

Sedum Roof

Enclosed north-facing flat roof

Maintenance Management Plan

General information

Consists of low growing, drought resistant plants such as Saxifrage, wild flowers, grasses, moss and herbs.

The grass and moss will be more dominant in the wetter months and will die during the summer months when moisture is less prevalent.

Vegetation Maintenance Tasks

The Sedum roofing system is low maintenance but not maintenance free.

Most maintenance is generally carried out during springtime although at the end of autumn it will be necessary to remove all dead leaf litter which has fallen on to the roof from overhanging/nearby trees.

Dead vegetation will need to be cut back and removed which will allow the seeds which drop from the dead flower heads to flourish.

Clear any vegetation encroachment from rainwater outlets, gutters and downpipes to ensure they are free flowing. Ensure that all metal flashings and termination bars are securely fixed in place.

Remove any excessive amounts of weeds and any non-required saplings to make room for the existing planting to flourish.

Bare patches can be repaired in March/April or from late August until the end of September by taking cuttings from surrounding areas of abundant growth. To assist the planting to flourish a sprinkling of sand mixed with compost should be applied.

Once a year, preferably during March/April, a fertiliser will need to be applied to the entire surface to ensure the plants become resistant to the extremes in temperature and weather.

In extreme circumstances such as drought it will be necessary to water the roof on a regular basis to ensure the planting does not die. It will be necessary to monitor the growth to ensure the roof is not over watered which can lead to accelerated weed growth.