

Flat Lower Ground Floor, 9 St George's Terrace - 2018/0185/P

SEDUM ROOF MAINTENANCE PLAN

GENERAL MAINTENANCE PLAN

Bi-annually in Spring and Autumn (following leaf fall)

Remove all dead vegetation and debris from the roof surface, ensure gutter and outlets are kept clear. Remove all dead leaves during Spring and again in the Autumn to ensure they do not damage root vegetation. A written record of all inspections and maintenance carried out to the roof will be kept to provide to roof installer, any signs of damage or degradation to the water-proofing shall be reported to the roof installer immediately, in order that arrangements can be made for remedial works and to document history with respect to warranty claims and remedial works. Care shall be taken to prevent damage to the Sedum planting and the water-proofing system when carrying out any works to adjoining areas.

VEGETATION MAINTENANCE SCHEDULE

Annually

1. Plant Encroachment- Any vegetation which has encroached into drainage outlets and vegetation barriers shall be removed. This removed vegetation may be set aside and reused to repair any bare patches if required.
2. Monitoring of Colour and Growth Rate -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 and that plants tend to be greener in wetter, mild conditions and where the roof has a shallow pitch. When exposed to extreme conditions Sedum plants have a tendency to turn a deep red colour. This is a natural phenomenon and is important to help the plants to acclimatize, ready to survive a cold winter or hot summer. This will usually occur during extreme cold weather as well as periods of prolonged drought, or when plants are in distress through lack of nutrients). If Sedums are showing signs of distress, the roof should be watered but if there has been regular rainfall, then a fertilizer should be applied. If problems with the vegetation persists, specialists may be contacted for advice and, if necessary, advise on an appropriate course of action.
3. Weeding- In spring if weed growth is considered excessive then remove manually.
4. Repairing Bare Patches -Bare patches can easily be repaired and is best done during the main growing season of March-April or from late August - September. Take vegetation cuttings from surrounding areas of abundant growth and place on bare patches, pressing 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 affected area is to be kept moist for a short period afterwards.
5. Fertilization -Should be carried out during the Spring maintenance use a slow release chemical fertilizer applied to areas of the roof which are not flourishing, using a hand-held spreader, in accordance with the application rate specified by the fertilizer manufacturer.
6. Irrigation -In extreme drought conditions ensure the roof is watered on a regular basis.