

Extensive Green Roof

Maintenance Scheme



Project:	8 Mornington Terrace
Item:	Extensive Green Roof Maintenance Guide
Location:	Rear Extension Lower Ground Floor Roof
System:	Protan Flat Roof Membrane & Sky Garden Extensive Green Roof
Area:	

Location

The extensive green roof is located on the roof of the Lower Ground Floor Extension to 8 Mornington Terrace, and is flanked by the two existing walls of the rear façade and outrigger side wall, and an existing Party Wall Fence. It is closed off on the front end by a parapet.

Access

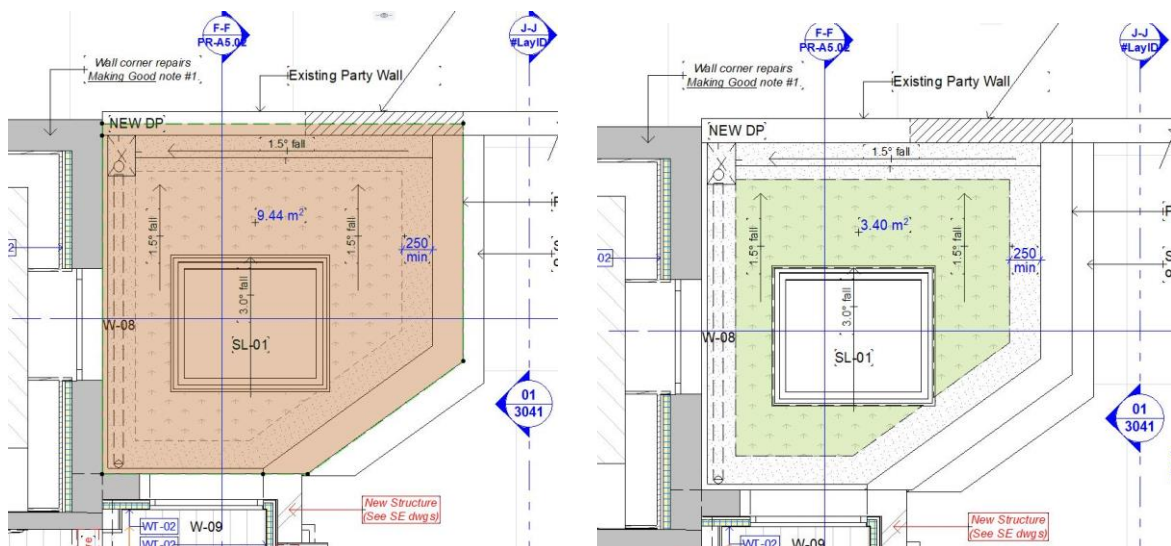
The access from this room is through window W-08 sliding double sash window. The sill is 770mm from finished floor level, with a seat as a step over. There is an 800mm from the outside sill to the roof, so this promotes safe (and regular) passage. The green roof can be visually inspected regularly from the library space and adjacent study window. This promotes regular maintenance owing to the visual connectivity to the flat roof.

The fall from the exposed parapet side to the rear courtyard is 3.1m. As such we would recommend that the client engages in safe practices while cleaning gutters and maintaining the green roof and employ industry standard safety procedures when undertaking this work. Scenario recommends the professional services of a landscaper or other qualified persons to undertake this work.

The guidance from Sky Garden (extensive green roof) is 3-4 times annually.

Area

The roof has a catchment area of 9.44m² for falling rainwater, has one oversized internal downpipe (100mm Ø, only 63Ø required) with leaf grate filter over, which can be observed through W-08. The actual area of Green Roof, as calculated from the manufacturer’s general details is 3.4m².



General Assessment



Maintenance is made easy through the visual and physical connection afforded by external window W-08 which is adjacent to the living room and library, a daily accessible space. There is some H&S risk falling from height when working near the parapet, but this risk can be mitigated and managed by engaging professional services. The accompanying documents will guide the clients in making the right choices when maintaining this roof.

Maintenance Procedures

Maintenance of the Sky Garden Extensive Green Roof requires the following specific tasks:

1. Localised spot weeding of invasive or damaging weeds/ undertaking upon visual inspection.
2. Re-seeding and remedial patching of roof areas caused by poor establishment.
3. irrigation during dry periods. Take watering can onto the roof from W-08, or stepladder and hose from the lower ground floor yard.
4. Inspection of drainage channels and clearing of exposed outlets which can be assessed from W-08.
5. Clearing of dead material from the roof and (if applicable) the edging. This is low risk as there are no trees or bushes immediately above or around this roof. Wind driven leaves and debris can be cleaned following regular visual inspection.
6. (Autumn only) Cut back and remove excess growth in preparation of winter regression.
7. (Spring only) Feeding using slow releasing organic fertiliser.
8. Removal of any unwanted vegetation that have encroached the drainage outlets, walkways or firebreaks, visible from W-08
9. Restore the fire/vegetation breaks where movement has occurred – not applicable.
10. Remove any tree saplings – clients garden is not planned to have these, nor can they be planted within 2m of this roof right around.
11. Trimmings of green roofs to prevent overgrowth, cuttings should be bagged up and removed from the roof as fire safety and to prevent nutrient leaching.
12. Fertiliser as last resort if plants look distressed.
13. Although not necessarily needed, an irrigation system will be useful for maximising the foundation of the living roof. A water check will be needed to check for soil moisture. Water the green roof system if water moisture is low.

Please note, the establishment of blanket systems can take 12-18 months to fully establish.

Assistance

Where there is any doubt about the performance of this roof or the health of the vegetation over, the owner should contact the following:

By Phone: 01242 620905 Option 2

By Email: maintenance@sky-garden.co.uk

Accompanying documents

Please find these attached.



GREEN ROOF MAINTENANCE GUIDELINES

A document on the processes of green roof maintenance and information on the maintenance of a green roof system.

Green Roof Maintenance Guidelines

Green roofs are built to be long-lasting, aesthetically pleasing and high performing. However, these can decline over the lifespan of the green roof when it receives little to no attention. Therefore, the maintenance of a green roof systems is essential for the longevity of the roof system, ensuring maximum performance throughout the roof's lifespan and maintaining the aesthetic appeal of the green roof system. Keeping the roof well maintained extends the overall lifespan of the roof system.

Most green roof systems contain a plant community with a large variety of native species that meet local planning and building code requirements.

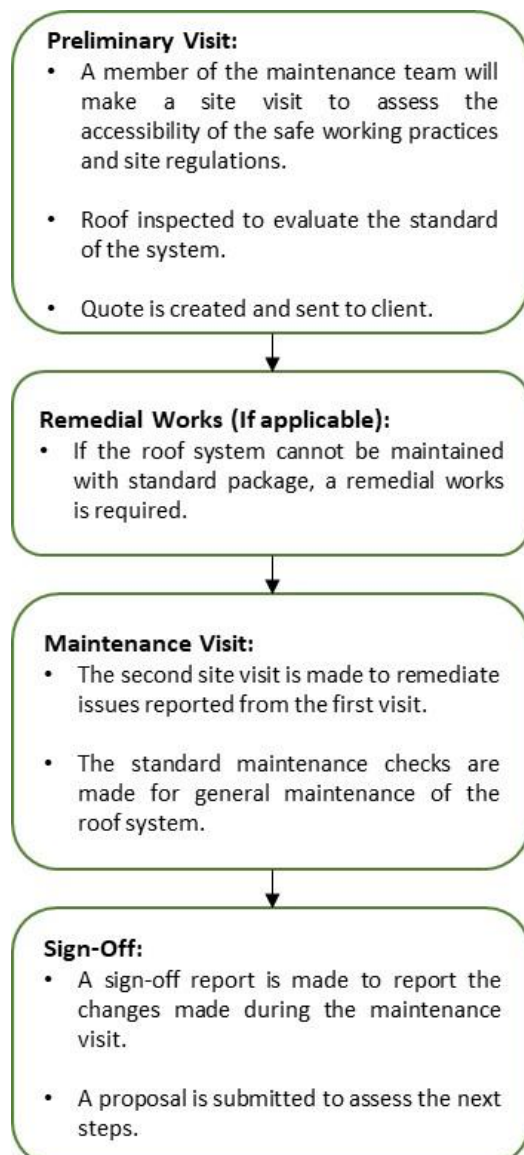
General Maintenance

The selection of plant species on each project are used to create a balance in the plant species composition to prevent a dominance of a single plant species. As a green roof system is a form of a garden, the plants still require attention and maintenance to ensure the roof is performing to the best of its ability.

Green roof maintenance is typically carried out 2 to 4 times annually, depending on the type of roof system. The visits are usually carried out in early Spring and late Autumn to ensure the vegetation has the best chances of surviving the Winter and full growth in the Spring.

Before the maintenance proceeds, a preliminary visit is required to assess the general accessibility of the roof systems and inspect the roof for any other issues that could cause the roof to decline in quality over time.

All green roof maintenance departments follow the process pictured on the right.



Maintenance Spot Checks

Below is a list of the general spot checks made by the maintenance department to ensure the roof system is maintained to the best standard.

- Localised spot weeding of invasive or damaging weeds
- Re-seeding and remedial patching of roof areas caused by poor establishment.
- Assessment of irrigation systems (if applicable).
- Inspection of drainage channels and clearing of exposed outlets
- Clearing of dead material from the roof and (if applicable) the edging.
- **(Autumn only)** Cut back and remove excess growth in preparation of winter regression.
- **(Spring only)** Feeding using slow releasing organic fertiliser.

Vegetation Maintenance

- Removal of any unwanted vegetation that have encroached the drainage outlets, walkways or firebreaks.
- Restore the fire/vegetation breaks where movement has occurred.
- Remove any tree saplings.
- Trimmings of green roofs to prevent overgrowth, cuttings should be bagged up and removed from the roof as fire safety and to prevent nutrient leaching.
- Fertiliser as last resort if plants look distressed.
- Although not necessarily needed, an irrigation system will be useful for maximising the foundation of the living roof. A water check will be needed to check for soil moisture. Water the green roof system if water moisture is low.

Contact Details:

In order to contact the Sky Garden Maintenance Department please see the below options:-

By Phone: 01242 620905 Option 2

By Email: maintenance@sky-garden.co.uk

