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Project: Three Roof Gardens on Levels 1 + 5 + 7

Address: 317 Finchley Road, NW3 6EP

1. Maintenance

The maintenance schedule should be quarterly to twice yearly checks. Maintenance will occur in late winter or/and early spring with additional visits during summer. Where breeding birds are expected such works should be undertaken before the nesting season begins. Roofs near to deciduous trees also need maintaining in late autumn to clear leaves.

Maintenance to be undertaken in conjunction to the following installation drawings:

240-8010 / 240-8011/ 240-8012/ 240-8020 / 240-9007

2. Description of works:

- Drainage outlets and inspection chambers cleared of vegetation.
- Ensure outlets and shingle perimeters clear of dead and live plants.
- Replacement of failed plants exceeding 5% of plants installed.
- Replenishment of any areas of settled substrate.
- Inspection of irrigation system.

3. Post Installation

Approved landscape contractors to monitor progress immediately following installation and after the first full growing season (usually between 12-18 months) before finally signing over maintenance duties to the building manager. There are an increasing number of maintenance contractors who have received specialist training in green roof care from organisations such as GRO (The Green Roof Organisation) and BALI (British Association of Landscape Industries)

4. Irrigation

Access to a water point is essential during the establishment stage of most green roofs. Permanent irrigation system will be provided and inspected during maintenance visits.

5. Fertilisers

the preferred option is not to fertilise extensive green roofs, as species diversity may be reduced and the

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use of fertiliser will result in increased nutrient levels in storm-water runoff which will negatively affect local water quality. Where fertiliser is required to maintain the health of particular plant species, fertiliser application should be kept to a minimum and should be in accordance with the advice of the supplier.

6. Fire Breaks

Vegetation breaks/barriers have an important safety function and prevent the spread of fire. All vegetation barriers at up-stands, roof penetrations and fire breaks must be maintained at their original width and cleared of any encroaching plants.

7. Drain Heads and Outlets

All drainage points must be checked every year and cleared out if necessary to ensure optimum performance. Excess water must be able to leave the roof, to avoid ponding and overloading.

8. Health and Safety during Maintenance

where maintenance will be undertaken within 2m of the edge of a green roof, fall protection must be provided. It is important that fall protection systems are themselves maintained once a year.

9. Mitigation of potential damage to the roof

- a) Build-Up Awareness Ensure anyone working on the roof is briefed as to the build-up of layered components.
- b) Tools must be carefully chosen so as not to interfere or damage anything below the substrate.
- b) Programme Works should be programmed in order to minimise the amount of traffic across the green roof after installation. Repeated walking on a limited area of green roof will result in substrate compression and damage to vegetation.