

50A Mornington Terrace sedum roof maintenance plan

1.0	Approach
1.1	Maintenance will be carried out by contractors who have received specialist training in green roofs from either GRO (The Green Roof Organisation) or BALI (British Association of Landscape Industries) and are approved by Bauder
1.2	The low rise nature of the garden room means that access can be carried out via a ladder (kept on site in external cupboard under staircase to rear extension)
1.3	Roof light glazing must not be walked on during maintenance and excessive footfall on sedum roof is to be avoided
1.4	An outside tap for top-up irrigation in extremely dry periods will be provided to the side of the garden room (the sedum roof will not require watering under normal climatic conditions)
1.5	Extreme care must be taken in choice and use of tools to avoid damaging the roof deck and glazed roof light
1.6	Fertiliser will not be required

2.0	Immediately post-installation
2.1	Regular inspections (weekly) to keep the substrate and plants damp for first ten weeks
2.2	As the installation is likely to be during late spring and the weather could be dry it may be necessary to extend inspections

3.0	Every three months
3.1	Roof to be accessed via ladder
3.2	Check gutter brushes and powder coated metal trim for any damage
3.3	The drainage outlet to be cleared of vegetation and debris
3.4	Perimeter shingle to be cleared of dead and live plants
3.5	Unintentional vegetation to be removed to avoid damage to the intentional planting and roof fabric
3.6	Remove weeds from sedum roof
3.7	During spring and autumn (to avoid climatic extremes), any bare areas to receive cuttings from sedums. Extensively water after covering with substrate
3.8	During autumn and winter visits remove leaf fall and twigs from nearby trees
3.9	If more than 15% of the original plants die then replacement sedums will be introduced. Initial care as described in 2.0 above