

Roof Landscape & Biodiversity

Penthouse Application

Linton House, 39-51 Highgate Road, NW5 1RT

July 2015



This document has been prepared to support an application for minor material amendment to planning permission 2013/3494/P. (Camden Reference: 2015/1627/P)

The non accessible roof will be a sedum blanket spread with plug-plants. The sedum achieves the target of keeping the roof green all over the year (the sedum will blossom as well in spring time) whilst the plug plants fulfil the Council's requirements for biodiversity and a more native green-roof. The substrate for the roof will be typically 80mm increasing up to 150 mm where the plug-plants will be located.

This extensive substrate roof strategy of a sedum blanket with 'plug' plants has been decided upon taking a number of factors into account:

- It is considered that the 'plug' planting will provide a high level of biodiverse planting to the landscaped roof area, allowing the inclusion of a number of UK native species.
- As the substrate is only 80-150mm deep this will prevent other unwanted plants from taking root, since this is too thin for most plants. As such this type of roof would require little or no maintenance except for fertilisation once a year.
- The lower 80mm substrate depth allows for a shallower build-up at the edge, allowing a minimal profile for bulk-head detail, while maintaining the ability to incorporate 'plug' planting by increasing the depth to 150mm where necessary.
- The shallower depth of soil required will also aid in keeping the structural loading to a minimum, particularly relevant in this case as the new construction is proposed above an existing structure.