22/01/13

APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY A CONDITION

OF PLANNING PERMISSION 2012/3677/P

43 QUICKSWOOD LONDON NW3 3SA

Condition 4:

> ***Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.***
>
> ***Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.***

This brief report summarises the additional information provided in order to demonstrate how afore-mentioned policies have been taken into account.

1. Biodiversity

The proposed green roof will replace the footprint of the formerly paved patio thus providing significant increase in the green realm of the property, improving air quality and providing additional habitat for wildlife.

It will be an inverted roof of extensive type. Pre-grown sedum blanket has been selected as green layer for the following reasons:

- Attractive appearance all year round;
- Balanced selection of highly viable perennial plants proved suitable for local conditions;
- Quick and easy installation;
- Low maintenance requirements;
- Low weight.

Both flat and sloped areas of the roof will be made green. Sliding of the growing medium will be prevented by use of specialist retention trims (IKO Edge or similar) installed across the slope at intervals recommended by the manufacturer. Appropriate moisture retention layer will be installed underneath the growth media in order to distribute and store rainwater. There will be also an option of manual watering in case of continuous drought from the hose tap on the wall of the extension.

Supply and installation of the green roof above insulation will be performed by a specialist subcontractor – Cool Gardens Landscaping (www.coolgardens.co.uk), who will also undertake maintenance during the initial period.

2. Water Environment

The green roof will store rain water reducing run-off and providing necessary support for green habitat. Excessive storm water will be discharged into the combined drainage system of the house. The outlet will be protected from getting clogged by fallen leaves with a layer of gravel, which will also protect the drains from blockage by debris. Gravel strips held in place by retention trims will be provided between the green roof and the parapets in order to improve water circulation.

Waterproofing system will be IKOTEC hot-melt membrane complete with root-protection layer. The design avoids use of horizontal rooflights, thus eliminating risk of potential leaks.

Special attention has been paid to flood prevention. In consideration of the existing ground conditions (terrain sloping down towards the house and the back garden being rather damp), we have provided for land drainage around the extension. Perforated pipe will be laid in a gravel-filled trench and connected to the existing drainage outlet in the garden.

3. Energy preservation

Part L compliance of the proposed extension has been demonstrated by area-weighted U-value calculation method as per p.4.5 of Approved Document L1B and confirmed by the Building Control Inspector.

The following thermal elements will be provided:

- Roof insulation – 2 x 90 mm of IKO Supertherm 350 XPS;
- Wall cavity insulation – 80 mm of Xtratherm Thin-R XT/CW;
- Underfloor insulation – 80 mm of Xtratherm Thin-R XT/UF;
- Windows – Olsen Style 68 Alu;
- Folding doors - SunFlex SF55c.

The green roof build-up will contribute significantly towards energy efficiency of the roof structure.

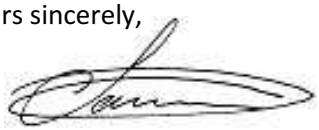
The shape of the roof has been designed to avoid heat loss or overheating through flat rooflights, whereas vertical glazing will capture sufficient amount of ambient daylight.

Documents included with this application:

1. Application summary (this document)
2. Drawing 12004-601 – Extension Details Part 1 rev00
3. Drawing 12004-602 – Extension Details Part 2 rev00
4. Drawing 12004-603 – Extension Details Part 3 rev00
5. Drawing 12004-701 – Extension Structure rev00
6. 43 Quickswood Extension U-Values Calculation
7. Approval of Plans letter

Please do not hesitate to contact the undersigned for additional information.

Yours sincerely,



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