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**113-C4-101**

**APPROVAL OF DETAILS RESERVED CONDITION 4 OF APPROVAL 2019/5220/P**

PLANTED ROOF SCHEME OF MAINTENANCE AND PLANT SPECIES / DENSITY

NO. 58A GONDAR GARDENS, LONDON, NW6 1HG

10<sup>th</sup> FEBRUARY 2020

## Introduction

This document has been prepared by Studio McLeod on behalf of our client to supplement application 2019/5220/P.

This document provides both a detailed scheme of maintenance and full details of planting species and density required by condition 4 of the approved garden studio at No. 58A Gondar Gardens, London, NW6 1HG.

## Condition 4 of 2019/5220/P

Condition 4 of permission 2019/5220/P stipulates:

*'Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include*

- i. a detailed scheme of maintenance*
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used*
- iii. full details of planting species and density*

*The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme. '*

## Green Roof Introduction

A Turfonline, Enviromat Sedum mat roof is proposed above the roofing finish of the garden studio. The shallow depth, sedum mat will sit above the proposed grey/black EPDM rubber roofing membrane and will provide a diverse green roof, respecting the limitations of the lightweight structure of the garden studio.

The appearance of the vegetation will change year on year, dependent upon the seasonal weather conditions and temperature. It is be expected that the grasses and mosses will be present during the wetter months, when conditions are optimal, with wildflowers etc more prevalent in the spring and summer months.

Careful seasonal maintenance will be required to ensure longevity of plant life. In addition to the sedum matting out client intends to hand plant a selection of plug plants throughout the roof, to complement the existing, lush planted rear garden.

## Site Photograph

Existing planted rear garden at No. 58a Gondar Gardens.



## **Details of Planting Species and Density**

### **Sedums**

The Environmat Sedum matting provides 95-100% plant coverage. Sedum species are selected to give a variety of colour, diversity and foliage throughout year and include:

- White Stonecrop (*S.album*);
- Gold Sedum (*S.kamtschaticum*);
- Widow's Cross (*S.pulchellum*);
- Crooked Yellow Stonecrop (*S.reflexum*);
- Two-row stonecrop (*S.spurium*);
- Tasteless stonecrop (*S.sexangulare*);
- Biting stonecrop (*S.acre*); and
- Meadow Saxifrage (*Saxifragia granulata*).

### **Additional Plug Planting**

In addition to this our client intends to hand plant a selection of plug plants throughout the roof, including but not limited to:

- Sempervivums;
- Creeping Thymes; and
- Acaena.

### **Living Roof Detailed Scheme of Maintenance**

General maintenance is to be carried out annually during springtime. However certain tasks, such as the removal of weeds, seedlings and accumulated leaf litter from overhanging trees, should also be carried out at the end of the growing period during autumn.

The following maintenance tasks should be undertaken in order to maintain the green roof in good condition:

#### **General Roof Maintenance**

- Removal of dead vegetation and debris from the roof surface, taking particular care to ensure that all outlets, gutters and downpipes are clear.
- Visual inspection of joists, flashings and edge details in order to ensure the roof structure and EPDM membrane are kept in good order and is properly draining.

#### **Annual Vegetation Maintenance**

- Periodically any vegetation which has encroached into drainage outlets should be removed. The vegetation removed may be set aside and used to repair any bare patches if required (see below).
- If movement/settlement of the gravel finish has occurred additional washed, low density, gravel should be added to ensure an even finish.
- The colour and rate of growth of the vegetation should be reviewed to establish the health of the plants. Plants in poorer health may require additional fertilisation or irrigation. Applications of fertiliser should also be applied to sedums which have received regular rainfall but continue to show signs of distress.
- With the exception of saplings, which should always be removed to mitigate damage to the EPDM roof membrane, weeds should be considered as a problem only of aesthetics. Any greenery considered a weed should be cut back and removed by hand, any bare patches should be plugged to restore an even coverage/density of plants.
- Bare patches are best repaired during the main growing seasons of March/April or from late August until the end of September. Cuttings from surrounding areas of abundant growth can be pressed gently into the soil, or new plug-plants planted. A light sprinkling of sand mixed with compost should then be dressed over the affected area to improve the uptake of the new planting/cuttings.
- An optional seasonal application of organic fertiliser can also help to ensure that plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions and flowering whilst also allowing the different species to gain sufficient nutrients without competing against each other.

For additional information please see the TurfOnline Care and Maintenance guide submitted with this application.