

Conditions Discharge Application

Basement Flat, 45 Rosslyn Hill
London NW3 5UH

Application ref: 2020/5108/P

Proposal: Erection of single storey rear garden room

Prepared by:

Äröland
Design

On behalf of:

Ms Kerr

Conditions:

4.	<p>Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved plan shall be submitted to and approved by the local planning authority. The details shall include:</p> <ul style="list-style-type: none"> i. a detailed scheme of maintenance ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used area of green roof, add in showing a variation of substrate, depth with peaks and troughs iii. full details of biodiverse planting species and density <p>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.</p> <p>Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2, and A3 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of Hampstead Neighbourhood Plan .</p>
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Condition 3: Living Roof:

1. i. a detailed scheme of maintenance:

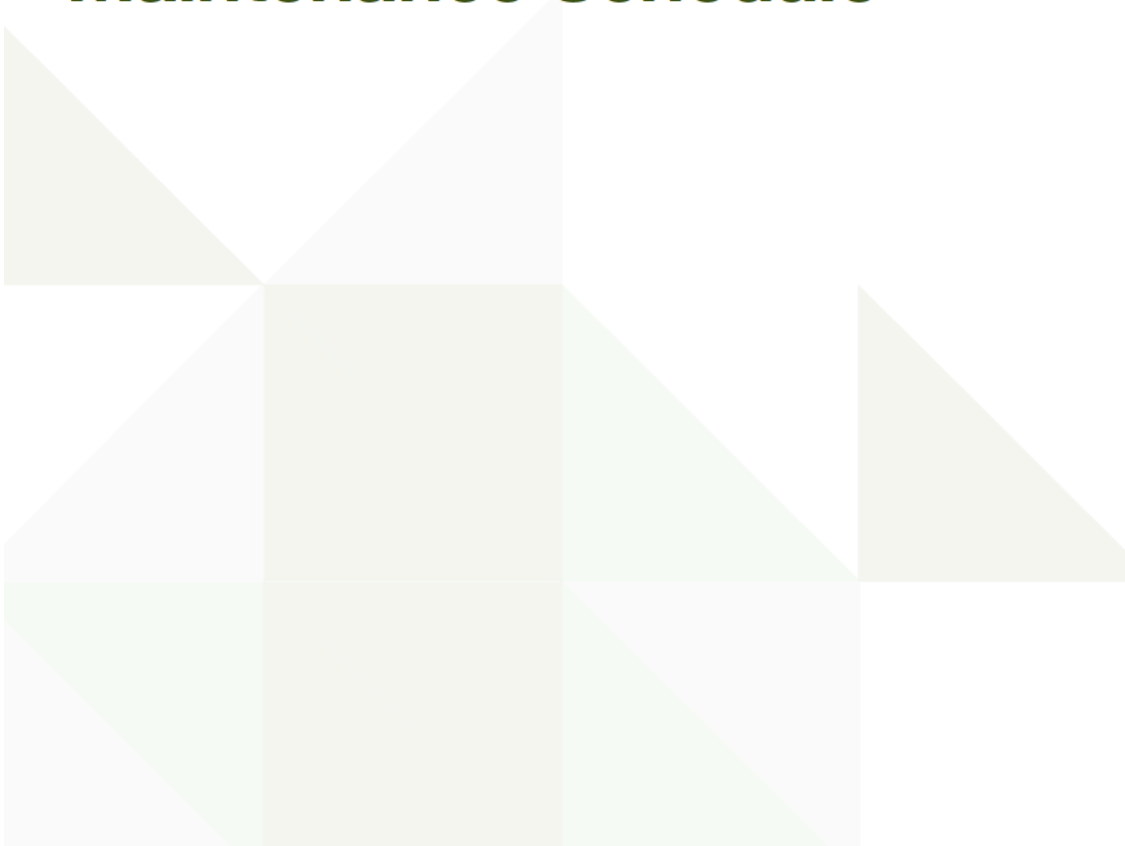


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GREEN ROOFS DIRECT

Extensive Sedum Green Roof Maintenance Schedule



A Green Roof management plan must be specifically tailored as every roof will face different conditions.

THE BASICS

- Liquid seaweed fertilizer
- Apply 10ml per 5 litres. A handheld sprayer is ideal for this and can be purchased in any hardware or DIY store. Spray as a fine mist until it drips off the plants' surfaces.
- Cut the flowers off and remove them in August.
- Program should commence once The Green Roof is installed.

Week 1

Watering in the first week is crucially important. If the Blanket is rolled out in very dry conditions it must be watered every other day during this first week. A quick establishment is very important for the plants to cope with the harsh conditions on a roof.

Week 3

By this stage the Sedum should be showing new signs of growth with mostly bright green, new foliage this will be in contrast to the darker shades of the more hardened foliage. This will indicate the Sedum has travelled well and is beginning to establish. From this point Green Roofs Ireland Sedum Blankets are low in maintenance. Mainly because of the beginning of the growing season, weeds will instantly start to move into any areas of bare substrate and a spot weed will be required. Due to our coverage of Sedum and intense weeding program during propagation weeds find it very difficult to establish themselves in the blankets.

Week 6

At this stage a walk of each roof is required to check for any weeds. Pulling weeds, whilst they are very small will cause less damage to the Sedum and also before they are allowed to seed. This is paramount as a simple grass weed will turn into a small lawn if a roof is not properly cared for during the first year. A thorough inspection and spot weed at this stage could save weeks of labour in weeding or replacing sections of Blanket.



Week 12

The roof will be well established and by this time a simple check on each roof is all that is required. The comprehensive care plan during the Spring months will mean weeds will not be seeding and spreading. The Roof will also be flowering soon so it is important that foot traffic is kept to a minimum.

Week 24

As the growing season will soon be ending a simple inspection and spot weed is required. At this time fertiliser is used to brighten up the foliage before the winter.

Week 36-48

This will be a winter inspection to check on the health of the Sedum. As our winters are changing we are experiencing more and more extreme weather conditions. The most Northerly Location in the United Kingdom is going to face the worst of this therefore, a winter visit is vital to monitor its performance.

Year 2

Four scheduled visits to align with the growing season and throughout with one visit in the winter.

A Green Roof is a living organism it is changing on a daily basis and is highly dependent on the weather. Therefore it is difficult to quantify exact amount of water or labour required. A good relationship with excellent communication between the client and the grower is required and combined with a maintenance schedule tailored for the application this will create a healthy and low maintenance Green Roof.

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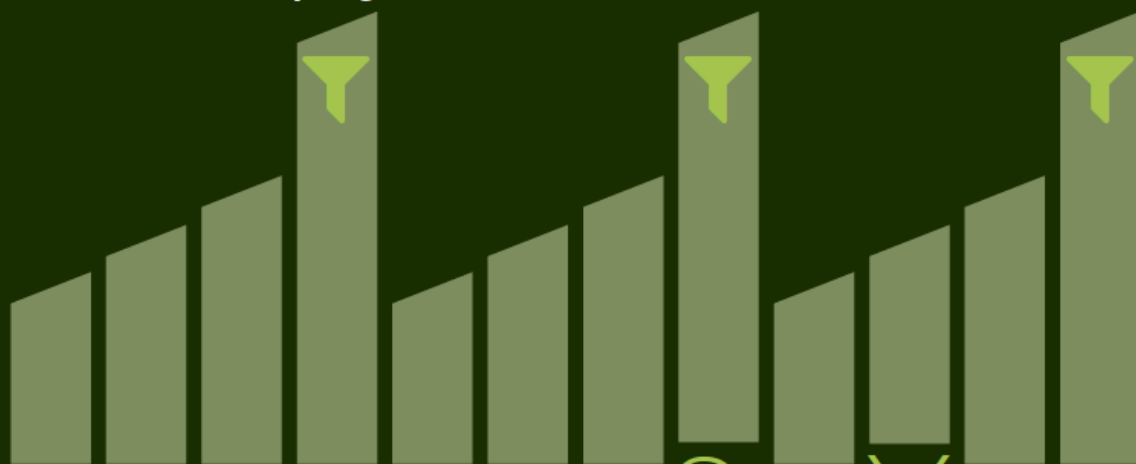
Extensive Sedum Green Roof Maintenance Schedule



Spring

Summer

Autumn



Weeding & Feeding x3 a Year



**then flower
removal late
summer
once a year**

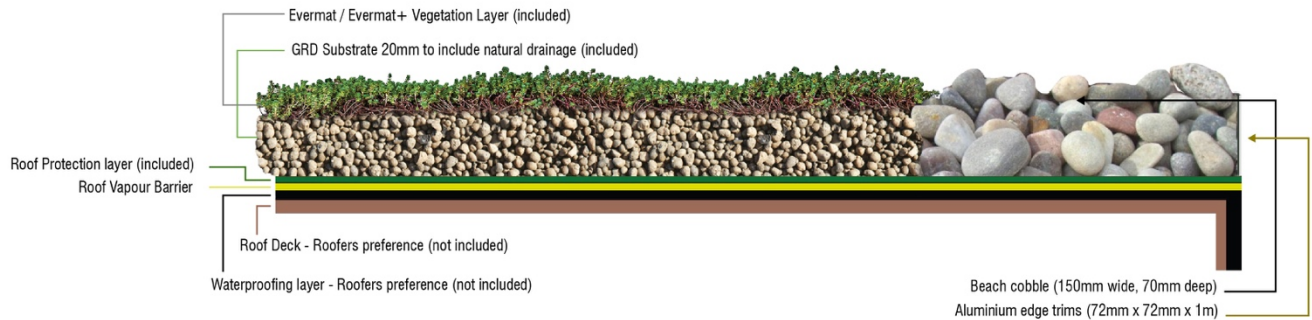
For further technical support
or maintenance advice contact

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ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used area of green roof, add in showing a variation of substrate, depth with peaks and troughs:



iii. full details of biodiverse planting species and density





Evermat+ Blanket

Technical Datasheet

DESCRIPTION

An advanced green roofing solution, Evermat+ Sedum Blanket brings together a rich blend of sedums, wild grasses, dwarf wildflowers, miniature poppies, and chives, providing an unparalleled combination of aesthetic beauty, ecological benefits, and durability.

KEY FEATURES

- **Biodiversity Enhancement** - The inclusion of a variety of plant species promotes a balanced micro-ecosystem, supporting various fauna and adding aesthetic depth.
- **Extended Flowering Period** - The diverse plant species ensure staggered and prolonged flowering, enhancing visual appeal across seasons.
- **Low Maintenance** - The harmonious blend of plants naturally suppresses weed growth, minimizing the need for frequent upkeep.
- **Eco-Friendly** - Made with sustainable coir layers, Evermat+ is biodegradable and environmentally responsible.

TECHNICAL SPECIFICATIONS

Base Composition	Predominately rottable Cocomat with geo textile weave
Growth Medium	GRD Coir (20mm depth)
Plant Inclusion	Perennial wildflowers, miniature poppy, chives, wild grasses and sedum blend
Standard size	1m x 1.5m roll Total Area per roll = 1.5m ²
Water saturation weight	18 - 22 kg/m ²

INSTALLATION & CARE

- Roll out the Evermat+ blanket onto a substrate layer on the roof, ensuring it sits flat. Adjacent rolls should be laid edge-to-edge without overlapping.
- **Watering:** Initially, water thoroughly and then as needed, especially during prolonged dry spells. Ensure good drainage to prevent waterlogging.
- **Maintenance:** Periodic visual checks for weed growth or any signs of distress in plants. Manual removal of weeds and spot-watering is recommended as needed.

STORAGE & HANDLING

- Rolls should be removed from pallet same day as arrival.
- Rolls should be stored flat and not stacked until install.
- Avoid prolonged exposure to direct sunlight when stored.
- Handle with care to prevent damage to plants and the coir base.

