

Green Roof information

Site location:

Land to the rear of 12 Broadlands Road
London
N6 4AN

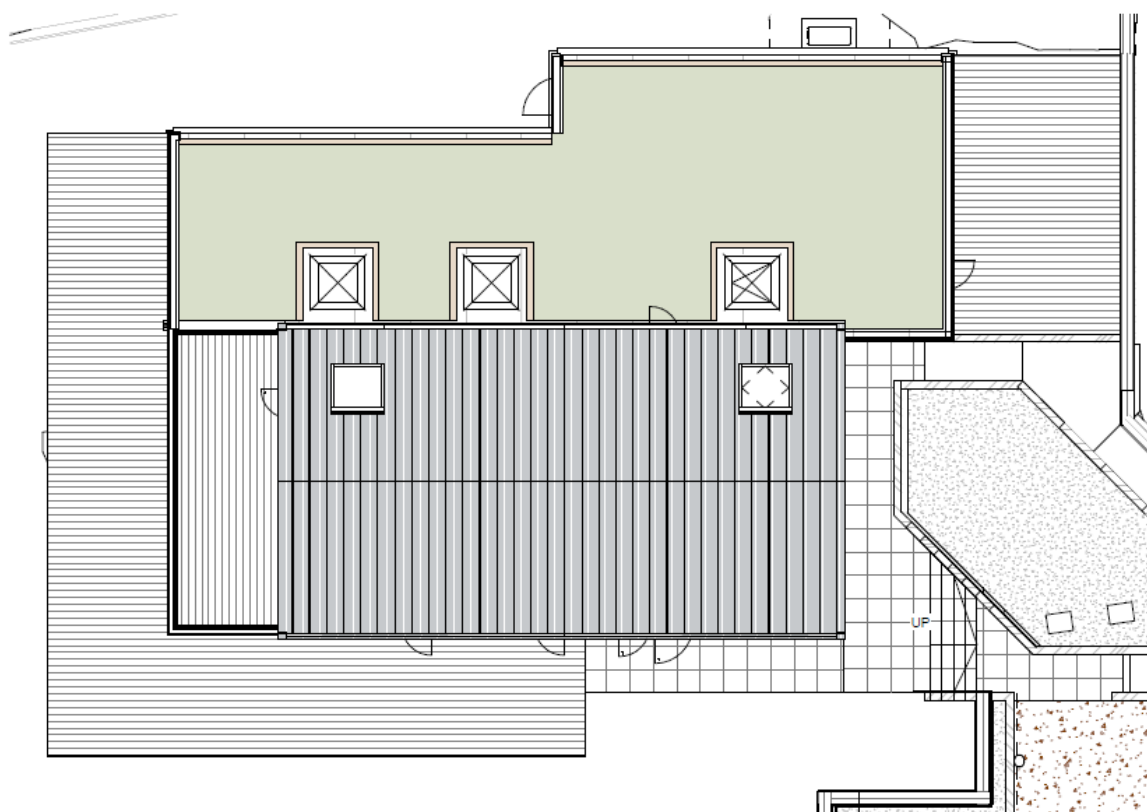
Planning reference:

HGY/2021/0692

Description of works:

Construction of a part single, part two-storey dwellinghouse (C3) with associated off street parking.

A Bauder XF301 Sedum Blanket green roof (see Product Datasheet below) will be installed at first floor level in the area shown on the Roof Plan below.



The green roof system contains more than 14 vegetation/sedum species including: album, ellacombianum, floriferum, hybr. Czar's Gold, montanum, kamtchaticum, oreganum, pulchellum, reflexum, rupestre Angelina, sexangulare, spurium 'coccineum' (Purple Carpet, spurium, spurium 'Summer Glory', stenopetalum, stoloniferum, saxifraga granulata, hispanicum.

General Maintenance

Bauder recommends that all green roofs have a way of watering during prolonged periods without rain. All green roofs will benefit from water during droughts. Generally sedums are much more drought tolerant than native wildflowers but both will benefit from a prolonged soaking (not little and often) to prevent them from fully drying out (see Bauder's Watering Guide).

All green roofs will require feeding from time to time. Bauder's lightweight Xero Flor Sedum Blanket contains little in the way of natural nutrient, so fertiliser must be applied annually to ensure that the plants become resistant to extremes of weather and temperature.

General maintenance is best carried out annually during springtime. However, increasing the number of visits will improve the aesthetics of the roof.

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.
- Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters and downpipes are clear.

Please note: Roofs in the vicinity of taller trees will need more frequent maintenance. Bauder recommend removing dead leaves during the spring and again in the autumn, to ensure that they do not damage the roof vegetation.

- 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.
- 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 that arrangements can be made for remedial work to be carried out if necessary.
- When carrying out maintenance to adjoining areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either element has been effected, Bauder should be contacted for advice.

Vegetation Maintenance Tasks

Application of Fertiliser to the vegetation

The green roof will require feeding annually to promote strong growth in the sedum and make them more drought tolerant.

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.

- If an irrigation system is fitted, it is best to run it only during prolonged dry weather and for limited periods

- Only a relatively few species of sedum and other plants suitable for an extensive green roof installation will persist in partial and full shade, and they will generally be greener in colour and grow in these locations.

Weeding

- With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe'.

Repairing Bare Patches

- Bare patches can be easily repaired and this is best done during the main growing seasons of March/April or from late August until the end of September.
- Using vegetation cuttings from surrounding areas of abundant growth and either Bauder substrate or a sand soil mix following the guidance of Bauder's Sedum Patching Maintenance Guide.

Fertiliser for Bauder XF301 sedum blankets

- Bauder Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure the plants remain healthy.
- Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions. Organic fertiliser can be obtained direct from Bauder in 20kg bags.
- Always apply the fertiliser at the given rate on the instructions. It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage. Dung-based organic fertilisers should be avoided.

Irrigation Bauder XF301 systems

Bauder always advises that there should be a way to water any green roof during times of dry weather. This might be a water supply point adjacent to the green roof, or a fully automatic irrigation system. Bauder recommends when sedum systems are installed, that there is provision of either a sprinkler or drip line irrigation system if the following conditions apply:

- The roof is in full sun.
- All roof with a slopes exceeding a 2° pitch.
- Windy or exposed site locations.
- Sites up to 50 miles inland of the east coast of the UK mainland.

Irrigation should only be activated during periods of dry weather, or if the sedum plants are showing signs of distress. The irrigation system is best run at night or at dawn or dusk to minimize unnecessary evaporation. Then once every 4-6 days for the duration of the hot weather. This can be easily managed by using an inexpensive battery-powered, programmable timer.