

2018/062819

1st Alyce's App
APP

Camille's 10

CAMLEY STREET KINGS CROSS

DISCHARGE OF PLANNING CONDITION NUMBER 10 - GREEN AND BROWN ROOFS
SUPPORTING DOCUMENTATION

02 NOVEMBER 2017



CAMLEY STREET KINGS CROSS

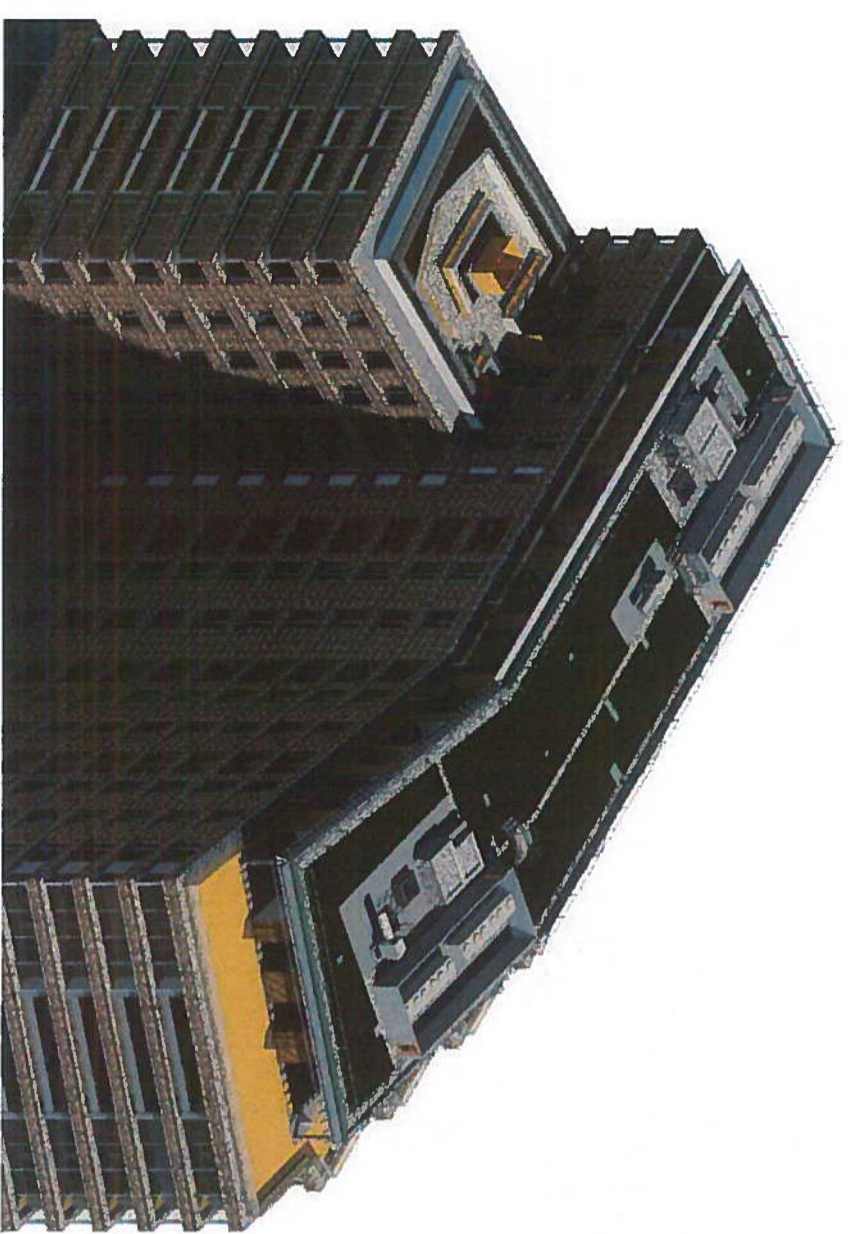
CAMLEY STREET KINGS CROSS

DISCHARGE OF PLANNING CONDITION NUMBER 10

CONDITION 10: PRIOR TO FIRST OCCUPATION OF THE BUILDING, FULL DETAILS IN RESPECT OF THE GREEN AND BROWN ROOFS IN THE AREAS INDICATED ON THE APPROVED ROOF PLANS, INCLUDING CONSTRUCTION PROFILE, MATERIALS, SUBSTRATE DEPTH, FULL SCHEDULE OF PLANT SPECIES, DENSITY OF PLANTING, PLAN OF MAINTENANCE AND PROGRAMME FOR INSTALLATION SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL PLANNING AUTHORITY. THE USE SHALL THENFORTH NOT PROCEED OTHER THAN IN ACCORDANCE WITH SUCH DETAILS AS HAVE BEEN APPROVED.

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CAMLEY STREET KINGS CROSS

CONDITION No.10

PART 1 - ROOF PLAN INCLUDING CONSTRUCTION PROFILE, MATERIALS AND SUBSTRATE DEPTH

Introduction:

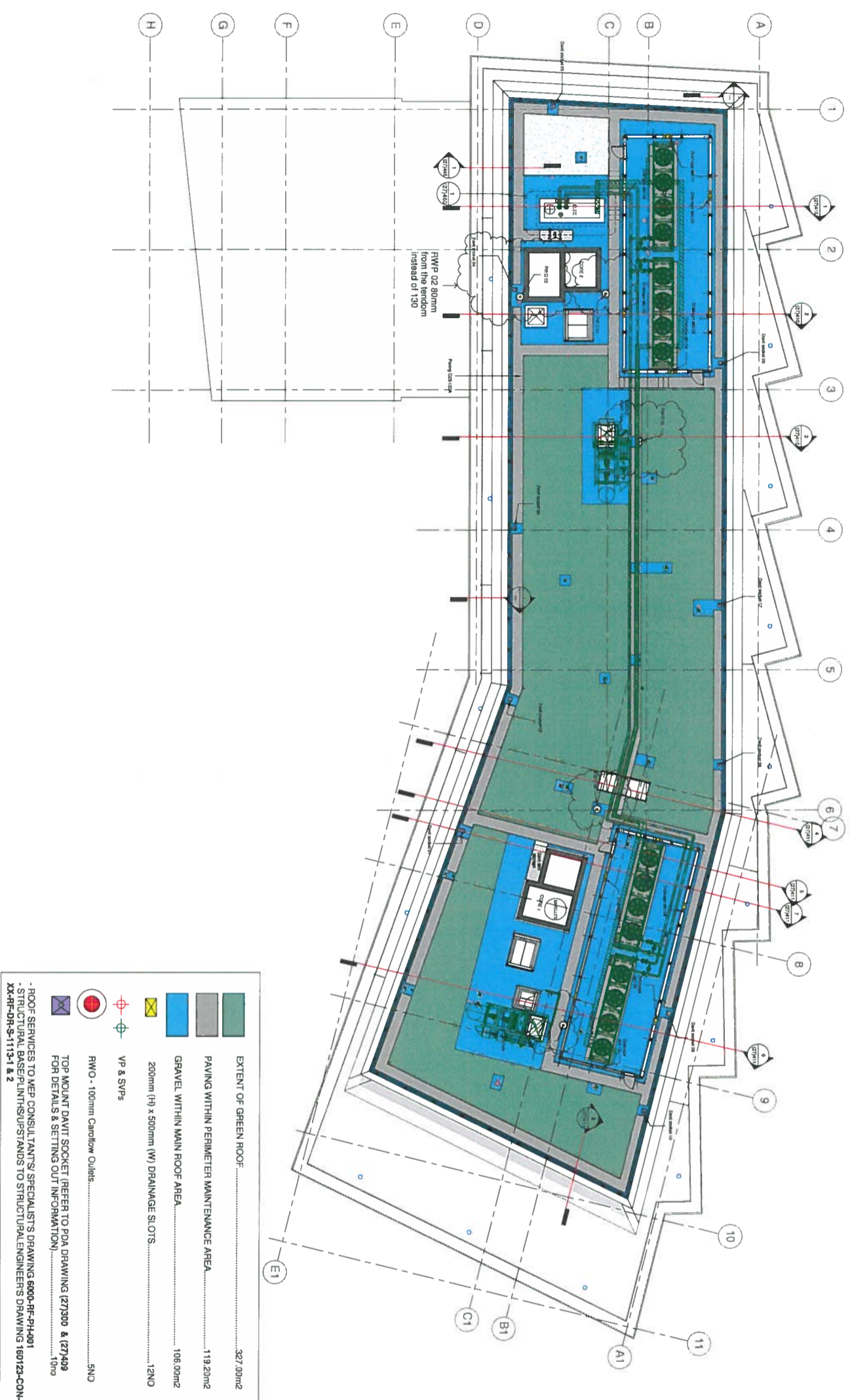
This section covers all relevant drawings, details and layouts for the Green and Brown Roof design.

Roof Plan showing green roof extent - 16071_(27)402.....	4
Perimeter section - 16071_(27)445	5
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PART 1 - ROOF PLAN INCLUDING CONSTRUCTION PROFILE, MATERIALS AND SUBSTRATE DEPTH

Roof Plan showing green roof extent



Green roof which incorporates a range of plant species will be used at level 12.

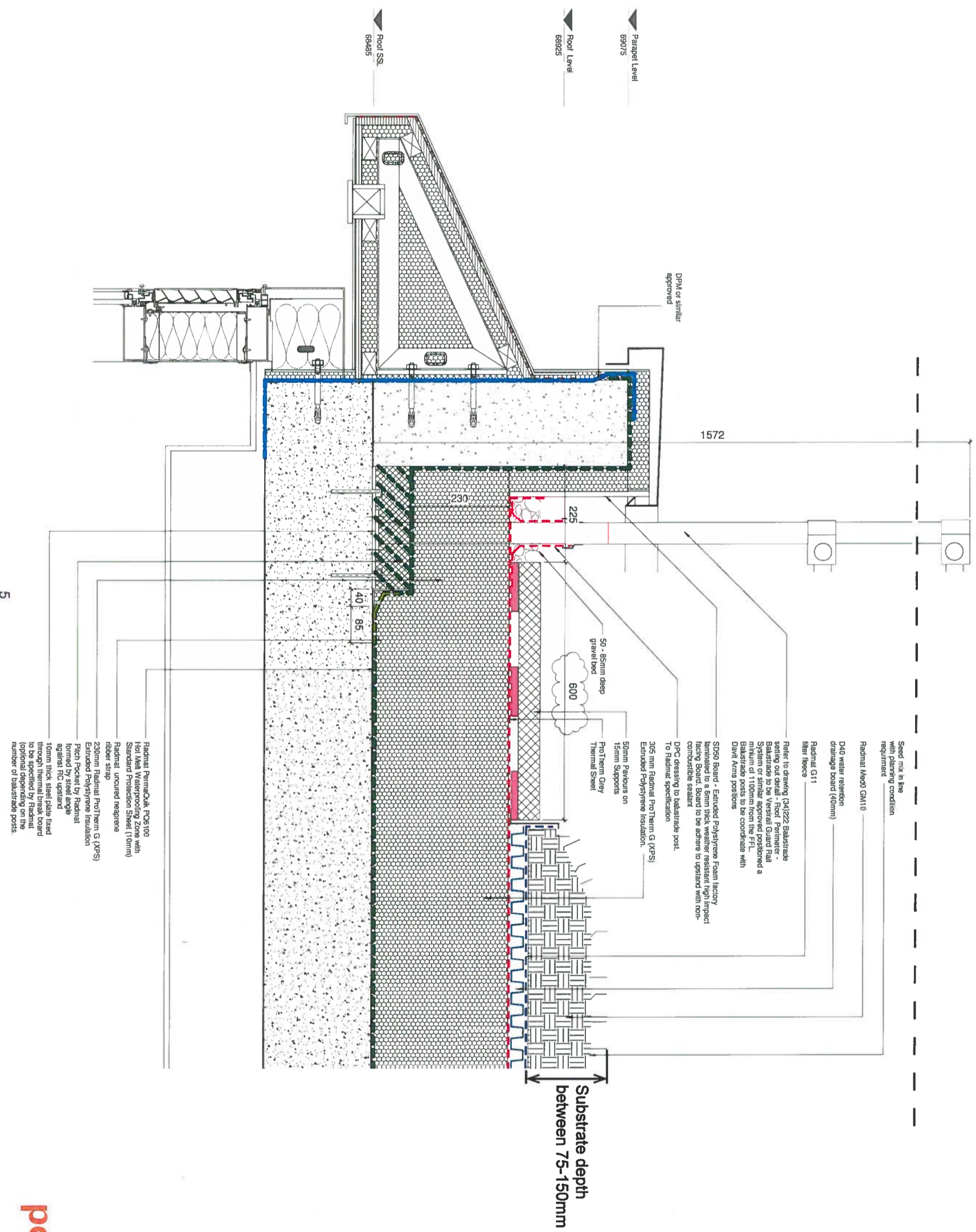
There are 22 different types of different flowers and 7 types of grasses.

Other features as log piles are incorporated to improve the range of ecology features.

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PART 1 - ROOF PLAN INCLUDING CONSTRUCTION PROFILE, MATERIALS AND SUBSTRATE DEPTH

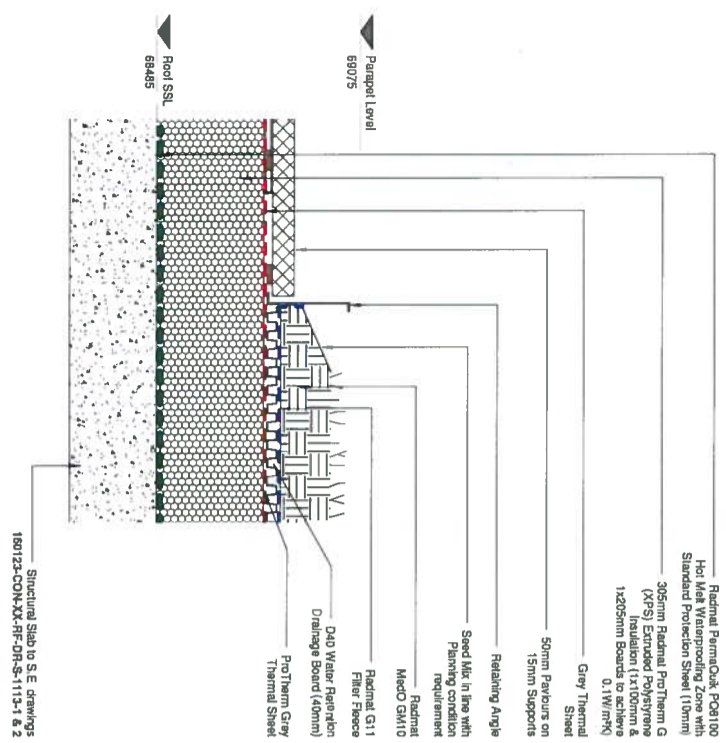
Roof perimeter section with green roof build-up



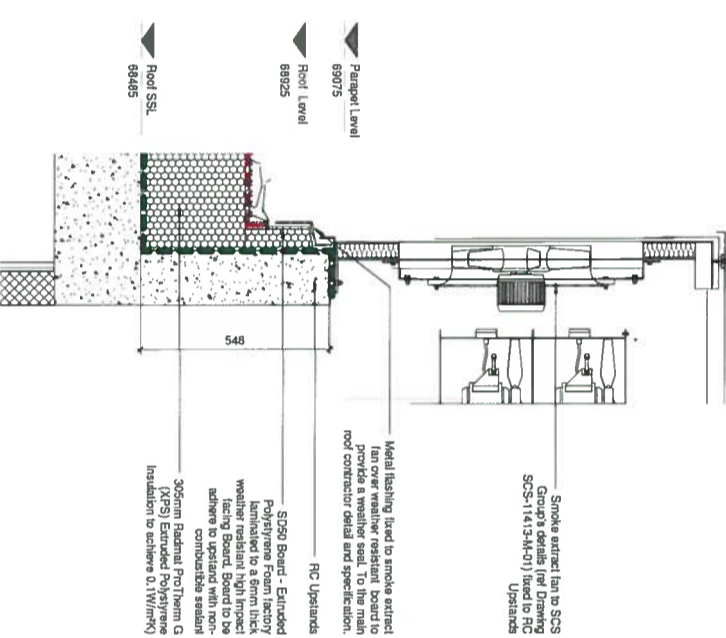
CAMLEY STREET KINGS CROSS

PART 1 - ROOF PLAN INCLUDING CONSTRUCTION PROFILE, MATERIALS AND SUBSTRATE DEPTH

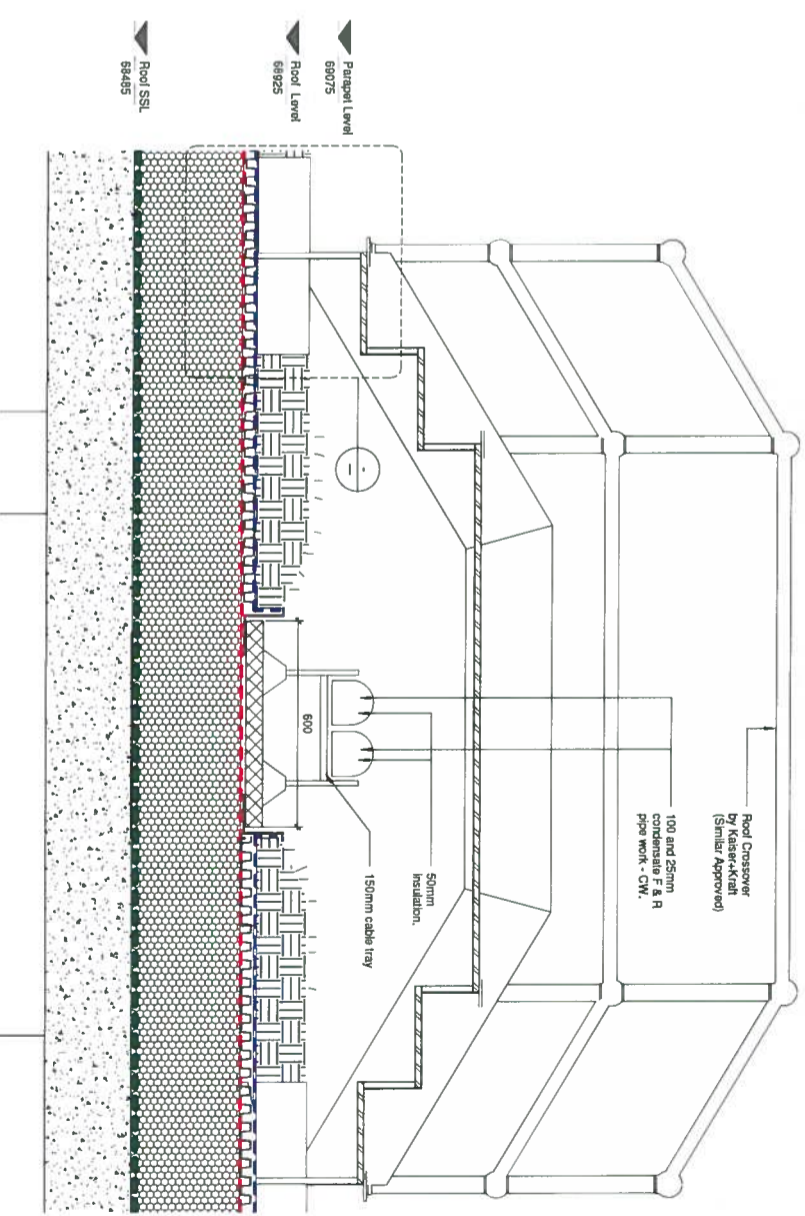
Multiple roof details



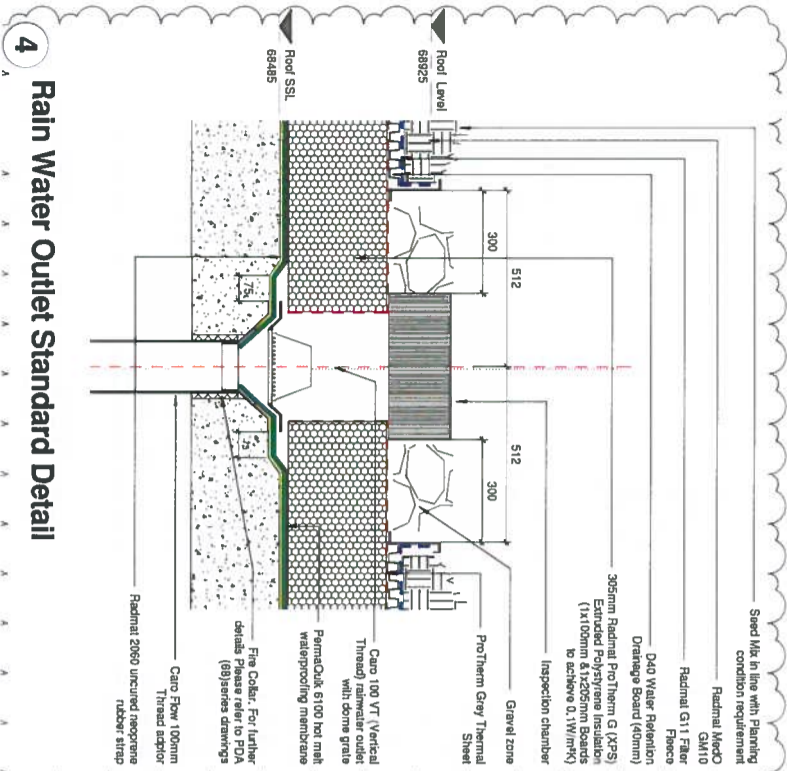
1 Paved Maintenance Zone & Green Roof Junction



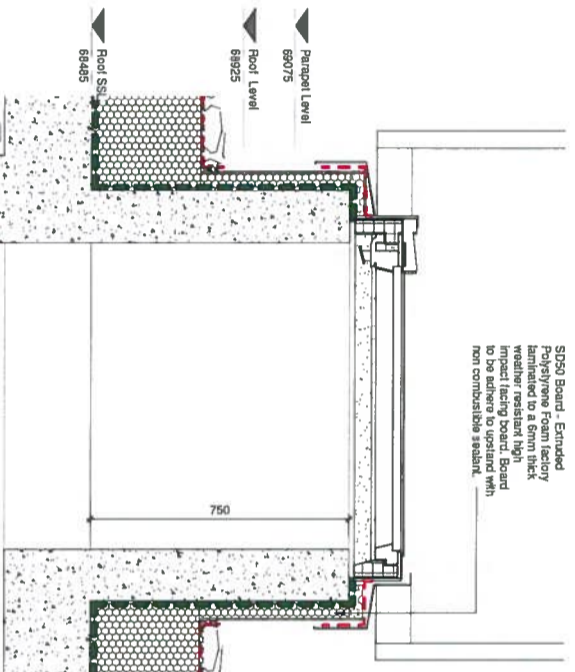
2 Smoke Extract Fan on RC Upstand Detail



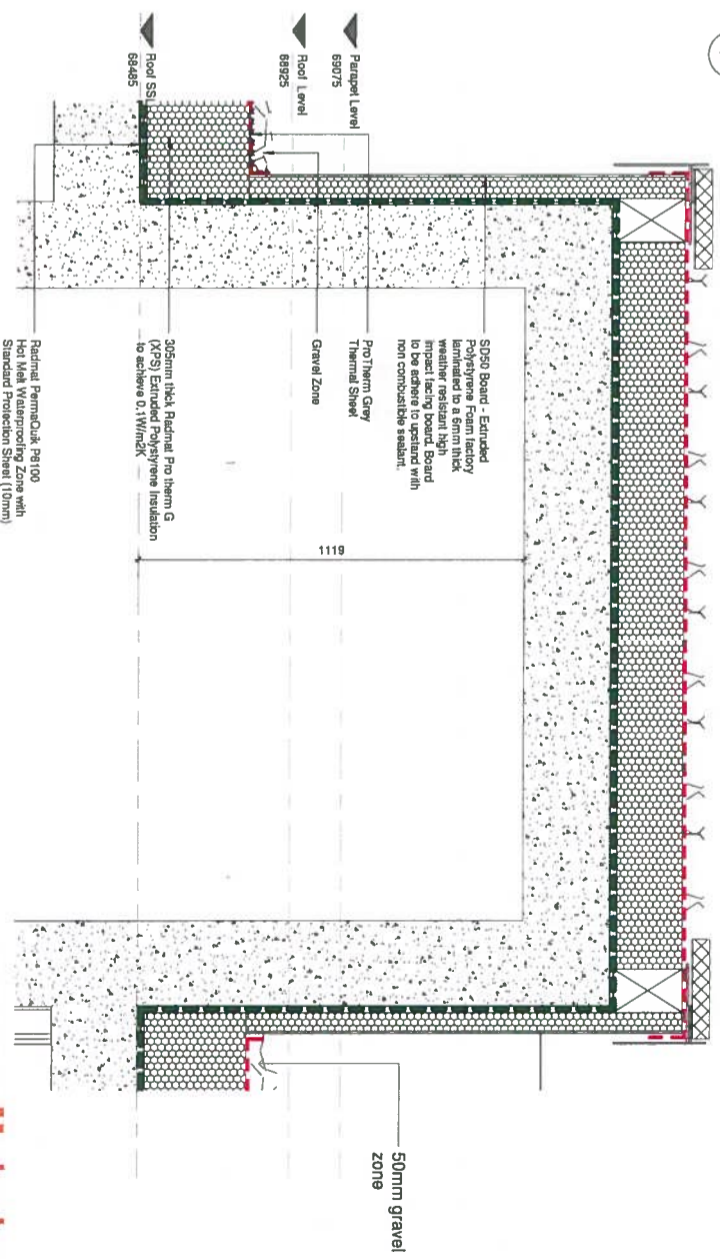
3 Crossover Stair Detail



4 Rain Water Outlet Standard Detail



5 12th Floor Section 6 - Callout 1



6 Lift Overrun Detail

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PART 2 - SCHEDULE OF PLANT SPECIES AND DENSITY OF PLANTING

Introduction:

This section covers all relevant the information regarding plant species and density of planting.

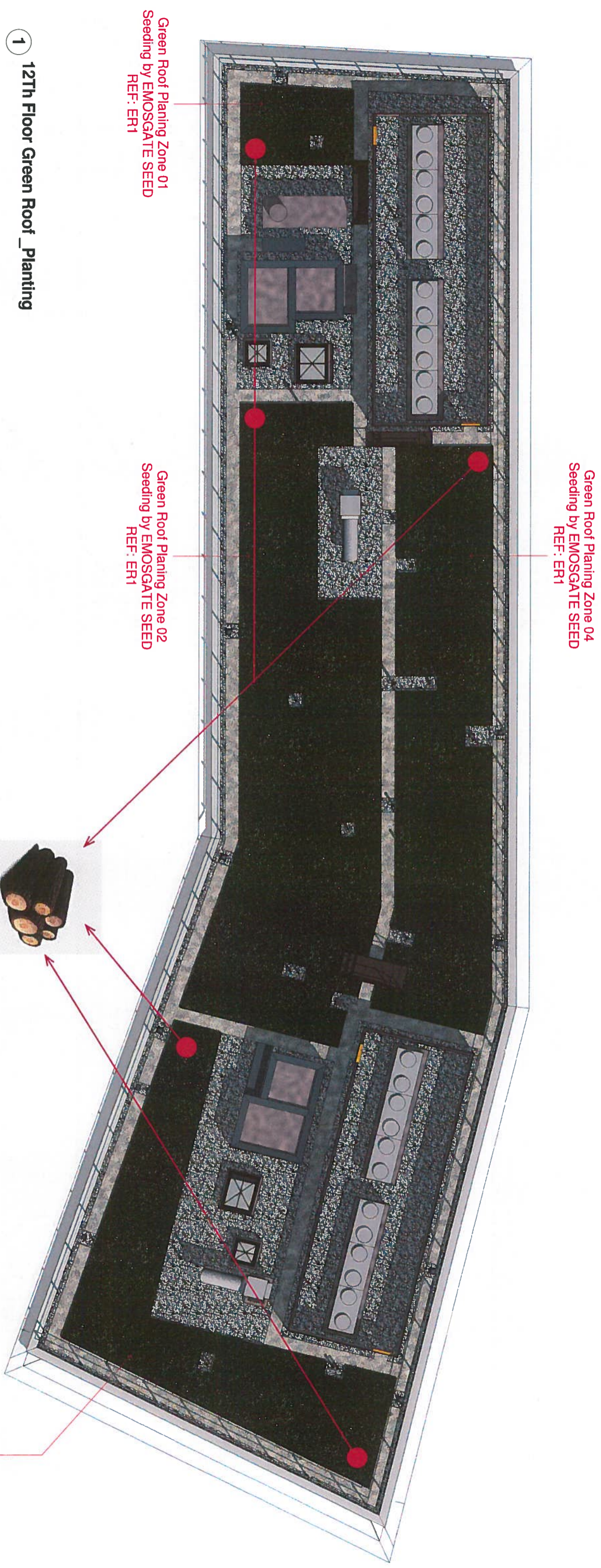
Green roof zones - 12th Floor	10
Wild flowers and grasses schedule	11

CAMLEY STREET KINGS CROSS

CONDITION No.10

PART 2 - SCHEDULE OF PLANT SPECIES AND DENSITY OF PLANTING


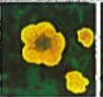




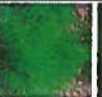
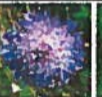


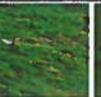

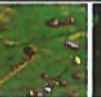

Green roof zones - 12th Floor


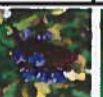













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CONDITION No.10

PART 2 - SCHEDULE OF PLANT SPECIES AND DENSITY OF PLANTING

%	Latin name	Colour	
WILD FLOWER AND GRASSES SEED MIX			
2	Agrimony	Yellow	
3	Bulbous Buttercup	Yellow	
3	Burnet Saxifrage	White	
3	Common Knapweed	Purple	
5	Cowslip	Yellow	
5	Crested Dog's Tail	Purple	
2	Crested Hair Grass	Green	
5	Field Scabious	Mauve	
5	Hoary Plantain	Pink	
4	Kidney Vetch	Yellow	
3	Meadow Oat Grass	Green	
1	Oxeye Daisy	White	
4	Quaking grass	Purple	
5	Rough Hawkbit	Yellow	

%	Latin name	Colour	
WILD FLOWER AND GRASSES SEED MIX			
4	Salad Burnet	Red	
3	Selfheal	Purple	
5	Sheeps Fescue	Green	
5	Slender Creeping Red fescue	Green	
4	Small Scabious	Purple	
4	Smaller Cat's Tail	Green	
1	Wild Basil	Mauve	
2	Wild Carrot	White	
5	Wild Majoram	Purple	
3	Wild Mignonette	Yellow	
4	Yarrow	White	
7	Yellow Oat Grass	Yellow	
3	Yellow Rattle	Yellow	

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PART 3 - MAINTENANCE PLAN

Introduction:

This section covers all relevant information for the proposed maintenance regime employed within the scheme.

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PART 3 - MAINTENANCE PLAN

A seeded green or brown roof will take at least 2 to 3 growing seasons to establish, therefore any requirements for specific species mix or diversity of flora will need to be managed. Non-management will result in a finish completely driven by the local environment, which may be the driver for specification.

Irrigation

During the first four or six weeks after installation irrigation is advised, typically once every two to three days via hose or sprinkler system until the green roof is at full saturation.

Weather

Regular checks should be undertaken to ensure that high winds or heavy rainfall has not moved or dislodged any of the materials. The movement of products is unlikely but possible in extremes of weather.

Drainage checks

Open drains should be checked for build-up of dead vegetative material, and cleaned as appropriate at each 6 month/12 month inspection. This also applies to covered drainage outlets.

Inspections

Annual inspections of the biodiverse roof should be made to check continual growth and coverage.

Customer maintenance

Maintenance should be carried out to keep the system healthy and working properly. The system should be inspected and maintained biannually:

- One visit in the spring to inspect drains, fertilise and spot remove any species not required.
- One visit in autumn to inspect and spot remove any species not required.

Safe access to the roof is guaranteed and the relevant Health and Safety procedures should be followed when working at roof level. Man safe system should always be used where provided.

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PART 4 - INSTALLATION PROGRAMME

Introduction:

This section covers all information for the installation programme of the Green and Brown roof.

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PART 4 - INSTALLATION PROGRAMME

"Medo S1 Wildflower Seed Mix" is designed to replicate natural planting, combining species that will enhance the growth of each other as well as protecting and prolonging the life of your roof membrane.

Seeds need both warmth and moisture to grow and may be sown at any time of year when these conditions are met.

The appropriate Radmat Growing Medium must be installed to the specified depth allowing for settlement.

Recommended sowing rates are 2-4g/m², a rate allows for an extended period of establishment leaving room for both fast growing grasses and slower germinating flower seeds. Avoid sowing too heavily as this can lead to overcrowding or an imbalance in the establishment: the mix is designed to work optimally at the specified rate.