51 Vicars Road

Details of the planting strategy as required in Conditions 4 & 5 and supporting information

Document: 250-71001

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123 Camden High Street London NW1 7J5

Project Details

Site Address: Flat A, 51 Vicars Road, NW5 4NN

Existing Residential Area: 37sqm
Proposed Residential Area: 78sqm

Proposal: A single storey residential extension to the rear of the garden flat, and associated landscaping works.

Listing/Conservation Status: Not listed nor in a conservation area.

Planning History: Consented application 2014/7750/P
Amended Application (variation of Condition 3 of above application) 2017/0498/P

This document has been prepared to offer additional information as required by conditions 4 and 5 of the decision notice 2017/0498/P dated 22 March 2017.

Executive Summary

This document offers the additional information required in the decision notice regarding application **2017/0498/P.**

The conditions that require this information are:

- Condition 4: Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences.
- Condition 5: Full details in respect of the planting area on the southern and eastern elevations of the proposed extension in the area indicated on the approved plans, including soil depth and suitable drainage shall be submitted to and approved by the local planning authority before the relevant part of the development commences.

The proposed project is as much a landscape element as a building. A lot of coordination between the design team and green roof specialists Bauder has taken place, in order to ensure that the following systems described in this document perform as intended.

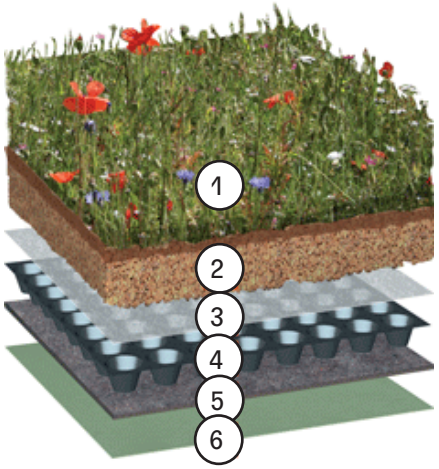
As time passes and the plants mature, the greenery will conceal the new structure in an organized and managed manner which will allow the owners to keep clean and maintain.

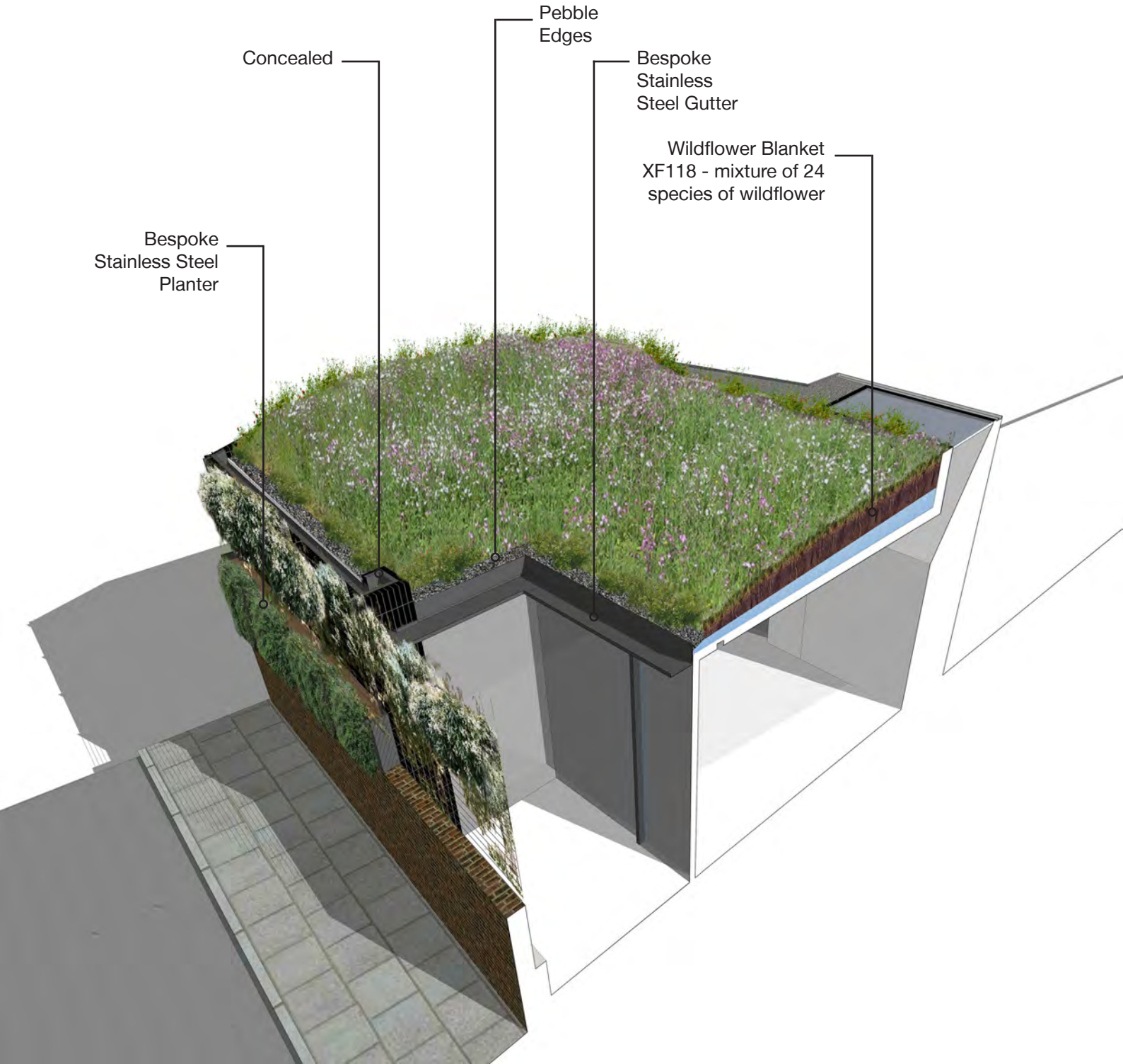
Condition No. 4

Bauder Green Roof System

According to condition number 4 on the decision notice, full details of the green roof system that will be used must be submitted.

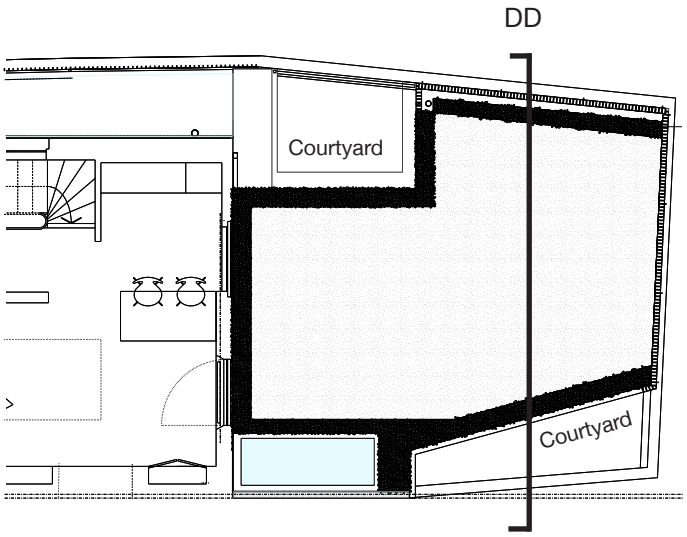
The extensive green roof system by Bauder will be used and installed by he company's approved contractors, Barry Cass Roofing.





As shown in the section below and the visualization, this multi-layered system will ensure that the 24 species wildflower blanket covers the entirety of the roof, except for a small strip of pebbles against the existing building and the gutter.

With a soil depth ranging from 250mm to 50mm the roof fulfils the necessary depth for successful growth of the native species proposed which consists of hardy wildflowers, annuals and herbs.



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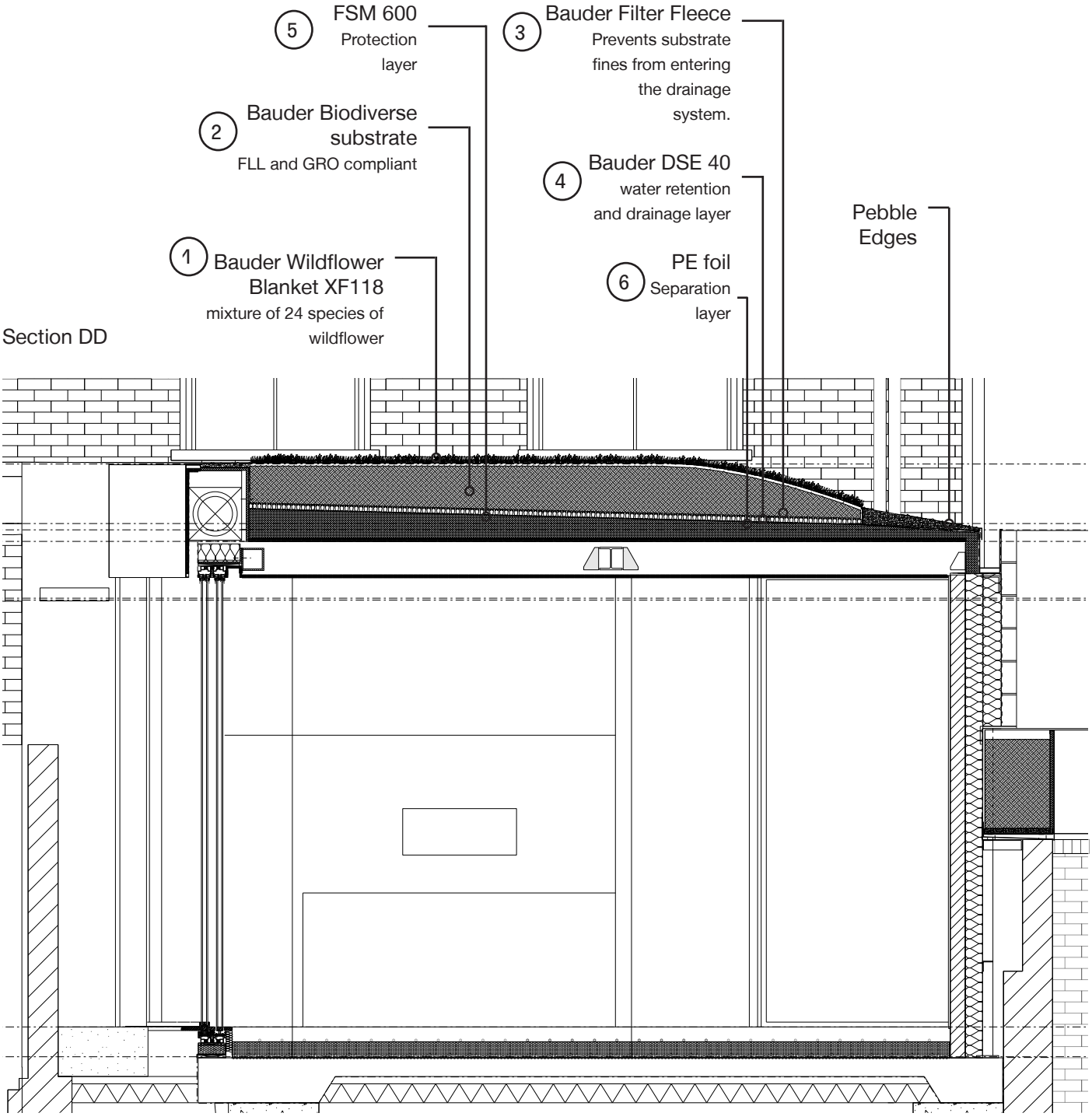


Condition No. 5

Planted Areas

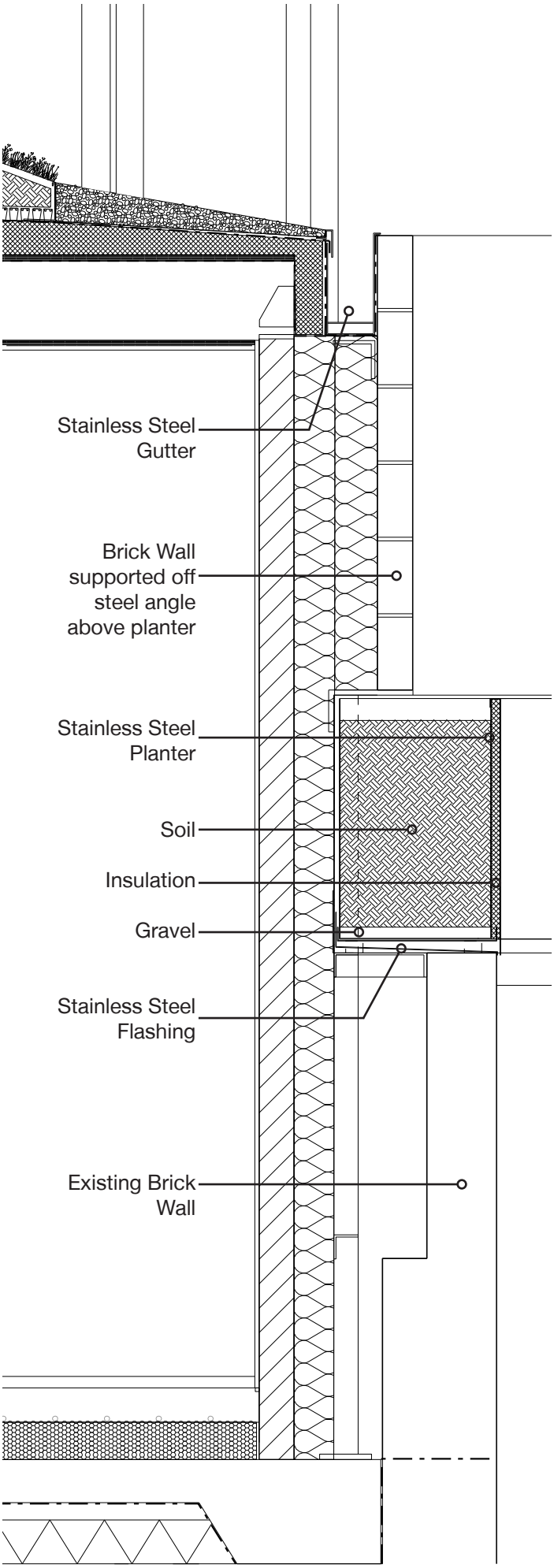
According to condition number 5 of the decision notice, full details of the planted areas on the southern and eastern elevations must be submitted. The growth on these faces will be supported by a large planter on the eastern elevation measuring 4.6 metres long, 0.45 metres wide and 0.7 metres deep.

The width of 0.45 metres is particularly important for the growth of the Clematis Armandii plants which will be planted. These plants will grow to cover the entire eastern and southern elevations of the proposed extension. It was important to provide access for maintenance and drainage which raised the planter from behind the existing brick wall to on top of it. The planter's material finish will be black patinated stainless steel to match the patina of the existing dark bricks below.

The planter has been designed to be manufactured in stainless steel which will be patinated to produce a blackened coating, this will complement the naturally blackened bricks of the wall below.

Insulation located on the inside of the planter will ensure the roots are protected in periods of extreme heat and frost while a water retention tray will ensure there is always adequate moisture to sustain them. An automated watering system will ensure the plants are regularly watered.

Finally, the southern and eastern elevations will offer growing cables for the Clematis Armandii to climb onto, supported off stainless steel fins embedded into the brickwork.




Clematis Armandii
Mulch
Flower Plant
Soil Mix
Gravel Layer
Additional Plants
should more density
be needed.
(Trailing Rosemary
shown)

East Elevation

Description

< Existing Condition

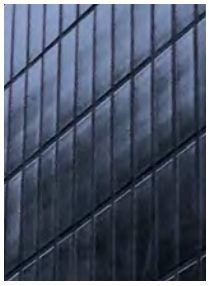
The brick wall enclosing the garden of the property has taken on a dark patina. The design takes this into account and aims to preserve the patina and ensure that the new extension complements its colour. The brick wall changes from the standard brick colour to black at its top matching the dark tones of the Church of St. Martin which is visible in the background.
The existing Clematis Armandii plants, which have been proved to flourish in the particular spot are supported off stainless steel fins and steel cables. When they are fully bloomed, the supporting structure is completely hidden.

Proposed View >
(Clematis Armandii removed for clarity)

The materials of the existing building and colour palette have informed the choice of materials. In order to match the dark tones that the building has taken over time, a black brick was chosen. Should the same brick that the original house was built out of be chosen for the extension, the tone of the new bricks would not complement the patina and weathering that the house has taken on. A darker tone brick matches the weathered look of the surrounding walls as well as the dark slate roof of the historic Church of St. Martin visible directly behind it and the dark roof of the existing house. The glazed texture of the bricks will offer the necessary resistance to dirt and algae that might affect surfaces near the dense vegetation that is proposed and allow the owners to easily clean and maintain the building's surfaces.

Brick Specification >

50 x 210 x 200mm ceramic glazed brick in ZW02 (black) colour supplied by NR Taylor.



Impression of building
with Clematis Armandii fully grown

Corner View

Materiality

< Existing Condition

The Clematis Armandii plants have been growing on the property successfully. They positively affect the house's image from the street and offer privacy to the owners. The ability of this climber plant to conceal large areas will be exploited in order to ensure the extension of the house will be as discrete as possible.

Currently, one mature stem of Clematis Armandii covers the southern elevation of the garden. This plant has been preserved and will be re-routed to grow on the new southern elevation and support structure. The new clematis armandii plants on the east elevation planter will also aid in the full coverage of the south elevation.

Proposed View >
(Clematis Armandii removed for clarity)

The design takes the growing of the climber plants into account and ensures they will have enough supports to grow on the east and south elevations of the building. Stainless steel fins with metal cables running through them at regular intervals will offer the plants consistent supports. In this way the same amount of greenery, if not more will be offered, even though the property will have been extended.

Impression of building
with Clematis Armandii fully grown