
Barnes Design

Discharge of Condition 04__REV A

43a Fitzroy Road

BD690

-

London
NW1 8TP

Introduction

The following report aim to discharge the attached conditions to the approved planning application 2019/6375/P at 43a Fitzroy Road, London, NW1 8TP.

Proposal

Erection of single storey extensions to the rear and side elevations at lower-ground floor level.

Attached Planning Condition - 04

Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include .

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Living Roof Specification

Manufacturer : Bauder

Product: XF301 Sedum blanket extensive green roof system

Description

This is the lightest weight all in one system available. It comprises of mature sedum on 20mm of extensive substrate and incorporating a multifunctional water retention and filter layer. The system is suitable for both new build construction and retrofit refurbishment projects.

Key features

- Mixture of 11 sedum species, some mosses and grasses
- Lightest weight system at just 44Kg/m² (saturated weight loading)
- Installed directly onto the root resistant waterproofing
- Complete integrated system
- Substrate is extremely lightweight
- Moisture retention layer and substrate keep system weight to minimum

Benefits

- Quick and easy to install
- Low maintenance system
- Instant greening of a roof
- Suitable for retrofitting on refurbishment roofs
- Supported by our maintenance service

Approvals, certification and guarantee

- Guaranteed waterproofing system and green roof components
- Fire rating of BROOF(t4) for flat roofs and sloped roofs when tested to TS 1187
- Substrate, moisture retention and filtration layers meet FLL guidelines

Environmental credentials

- Substrates include a high proportion of recycled crushed brick and aggregate
- Moisture retention layer manufactured from recycled materials

Construction Detailing

Please refer to attached 1:20 detail drawing demonstrating full detailed build up specification

Maintenance

Please refer to attached maintenance guide

Irrigation

The manufacturer has stated that all green roofs require water during times of drought. Bauder recommend that the watering and maintenance of this roof is considered and addressed during its design.

The following sustainable green roof watering and maintenance system has been proposed:

- A traditional above ground, 230L large Water Butt which would connect directly to the rainwater gutter is to be used to harvest collected rainwater.
- A Water Butt pump would be installed within the 230L Water Butt tank to allow for harvested rainwater to be pumped.
- Domestic hose to be connected directly to Water Butt where pumped harvested rainwater would then be used to water the sedum roof during drought periods only.