

April 2024

191 Brecknock Road, N19 5AB

Green Roof Specification and Maintenance for Application for Approval of Details Reserved by Condition

Approval 2023/5303/P - Condition 5 (Details of Living Roof)

This statement is to provide details of the specification and maintenance of the living roof proposed as part of Approval 2023/5303/P for works to the Lower Flat at 191 Brecknock Road, London, as required by Condition 5 of that approval:

5 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

In order to provide the information required, information relating to part i) is set out below, part ii) is detailed in the accompanying drawing CDS138-PL02-DET.1010 Green Roof Detail (1:20 at A3), and part iii) is also set out below and in the accompanying manufacturer's data sheet.

Green Roof Specification

The system to be used for this living roof is BauderGREEN WB Wildflower Blanket System, a biodiverse, native wildflower green roof solution consisting of a pre-grown native wildflower blanket (BauderGREEN WB), allowing the quick establishment of a green roof. The blanket typically has 40 varieties of British native wildflowers with less than 10% grass species. Collected in line with the Flora Locale Code it is designed to give a long flowering season (RHS perfect for pollinators and Buglife approved) and is fully GRO and FLL compliant.

An excerpt from the Bauder technical literature is below, outlining the species in the system (also attached:

Wildflower Blanket
Bauder's British Native Wildflower Blanket is designed to give a long flowering season. There are more species than would normally be sown in a wildflower meadow at ground level. The number and type of species reflects the challenging environments found at roof level.

The Bauder WB Native Wildflower Blanket is grown on 100% bio-degradable carrier, typically 6 -12 months old at time of harvest. The blanket deliberately contains a very broad mix of species as not all species will flourish in the individual conditions found on any given roof. The seed is all of British Provenance, harvested in line with the Flora Locale code of conduct. This pre-grown vegetation mat greatly speeds up establishment, reducing the risks and difficulties associated with trying to establish vegetation at roof level.



Bauder Green Roof designs including the WB Blanket and Flora seed mixes follow the following standards:
All native seed is collected under the Flora Locale code. Seed mixes are approved as Perfect for Pollinators from the RHS. Biodiverse Specification and Habitat layout designs are approved by Buglife (the Invertebrate Charity).



Wildflower Species	
Scientific name	Common name
Achillea millefolium	Yarrow
Agrimonia eupatoria	Agrimony
Aquilegia vulgaris	Columbine
Bellis perennis	Daisy
Campanula glomerata	Bellflower; Clustered
Campanula rotundifolia	Harebell
Centaurea cyanus	Comflower
Centaurea nigra	Knapweed; Common
Chicorium intybus	Chicory
Clinopodium vulgare	Basil; Wild
Daucus carota	Carrot; Wild
Dianthus barbatus	Pink; Maiden
Dipsacus fullonum	Teasel
Echium vulgare	Viper's-bugloss
Foeniculum vulgare	Fennel
Geranium pratense	Cranes-bill; Meadow
Linaris vulgaris	Toadflax; Common
Lotus corniculatus	Bird's-foot-trefoil; Common
Lythrum salicaria	Purple Loosestrife
Malva moscata	Mallow; Musk
Origanum vulgare	Marjoram; Wild
Papaver rhoeas	Poppy; Field or Common
Pulsatilla nuttalliana	Fox-glove
Plantago media	Hoary plantain
Primula veris	Cowslip
Primula vulgaris	Primrose
Ranunculus acris	Buttercup; Meadow
Rumex acetosa	Sorrel; Common
Salvia verbenaca	Clary; Wild
Scabiosa columbana	Scabious; Small
Scorzonera autumnalis	Hawkbit; Autumn
Silene dioica	Campion; Red
Silene flou-cucull	Ragged-Robin
Silene uniflora	Campion; White
Succisa pratensis	Devil's-bit scabious
Tanacetum vulgare	Tansy
Thymus polytrichus	Thyme; Wild
Trifolium pratense	Clover; Red
Viola riviniana	Common dog violet
Viola tricolor	Pansy; Wild or Heartsease
Grass species	
Festuca ovina	Sheepfescue
Festuca rubra	Slender Creeping Red Fescue
Briza media	Quaking-grass
Hordeum brachyantherum	Barley; Meadow

Green Roof Maintenance

Maintenance of the Green Roof will be carried out according to the attached manufacturer's maintenance guide, which allows for inspection of drainage points in spring and autumn, removal of saplings if needed, strimming back of growth to 50-70mm in late autumn, and watering in periods of drought. The system chosen has been selected for its relatively low maintenance requirements and the location of the green roofs at first and ground floor level to the rear, will allow for easy access, with the use of ladders for access and Mansafe points to provide fall protection for any person carrying out the maintenance of the roofs.