

Living Roof Detailed Maintenance Plan

SITE AT GARAGES TO THE SOUTH OF 27A WEST END LANE, LONDON NW6 4QJ

04 May 2017 - Rev 01

LIVING ROOF OVERVIEW

Vegetation Types:	The vegetation types will be sedum, wildflower, grasses or a mix of three.
Planting Method:	The roof will be a pre-cultivated mat with plug plants, dry seeding, sedum cuttings and hydro-seeding.
Frequency:	Minimum of twice a year – ideally in Spring (March-May) and Autumn (September to November).
Fertilising:	The plants will normally be fertilised in one application per year, ideally in Spring.
Health and Safety:	The roof will be accessed in accordance with health and safety legislation related to working at heights. Maintenance of the green roof will be carried out by trained personnel.

INTRODUCTION

The initial care phase will be carried out by the building owner, once the green roof has been installed and will last approximately 12 months. During this time the vegetation is developing and, depending on the planting method used, the green roof may need additional maintenance visits to those described above.

The following care operations will be carried out by the building owner;

- **Removal of extraneous and unwanted plant growth**
The building owner will ensure that weeds and saplings are removed as required by pulling them out complete with their root and removing them from the roof area.
- **Pebble Borders**
The surrounding pebble borders will be kept clear of vegetation. The borders will be regularly checked to ensure they are free from any wildflower or weeds that may have spread from the neighbouring green area.
- **Mowing**
In autumn, once the seeds have fallen, all the dead seasonal wildflower foliage and grasses will be trimmed back and the cuttings will be removed from the roof area.
- **Dead Leaves**
Dead leaves will be removed from the roof on each maintenance visit.
- **Inspection Chambers and Roof Drainage**
Checks will be carried out on each visit and each chamber will be cleaned as appropriate.

- **Adding Substrate**
If erosion has taken place additional substrate will be added to ensure that the original depths are retained.
- **Re-Planting**
Bare and sparsely vegetated areas of more than 0.5m² will be noted during maintenance visits. If necessary, additional planting will be carried out in these areas. The most suitable time for this is Spring and September/October.
- **Fertilising**
A slow release fertiliser will be used and applied to the vegetated area on annual basis in the Spring and possibly September/October when required.
- **Irrigation**
The roof is plug planted and therefore will be irrigated when required after periods of long hot or dry weather.