



Change of condition – Roof Garden

108 St. Pancras Way, London, NW1 9NB

Planning Ref: 2013/1570/P

10th July 2015

Chartered Architects Interior Designers

The Studio
Partingdale Lodge
Partingdale Lane
London NW7 1NS

020 3115 0098
jrpa@johnroweparr.co.uk

Mr. Jonathan Markwell
Regeneration and Planning
Development Management
Town Hall
Judd Street
London
WC1H 8ND

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Dear Sir/Madame

The following is a description of the proposed change of **condition No. 4** of the above application **2013/1570/P**.

1. Introduction

This proposal is for a change of condition No. 4 of Planning decision 2013/1570/P referring to landscaping of the roof above the proposed basement development.

The condition states:

No development shall take place until full details of hard and soft landscaping and means of enclosure have been submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The details shall also include a section demonstrating that at least 0.5m and preferably 1.0 m of soil will be reinstated. The relevant part of the works shall not be carried out otherwise than in accordance with details thus approved.

2. Change of Condition

We hereby wish to apply for an amendment of the condition specifically referring to the depth of soil to be reinstated above the proposed basement for the following reasons:

- a. The depth of soil suggested will require the structural foundations of the development to extend considerably deeper than the underpinning necessary to shore up the adjacent walls to 1 Wilmot Place and 110 St. Pancras Way.
- b. The depth of the proposed basement finished floor level and its relation to the required floor to ceiling height will significantly affect the amount of natural light available in the basement rooms.
- c. The proposed garden area above the basement will most likely be used as a garden and patio area and used as a garden in an urban area would and should be. We therefore propose an alternative design which is a mix of hard and soft landscape that will facilitate the use of the garden area yet still provide necessary plant life and soft landscaping that will also be reflected on the sunken patio below on the basement level.
- d. The proposed will not be considerably different to the condition, and the use of a partial sedum roof will add a more diverse range of flora than the grass roof garden.
- e. The Basement floor requires a fire escape to be located in the lower courtyard extending to the new roof garden using this as a means of escape. It would not be feasible to install min 0.5m of soil to this area.

3. Species of plants

The **sedum roof** is to be supplied by icopal using easygreen sedum module – extensive green roof system. These are low maintenance pre grown modules suitable for the roof type. And offer a variety of sedum species as follows:

Sedum acre, Sedum album, Sedum ellacombianum, Sedum floriferum, Sedum forsterianum, Sedum hybridum, Sedum kamtschaticum, Sedum montanum, Sedum oreganum, Sedum reflexum, Sedum rupestre, Sedum selskianum, Sedum sexangulare, Sedum spirium.

There will be 11.7m² sedum roof

The raised boxes to the perimeter of the garden will be planted with **Miscanthus grass** and will define the border, behind the sedum roof.

There will be 13.2 linear metres of raised planters @ 300 width.

There will then be potted **Japanese Holly** interspersed between the edge of the patio and the raised planters. These will sit surrounded by the sedum roof system. There will be 7 Japanese Holly trees in box planters.

All of the plants are evergreen with the Miscanthus grass changing colour in the winter months.

4. Maintenance

All of the species of plants within the plan are easy to maintain, with the grasses and sedum relying heavily on rainwater for irrigation. The Japanese holly will require watering in the summer months. This can be carried out using the external mains tap shown on the plan with a hose once a day between May and September.

5. Enclosure

The roof garden will be enclosed by a new garden wall 2.2m high from the existing path level along the Wilmot Place elevation. This is to give privacy and security to the property and emulates the existing wall in London Brick stock (mixed)

Wilmot place is bordered by the gable wall of that property. This will be edged with the high planters as mentioned previously.

The border between the proposed site and 110 St. Pancras Way is an existing London brick stock garden wall. This will also be edged with high planters in front of the parapet roof.

I hope that all of the above is in order and to your satisfaction. If you require any further information regarding the project please do not hesitate to contact me directly.

Yours Sincerely,

William Latimer

