**Application 2019/2886/P 1-11A Swain's Lane & 109-110 Highgate West Hill London N6**

DPCAAC Response

1. The DPCAAC has no comments on the ground floor timber fins, the West Building Entrance or the boundary details for the East Building. Nor does it wish to comment on the Internal and External Lighting,

2. However, it would make the following comments relating to the proposals for the green roof and green walls.

As recognised in the Maintenance Schedule, provided for Green Roof Systems by Buckley Design Associates, careful maintenance is required, notably in very dry weather. There should be a watering system in place to ensure the sedum roof plants do not die off in very dry spells.

In respect of the proposals for the green walls, the partially redacted comments in the document dated 31/10/18 by Buckley Design Associates, refer to the use of Hedera helix (ivy) cultivars. The Council should be aware of research carried out on behalf of the Royal Horticultural Society relating to Ivy on Buildings (See the RHS website on this subject or the full study in the Journal of Living Architecture, Vol.3 No. 4, P1-14). The conclusion of this research is that “Copper and Zinc sheets, as well as dense copper mesh, completely prevented ivy attachment, while otherwise not compromising healthy growth”.

Clearly, this issue needs to be addressed carefully to ensure that the wall plantings give the adequate coverage envisaged in the approved plans.  The wooden trellis should be as consented, with appropriately chosen planting suitable for the location and that the planting should follow around the corner. It is an integral part of the design, and, indeed, shown on the renders which are publically viewable on the site hoardings. There are a wide variety of suitable plats, other than ivy, which could contribute much to the enhancement of the building. It is understood that suggestions on suitable plantings had previously been made to the Council’s Environment officer.

The detailed landscape proposals for the second floor roof terrace, noted on the Buckley Design Associates drawing, Façade Planting, Second Floor, have not yet been made available. These clearly form part of the landscaping detail

On these grounds, the DPCAAC would object to this proposal without further guarantees regarding the plantings to form the green walls. The plantings for this site were an important and integral part of the planning process. These proposals should be presented as part of a fully detailed plan of the all the plantings, together with suitable proposals for their maintenance. This plan, which should be a condition for approval, should also indicate who would be responsible for ensuring compliance once the development is complete.

Finally, it is noted that revised plans do not cover the re-location of the two trees to be planted on the paved area bordering Highgate West Hill following the laying of the cabling for the Electricity supply