

8167N-SH-SP02 West Hampstead Square

Soft landscape specification

Q37 Green Roofs extract, only

FOR PLANNING

09 October 2015

8167N-SH-SP02 Soft Landscape Specification

section Q37 Green Roofs only



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Q
Paving/Planting/Fencing/Site furniture

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Q37
Green roofs

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Q37 Green roofs

TO BE READ WITH DRAWINGS: 8167N-SH-703

GENERAL

130A EXTENSIVE GREEN ROOFS: refer to WCEC roof plan drawings for locations and extents

PERFORMANCE

210A GENERAL DESIGN

- Green roof and associated features: Complete the detailed design.
- Proposals: Submit drawings, technical information, calculations and manufacturers' literature.

400A VEGETATION BLANKET PRE-SEEDED WILDFLOWER BLANKET

- Manufacturer: Bauder or equal approved.
 - Product reference: XF118 Wildflower Blanket or equal approved.
- Planting mix: 24 native species wildflowers, herbs, sedums and grasses.
- Vegetation coverage (minimum): 75%.

EXECUTION

710 INSTALLATION GENERALLY

- Preparation: Clear all surfaces of debris.
 - Timing: After certification of waterproof membrane integrity.
 - Surface condition: Visually inspect waterproof membrane, report any damage.
- Faults in waterproof membrane: Report.
- Contamination: Do not use materials detrimental to healthy plant growth.
- Storage: Do not overload.
 - Point loads: Avoid.
- Outlets: Do not block.
 - Outlet grilles: Installed.

720 ADVERSE WEATHER

- Unfinished work: Secure from damage and wind uplift.
- Conditions: Do not install or work with frozen materials.

790 GROWING MEDIUM INSTALLATION

- Handling: Minimize.
 - Conditions: Handle in the driest condition possible. Do not handle or install when wet or frozen.
- Layers:
 - Depth (maximum): 150 mm.
 - Sequence: Gently firm each layer before spreading the next.

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800 VEGETATION BLANKET INSTALLATION

- Handling blankets:
 - Timing: Lay within 36 hours of lifting from growing position.
 - Excessive stacking: Not permitted.
 - Material loss (maximum): 3% of total surface area.
- Growing medium condition: Thoroughly watered.
- Laying blankets:
 - Dry, damaged, frosty or waterlogged blankets: Do not lay.
 - Orientation: Diagonal or perpendicular to slope of roof.
 - Joints: Stagger. Butt together or slightly overlap to prevent gaps. Do not stretch blankets.
 - Edges: Finish with whole blankets.
 - Consolidation: Firm as laying proceeds to ensure full contact with the growing medium. Do not use rollers.
- Dressing: to supplier's recommendations.
 - Application: Brush in to fill joints.
- Watering: Thorough, immediately after laying and dressing.

COMPLETION

910 INSPECTION

- Timing: Before handover.
 - Give notice (minimum): 3 days.

920 COMPLETION

- General: Leave the works in a clean, tidy condition.
- Surfaces: Clean immediately before handover.
- Outlets: Clean and clear of obstructions.
- Completed green roof: Protect from adjacent or high level working.

930 DOCUMENTATION

- Timing: Submit at handover.
- Contents:
 - Growing medium declaration of analysis.
 - Manufacturers' guarantees and warranties.
 - Procedures for maintenance of the green roof.
 - Record drawings showing the location of planting and associated features.
- Number of copies: 1 (electronic) .

940 MAINTENANCE

950 PRE-MAINTENANCE PROCEDURES

There are risks associated with working at heights. Work should only be undertaken by a suitably qualified person(s) and fall protection must be provided. Those maintaining should seek proof of current maintenance for any fall protection system prior to beginning work.

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MAINTENANCE PROCEDURES

Extensive biodiverse roofs should be inspected twice yearly, once in late winter/early spring and again in late autumn. Works undertaken during the bird nesting season (February to August) should only be undertaken following a survey by a suitably competent person to confirm no nesting birds are present.

At the time of the inspections the following tasks should be undertaken:

- Drainage outlets/chambers cleared of vegetation and any other debris.
- Ensure outlets and shingle perimeters are clear of dead and living plants.
- Removal of any undesirable vegetation.

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PRE-ESTABLISHMENT IRRIGATION

During establishment (the first 12-18 months) regular irrigation will be required. The frequency, determined by substrate and species selection as well as climactic conditions, is to be agreed between the relevant parties.