

Sedum species in sedum blanket

There are 13 varieties used (dependent upon the seed availability). The mix will vary from blanket to blanket, but we expect at least 8 species present in each blanket. The% of each species is also variable. As species develop according to the location with some species dominating a site more than others, the annual maintenance and fertilizer at the correct time will be maintained to keep the mix balanced.

Maintenance Plan

Springtime - General Maintenance.

Autumn - removal of weeds, seedlings and accumulated leaf litter from overhanging trees.

Preliminary Maintenance Procedures

Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutter san downpipes are clear. Dead leaves removed during the spring and again in the autumn to ensure that they do not damage the roof vegetation.

Remove lids of all inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.

Ensure that any protective metal flashings and termination bars remain securely fixed in place, repair or renew as necessary.

Examine all mastic sealant and mortar pointing for signs of degradation, repair or renew as necessary.

Ensure that all promenade tiles and paving slabs remain in position, secure ant in good condition. Ensure that any new items of plant/equipment that may have been introduced to the roof are mounted on suitable isolated slabs and that any fixings used to secure the plan/equipment in place do not penetrate the waterproofing. IF in doubt, please contact

The building owner will keep a record of all inspections and maintenance carried out on the roof . Any sign of damage, contamination or degradation to the waterproofing will be reported to the manufacturer in order that arrangements can be made for remedial work to be cared out where necessary. Any damage to the landscaping will be reported the of the building owner and manufacturer where necessary.

When carrying our maintenance to adjoining areas, care must be taken not to damage either the landscaping or the waterproofing system if it either has been affected, then should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee

Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, then manufacturer should be contacted so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.

Vegetation Maintenance Tasks

The following tasks should be carried out annually: -

1. Plant encroachment.

Any vegetation which has encroached into drainage outlets, walkways and the vegetation barriers (pebbles) should be removed. The vegetation removed may be set aside and used to repair any bare patches if required (see below). If movement/settlement of the pebble vegetation barrier has occurred, additional washed stone pebbles similar to the existing are to be added.

2. Monitor the colour and rate of growth.

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 of the vegetation and that plants tend to be greener in wetter, mild conditions (springtime) and where the roof pitch is shallow.

3. Weeding

With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe', ensuring that care is taken to follow specific instructions regarding the use of any proprietary products. After the removal of weeds and saplings, treat the affected area as if it were a bare patch (see below). All extensive green roof installations will at times include some moss and grass.

Repairing Bare Patches.

Bare patches can be easily repaired and this is best done during the main growing seasons of March/April or from late August until the end of 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 best results will be achieved if this work is carried out during spring maintenance and the affected area is kept moist for a short period afterwards.

In areas of extreme exposure or where localised wind-swirl is caused by adjacent structures, it is possible that both the vegetation and substrate will be disturbed by periods of high wind. Should this occur, consideration should be given to how best to secure the installation against similar conditions in the future prior to re-instatement. If a problem of this type is suspected, the manufacturer may be contacted for advice and, if necessary, a suggested course of action.

Fertiliser for sedum blankets

Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure that the plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions and flowering whilst also allowing the different species to gain sufficient nutrients without competing against each other.

It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid “burning” of the foliage, which may occur if fertilizer pellets settle on the leaves. Dung-based organic fertilizers should be avoided.

Irrigation

Extensive Substrate Installations

It is generally not considered necessary to irrigate extensive substrate green roof systems. It is, however, always advisable to ensure that there is a water supply point adjacent to the green roof, both to assist with general maintenance and as a precaution against extreme drought conditions.

Sedumn Blanket Systems

The sedum plants used in the manufacturer's sedum blanket system absorb and store water in their leaves, which they then use to survive during periods of drought. The purpose of the moisture retention fleece, which is incorporated into the system beneath the blanket, is to hold water after rainfall to give the plants sufficient time to take on as much water as possible. The moisture retention fleece is not a water storage medium, so you should not be concerned if it dries out during periods of dry weather. If drought conditions arise it is important to check the plant leaves to see if they are still fleshy and not completely dried out.

Please note - continuous daily watering is neither recommended nor necessary, and will only promote weeds and other unwanted plant species.

Support

Extensive roofs should require only minimal maintenance. The manufacturer will provide advice on any issues concerning the green roof.

NOTES

- Do not scale off these drawings. Dimensions govern.
- All dimensions are given in millimetres (mm) unless otherwise noted.
- All dimensions shall be verified on site before proceeding with the work contractor before construction and fabrication commences.
- Workmanship and materials to be accordance with the relevant current British Standard Codes of Practice and the Local Authorities requirements.
- During construction the contractor shall be responsible for maintaining the structure in a stable condition.
- These drawings are to be read in conjunction with all other contract documentation and other consultants documentation.
- If in doubt, ask!

Rev	Date	Reason for Issue	ch'd
a	05 07 19	revised to planning comments	xxx



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Project
Extension Roof - Maintenance and Planting
as proposed
Title

Project address
London NW3 3HN

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Job number	Drawn	Revision
July 2019		
Date	1:20_@A1	
0581	1:40_@A3	
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