

Phoenix Place, Mount Pleasant, London - Phase 1

Green Roof Specification



Roof Layout

This document has been produced to satisfy Condition 21 of the Phoenix Place planning conditions.

It sets out the green roof layout, specification and maintenance strategy. For further detailed information for the brown/green roof layout refer to drawing 32875-27-001 P1.

All other technical information including build up, loading capacity, equipment location and management and maintenance strategy to be done by others.

Roof Layout

Roof Layout & Surface Materials

Roof Type & Area Table.

Roof Use	AHMM Consented Scheme (m2)	BMA Consented scheme (m2)	Variance +/- (m2)
Green	877	1039	+162
Brown	351	483	+132
Amenity	741	768	+27

The table above shows the three roof types proposed in the Phase 1 development. Both the areas in the consented scheme and the latest proposal are shown above, the last column shows the area gained through effective design and a reduction in plant equipment.

Our approach has allowed us to increase biodiversity roofs (green & brown) and amenity space.

Roof Top Layout

- 1 Brown Roof. Crushed local substrate where appropriate.
- 2 Green Roof. Wildflower Roof Turf.
- 3 Composite decking to private and communal terraces.



Roof Layout

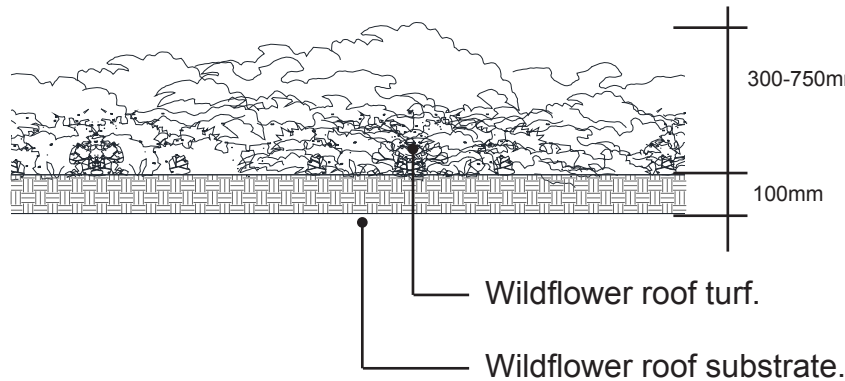
Green Roof Plant Schedule & Maintenance Strategy

Wildflower Seedmix		
Botanical Name	Common Name	Species Listed in Camden BAP
Achillea millefolium	Yarrow	
Armeria martima	Thrift	
Campanula glomerata	Clustered Bellflower	
Centaurea nigra	Lesser Knapweed	
Daucus carota	Wild Carrot	
Echium Vulgare	Vipers Bugloss	
Festuca ovina	Sheeps Fescue	
Filipendula ulmaria	Meadowsweet	
Galium verum	Lady's bedstraw	
Geranium praetense	Meadeow Cranesbill	
Hypericum perforatum	Prefprate St Johns Wort	
Hypochaeris radicata	Common Cat's Ear	
Knautia arvensis	Field Scabious	
Leucanthemum vulgare	Ox-eye Daisy	
Linaria vulgaris	Common toadflax	
Leontodon hispidus	Rough Hawksbit	
Lotus corniculatus	Bird's Foot Trefoil	
Lychnis flas-cucli	Ragged Robin	
Malva moschata	Musk Mallow	
Medicago lupulina	Black Medick	
Origanum vulgare	Wild Marjoram	
Primula veris	Cowslip	
Plantago media	Hoary Plantain	
Plantago lanceolata	Ribwort Plantain	
Prunella vulgaris	Self-heal	
Raunculus acris	Meadow Buttercup	
Rumex acetosa	Commone sorrel	
Sanguisorba minor	Salad Burnet	
Scabiosa columbaria	Small Scabious	
Scorzoneroides autumnalis	Autumn Hawkbit	
Silene. Sp.	Red/white/bladder Campion	
Stachys officinalis	Betony	
Trifolium pratense	Red Clover	
Vicia cracca	Tufted vetch	
Vicia sativa ssp. Segetalis	Common Vetch	
Viola tricolor	Wild Pansy	

Feature: Green Roofs Specification

Technical:

- Product Name: 'Wild-flower Roof Turf' I Code: WFT-Roof-34
- Product Name: Wildflower Roof Substrate I Code: WFT-Substrate.
- Manufacturer: Wildflower Turf or similar approved.
- Tel: 01256 771222. Web: www.wildflowerturf.co.uk. Address: Ashe Warren Farm, Overton, Basingstoke, Hants, RG25 3AW.
- 82% of species in the turf are recommended in the **Camden BAP (Biodiversity Action Plan)**. The additional species are UK natives or provide enhanced ecological benefits for fauna.
- Turf width & length: 06.4(w) x 1(l) (0.64m2)
- Weight: 20kg I 35kg when saturated.
- Use 'Wild-flower Turf Substrate' with 'Wild-flower Roof Turf' to support wild-flower growth.



- Refer drawing 32875-27-002-P1 for typical green and brown roof build up.

Maintenance & Management:

- Installation, maintenance and management of turf to manufacturers specification.
- A wildflower turf has been selected for an instant appearance, the turf ensures the plant mix is flower rich and well established before installation, thus ensuring grass species do not restrict or out compete other species.
- Low maintenance. One cut every autumn, one mid-summer cut to prolong growth and flowering period. Cuttings should be left a few days to allow seedlings to drop.
- Water for first two weeks to prevent turf from drying out. After which occasional watering during prolonged dry periods.
- No fertilizer required.
- Monitor and removal of undesirable species required during spring/summer.
- Habitat management e.g. re-creating bare-ground areas may be required.

