



MAREK WOJCIECHOWSKI ARCHITECTS
LONDON

2013/4187/P
7 BRANCH HILL, LONDON, NW3 7LT

LIVING ROOF MAINTENANCE PROGRAMME

Initial Maintenance

Installation

The key to the success of any green roof installation is the care taken of the vegetation at the time of installation and immediately thereafter to ensure that it establishes in its new location and that it will require only basic maintenance to keep it in good condition.

The wildflower vegetation blanket itself is grown off-site on a base carrier, harvested in the field and delivered to site in rolls for quick and easy installation over the substrate. Whilst an establishment period of 12 weeks is required, the vegetation in the blanket will flourish over this time provided that the appropriate maintenance procedures are adhered to.

The installation pattern will be devised by a Bauder Approved Contractor to suit the shape, orientation and pitch of the proposed roof. Upon completion of the installation, Bauder organic slow release fertiliser will be applied and watered in to assist the plants' establishment by providing them with nutrients to promote growth.

Watering Requirements

A water supply at roof top level is required during the installation of the vegetation blanket so that plants can be heavily watered once in place. In addition, the wildflower blanket will require a post installation irrigation period of four weeks, during which the blanket should not be allowed to dry out. The amount of watering will depend upon the location of the building, the roof type and degree of pitch, local climate and exposure levels and the type of plants in the vegetation blanket.

To encourage the plants to survive without topical irrigation and harden them ready to survive the winter it is important to start cutting back watering from early September. The maintenance requirements in the years following installation will depend upon the weather experienced through the winter and early spring of each year.

Long Term Maintenance

General Procedures

The level of maintenance required at 7 Branch Hill for this type of green roof will vary during the year, dependent upon the various species of vegetation installed. While the original intent may be to allow the green roof to grow wild, the problems that this can create with the build-up of dead or unwanted vegetation and the impact that this has on the appearance and type of vegetation on the roof, will often dictate the need for basic maintenance to be carried out regularly.

General maintenance is principally carried out during spring time, however there will be certain tasks such as the removal of weeds, seedlings and accumulated leaf litter from overhanging trees which may also need to be done in the autumn.



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Key general maintenance procedures include:

- Ensuring safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at roof level. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
- Removing all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters and downpipes are clear. It is recommended that all dead vegetation is strimmed off and the waste lowered to the ground and carted away. Roofs in the vicinity of taller trees will need more frequent maintenance. It is recommended that dead leaves are removed during the spring and again in the autumn, to ensure that they do not damage the roof vegetation.
- Ensuring that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.
- Ensuring that any protective metal flashings and termination bars remain securely fixed in place.
- Examining all mastic sealant for signs of degradation.
- Ensuring that any new items of plant equipment on the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant equipment in place do not penetrate the waterproofing.

Vegetation Maintenance Tasks

The growth and flowering of the individual species within the vegetation mix through the late spring and summer will be dependent upon the weather prevailing at the time, which will also determine which species will be most prominent in any given year.

In the winter, any dead vegetation arising after flowering will need to be cut back and removed, both to reduce the bio-mass on the roof and to encourage seed drop from the dead flower heads.

The following tasks should be carried out annually:

- **Removing plant encroachment:** Any vegetation which has encroached into drainage outlets, walkways and the vegetation barriers (pebbles) should be removed. The vegetation removed may be set aside and used to repair any bare patches if required (see below).
- **Monitoring the colour and rate of growth:** The colour and rate of growth of the vegetation should be reviewed to establish the health of the plants. It should be noted that many factors can affect the growth and colour of the vegetation and that plants tend to be greener in wetter, mild conditions (spring time) and where the roof pitch is shallow.



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- **Weeding:** With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe', ensuring that care is taken to follow specific instructions regarding the use of any proprietary products. After the removal of weeds and saplings, treat the affected area as if it were a bare patch (see below). All extensive green roof installations will at times include some moss and grass.
- **Repairing Bare Patches:** Bare patches can be easily repaired and this is best done during the main growing seasons of March / April or from late August until the end of September. Vegetation cuttings should be taken from surrounding areas of abundant growth and placed on bare patches - pressed gently into the soil. A light sprinkling of sand mixed with compost should then be dressed over the affected area to improve the uptake of the cuttings. The best results will be achieved if this work is carried out during spring maintenance and the affected area is kept moist for a short period afterwards.