



Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Studio IRIS Ltd.
14 Elmworth Grove
London
SE21 8RA

23rd January 2020
1409_ConditionDischarge_4_5

Dear Sir / Madam,

RE: FLAT 404, ALFRED COURT, 53 FORTUNE GREEN ROAD, LONDON, NW6 1DF – PERMISSION REF: 2015/2934/P

With regard to the above permission, which we note began prior to 1st August 2018 (as our emailed records to you of that date illustrate), we make this submission for the release of Conditions 4 and 5. The works subsequently stalled allowing for further discussions to be had with the freeholder and the neighbours, but are continuing now apace and your earliest attention in this matter would be appreciated.

Condition 4 reads as follows:

Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority.

We supply with this letter the Construction Details and Elevations which illustrate the final cladding specification as being vertical slatted timber against a solid black painted timber background. The vertical timber is a hardwood called Red Grandis which is a sustainable hardwood which requires little to no maintenance. We note that the elevations to this are largely not visible to the Public and that this material selection has been made in consultation with the Freeholder, neighbours and the Client to ensure a naturalistic setting within the garden area.

Condition 5 reads as follows:

Full details in respect of the green roof areas indicated on the approved plans shall be submitted to and approved by the local planning authority before the relevant part of the development commences. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

We supply with this letter with the supplier/manufacturer's details of the Sedum Roof system to be installed. This includes a description of the mat to be used and the recommendations for maintenance. We note the following description of it from the supplier's website which can be found for your further reading here:

<https://www.ukflatroofing.com/green-roofing/1984-uk-green-roofing-sedum-mat-1-sqm.html>

The UK Green Roofing Sedum Plus Mat comes with 16 varieties of sedum.

Features of the Sedum Plus Mat

- Fully established to add fast colour to your Living Roof
- Comes in 1.0m x 2.0m roll sizes (1.0m or 1.5m lengths can be requested)
- 16 Varieties of Sedum to add more colours such as reds, oranges, purples and browns.
- Easy to maintain

Our Sedum mat is sown with a mixture of 16 varieties with differing colours and leaf forms. It is low maintenance and has a high tolerance to low amounts of water, due to the increased substrate thickness compared to other living roof systems. Its grown in a strong felt mat made from recycled British textiles and is supplied as a pre-grown instant vegetation layer.

The sixteen varieties of sedum give you a huge variety of colour and help enhance biodiversity. The sedum varieties we use offer a longer flowering season over other living roof systems. Colours range from greens through to vibrant reds, oranges, purples and browns. As well as a great variety of colours each sedum type offers a variety of beautiful textures for your living roof.

Maintenance is easy with light hand weeding once or twice a year to keep out wind blown seeds.

A Vegetation Barrier of 300mm to 500mm is made up from 20-40mm washed pebbles or gravel, which is used around the roof edge and also any drainage outlets or roof openings such as skylights, to prevent root penetration.

We thank you in advance for your consideration of this submission and we look forward to hearing back from you on this matter. Should you wish to discuss any matters regarding this submission please do not hesitate to make contact, preferably by telephone on 07968 354 571, or by email to clive@studioIRIS.net.

Yours sincerely,



Clive Fenwick RIBA ARB

Director · Architect
Studio IRIS Ltd

Enclosures:

Condition 4 Support

- Elevation drawing _ 1409.(T).2.001_--
- Detail Drawing _ 1409.(T).5.005_--

Condition 5 Support

- 1409_SedumPlusSedumRoof (Website Extract)
- 1409_VegetationMatsMaintenance