

01 SEDUM BANKET SPECIFICATION



Fibre Coir

Fibre Content (%) 100%  
Top + Bottom Netting Type PP, UV Deg  
Top + Bottom Netting Size 9 x 9 or 12 x 13  
Top + Bottom Netting Weight 48 g/m2  
Stitching Thread 6.5 Cn/dtex

Substrate

Greenwaste compost 80%  
Crushed mineral fines 20%  
Slow release organic based fertiliser with additional micro-nutrients  
Roll Size 2m x 1.2m  
Pallet Quantity (average) 48m2

Roll Weight  
Dry 15 - 20 kg  
Saturated 30 - 40 kg  
Maximum pallet weight for  
Customer offload 1,000 kg



Species (8-12 varieties per blanket)

- SA 328 Sedum album
- SA 352 Sedum hybridum
- SA 348 Sedum floriferum
- SA 368 Sedum ellacombianum
- SA 369 Sedum selskianum true
- SA 359 Sedum pulchellum
- SA 364 Sedum reflexum
- SA353 Sedum middendorfanum
- SA 355 Sedum montanum
- SA 354 Sedum montanum orientale
- SA 371 Sedum sexangulare
- SA 320 Sedum acre
- SA 376 Sedum spurium ‘Coccineum

01 LIVING ROOF MAINTENANCE STRATEGY

This maintenance strategy outlines the necessary steps for ensuring the long-term health, functionality, and aesthetic appeal of the sedum green roof installed on the single-story ground floor rear extension located at 15 York Way London N7 9QG

Objectives:

- To maintain a healthy and diverse sedum plant community.
- To ensure the continued functionality of the drainage layer and prevent waterlogging.
- To prevent the establishment of unwanted invasive plant species.
- To maintain the aesthetic appearance of the green roof.
- To comply with any relevant planning conditions or regulations.

Sedum green roof maintenance:

The appointed contractor is to remains responsible for the maintenance of the green roof during the establishment stage (12 months). Once a green roof is established, the maintenance is to be carried out twice a year, during spring and autumn.

Maintenance is to be conducted by qualified personnel to ensure the initial establishment and continued health of the green roof system.

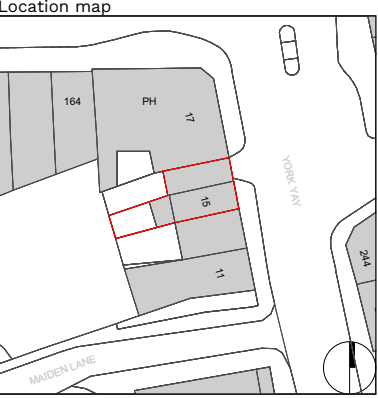
Maintenance to include:

- Removing weeds, especially deep-rooted plants, that could damage the waterproofing and insulation
- Removal of excess dead plant matter\*
- Watering, where no irrigation system is introduced
- Checking the functionality of the irrigation system, if installed
- Pruning and deadheading plants
- Feeding plants
- Replacing any plants that are unhealthy or dead
- Reseeding any bare patches
- Keeping the pebble border areas clear
- Checking/cleaning out drainage systems that may be affected by the green roof

*\*Maintenance should consider the intended wildlife support in addition to standard green roof maintenance procedures. Care should be taken not to remove all vegetation after flowering, as many insects overwinter in hollow plant stems.*

General Maintenance Notes:

All maintenance actions carried out at roof level are to be in full compliance with the appropriate health and safety regulations, particularly those specifically dealing with working at height. BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces) and BS7370-4:1993 Grounds maintenance - Part 4: Recommendations for maintenance of soft landscape (other than amenity turf) provide guidelines for maintenance actions.



Discharge of Condition (4) for the approved Planning Application ref.2022/5408/P

**Condition 4:**  
"Prior to commencement of the relevant works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include

- i. A detailed scheme of maintenance
- ii. Sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. Full details of planting species and density

- Notes
1. All dimensions to be checked on site.
  2. All dimensions shown on the drawings are for coordination purposes only.
  3. All dimensions are to finishes unless otherwise stated.
  4. All information is to be checked and verified by the contractors for accuracy and fit.
  5. Do not scale from this drawing.
  6. Discrepancies or omissions to be brought to the attention of Unknown Makers Ltd prior to construction.

Rev	Date	Notes
A	02.05.2025	Planning Issue
B		
C		
D		
E		
F		

Project Details  
**YORw15**  
Site: 15 York Way, London, N7 9QG  
Contact: Unknown Makers Ltd  
Email: hello@unknownmakers.com  
www: unknownmakers.com

Drawing PL\_DC\_002 Rev A  
Title: Specification and Maintenance  
Scale: @A3  
Date: May/2025  
Stage: Planning- Discharge of Conditions