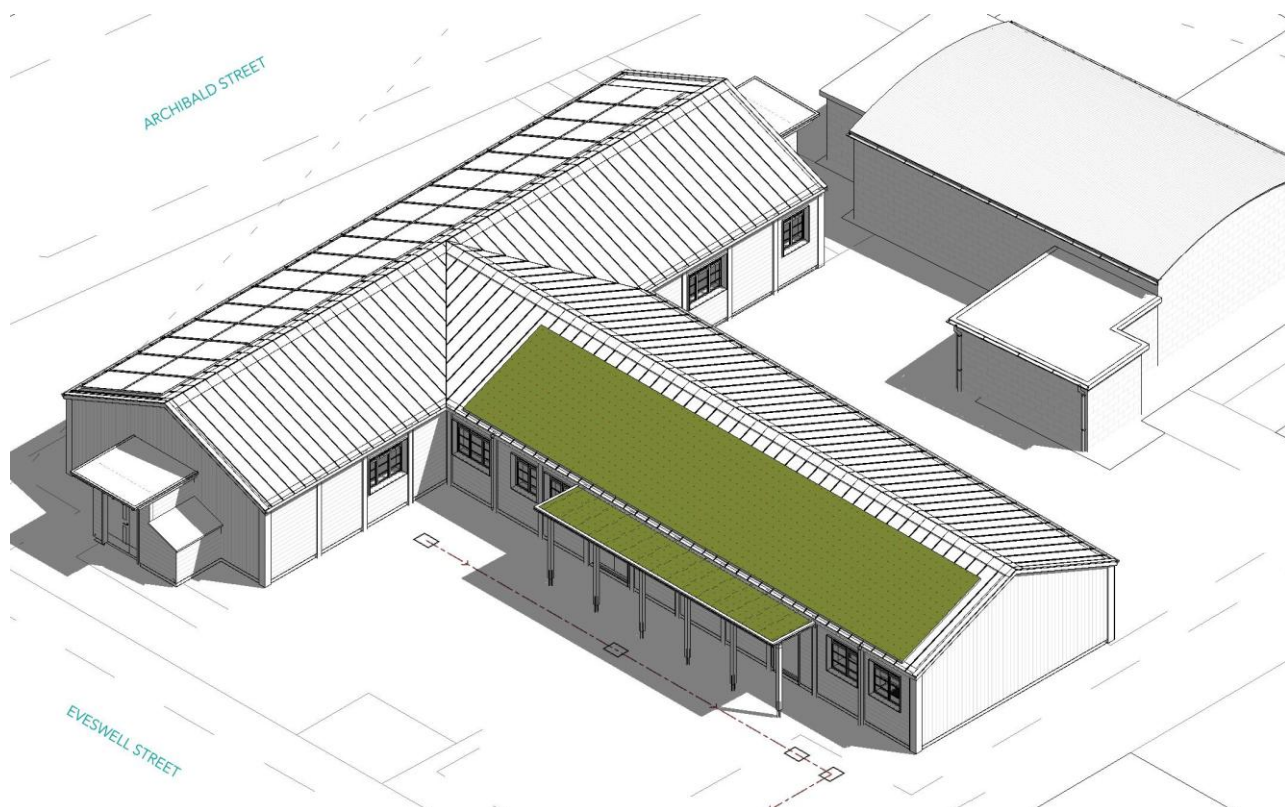


Landscaping Scheme



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LANDSCAPING SCHEME FOR THE GREEN ROOFS

The green roofs proposed are to be **Bauder Extensive Lightweight Sedum XF301**. This will be provided as a pre-grown sedum blanket, giving an instant greening effect, and will be almost immediately established. This blanket is pre-grown outside in Norfolk and will be a year old when supplied. As such, in addition to the sedum mix it will contain small amounts of grass and moss

As the roofs are pitched the sedum blanket will be installed with a retention system in accordance with Bauder’s installation guide, ensuring that the sedum blanket flourishes.

The blanket installed will have a coverage of >80% (typically >90%) and will include 14-17 of the following species:

- | | | |
|---------------------------|---|--------------------------------|
| » Sedum album | » Sedum pulchellum | » Sedum spurium 'Summer Glory' |
| » Sedum ellacombianum | » Sedum reflexum | » Sedum stenopetalum |
| » Sedum floriferum | » Sedum rupestre | » Sedum stoloniferum |
| » Sedum hybr. Czar's Gold | » Angelina Sedum sexangulare | » Sedum saxifraga granulate |
| » Sedum montanum | » Sedum spurium 'coccineum' (Purple Carpet) | » Sedum hispanicum* |
| » Sedum kamtchaticum | | |
| » Sedum oreganum | » Sedum spurium | |

Species Diversity: Bauder vegetation blankets incorporate a mix of sedum varieties, often including 10-17 different types, along with some grasses and mosses to enhance plant diversity.

Hardiness: The selected sedum species are hardy, frost-tolerant, and drought-resistant, making them well-suited to the challenging conditions of a green roof.

Adaptability: The plants are specifically chosen to suit the local climate, providing vibrant colour and interest throughout the spring and early summer seasons.

Selection Criteria: Sun-loving and shade-tolerant species are included in the mix to ensure they can thrive in various conditions within the green roof environment.

This scheme will be implemented in its entirety before the completion of the works and shall be maintained for a period of 5 years from the date of planting in accordance with the maintenance procedures detailed in **Appendix A**.



Figure 1: Example of the Bauder Extensive Lightweight Sedum XF 301 roof implemented in Scotland.

APPENDIX A – MAINTENANCE

GENERAL MAINTENANCE PROCEDURES

BAUDER GREEN ROOF EXTENSIVE SYSTEMS

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

General Maintenance

The appearance of the vegetation on an extensive green roof will change over the year. The growth and flowering of the individual species within the vegetation mix will be dependant upon fluctuations in the seasonal weather. Extensive green roofs and sedum plants will not always be green. In the winter, sedum will become smaller and turn red/brown in colour as they prepare themselves to withstand the coming winter frosts.

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.

The Bauder Sedum Blanket contains approximately 14-17 different plant species. Not every species incorporated will survive and the more dominant will prevail over time dependant on location.

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.

GENERAL MAINTENANCE PROCEDURES

- 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.
- 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.

Vegetation Maintenance Tasks

Application of Fertiliser to the vegetation: As a general rule all sedum based green roofs 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 – see 'Irrigation' information.
- 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.
- If problems with the vegetation are suspected, Bauder may be contacted for advice and, if necessary, a suggested course of action.

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.

VEGETATION MAINTENANCE TASKS

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 slope 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.