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To whom it may concern

18-16 Hatton Wall - Green Roof Proposal

We have been asked by gpad London Ltd to provide additional information regarding the proposed green roof system at 18-26 Hatton Wall, as submitted to address condition 9 of planning permission 2016/4200/P.

Determining the optimum green roof solution for each site is influenced by a number of factors, including, but not limited to:

- Level of Green Roof coverage
- Location (and existing biodiversity)
- Structural support
- Drainage
- Degree of use / access
- Visibility / Aesthetics

Taking all of the above factors into account, the EGR Sedum Blanket system has been selected as most suitable for the site for the following reasons:

Given the limited coverage of the green roof (approx. 75sqm in total), its position (dense urban environment and central to a city "block") it is considered that an extensive green roof, as opposed to intensive, is preferable. The roof is located to the roof of an additional roof level extension to the main building and as such there is also a desire to limit the overall weight of the roof in terms of structural support. The proposed system is lightweight and specifically designed to hold the optimum amount of water to reduce storm runoff but also ensure plant health.

The roof level is not designed for public / private use and no stepped access to the area is provided for maintenance (which is via a hatch to the plant enclosure). In this sense, there is a requirement to limit the need for regular maintenance. Equally, with no regular use and limited visibility (only one building to the north) the functionality and long-term health of the roof takes priority over a colourful and varied appearance.



With regards to the specific comments made by officers, we wish to clarify that, in terms of biodiversity and variety, our Sedum Systems have been designed with between 8-12 sedum species per meter square. We grow our sedum blankets for over 12 months to ensure the plant roots are well established and robust enough for roof level. The use of this number of flowering sedum species will still provide an attractive and diverse roofscape without the need for more intensive maintenance.

The system's ability to provide a substrate of 50mm is essentially down to its composition, which has been developed by our in-house team including Dr Chloe Molineux who is a PhD specialist in green roof substrates at UEL. The materials used (a mix of crushed brick, clay and composted bark) create a highly fertile environment for plant growth and also ensure an excellent level of water retention that reduces run off but does not damage the sedum itself.

The system as a whole is based upon extensive research into a wide variety of different green roof approaches, which have shown that shallower depth substrates can provide a very fertile base for planting and achieve adequate rainwater run-off reduction, without significantly adding to the structural roof load. We consider the system to be ideally suited to the application site in this case.

With regards to maintenance we understand that the applicant as provided separate confirmation that the suggested schedule (as provided by Eco Green Roofs as part of the application) will be adhered to by building management going forwards.

Yours faithfully

Joe Hayes
ECO Green Roofs