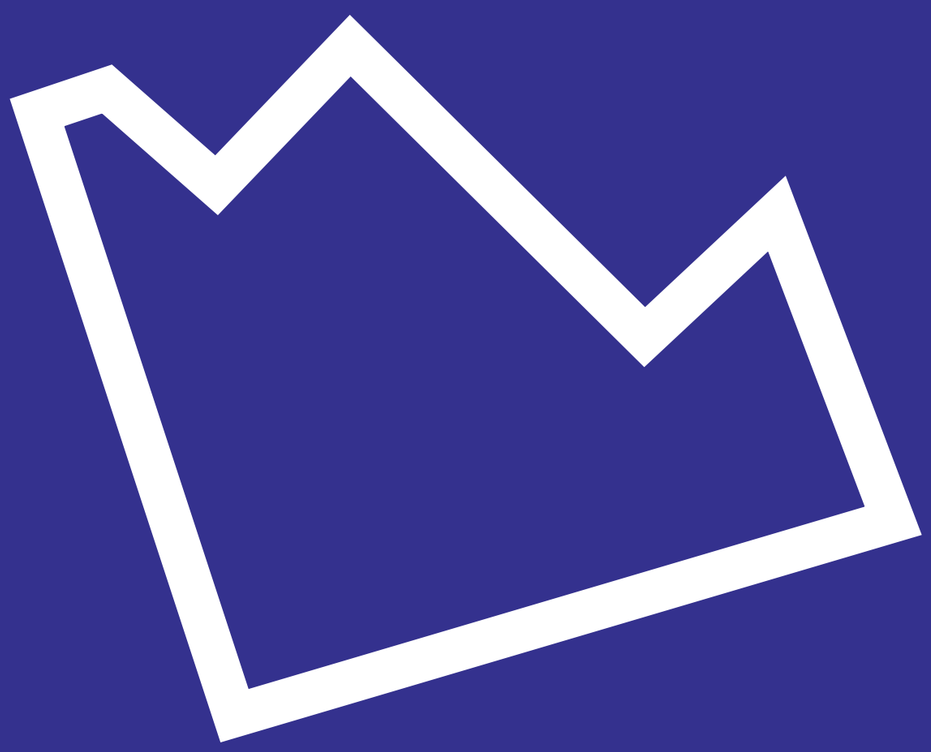
Holmes Road

PC 8 Green Roof



LYNAS
SMITH

Introduction

Condition 8:

Prior to the first occupation of the building a plan showing details of the green roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained 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 Page 4 of 8 2015/3131/P Local Development Framework Development Policies.

Plan

Scale: 1:100 @ A3

Roof Section & Build Up

The Bauder Xero Flor XF301 vegetation blanket is a unique sedum mat product of approx 25mm (excluding vegetation) and 20mm SDF Mat (multi-finctional drainage and filter layer which prevents the roots of the sedums from becoming waterlogged) developed for use directly over the waterproofing system without the need for a secondary substrate growing medium. It holds both the substrate and vegetation firmly in place whilst also providing the water retention and drainage characteristics necessary to keep the vegetation healthy. The sedum vegetation provides a dense foliage that delivers colour and interest through the spring and early summer. These succulent plants are drought, wind and frost tolerant, will steadily grow and spread to provide an even vegatative cover over time.

Sedum blankets are grown in the UK and delivered to site within 24 hours of harvesting and are 100% native.

There are currently 13 varieties used (see below), of which 11 of the most suitable are grown into the blanket to ensure plant diversity. The mix will vary from blanket to blanket meaning that the percentage mix of each species will be variable. The XF301 Sedum Blanket already incorporates the depth of substrate required in to which the plants are established.

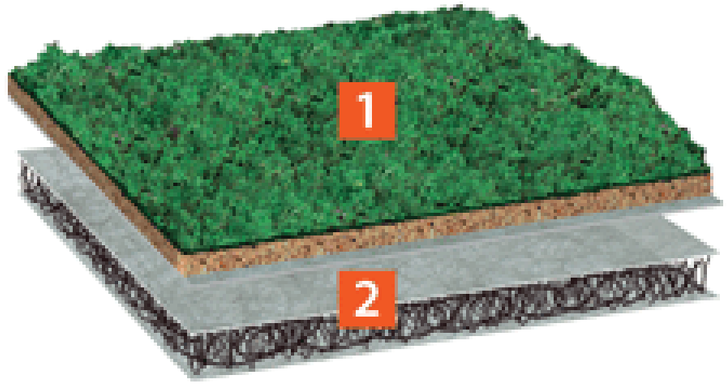
Most species are self-propagating, but there are also some that naturally seed and then die afterwards, and return the following year. Vegetation barriers are created and installed by using 20-40mm round washed pebbles at the perimeters, upstands and abutments and provide protection against wind uplift at the perimeter as well as rapid surface drainage during heavy rainfall.

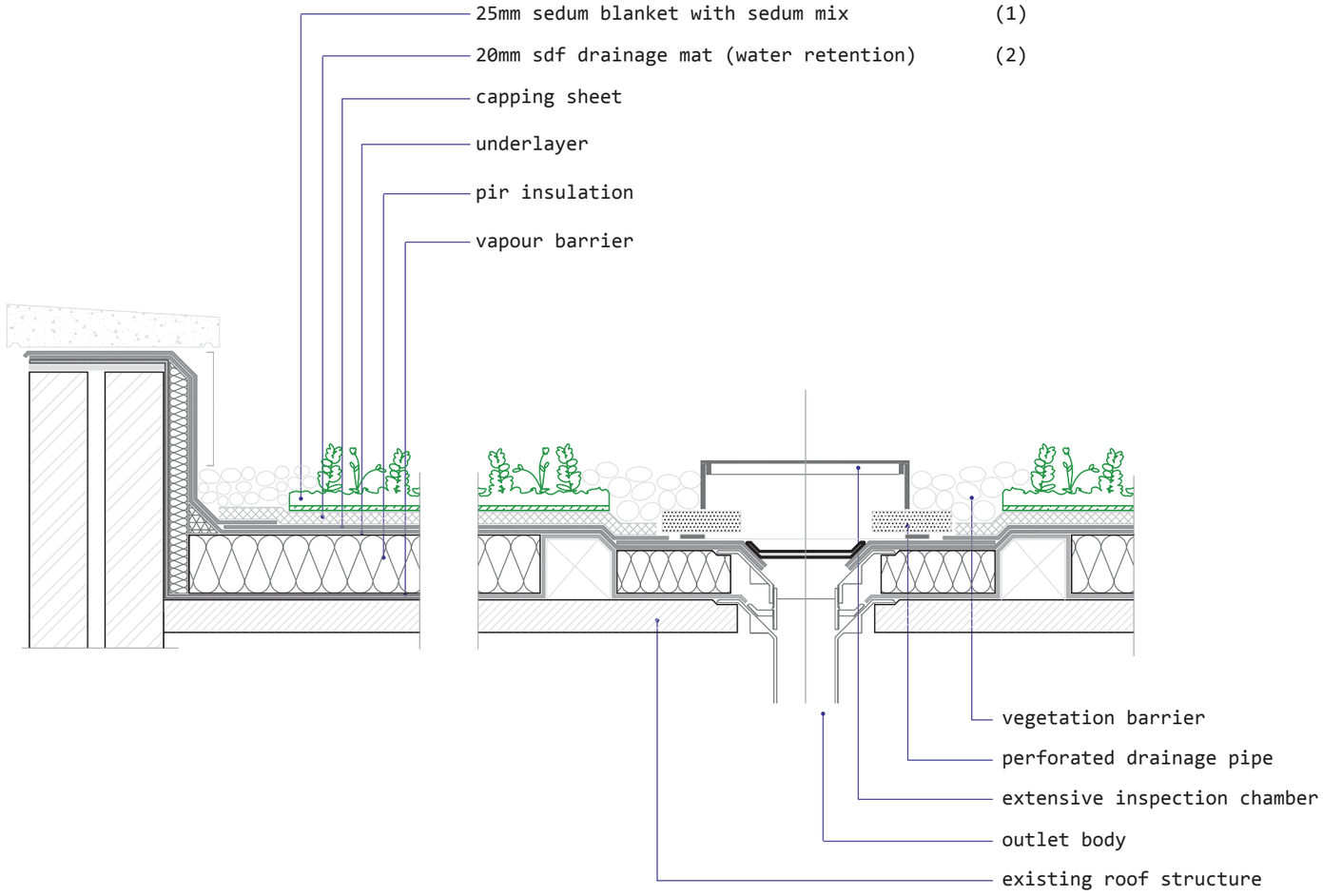
Sedum Species in Blanket:

- Sedum acre
- Sedum album ‘Bella d’ Inverno’
- Sedum album ‘Coral Carpet’
- Sedum ewersii
- Sedum kamtschaticum subsp. Ellacombianum
- Sedum kamtschaticum var. floriferum ‘Weihenstephaner Gold’
- Sedum montanum subsp. orientale
- Sedum pulchellum
- Sedum rupestre (reflexum)
- Sedum sexangulare
- Sedum spurium mesemlanthemum = Delosferma
- Sedum spurium mesemlanthemum = hallii
- Sedum verticillatum

Sowing Rate: 1 Kg/10sqm. Sowing should be carried out in spring or autumn.

Supplier:BAUDER-SEDUM VEGETATION BLANKET XF301 (OR SIMILIAR)





Roof Build-Up 1:10

Maintenance

The green roof will have a minimum of two inspections a year to ensure that the rainwater outlets are maintained. The term “extensive” is applied to lightweight, low maintenance installations where access is generally required for maintenance purposes only. An extensive green roof will only need minimal maintenance to ensure that any unwanted species do not become established.

During these inspections, leaves, debris and other unwanted vegetation will be removed, enabling water to flow freely through rainwater pipes. If needs be, organic slow release granular fertiliser will be applied to encourage growth and help restore any areas which need repaired.

A vegetation barrier is created using washed round pebbles and is primarily incorporated to prevent vegetation encroaching on elements such as rainwater outlets, provide wind uplift resistance at roof perimeters.