

27<sup>th</sup> November 2015

**XUL Architecture**

**Project name: 28 Fellows Road, London, NW3 3LH**

The below is an outline Post-Installation Maintenance Guide for the proposed sedum roof system at 28 Fellows Road, submitted in support of the application to Discharge Condition 4 of the Granted Planning Permission.

The guide draws upon our experience with similar projects in the Borough of Camden and has been developed from a report originally produced by Sedum Green Roof, a sedum roof specialist.

**Sedum Green Roof – Post-Installation Maintenance Guide**

In common with ground level planting, green roofs require maintenance to ensure that the original species selected establish and become a thriving self-sustaining plant community. We strongly recommend that in the first 12 months post installation maintenance should consist of 2 visits followed by, at a minimum, 1 maintenance visit per year.

Typical procedures carried during maintenance include:

1. Removal of unwanted plant material i.e. invasive species (if required).
2. Correction of any localised plant system problems that may have occurred post installation.
3. Replacement of any naturally failed plants exceeding 5% of total plants installed.
4. Application of nutrient source.
5. Removal of dead flower heads (if required).
6. Inspection of rainwater outlet chambers and surrounding vegetation breaks.
7. Replenishment of any areas of settled substrate.

**Recommended Sedum Species**

Sedum Album  
Sedum Spurium  
Sedum Reflexum  
Sedum Acre  
Sedum Angelicum  
Sedum Kamtschaticum  
Sedum Hispanicum

## Planted Element

| Sedum mat plant option   | Sedum plug plant option  | Sedum S-Pod module option   |
|--|--|---|
| 250g/sqm Synthetic fibre protection/moisture retention fleece. Laid with 150mm overlaps.   | 250g/sqm Synthetic fibre protection/moisture retention fleece. Laid with 150mm overlaps.   | 250g/sqm Synthetic fibre protection/moisture retention fleece. Laid with 150mm overlaps.  |
| Drainage/water retention element. Loose laid.  | Drainage/water retention element. Loose laid.  | Drainage/water reservoir tray PP moulded plastic with expanding clay granules   |
| 150g/sqm Filter fleece. Laid with minimum 150mm overlaps in all directions.  | 150g/sqm Filter fleece. Laid with minimum 150mm overlaps in all directions.  | 150g/sqm filter fleece inside S-Pod module covering reservoir.  |
| 250g/sqm Upstand protection fleece (any waterproofed upstand faces covered with protection fleece to at least finished soil level).            | 250g/sqm Upstand protection fleece (any waterproofed upstand faces covered with protection fleece to at least finished soil level).            | 250g/sqm Upstand protection fleece (any waterproofed upstand faces covered with protection fleece to at least finished soil level).           |
| FFL compliant Lightweight site formulated growing substrate consisting of organic, inorganic and mineral components : 50 mm depth              | FFL compliant Lightweight site formulated growing substrate consisting of organic, inorganic and mineral components : 70 mm depth              | FFL compliant Lightweight site formulated growing substrate consisting of organic, inorganic and mineral components : 40 mm depth             |
| Plant layer installed as 25mm thick pregrown sedum mat – minimum 90% coverage on installation  | Plant layer installed manually as young plants (sedum plugs) at a density of 20 per sqm  | Planting layer already grown in the module. Minimum of 90% plant coverage at installation   |
| Vegetation breaks to roof perimeter, penetrations and erosion susceptible areas (300mm wide, 20-40mm rounded pebble in fill).                  | Vegetation breaks to roof perimeter, penetrations and erosion susceptible areas (300mm wide, 20-40mm rounded pebble in fill).                  | Vegetation breaks to roof perimeter, penetrations and erosion susceptible areas (300mm wide, 20-40mm rounded pebble in fill).                 |
| Planted element saturated weight: 95 kg/sqm<br>*(+16kg per sqm if a 300mm wide shingled margin is included in the sqm).                        | Planted element saturated weight: 95 kg/sqm<br>*(+16kg per sqm if a 300mm wide shingled margin is included in the sqm).                        | Planted element saturated weight: 45 kg/sqm<br>*(+16kg per sqm if a 300mm wide shingled margin is included in the sqm).                       |
| Plant coverage at installation- 90%  | Plant coverage at installation- 5%   | Plant coverage at installation- 90%   |
| Planted element system depth above the waterproofing: 105 mm<br>(Plant cover extends above growing substrate by 50-150mm depending on season). | Planted element system depth above the waterproofing: 105 mm<br>(Plant cover extends above growing substrate by 50-150mm depending on season). | Planted element system depth above the waterproofing: 75 mm<br>(Plant cover extends above growing substrate by 50-150mm depending on season). |