

Roof Maintenance and Management Statement
10 St Ann's Gardens

Roof maintenance and management statement accompanies the planning application for the works to 10 St Ann's Gardens.

This statement addresses the roof maintenance requirement as outlined in Local Plan Policy A3 and CC2 and Supplementary Planning Guidance CPG for Energy Efficiency and Adaptation 2021 and CPG Biodiversity 2018 Supplementary planning documents - Camden Council.

1.0 Maintenance

The green roof maintenance will be carried out as per the instructions set out in Bauder's 'General Maintenance Wildflower / Biodiverse Systems WB blanket, Bauder Flora seed mixes and wildflower plug planted systems'.

A typical maintenance programme includes:

Roof evaluation - a comprehensive review of a Bauder green roof to determine what remedial work, if any, needs to be completed.

Removal of weeds and unwanted items - over time a green roof can become congested with leaves, debris and other unwanted vegetation, which can be removed.

Inspection - examination of roof outlets and removal of any encroaching vegetation to enable water to flow freely to rainwater pipes.

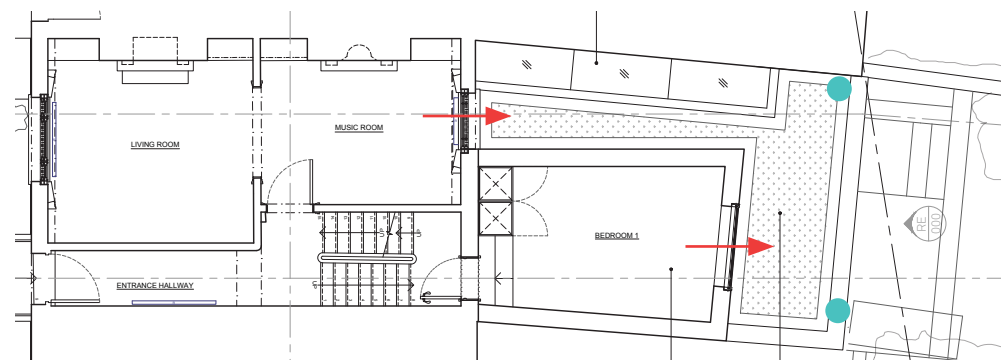
Application of fertiliser - to help restore a green roof to its best, an organic slow release granular fertiliser will encourage growth.

Testing - after all work has been performed, the irrigation system will be examined to ensure it works as expected.

2.0 Access

AFL have provided two key green roof access points as in the below diagram. It is proposed that two windows (existing and new) will be used for access and maintenance of the roof.

300mm gravel perimeter around vegetation has been allowed for access and better water runoff.



- Roof access
- Rain water outlets

3.0 Safety

It is proposed that any roof maintenance will be carried out by the green roof provider ensuring their own safety measures as required. Safety access barriers are not proposed as not required in domestic applications.

4.0 Conclusion

To conclude, the above outlines the measures considered for a the lower ground floor roof maintenance as outlined in Local Plan Policy A3 and CC2 and Supplementary Planning Guidance CPG for Energy Efficiency and Adaptation 2021 and CPG Biodiversity 2018 Supplementary planning documents.