

07th October 2024

GREEN ROOF MAINTENANCE PLAN

Re: **36 ELSWORTHY ROAD, LONDON, NW3 3DL**
(to support planning application to change bin stores in front garden area)

The proposal consists of an open bin store constructed in brickwork with a green roof planted with sedum, ornamental grass or similar.

The green roof build-up depth will be 100mm, over a 100mm concrete decking with 2 layers of A142 mesh.

Maintaining a green roof with a 100mm buildup requires a balance between ensuring plant health, preserving the structural integrity of the roof, and maintaining proper drainage. To ensure a healthy green roof for years to come, we have prepared a maintenance plan detailed in different sections:

1. Initial Inspection and Setup

Frequency: First 6 months after installation.

After installation, check the green roof for drainage issues and ensure that water is flowing correctly, and pooling is not occurring.

Monitor the growth of the sedum species, ensuring they are establishing properly. Re-seed or replace plants if needed.

2. Regular Watering

Frequency: Weekly during dry periods

Water in the early morning or late evening to minimize evaporation.

Reduce watering once the grass is established and only water during prolonged dry periods (grass species on green roofs are usually drought-tolerant).

3. Fertilization

Frequency: Twice a year (spring and late summer)

Use a slow-release, low-nitrogen fertilizer formulated for green roofs to prevent excessive growth that could lead to over-weighting.

Apply lightly to avoid runoff and ensure nutrients penetrate into the soil layer.

4. Weed Control

Frequency: Quarterly or as needed

Remove invasive or unwanted species by hand to prevent them from overtaking the low grass.

Weeds can indicate issues with the soil depth or fertility—if weeds are persistent, check soil quality and depth.

5. Pruning and Mowing

Frequency: 2-3 times per year (early spring and late fall)

Trim grass to around 3-5 cm high, depending on the species. Avoid cutting too short to preserve root health.

Clear any dead grass, fallen leaves, or debris to prevent buildup that could affect drainage.

6. Drainage System Maintenance

Frequency: Twice a year (before and after the rainy season).

Clear any blockages in drainage outlets, gutters, and downspouts to prevent water pooling.

Ensure that soil is not eroding around drainage points and that the roof's slope is still functioning properly.

7. Structural Inspections

Frequency: Annually

Inspect the waterproof membrane for damage, especially around edges, drains, and flashing.

Ensure that the structural integrity of the roof is uncompromised and that the roof is not bearing more weight than it was designed for.

8. Monitoring for Pests and Diseases

Frequency: Monthly or as needed

Keep an eye out for insects or small rodents that could damage the green roof.

Use natural or roof-safe pesticides as necessary, but avoid chemicals that can leach into the building structure or harm beneficial insects.

9. Seasonal Adjustments

Winter

Before the first frost, ensure plants are healthy and drainage systems are clear.

Summer

Increase irrigation frequency during prolonged heat or drought.

If any surrounding structures or vegetation create too much shade, this may impact grass growth and require adjustments.

10. Soil Health and Erosion Control

Frequency: Annually

Check for nutrient deficiencies or compaction and amend the soil as needed.

If necessary, apply a thin layer of soil or compost to improve soil quality and organic content, ensuring that soil buildup does not exceed the structural load limits.

11. Roof Edge and Barrier Inspection

Frequency: Biannually.

Inspect roof edges, safety barriers, and any parapets to ensure they remain secure and in good condition.

12. Replanting and Reseeding (if required)

Frequency: Annually or as needed

If certain sections of grass have failed to establish or have died off, replant with the same or compatible grass species.

Apply seeds in areas of thinning to encourage even growth.

This maintenance plan ensures the green roof remains healthy, functional and sustainable over time.

Green roof detail section

