



John Nicholls
Development Management
London Borough of Camden
Camden Town Hall
Argyle Street
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Dear Mr Nicholls

108 ST PANCRAS WAY NW1 9NB

Discharge of details for Condition 4 (See attached plan and cross sections on drawings L11.748.21D and L11.748.22C).

The planting scheme has been designed to support as much local wildlife as possible, including birds, pollinators and insect life. The plants have been selected from RHS Perfect Pollinators List (some of which are native) to create Bio-diversity within an urban setting and to help redress the balance of the extension works. Seasonal planting is provided to sustain a year round food supply and aesthetic interest, including the assistance with water retention and run-off, whilst providing a wildlife habitat for birds and insects alike.

The green garden to the roof has been designed to have raised beds to three walled borders with a minimum depth 500mm. The grading of soil with the incorporation of the Isola Planton DE40/500 will be to a 200mm depth on the central grassed lawn area and an overall depth of minimum 500mm to the surrounding raised beds. This is supported by 6 individual planter boxes to provide a strong geometric design and balance to this small amenity area. A central bench seat has been added to the rear. The open grassed area will be bordered by a 100mm gravel maintenance strip to assist in keeping a clean edge to the raised beds as well as a stepping stone path from the side entrance to the external fire escape stairs on the opposite side of the garden. There is a 'walk-on' roof light within the lawned area providing daylight to the new room below. The wall borders to the three sides of the garden will be the original boundary garden wall to no. 110 St Pancras Way, the original 4 storey flank wall to no. 1 Wilmot Place with a new lower 1500mm high wall from the new basement room and a new road boundary wall of reclaimed London Stock brickwork on the boundary wall to the side road of Wilmot Place.

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The lower patio area has hard paving stone cover with 500mm depth planter boxes to its edges to provide aesthetic benefit to this darker space. The selected plant species for these planters reflect the limited sunlight that will penetrate this low level patio. There is a steel fire escape stair leading to the upper roof garden and final exit via footpath to the street.

The soft and hard landscaping for plants, grass, raised beds and paving is as follows:

Seasonal Interest: Soft landscaping;

Winter; *Sarcococa Hookeriana*, *Helleborus x Hybridus*, *Galanthus Nivalis*

Spring; *Ajuga reptans* (Native)

Summer; *Pyracantha coccinea*, *Alium aflatunense*, *Lavan dula Augustifolia*, *Knautia Arvensis* (Native)

Autumn; *Fatsia Japonica* *Acontium Carmichaeli*

Hard landscaping:

Raised beds: Treated timber secured to surrounding garden walls.

Paving: 500 x500 stone paving with gravel surround.

Maintenance of green roof:

The incorporation of Planton DE40 provides an advantage to the long term maintenance of the green roof garden. The Planton reservoir layer allows water to be retained much longer than a natural drain-off from 500mm of soil. This clearly provides for a better landscaped garden over the basement roof. The Planton DE40 layer gives sufficient natural drainage via slow seepage between open joints at 1200 centres, whilst retaining 10 litres per square metre of water storage within its 'waffle' base. This base reservoir allows continued irrigation to the grass above. No general maintenance is required to Planton DE40 once it has been installed beneath the soil bed.

General maintenance is normally carried out annually during spring time. However, certain tasks which will be dependent upon the selection of plants and growth of grass covering will require continued maintenance and cutting during the growth seasons., the removal of all weeds, seedlings and any accumulated leaf litter may need to be done throughout summer and autumn periods.

Preliminary Maintenance procedures:

Ensure safe access at all times. The green garden roof is accessed from the adjoining pavement through the side gate within the garden wall to Wilmot Place. It can also be accessed via the rear doors of the house on the ground floor and basement levels.

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Remove all dead vegetation and debris from the patio at lower level and green roof at ground floor level. Ensure all rainwater chute outlets and downpipes are clear of debris. Cart away all garden waste.

All plants and vegetation which encroaches into drainage outlets, walkways should be regularly removed.

The grass lawn is to be regularly cut during the growth seasons. All cut garden waste to be carted off site.

There are no overhanging trees within the immediate vicinity of the green roof garden.

Remove the lid of the manhole at lower patio level and ensure all rainwater outlets are free from blockages.

Ensure all surrounding waterproof surfaces are in good condition, report any failures to membranes, sealants, pointing and general signs of degradation to the owner of the property.

Check and ensure the raised beds are in good condition and the stone paving slabs are secure, report any failures to the condition of hard materials to the owner of the property.

Ensure there are no new items of plant or equipment poorly located that may damage the membrane of the building below. Any damage to be reported immediately to the owner.

The building owner should keep a record of all inspections and maintenance carried out during visits by the garden maintenance inspectors.

Irrigation:

There are to be a locally positioned water taps to both levels of the garden to ensure sufficient water supply to the green roof and the raised beds. One water supply to the green garden level and one to the lower patio level.

Yours sincerely

John Rowe-Parr

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