

104 Camden High Street, London, NW1 0LU

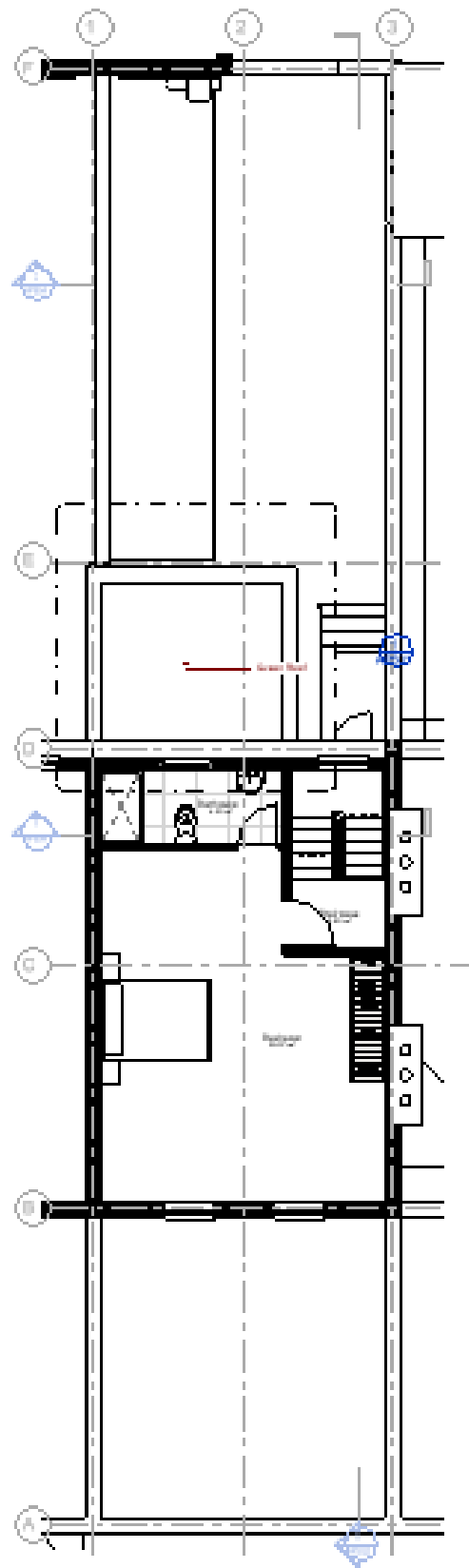


GREEN ROOF SCHEME

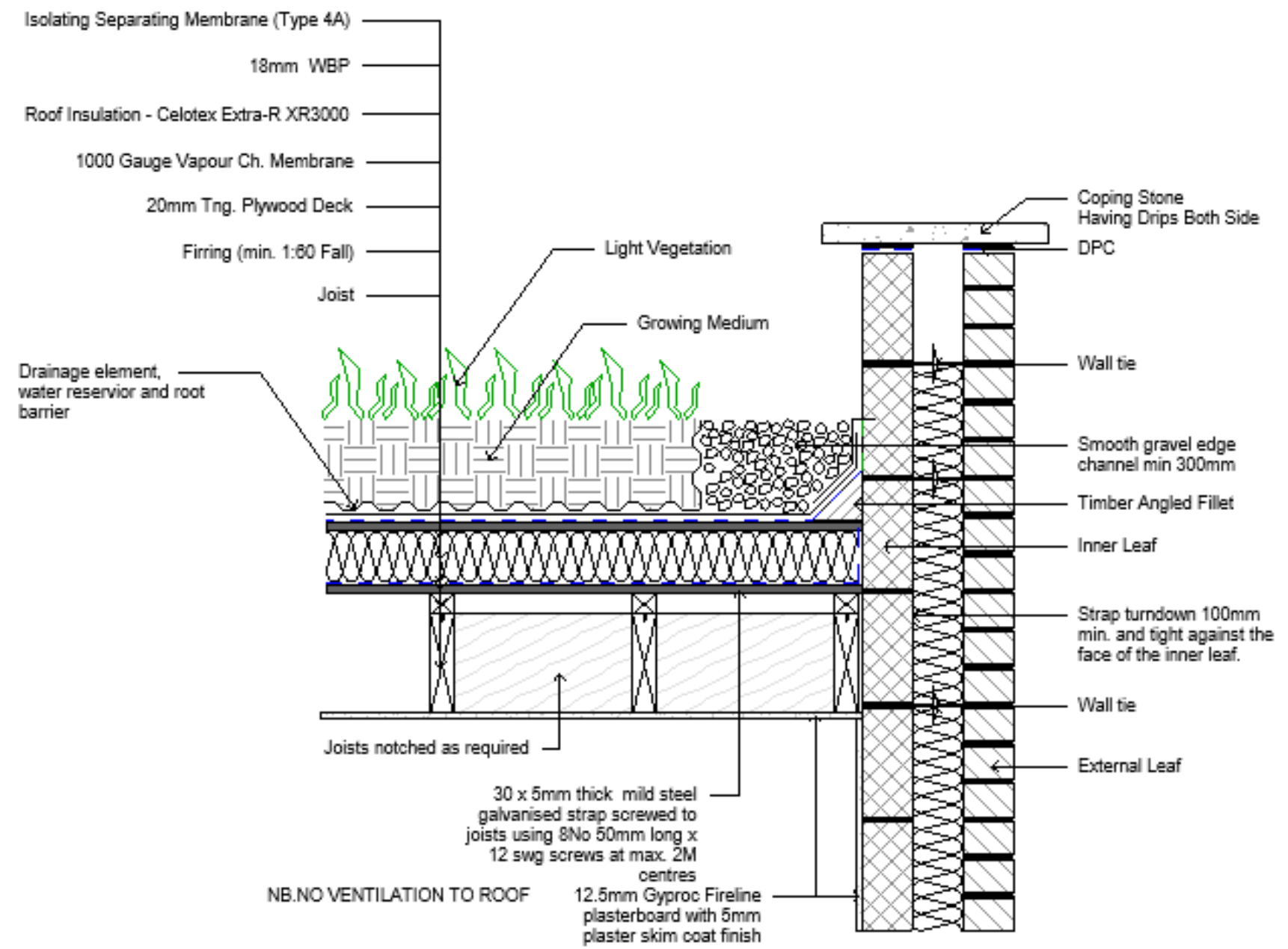
**On Behalf of
Kingston UK Property Limited
October 2024**

NovaDec Ltd

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Attic Level Floor Plan



Green Roof Detail

Full Details of Planting Species and Density

Sedum album (White stonecrop) – drought-tolerant ground cover, grows well in dry conditions.

Sempervivum tectorum (Common houseleek) – succulent, thrives in minimal soil.

Festuca glauca (Blue fescue) – ornamental grass, adds texture.

Allium schoenoprasum (Chives) – attracts pollinators, hardy and resilient.

Lavandula angustifolia (Lavender) – aromatic, drought-tolerant, adds color.



Sedum album



Sempevivum tectorum



Festuca glauca



Allium schoenoprasum



Lavandula angustifolia

Detailed Scheme of Maintenance

1.0 Access and Safety Measures

1.1 Access Points:

- Clearly designated access paths and points will be established for maintenance personnel. These will be easy to identify and safe to use, with secure ladders, walkways, or scaffolding in place.
- Ensure rooftop access ladders or hatches are regularly checked for stability and compliance with safety standards.

1.2 Safety Protocols:

- All personnel accessing the green roof will be equipped with appropriate personal protective equipment (PPE), such as non-slip shoes and harnesses if working near the roof edge.
- Install guardrails or safety nets, particularly in areas with slopes or inclines.
- Ensure safety signage is present to warn of roof edge and trip hazards.
- Conduct safety inspections annually and update protocols as required.

2.0 Irrigation and Watering Schedule

2.1 Initial Irrigation (First 6–8 Weeks):

- Water the green roof thoroughly at least twice a week to ensure successful plant establishment.
- Frequency may be adjusted based on local climate conditions (rainfall, humidity levels, etc.).

2.2 Long-Term Irrigation:

- Establish a seasonal irrigation schedule, particularly in dry months, to maintain plant health:
 - Spring/Summer (dry months): Water once a week.
 - Autumn/Winter: Reduce watering unless in prolonged drought conditions.
- Monitor soil moisture levels to determine if more frequent irrigation is needed, adjusting based on plant species and climate.

2.3 Irrigation Method:

- Using an automatic irrigation system with moisture sensors to optimize water use, or schedule manual watering based on inspections.

3.0 Weeding and Pest Control

3.1 Weeding:

- Conduct quarterly inspections to identify and remove invasive species or overgrown plants that could threaten the health of the green roof.
- Ensure that all weeds, particularly those with deep roots, are removed carefully to avoid damaging the roof membrane.

3.2 Pest Control:

- Implement eco-friendly and non-toxic pest control methods such as neem oil or diatomaceous earth to protect plants from pests without harming the environment or roofing materials.
- Regular monitoring of plant health will help identify infestations early.
- Natural predators (e.g., ladybugs) can be introduced to manage common pests like aphids.

4.0 Fertilization

4.1 Annual Fertilization:

- Apply organic fertilizer in early spring to promote healthy plant growth. A slow-release fertilizer can be beneficial to provide nutrients over time.
- Conduct soil tests to determine nutrient levels and adjust the type and amount of fertilizer as necessary.

4.2 Supplementary Feeding:

- Monitor plant health regularly. If signs of nutrient deficiency (e.g., yellowing leaves) are observed, provide additional feeding with appropriate nutrients.

5.0 Drainage System Maintenance

5.1 Quarterly Inspections:

- Inspect all drainage outlets, including drains, gutters, and downpipes, to ensure they are free from debris, soil, and plant material.
- Remove any blockages to prevent waterlogging, which can damage the roof structure and lead to plant failure.

5.2 Cleaning:

- Clean silt traps or overflow pipes as necessary, particularly after heavy rain or wind events, when debris is more likely to accumulate.
- Ensure drainage components are in good working order and replace damaged parts immediately to prevent water buildup.

6.0 Plant Health Monitoring

6.1 Biannual Inspections:

- Inspect the entire green roof for plant health twice a year, in spring and autumn. Look for signs of disease, nutrient deficiency, or environmental stress (wilting, discoloration, etc.).
- Identify plant species that are thriving and those that may need extra care.

6.2 Replacement Plan:

- Any plants that have died or failed to establish should be replaced within two months of identification.
- Ensure replacement species are well-suited to the existing environmental conditions and the specific green roof ecosystem.

7.0 General Roof Inspection

7.1 Biannual Structural Check:

- Inspect the roof structure for signs of leaks, damage to the roof membrane, or issues with the vegetation's weight load. Ensure that the roof is structurally sound and that the green roof's weight is evenly distributed.

7.2 Load-Bearing Capacity:

- Check the roof's load-bearing capacity to ensure no damage has occurred due to plant or water weight. Ensure that the structural supports are not stressed or compromised.

7.3 Membrane Integrity:

- Ensure that the waterproof membrane is intact and free from tears or punctures. Repair any identified issues promptly to prevent water ingress.

Summary of Maintenance Intervals

Task	Frequency
Watering (Initial 6–8 Weeks)	Twice a week
Watering (Long-Term)	Weekly (dry months)
Weeding	Quarterly
Pest Control	Quarterly or as needed
Fertilization	Annually (Spring)
Drainage Inspection	Quarterly
Plant Health Monitoring	Biannually
Roof Structure Inspection	Biannually
Replacement of Failed Plants	Within 2 months of identifica-

