



Green roof Operation and Maintenance document

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Green roof O and M document for: Hallmark Estates

Date: 21 December 2016

Project reference: Holmes Road

The green roof at Holmes Road consists of a sedum vegetation layer on a 50mm deep layer of Agri-fleece substrate over the root barrier over the water proof layer.

Q37 - GREEN ROOFS

110 - GREEN ROOF

Root Barrier ND-WSB50

Growing medium: AE ext 50.

Depth: 50mm.

Vegetation: AE Sedum blanket

355 – Root Barrier

Manufacturer: Active Ecology 105 The Ridgeway Marlow Bucks SL7 3LH

Product reference: ND-WSB50.

Material: Calendered PP sheet.

Thickness: 0.5mm

Colour: Black

370 - GROWING MEDIUM

Manufacturer: Active Ecology 105 The Ridgeway Marlow Bucks SL7 3LH

Product reference: ND-WSP50

Material: Expanded agri / horticultural mineral wool felt

Depth: 50mm

400 – VEGETATION – SEDUM BLANKET

Manufacturer: Active Ecology 105 The Ridgeway Marlow Bucks SL7 3LH

Product reference: NDSB – 1.2

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MAINTENANCE RECOMENDATIONS

Post installation – Water thoroughly every week for 4 weeks until sedum is settled and roots are knitted into the substrate

Generally green roofs need to be maintained only twice a year. Should prolonged dry periods of four weeks between October to March and two weeks between April and September, be experienced then consideration should be given to irrigating the vegetation.

Spring schedule (March/April)

- Remove weeds by hand pulling
- Apply slow release granular fertiliser at a rate of 50gsm
- Clear debris from drainage outlets
- Generally inspect vegetation area and monitor poor growth areas
- Over seed poor growth areas if required
- Check irrigation system (if applicable) and replace timer batteries

Autumn schedule (September/October)

- Remove weeds by hand pulling only
- Clear debris from drainage outlets
- Generally inspect vegetation area and monitor poor growth areas
- Over seed poor growth areas if required
- Check irrigation system (if applicable) and drain down
- Lightly strim (to a height of 200mm) if required, any tall growth and dead stems.

Leave cuttings on site to promote new seed dispersal.

1.0 General points

1.1 Sedum. Sedum is a unique plant in that its metabolism is reversed from most other plants.

Sedum closes its stamen during the day, which contributes to it being more efficient at conserving water. Sedum leaves will change their colour at times throughout the year and will often take on a russet colour during, drought, strong wind and frost. This is normal and they will revert to their normal green hue over time. Should the stems and leaves start to 'shrive' back then this is a sign of a problem and in the main lack of water. Irrigation must be applied to reverse this and the levels of water checked for several weeks until the sedum has recovered.

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