

16/04/24
Client Name - Capital 38
Job No. 4677

21 Bloomsbury Street

Planning Conditions and Obligations 10

Project Team

CLIENT

Capital 38
Prince Albert House
2 Kingsmill Terrace
London, NW8 6BN

ARCHITECT

Stiff + Trevillion
16 Woodfield Road
London, W9 2BE

DEVELOPMENT MANAGER

Morgan Capital Partners LLP
25 Watling Street
London EC4M 9BR

COST CONSULTANT

Gleeds
95 New Cavendish St
London W1W 6XF

SERVICES ENGINEER + FIRE ENGINEER + BREEAM ASSESSOR + SUSTAINABILITY CONSULTANT + ACOUSTIC CONSULTANT

Sweco UK
2 Eldon St
London EC2M 7LS

STRUCTURAL ENGINEER + CIVIL ENGINEER

Heyne Tillett Steel
Chart House
16 Chart St, London N1 6DD

PLANNING CONSULTANT

Gerald Eve LLP
One Fitzroy, 6 Mortimer Street
London W1T 3JJ

VERIFIED VIEWS

Miller Hare
Mappin House
4 Winsley Street
London W1W 8HF

HERITAGE CONSULTANT

KMHeritage
PO Box 51
Harleston IP20 9YY

SUNLIGHT & DAYLIGHT CONSULTANT

Lumina
9 Heneage Street, Spitalfields,
London E1 5LJ

PRINCIPLE DESIGNER + FACADE ACCESS & MAINTENANCE

Orsa
Berkley Square House
London, W1J 6BD

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1.0 Executive Summary

Discharge of Condition 10

Prior to commencement of the roof structure for the development hereby approved, full details in respect of the green roofs in the area indicated on the landscape plans in the Design & Access statement are provided here for approval by the local planning authority. The details 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 green 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.

2.0

Condition 10

Discharge of Condition 10

Prior to commencement of the roof structure for the development hereby approved, full details in respect of the green roofs in the area indicated on the landscape plans in the Design & Access statement are provided here for approval by the local planning authority. The details include:

- i) A detailed scheme of maintenance**
- ii) Sections at 1:20 with manufacturers details demonstrating the construction and materials used**
- iii) Full details of planting species and density**

Condition 10

i. Green Roof Maintenance

Outline Scope Requirements



MAINTENANCE GUIDE | SEDUM ROOFS



MAINTAINING SEDUM ROOFS

Autumn -

- Remove airborne weed seedlings and leaf litter and apply a slow-release fertiliser in accordance with the manufacturer's instructions (If required).

Spring -

- General inspection of plant health.
- Repair of any scars or damaged areas of planting.
- Removal of any invasive weeds, tree saplings, nettles, unwanted grasses, thistles and general unwanted vegetation on the roof.
- Irrigation/watering if required, depending on weather conditions (*a local water outlet with high pressure is required to be within 20m of the roof area*).
- Removal of airborne weed seedlings.
- Apply Proteus Waterproofing Pro-Living fertiliser (spring inspection only).
- Inspect roof drainage to ensure functioning correctly and remove any debris.
- Ensure all Proteus Waterproofing Pro-Living aluminium trim is secure.

MAINTENANCE PACKAGE:

- Minimum 2 visits per year, and includes all of the above maintenance requirements.

TERMS & CONDITIONS

- Additional maintenance may be required depending on the type of Green Roof system installed.
- Please be aware that we will not accept the responsibility of any green roof that is not maintained



Proteus Waterproofing Limited
 21a Sirdar Road
 Brook Road Industrial Estate
 Rayleigh
 Essex SS6 7XF

Tel: 01268 777 871
 Email: office@proteuswaterproofing.co.uk
www.proteuswaterproofing.co.uk



Registered Office: Charter House, 105 Leigh Road, Leigh-On-Sea, Essex, SS9 1JL | Registered company number: 08458402



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Condition 10

i. Green Roof Maintenance

Green Roof Planting



DATASHEET

Reference Date:
Issue 2, March 2019

PRODUCT AND COMPANY IDENTIFICATION

PRODUCT NAME: Pro-Living® Pre-Grown Sedum Mix Blanket
COMPANY: Proteus Industrial Technologies Ltd, 21a Sirdar Road, Brook Road Industrial Estate, Rayleigh, Essex SS6 7XF, United Kingdom
EMERGENCY CONTACT NUMBER: +44 (0)1268 777871

DESCRIPTION

The biodegradable Pro-Living® Pre-Grown Sedum Mix Blanket comprises of thirteen different species of sedum. The plants grow on a coconut fibre carrier and a special substrate and then supplied by Proteus Waterproofing. The blankets boast at least 95% coverage upon delivery. Pro-Living® vegetation blankets are produced in accordance with FLL guidelines.

BENEFITS

The sebaceous sedum plants are adept at storing water in their leaves and are therefore extremely suitable for varying weather conditions.

APPLICATION

Pro-Living® Pre-Grown Sedum Mix Blankets can be installed on sloping surfaces of up to 25 degrees. Their (minimum) maintenance depends on the build-up of the system (fertilise one to three times per year).

If there is heavy rainfall prior to dispatch, our Pro-Living® vegetation blankets can be more humid and therefore heavier upon delivery. When unrolled carelessly or rapidly, small pieces of vegetation may detach from the vegetation blanket.

In order to maintain the quality of the blankets, please follow the below steps when installing water saturated vegetation blankets:

- At the start of the installation: always place the vegetation blanket with the flap on the ground.
Caution: Do not turn the flap back, but roll the blanket, until the flap is on the ground.
- Roll out the vegetation blankets in a calm and controlled manner.
- Fertilise the vegetation blankets immediately after installation with a sedum fertiliser. Scatter 1 kg per 40m².

SPECIES LIST

SPECIES LIST	COMMON NAME
SA 328	Sedum Album
SA 352	Sedum Hybridum
SA 348	Sedum Floriferum
SA 368	Sedum Ellacombianum
SA 369	Sedum Selskianum True
SA 359	Sedum Pulchellum
SA 353	Sedum Middendorffianum
SA 355	Sedum Montanum
SA 354	Sedum Montanum Orientale
SA 371	Sedum Sexangulare
SA 320	Sedum Acre
SA 376	Sedum Spurium 'coccineum'
SA 364	Sedum Reflexum

TECHNICAL DATA

COVERAGE:	95%	STANDARD SIZES:	120 cm x 100 cm
BASIC WEIGHT:	Approx. 15 kg/m ²		60 cm x 200 cm
SATURATED WEIGHT:	Approx. 20 kg/m ²		(Other sizes can be agreed)
WATER STORAGE CAPACITY:	Approx. 17 ltr/m ²	THICKNESS	2 - 4 cm
		MAXIMUM ROLL LENGTH:	20 - 25 m
		NUMBER OF m² PER PALLET:	max. 50 m
			(For standard sizes)

TECHNICAL DETAILS	RESULT
Fibre Content (%)	100%
Weight/Total (g/m ²)	270
Functional Longevity (months)	36
STRUCTURE	
Top + Bottom Netting Type	PP, UV Deg
Top + Bottom Netting Size	9 x 9 or 12 x 13
Top + Bottom Netting Weight	48 g/m ²
Stitching Thread	6.5 Cn/dtex
Slope Recommendation	1:1 or >
ASTM STANDARDS	
D4595 Tensile Strength (Kg/m)	100 x 43
D4595 Elongation (%)	34 x 20
D4491 Flow Velocities, Short Term	4.26 m/s
Max Permissible Shear Stress (g/m ²)	1100 g/m ²

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Proteus Industrial Technologies Ltd.
 21a Sirdar Road, Brook Road Industrial Estate, Rayleigh, Essex SS6 7XF
 Tel: 01268 777871
 Fax: 0845 2991215
 Email: enquiries@proteuswaterproofing.co.uk
 www.proteuswaterproofing.co.uk

Registered Office: 21a Sirdar Road, Brook Road Industrial Estate, Rayleigh, Essex. SS6 7XF | Registered company number: 08258719

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