

FAO Christopher Heather
Planning Department
London Borough of Camden
Judd Street
Town Hall Extension
London
WC1H 9NE

1st August 2014

1215_3.0

Dear Mr Heather,

**The Royal College of Ophthalmologists – 18 Stephenson Way
Application for approval of details reserved by Condition 4 (Green Roof) to Planning
Consent Application Ref 2013/0666P**

On behalf of our client, the Royal College of Ophthalmologists (RCOphth), herewith referred to as 'the Applicant', we are pleased to submit an application in accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

The submission attached provides all the information set out in planning condition 4 for the buildings green roof. Prior to commencement of the relevant part of the development we are pleased to submit the following details of the buildings proposed green roof.

The following documentation attached includes planting species & density, substrate detail, drawings including a section at scale 1:20 showing depth of the roof build-up and various other documentation which highlights the long term viability of the green roof. Also included you will find a programme for a scheme of maintenance. The green roof will be maintained by all occupants present and future in accordance to the information provided within the submission.

A Cheque has been made out to London Borough of Camden on behalf of the building's client's main contractor. We hope that you have all the information you need to validate the application. Should you have any queries or require any further information, then please do not hesitate to contact me on 020 7520 3300.

Yours sincerely

Declan Douglas
for Bennetts Associates

enc See contents page overleaf

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Description & Annual Maintenance Programme

For the Royal College of Ophthalmologist Green Roof

Includes the design objectives for the green roof as well as further maintenance guidance

The design objectives of the green roof are as follows;

- To increase the biodiversity value of the surrounding Euston area and Camden locality. The aim is to improve the quality of wildlife within this area. The conditions of the green roof for Royal College of Ophthalmologist will likely attract additional wildlife to the area.
- The roof will help to regulate temperatures and reduce temperatures in the surrounding urban environment. This is particularly valuable to Camden due to heat generated by building surfaces leading to increased surface to air temperatures.
- The roof is design to slow down the process of rain water run off
- The green roof has been design to encourage wildlife through its wide range of plant species 38 in total all of which are entirely of native provenance

Additional Maintenance Schedule guidance to the attached Sky Garden Maintenance Plan for the building operation & usage manual. The following information will be added to the handover building manual.

Maintenance schedule
Sky-Garden Wildflower Blanket

Please note that the plants will not be 'green' all year around due to whether stress it is quite common for some of the varieties of plant in the blanket to die back in the winter.

It is recommended that a level of basic care should be paid to the green roof twice per a year.

The sward should be cut annually in autumn to encourage the spread of seed. Remove all cuttings from site Where persistent weeds are a problem, spot treat with glyphosate or remove completely.

Irrigation- During the first two months if weather is extremely dry then watering is essential to ensure the green roof establishes please use the bib tap provided for additional fresh water supply. Cover roof every 2 days within the evening hours.

Weather - In stormy or extreme weather conditions, please carry out regular checks.

Drainage- Check drains every 6 months

Fertilising – every 6 months for long term viability

Please use Sky Gardens Maintenance Plan or other specialists consultants who provide similar maintenance packages.