

Maintenance Plan for ~30 m² Extensive Green Roof – 37 Compayne Garden (Outbuilding)

1. Inspections:

- **First Year:** Conduct monthly checks to monitor plant establishment, drainage, and substrate. Act as needed, such as reseeding or addressing erosion.
- **After Year 1:** Perform quarterly inspections, aligned with the seasons.

2. Seasonal Adjustments:

- **Spring:** Inspect for frost damage, reseed bare areas, clear winter debris, check new growth, and ensure drainage systems are clear. Assess the substrate and prepare for the growing season.
- **Summer:** Monitor vegetation health, address heat stress and dry patches, inspect for pests, and ensure irrigation systems are functioning properly.
- **Autumn:** Remove leaves and debris, trim overgrown plants, prepare vegetation for winter, and ensure drainage outlets are clear.
- **Winter:** Check for frost damage, ice, or snow buildup; inspect for storm damage; and ensure drainage systems remain unblocked.

3. Vegetation Management:

- **Monitoring:** Conduct quarterly inspections to assess plant health, disease, or pests.
 - **Common Issues:** Watch for pests like aphids or mildew and address nutrient deficiencies.
 - **Remediation:** Use eco-friendly pest control methods, prune diseased parts, and adjust watering as needed.
- **Replanting:** Annually check for bare patches and replant as necessary using drought-tolerant sedum or hardy plants suited to the roof's conditions.
- **Fertilization:** Apply a slow-release, low-nitrogen organic fertilizer annually in spring. Monitor for nutrient deficiencies and adjust accordingly.

4. Drainage System:

- **Inspections:** Check drains, gutters, and downspouts quarterly and after severe weather for blockages.
- **Remediation:** Clear debris immediately. Use pressure jets for stubborn blockages and replace any damaged components.

5. Substrate & Waterproofing:

- **Substrate:** Inspect annually to check for depth, compaction, and composition. Top up or aerate as necessary.
- **Waterproofing:** Inspect the membrane for damage, especially around seams and penetrations. Conduct biannual checks and repair promptly if issues are identified.

6. Access & Safety:

- **Safe Access Plan:** Use fixed ladders, ensure edge protection, and provide safety gear as needed (e.g., harnesses, helmets).
- **Inspection of Access Equipment:** Inspect ladders and other equipment after severe weather to ensure functionality and safety.