at roof level to allow for only occasional watering in periods of prolonged drought can be considered sufficient.