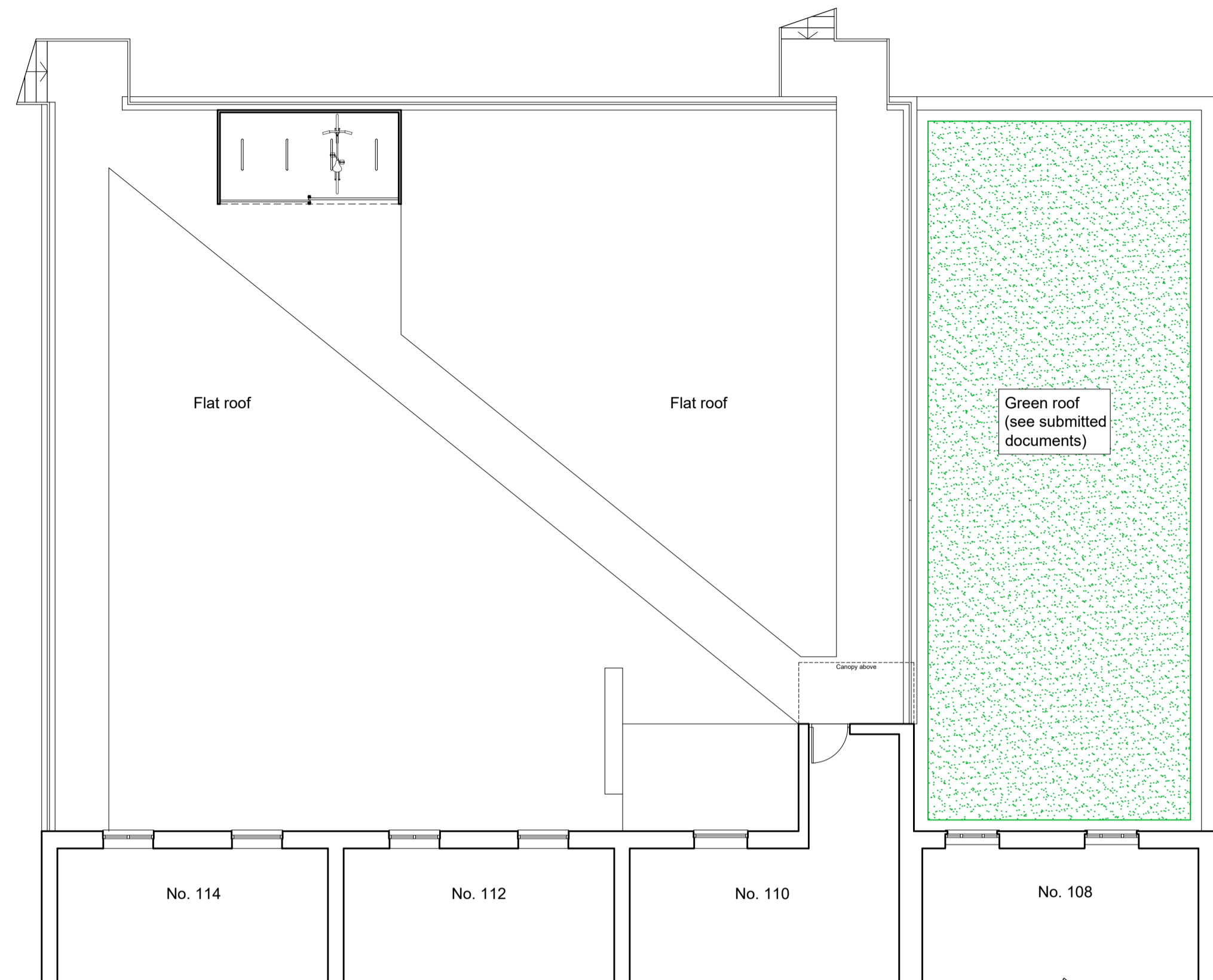


Planning Permission Ref: 2021/0492/P
CONDITION 4: Green Roof details

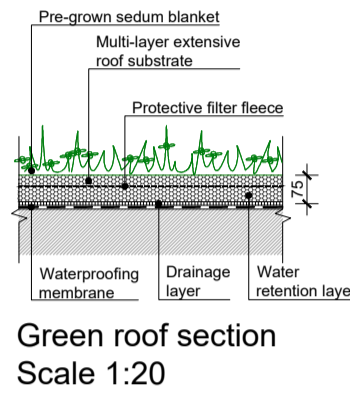


Proposed First Floor Plan
(Rear access area)
Scale 1:100

Green roof
"Sedum Green Roof" Modular Sedum System - The S-Pod/Sedum Tray

This method of laying Sedum consists of a tray with all three layers built in (Drainage layer, Substrate and Sedum). These can be easily placed on the prepared roof on top of the waterproofing layer. They are much easier and quicker to install and are half the weight of the traditional Mat system (55 kgs per m2 vs 98kgs per m2). They have on average 9-12 British hardy Sedum varieties. They also comply with Fire regulations.

(Please refer to submitted documents with technical specifications of the proposed green roof)



Green Roof Management Plan

The Basics

- Liquid seaweed fertilizer
- Apply 10ml per 5 litres. A handheld sprayer is ideal for this and can be purchased in any hardware or DIY store. Spray as a fine mist until it drips off the plants' surfaces.
- Cut the flowers off and remove them in August.

Program should commence once the Green Roof is installed.

Week 1

Watering in the first week is crucially important. If the sedum green roof is installed in very dry conditions it must be watered every other day during this first week. A quick establishment is very important for the plants to cope with the harsh conditions on a roof.

Week 3

By this stage the Sedum should be showing new signs of growth with mostly bright green new foliage; this will be in contrast to the darker shades of the more hardened foliage. This will indicate the Sedum has travelled well and is beginning to establish.

From this point Sedum Green Roofs are low in maintenance. Mainly because at the beginning of the growing season weeds will instantly start to move into any areas of bare substrate, a spot weed will be required. Due to our coverage of Sedum and intense weeding program during propagation, weeds find it very difficult to establish themselves.

Week 6

At this stage a walk on the roof is required to check for any weeds. Pulling weeds while they are very small and before they are allowed to seed will cause less damage to the Sedum. This is paramount as a simple grass weed will turn into a small lawn if a roof is not properly cared for during the first year. A thorough inspection and spot weed at this stage could save weeks of labour in weeding or replacing sections of Sedum.

Week 12

The roof will be well established and by this time a simple check on the roof is all that is required. The comprehensive care plan during the Spring months will mean weeds will not be seeding and spreading. The Roof will also be flowering soon so it is important that foot traffic is kept to a minimum.

Week 24

As the growing season will soon be ending a simple inspection and spot weed is required. At this time fertiliser is used to brighten up the foliage before the winter.

Week 36-48

This will be a winter inspection to check on the health of the Sedum. As our winters are changing we are experiencing more and more extreme weather conditions. A winter visit is vital to monitor its performance.

Year 2

Four scheduled visits to align with the growing season, with one visit in the winter.

A Green Roof is a living organism. It is changing on a daily basis and is highly dependent on the weather. Therefore it is difficult to quantify exact amount of water or labour required. A good relationship with excellent communication between the client and the grower is required and combined with a maintenance schedule tailored for the application will create a long-lasting, healthy and low maintenance Green Roof.

PREMIUM GREEN ROOF TRAY SYSTEM

PREMIUM S-POD SYSTEM

An innovative way to create your green roof using British grown sedum. No horticultural knowledge is needed as the S-pod tray has been developed over many years to ensure simplicity and longevity allowing you to install it with confidence.

Incorporating all 3 layers in one simple green tray making it a fast and effective way to add a green roof no matter what project size.

BENEFITS

- LIGHTWEIGHT
- LONGER LASTING
- QUICK INSTALLATION
- EASY ROOF INSPECTION
- EASY REPLACEMENT
- BRITISH NATIVE SEDUMS
- EASY, LOW MAINTENANCE

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S Pod Design

Quick and easy interlocking side assembly

- Saturated Weight—48Kg/m2
- 490x460x75mm size
- 100% recycled plastic
- UV resistant

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Sedum Maintenance Advice

Green roofs do require some maintenance to ensure that the original species selected establish and thrive. The first year will require more maintenance than once established to ensure a long-lasting roof. Monthly checks and two visits a year, one in Spring and one in Autumn will help to keep the roof looking good. During a hot summer with little rainfall watering little and often would be essential, but with care not to create the sedum.

Maintenance of a sedum is lower compared to looking after garden plants. We recommend you view your sedum monthly and as a minimum Spring and Autumn visit to basic weeding, health check and fertilising (Spring only). Every couple many years a "trim" may be necessary. The cuttings can be left as these will root again and thicken the matting. Below is our season guide to maintaining your sedum.

- Springtime Maintenance.**
- Removal of unwanted plant material, i.e. grasses, mosses and clover etc.
 - If moss is present, we recommend lawn fertilizer and moss killer - this will also fertilise so no extra fertilizer would be required. (Mo Bacter moss digester)
 - Application of fertilizer. We recommend a 6-month slow release granular fertilizer (Miracle-Grow Granular) is applied in April and May as the sedum cannot be fertilised after September. It is in a dormant state in the winter months.
 - Some manufacturers also do a 3-month slow release that can be applied in June and July.
 - Inspection of rainwater outlet chambers and surrounding vegetation breaks.
 - Replenishment of any areas of settled substrate. You can aerate the substrate if needed with a fork, or top up with a general purpose soil.

- Summer Maintenance.**
- During dry periods watering little and often will help the sedum and prevent it from turning red.
- Autumn Maintenance.**
- Removal of dead flower heads (shake first to allow seeds to fall). Only a light trim.
 - Removal of unwanted plant material, i.e. grasses, mosses and clover etc.
 - Inspection of rainwater outlet chambers and surrounding vegetation breaks.
 - Replenishment of any areas of settled substrate.
- Winter Maintenance**
- No visit needed after the first frost it will turn red and then become dormant until springtime.

What happens if your green roof does not look as great as you would want?

Green roof substrates can sometimes have problems retaining the plant nutrients, especially if it has been a very wet season. If your flowers have been in short supply, then it may be time to think of giving some sort of fertilizer. If on the other hand you have had an abundance of flowers, then it may be that the plants are heading for exhaustion and may need a pick me up ready for the winter. Too much rain or cold conditions can cause the Sedum to change colours, red often shows a sign of going dormant, this is often seen during the winter months. It is often a good guide to feed your Sedum roof once a year, perhaps twice if it is high rainfall. Contact us for any advice. We can chat with you if you are at all worried about your Sedum Green Roof.

We do not have to have supplied your Green roof to give you advice.

Give the Team a call and we will happily discuss your project and maintenance.
Telephone : 01747 830176
Email : theteam@sedumgreenroof.co.uk
www.sedumgreenroof.co.uk

General Notes	Additional Notes
Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised. Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works. Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.	Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions. Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing. All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply. This drawing supersedes all previous issues of the same drawing number with earlier revisions. This drawing and design is copyright to Tal Arc Ltd and remains the property of Tal Arc Ltd, and as such the contents must not be disclosed to anyone or reproduced in any way without prior consent from Tal Arc Ltd.

REV	DATE	NO	REVISION

PROJECT
108-110 Kilburn High Road
London
NW6 4HY

CLIENT
Benny Dee (Kilburn) Ltd.

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TAL ARC LTD.
ARCHITECTURE | DESIGN

2A CRESCENT ROAD
LONDON N3 1HP, U.K.
T. 020 3719 0793

E. INFO@TALARC.CO.UK
W. WWW.TALARC.CO.UK

PROJECT TITLE: 108-110 Kilburn High Road