

Project address:

Tybalds Estate
New North Street
London
WC1N

Application Ref: 2013/1014/P

SUBMISSION OF DETAILS

Condition 19 (Building foundations affecting trees)

4th February 2016

Dear Mr Thuair

Introduction

The planning application for the Tybalds Estate received planning consent in May 2013. The project is now in detailed design stage, and proposals have been developed with the aim of discharging the condition listed below.

Condition 19 (wording from planning consent)

“Full details of biodiverse living roofs and walls shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the development commences other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition. The development shall not be carried out otherwise than in accordance with the details thus approved and shall be fully implemented before the end of the first planting season after the relevant part of the development is first occupied. This must include a detailed maintenance plan, details of its construction and the materials used, to include a section at a scale of 1:20, and full planting details.

Reason: To ensure that the biodiverse living roofs are suitably designed and maintained in accordance with the requirements of policies CS13 (Tackling climate change through promoting higher environmental standards, CS14 (Promoting high quality places and conserving heritage), CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and CS16 (Improving Camden's health and well-being) of the London Borough of Camden Local Development Framework Core Strategy and policies DP22 (Promoting sustainable design and construction), DP23 (Water), DP24 (Securing high quality design) and DP32 of the London Borough of Camden Local Development Framework Development Policies.”

Information provided

1. Plans showing the location of extensive green (sedum blanket) roofs and brown roofs (roof with growing medium left to colonise naturally). Note that the number in the roof key refers to the living roof type:

[LL434-300-0004A Detailed Arrangement - Roof Plan North.pdf](#)

361–373 City Road, London EC1V 1AS t +44 (0)20 7278 3060 f +44 (0)20 7278 3366 www.avantiarchitects.co.uk

Directors Claudia Bloom BA Hons, Dip Arch Hons, RIBA Duncan Finch BArch Hons, Dip Arch, RIBA Geraldine O’Riordan BArch, ARB, RIAI Amir Ramezani BA, Dip Arch, RIBA **Director (Ireland)** Ronan Conneely BA Arch, Dip Arch, MA Arch, RIAI **Associates** Fiona Lamb MA Hons, Dip Arch, RIBA Andrew McKeown BA, Dip Arch, RIBA Guy Michaelov BSc Hons Adrian Miles BArch, Dip Arch, RIBA Andrew Phillips BA Hons, Dip Arch, RIBA Martin Ruerup Dipl Ing Arch, MSc CS, ARB, BREEAM AP **Consultants** John Allan MA (Edin), BA Hons, MA, Hon Litt (Sheff), AABC, ARB Richard Barton BA Hons, BArch Hons, RIBA Justin De Syllas AA Dip, MSc, ARB

Offices in London and Cork

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[LL434-300-0005A Detailed Arrangement - Roof Plan South.pdf](#)

2. Specification:

[Q37 specification to all green roofs Tybalds Estate.pdf](#)

[Q37 specification to brown roofs Tybalds Estate.pdf](#)

3. Maintenance plan:

[Bauder Extensive Green Roof Maintenance Rev 6.pdf](#)

Note that this describes system maintenance of the Bauder green roof system as well as items specific to maintenance of sedum planting. In the case of brown roofs, requirement to infill bare patches of sedum planting will not apply, however inspection and control of invasive or undesirable plants and removal of any significant areas of failed planting will apply.

4. Details of extensive green roof. These show a section and typical detail showing roof construction and buildup.

[A186-A-Z2-02-270.pdf](#)

[A186-A-25-102.pdf](#)

5. Details of brown roof. These show a 1:20 section through a typical overbuild unit showing roof construction and buildup.

[12026-T-02-SE-200 C.pdf](#)

I hope that this information meets your requirements. If you have any queries or require further information do not hesitate to contact me.

Yours sincerely

Adrian Miles

Tel: 020 7278 3060 Email: am@avantiarchitects.co.uk