

SADAarchitecture

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Camden Council, Planning Department,
London Borough of Camden 2nd Floor,
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Judd Street London
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17.11.2017

Our Ref: 16-019

Application No: 2013/1969/P

LOCATION: 30 Camden Street, London NW1 0LG

DEVELOPMENT:

Redevelopment of 30 Camden Street to provide a 3-4 storey block for 14 'affordable' self contained flats (5x1bed, 5x2bed and 4x3bed) plus 7 car spaces behind Camden Studios.

Dear Mr Thuair,

In pursuance of Condition no. 26 attached to Application No: **2013/1969/P** we would like to discharge it as outlined below.

Condition No. 26

Prior to the commencement of the relevant part of works (excluding enabling and demolition works) for each site at Camden St and Plender St, plans demonstrating the feasibility or otherwise of providing green roofs on each block shall be submitted to and approved in writing by the local planning authority. The plan shall include details of species, planting density, substrate and a section at a scale of 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. The green roofs shall be fully provided in accordance with the approved details prior to occupation of the relevant blocks and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Please find attached report confirming that our Landscape proposal for Camden Street without green roof undertakes reasonable measures to take account of biodiversity and the water environment 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 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- RT-MME-126560.pdf

Please also see below for an explanation as to why green roofs are not feasible on this particular project:

Green Roofs

Performing routine and regular checks is essential to keeping a green roof healthy and under control. 30 Camden is a residential development and the tenants will only be responsible for their own amenity spaces. It is advised that the maintenance of a green roof should be performed by a trained and qualified personnel that will carry out the watering, weeding and plant care in a safe manor. Working on the elevated roof structures at 30 Camden will require a trained person to attach themselves to the man safe system with the correct protective equipment. Training, managing and providing the person with the correct equipment will be extremely expensive to the client.

As the only maintenance access to this residential property is via the maintenance access doors on the third and fourth floor it will require a resident to be at home on that day to enable the person obtain access to carry out the works. If the resident fails to let the maintenance personal in, a call out fee will be bestowed onto the client.

Green roofs are usually occupied by hardy, drought-resistant plants that will thrive in a harsh roof top environment therefore they don't need artificial irrigation. However, during periods of prolonged drought it is recommended that the green roof should be watered to sustain plant health. As it will be the tenant's responsibility to contact a competent person and inform them that the green roof needs irrigating, at times they may forget and the green roof may die. A further cost will be incurred onto the client to replace it.

In the summer time, weeding the green roof should be visually inspected and spot-checked fortnightly during the growing season. It is important to remove weeds before they flower and set seed to minimize future growths. This can amount to a total of 2-4 hours of man labour fortnightly for every 3 months of the summer. The client looked into the costs associated with hiring a competent person to carry out these works and an average person would charge between £15-£20 per hour.

In the autumn months, it is also recommended to remove any leaf litter that has fallen from the surrounding trees, this is to prevent the leaves from smothering the vegetation. A competent person will have to be attached to the man-safe system at all times while he is strimming the excess dead vegetation. The dead vegetation will have to be brought down from the roof level to the ground floor via a cherry picker as they cannot be carried through the apartment block and down through the lift. The cost associated with hiring a cherry picker for a day can be between £100-110.

Another concerning factor for the client during the autumn periods is to ensure that all outlets on the green roof are unblocked so that the roof is able to drain freely. If the plants become too saturated and waterlogged it can cause them to die. The likelihood of this occurring is high due because no management agent is present on site on a daily basis to check for this.

I look forward to receiving at your earliest convenience, the letter validating the information pursuant to clearing the conditions. Please do not hesitate to contact the numbers below should you require any further information.

Yours faithfully,

Simon McCafferty BArch (hons) BSc(arch) MRIAI ARB
For and on behalf of the SADA Architecture.