

GREEN ROOF SYSTEM: WILDFLOWER

Maintenance guide and detail for green roof system

Application reference: 2022/1322/P

Planning condition reference: PP-11155350

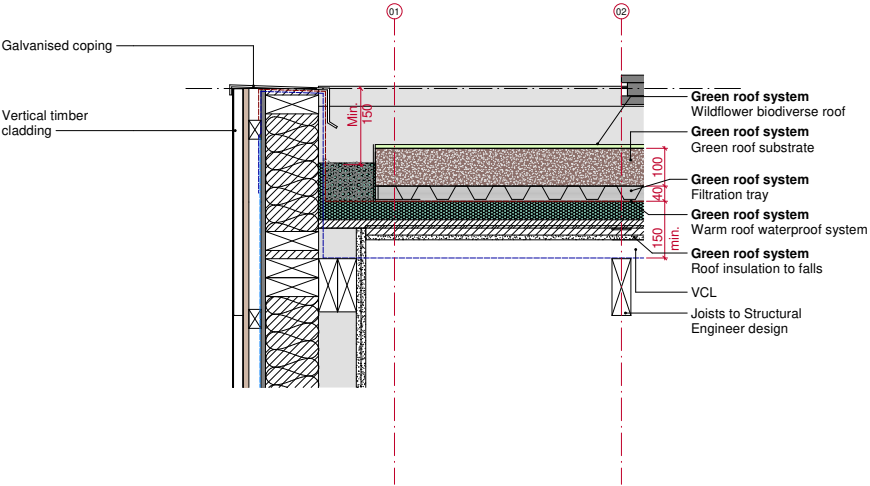
June 2022

Somerville + Mannings

Prepared for the London borough of Camden

The following maintenance guide has been prepared to satisfy the pre-commencement planning condition for the wildflower roof of the previously approved garden studio at 25b Frognal.

Please note that this statement references the maintenance guide of Bauder wildflower roof systems. Whilst the product of wildflower roof may vary, the maintenance required will be to suit the performance set out in this guide.



Notes
Note: Waterproofing and intensive green roof system to manufacturers specification

GENERAL NOTE
All drawings to be read in conjunction with specifications, schedules and all other consultant information.
Do not scale from this drawing. Use written dimensions only. All dimensions to be checked on site. This drawing is based on dimensional survey information provided by others. Somerville + Mannings cannot accept responsibility for the accuracy of this survey information.
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| Rev | Revised by | Revision Description | Date |
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| 001 | SM | Issued for planning | 13/06/2022 |
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|-----------------------|-----------------------------|
| Project: | 25B Frognal Garden Studio |
| Title: | Parapet build up - detail |
| Status: | PLANNING |
| Date: | 13/06/2022 |
| Scale: | 1:10 at A3 Scale at A1: 1:5 |
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| Rev: | P03 |

General maintenance procedures

Bauder biodiverse green roof systems

These practises should be carried out annually as part of a structured maintenance regime.

General Maintenance

Maintenance is necessary to keep biodiverse green roof systems in good condition. After installation, regular watering and minor upkeep will be needed until the planting has rooted into the growing medium and adapted to its location. The level of ongoing maintenance will depend on the species of vegetation included and the purpose for which it was initially installed. Whilst the intent may have been a naturalised biodiverse roof, this can cause problems with the build-up of dead or unwanted vegetation and its potential fire risks if not correctly maintained.

Bauder biodiverse green roofs include a selected species mix to provide a balanced plant community on the roof. They are currently installed to meet BREEAM or Biodiversity Net Gain targets and require maintenance to remain sustainable. Maintenance is best carried out annually, during springtime and in late autumn. This may include strimming and the removal of dead organic matter.

Please note: Designated biodiverse areas should be disturbed as little as possible during maintenance to minimise the upset of any micro-habitats that may have colonised.

Preliminary Maintenance Procedures

The following procedures should be carried out in order to ensure the roof is maintained in good condition and to protect the validity of the waterproofing system guarantee:

- Ensure that relevant health and safety procedures are followed when working at roof level, this includes making sure that safe access can be gained to the roof. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
- Ensure all dead vegetation is removed with a strimmer and provision made for the debris to be safely lowered to the ground and disposed of.
- Bauder recommends removing unwanted leaf litter that has fallen onto the roof surface from overhanging trees both in the spring and autumn, to ensure that this does not smother the vegetation beneath.
- Remove the 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. Renew or repair as necessary.
- Examine all mastic sealant and mortar pointing for signs of degradation. Repair or replace as necessary.
- Check that all promenade tiles and paving slabs remain in position, secure and 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 plant/equipment in place do not penetrate the waterproofing. If in doubt, please contact Bauder for further advice.
- The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation to the waterproofing should be reported to Bauder immediately, in order for arrangements to be made to carry out remedial work if necessary.
- When carrying out any maintenance to adjoining roof areas, care must be taken not to damage either the green roof landscaping or the waterproofing system. If considered that either element has been effected, Bauder should

General maintenance procedures

Bauder biodiversity green roof systems

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, Bauder should be contacted to advise on the alteration and how it should be incorporated without effecting the guarantee.

Plant Related Maintenance Tasks

Plant encroachment

- Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing, can be added if movement or settlement of the pebble vegetation barrier has occurred.

Plant Maintenance

In the absence of a management plan for the green roof, the following activities should be carried out:

Maintenance of the Bauder Native Wildflower Planting

- In the late autumn the vegetation should be strimmed back to a height of 50-70mm and unwanted waste matter raked up and removed.
- To promote growth, an application of 80mg/m² of slow release organic fertiliser to the vegetation may be required.

Weeding

- In a biodiverse green roof, with the exception of saplings which should always be removed, weeds are only considered as an aesthetic problem. If weeds become invasive, they can be manually removed.

Irrigation

- The need for irrigation in a biodiverse green roof system is determined through a client's visual requirements of the vegetation.
- If it is intended that the roof should have colour and interest for the longest period through the growing season, then irrigation will significantly aid in achieving this. Should the requirement be only to deliver biodiversity, then the provision of sufficient watering points at roof level to allow for only occasional watering in periods of prolonged drought can be considered sufficient.

Support

Modern biodiversity green roof installations will normally require only minimal maintenance. Bauder is happy to offer advice on any green roof challenges. Enquiries should be forwarded to the Technical Department at the address below.

Please note: In the event of any query arising which it is thought may affect the condition of the system, then contact Bauder. Bauder cannot accept responsibility for any problem or failure due to use outside those parameters for which the system was designed or 'acts of god' beyond our control e.g. extreme weather conditions or damage through pests.

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Bauder biodiversity green roof systems

Bauder Green Roof Maintenance Service

Green roof maintenance service is carried out by Bauder's preferred maintenance providers. These experienced green roof maintenance companies have worked closely with Bauder carrying out maintenance services throughout mainland Britain for several years.

A typical maintenance programme includes:

- **Roof evaluation** - a comprehensive review of a Bauder green roof to determine what remedial work, if any, needs to be completed.
- **Removal of weeds and unwanted items** - over time a green roof can become congested with leaves, debris and other unwanted vegetation, which can be removed.
- **Inspection** - examination of roof outlets and removal of any encroaching vegetation to enable water to flow freely to rainwater pipes.
- **Application of fertiliser** - to help restore a green roof to its best, an organic slow release granular fertiliser will encourage growth.
- **Testing** - after all work has been performed, the irrigation system will be examined to ensure it works as expected.

This work can be undertaken by the companies detailed below, who directly manage the maintenance of green roofs and will cover all aspects of the service from quotations through to invoicing. Bauder and our preferred suppliers are committed to the arrangement and will ensure a continued high standard of expert care and advice for our customers.

Green roof maintenance contractors currently recommended to maintain green roof elements for the Bauder system

Green Maintenance in England and Wales:

The Urban Greening Company

Mr Mike Cottage
105 Ridgeway
Marlow
Buckinghamshire
SL7 3LH
07515 887868
greenmaintenance@tugc.co.uk
tugc.co.uk

Green Maintenance in Scotland:

Urban Utopia Landscapes

Mr Gavin Gale
Mayville Gardens East
Edinburgh
Lothian
EH5 3DW
0800 061 4353
office@urbanutopialandscapes.com
urbanutopialandscapes.com

If you would like Bauder to forward your details to one of the preferred maintenance companies, please email **c.rodick@bauder.co.uk** giving the details of the green roof and contact information with explicit permission for your details to be shared with the preferred supplier.

Bauder Limited

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