

Planning statement for change of roof surface from green roof to standing seam metal.

A few issues came together that prompted us to investigate alternatives to the currently approved green roof:

1. The green roof requires maintenance at least twice a year. This raises issues re. CDM 2015 regulations. Balustrading around the roof has specifically been ruled in the planning permission, as granted.
2. The green roof substrate would require numerous mechanical fixings through the roof membrane, to keep the turf in place and stop this from sliding down the slope. This seems a very precarious way of building a roof. Warranty providers are understandably nervous.
3. Without the substantial roof build up, heights and the roof silhouette can be reduced. This reduces the impact of the development, most notably on Royal College Street where our eave line and the neighbour's roof now align.

We want to replace the green roof approved for planning with a colour coated standing seam roof. The colour coating is to be iron oxide in colour (RAL 3009). This will go well with the approved Equitone fibre cement cladding.

We were planning to use this resilient metal for windowsills and rainwater goods, so that using this for the roof retains a disciplined palette of materials. The malleability ensures that the material can be used in all the different nooks and crannies – whilst giving the building a sharp appearance.

We used this material as the cladding for the award-winning Tin House. Swedish Steel are pioneers in low carbon steel manufacture (with the use of hydrogen). These roofs are very resilient and in Sweden you'll find these roofs on many historic buildings.

We've updated the drawings to show some other small changes. Some windows have been reduced in size, to tackle the dangers of overheating.

Also, in line with CDM requirements we have improved safe access to the roof PV panels.

Both these small changes we consider to be non-material alterations.

It is the roof-top change from green roof to standing seam metal cladding that is a minor material amendment, and we seek your advice on.