

DESIGN AND ACCESS STATEMENT

Revision A

For

69 Sherriff Road, London NW6 2AS

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FOR



69 SHERRIFF ROAD LONDON NW6 2AS

1. THE DESIGN PROCESS:

- 1.1 The application property is a mid-terrace single family dwelling house with four floors over an existing basement. The property is not Listed nor within a Conservation Area.
- 1.2 The brief includes the demolition of an existing rear ground floor kitchen extension which will be replaced with a new rear and side return kitchen extension. The windows are to be replaced with new double glazed sash windows.

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- 1.3 A pre planning advice application was submitted to the planning department of Camden Council and a formal reply received on the 23rd November 2022 [Your Ref: 2022/2912/PRE], the case officer was Elaine Quigley [email: Elaine.Quigley@camden.gov.uk]. The proposed basement works have been omitted from this planning application.

The case officer was supportive in principle of the alterations proposed. The officers comments in the pre app report have been incorporated into the application drawings.

2. USE:

- 2.1 The application property is a single family dwelling. The proposed development will not change the use of the property.
- 2.2 The new extensions will provide additional family accommodation ancillary to the house.

3. AMOUNT:

- 3.1 No additional residential units are proposed on the site. The existing single-family dwelling house is to be extended for the sole use of the client.

4. LAYOUT:

- 4.1 The site fronts onto Sherrif Road, a residential public road with two-way traffic. The property being a private dwelling house does not provide public space. The position and orientation of the property remains unaffected within the site.

5. SCALE:

- 5.1 The scale of the proposed new rear extension is domestic and in proportion with the existing architectural features of the house. The proposed rear ground floor extension is typical of the area with similar examples on the road.
- 5.2 The rear extension at No.71 Sherriff Road, now built, is the most recent relevant extension [Camden planning permission ref: 2019/3643/P – 09.09.2019].
- 5.3 The existing rear ground floor extension will be replaced with a new rear and side return extension. A set of French doors will be installed to allow access to the rear garden.

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6. LANDSCAPE DESIGN:

- 6.1 The existing rear garden will be retained.
- 6.2 The proposed rear flat roof extension to have a green roof finish to reduce rainwater run-off and improve biodiversity. Details of the green roof are attached to the end of this statement [Detail 69. 604] as included with the application documentation.

7. APPEARANCE:

- 7.1 The adjacent houses are Victorian in period with typical brickworks and stonework detailing of a domestic scale.
- 7.2 The proposal will not have a significant effect on the residential amenity of the adjoining occupiers and will have an acceptable visual appearance.
- 7.3 The new extension will not harm the appearance of the street scene as it is to the rear of the property. The extension will be built in second hand stock brickwork to match the existing brickwork.
- 7.4 The rear ground floor extension will have a sedum roof to provide biodiversity.
- 7.5 The new replacement sash windows will not harm the appearance of the street scene. The new windows will match the existing fenestration detail.

8. ACCESS AND INCLUSIVITY:

- 8.1 The existing single family dwelling houses will not have general public access. The existing house access will not be altered.

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Sempergreen Lightweight Green Roof details – installation and maintenance:



SEMPERGREEN® GREEN ROOF PACKAGE LIGHTWEIGHT

Not every roof can support the Sempergreen Green Roof Package Flat. The Sempergreen Lightweight Green Roof Package has been specially developed for this purpose. With this unique solution, almost any roof can be transformed into a green roof. Moreover, the build-up layers of this lightweight green roof system are very easy to install.

System thickness:	60-70 mm
Saturated weight:	45-50 kg / m ²
Maximum roof pitch:	15 °
Water buffering capacity:	35 L / m ²

Available documents:

- Installation instructions for a lightweight green roof
- Maintenance instructions Sedum roof
- [Installation Instruction Video](#)

Sempergreen Sedum-mix blanket 30 mm

Pre-grown Sedum-mix blanket, consisting of a mix of 6-8 different types of Sedum. Vegetation coverage percentage upon delivery: at least 95%.

Suitable for:



Substrate roll 40 mm

Substrate roll is a lightweight green roof substrate, made from long mineral wool fibers. It is a good growing medium and provides excellent water absorption and retention properties.



Drainage C20

Drainage type C20 is a three-dimensional, lightweight and flexible drainage mat with a draining core of looped polypropylene filaments. The top and bottom side are provided with a filter fleece.

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INSTALLATION LIGHTWEIGHT GREEN ROOF

This installation instruction applies to roofs with a maximum roof slope of 10 degrees.

PREPARATION OF THE INSTALLATION

- Pay attention to the safety requirements for working at heights (e.g. roof edge protection, fall protection, safety helmets).
- Make a realistic schedule with regard to transport, personnel, vertical transport and / or other material.
- Designate a location where the pallets with vegetation mats can be temporarily placed immediately after unloading.
- Check the possibility of saturating the green roof with water immediately after installation.

UPON ARRIVAL OF THE VEGETATION BLANKETS

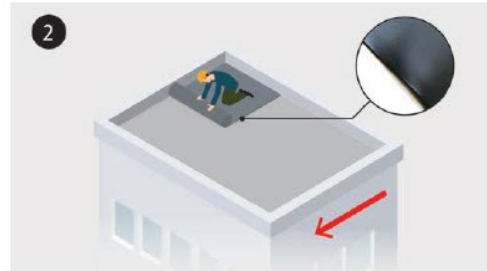
- Place the pallets with vegetation blankets in the shade as much as possible.
- Take the weather conditions into account when rolling out the vegetation mats. Rapid processing is required in warm weather conditions.
- Distribute - depending on the permitted maximum roof load - the materials over the roof surface



STEP 1 - Clean the roof

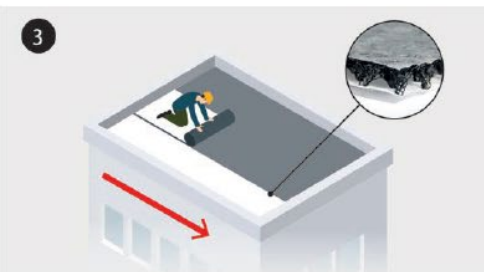
Clean the roof and remove dirt, waste or other materials.

Check that the waterproof roof covering is not damaged, to make sure that the roof is waterproof.



STEP 2 - Apply root barrier foil (optional)

If the roofing is not root-resistant, it is necessary to use a root barrier foil. Apply the root barrier foil in the direction of the arrow. Make sure the foil joins well by means of an overlap of 50 cm.



STEP 3 - Apply drainage layer

Roll out the drainage rolls perpendicularly over the root barrier foil (see the direction of the arrow). If necessary, prepare the cutting of the drainage to size on the ground or take measures to cut safely. Never cut directly on the roofing.

The installation instructions for the drainage supplied are described on the product sheet. This sheet can be requested at Sales Support; info@sempergreen.com.

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STEP 4 - Apply separation profile

The separation profile serves as a separation between the green roof and the gravel strip. Place the profile at least 20 to 30 cm from the roof edge, with the base on the side of the gravel strip.



STEP 5 - Apply gravel

Apply a bulb wire grille or inspection pit over the existing rainwater drainage pipes before the gravel layer is applied. Apply the gravel between the separation profile and the roof edge. Bring the gravel layer to the same level of the separation profile.



STEP 6 - Apply substrate roll

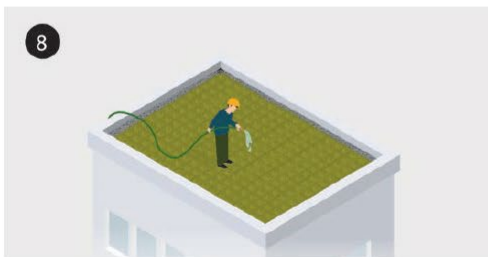
Roll the substrate roll perpendicularly over the drainage rolls (see the direction of the arrow). Ensure that the substrate roll joins well without overlap.

TIP: in dry weather conditions completely saturate the substrate roll with water before installing the vegetation mats.



STEP 7 - Apply vegetation blankets

Carefully roll out the vegetation blankets perpendicularly over the substrate roll (see the direction of the arrow). Start with the end of the vegetation blanket on top. Carefully roll the end of the blanket back and make sure it is in the correct position at the start of the track. If necessary, cut the blanket at the end of the track with a pair of scissors or cut-to-size knife. Never cut directly on the roofing. Make sure that the vegetation blankets join well without overlap. Any bare patches can be filled with residual pieces of the vegetation blanket.



STEP 8 - Irrigate

Water the vegetation blankets immediately after installation, until the substrate roll is completely water saturated. This is necessary for the rooting of the vegetation blankets in the underlying substrate layer. Water the green roof regularly when the roof is installed during a dry period.

If the green roof is installed in a warm climate, it may be necessary to install an irrigation system.

For more information, please contact our Sales Support department.



STEP 9 - Maintenance and fertilization

Advice on maintenance and fertilization for a Sedum roof can be requested via info@sempergreen.com.

Or download the "Maintenance Instruction Sedum Roof" document from our website.

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MAINTENANCE INSTRUCTION SEDUM ROOF

An extensive green roof is almost maintenance free. But your roof garden will always need a little maintenance. This includes removing weeds carried by the wind and applying fertilizer several times a year. You will not damage the plants by walking on them when conducting this maintenance. They are strong enough to be able to compensate for this.

ANNUAL MAINTENANCE

1. Roof inspection

Inspect the Sedum roof at least twice a year for weeds and seeds (carried by the wind) and remove this unwanted vegetation manually. Do this preferably in spring and autumn. To encourage biodiversity, we do not recommend the use of chemical pesticides. In addition, check whether the drainage system is still functioning properly. Remove any leaves blown into the gutters and drains.

The number of inspections will depend on the greenery in the vicinity of your roof.

2. Fertilization

An extensive green roof must be fertilized twice a year. The best period for fertilizing your Sedum roof is late April and early September. The fertilization ensures an even supply of nutrients, which results in healthy and strong planting.

Sempergreen offers both mineral and organic fertilizers in its range. For advice on the right fertilizer for your roof, please contact Sempergreen via info@sempergreen.com.

3. Irrigation

A well-rooted Sedum roof requires no additional water. Only under very dry conditions is it necessary to provide the green roof with water.

Depending on the climate zone in which your green roof is located, it is recommended to apply an irrigation system.

TAILORED ADVICE

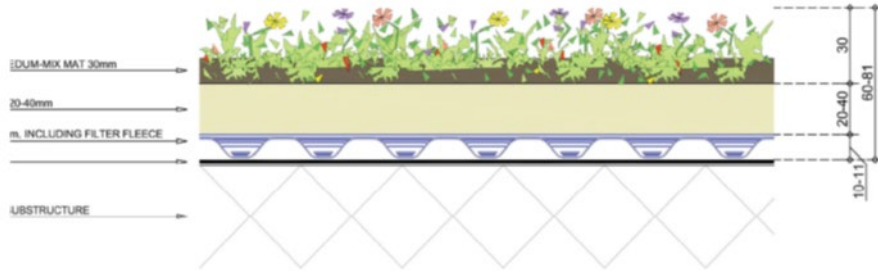
Do you need customized maintenance advice? Please contact us via info@sempergreen.com.

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- : EPDM / BITUMEN / PVC
- : 2-5°
- : SEDUM MIX
- : SUBSTRATE ROLL 20-40mm
- : DRAINAGE 10-11mm, INCLUDING FILTER FLEECE
- : DEMPERGREEN® SEDUM MIX MAT 30mm
- IGN / YEAR : 2
- : 40-50

PITCH: 2-5°
 TYPE: LIGHT
 THICKNESS INCL. SEDUM: 60-81mm
 SATURATED WEIGHT: 40-50 kg/m²



Fin.