

The proposed green roofs at 33-37 Parkway are extensive type green roofs set in prefabricated trays using sedum plants which generally require very little maintenance. However the maintenance regime set out below should be followed to ensure they are maintained in a healthy state and do not create any related issues with the building fabric.

The extensive green roofs are to be visually inspected twice a year from the second floor windows overlooking the roofs, in early spring & autumn. If any of the following works are required, arrangements are to be made for a specialist company to gain access from the first floor terraces below. The maintenance contractor should ideally have received specialist training in green roof care from the GRO (The Green Roof Organisation) or BALI (British Association of Landscape Industries)

The following areas are to be inspected and remedial works carried out as required.

- Removal of undesirable plants:

Unintentional vegetation which could be detrimental to the intentional planting regime, biodiversity aims and the building fabric (Buddleia, for example, should be removed while still immature) must be removed. All areas of weeds must be removed.

Bare areas can be left to naturally regenerate with sedum or other naturally colonising vegetation such as grasses.

Alternatively place cuttings of sedums on bare areas, cover with substrate and then water. After 3-4 weeks, the cuttings will become established. This should be carried out during spring or autumn to ensure climatic extremes such as frosts or hot sun will not inhibit growth.

- Watering

During unusually long periods of drought or high temperatures watering may be required. This can be carried out from the second floor windows with a hose, or the first floor terrace. Ensure the water pressure is not so high as to disturb the substrate.

- Vegetation breaks / barriers:

All vegetation barriers at up-stands, roof penetrations and fire breaks must be maintained at their original width and cleared of any encroaching plants.

- Rainwater gutters and Outlets:

All drainage points, roof outlets and gutters must be checked every 6 months and cleared out if necessary to ensure optimum performance. Excess water must be able to leave the roof, to avoid ponding and overloading.

The building owners are to ensure adequate Health and Safety provision is made during maintenance inspections.

The building owner is to ensure anyone working on the roof is briefed as to the build-up of layered components. Tools must be carefully chosen so as not to interfere or damage anything below the substrate. Works should be programmed in order to minimise the amount of traffic across the green roof after installation.

Extensive green roof maintenance regime