



Wednesday, 19 February 2020

Re: Application Ref: 2016/3596/P

Design Statement for Green Roof at 59 Croftdown Road

Dear Camden Planning Department,

The following statement has been prepared to discharge condition 9 in relation to the planning application at 59 Croftdown Road. Please also refer to additional drawing 087-400 (Garden Studio Green Roof Details) and revised drawing 087-103 (Roof Plan Existing and Proposed).

Design Objectives

The following points below outline our design objectives for proposing a green roof to garden studio and extension roof for the proposed works at 59 Croftdown Road:

- As the garden studio roof slopes down to street level, the roof will be visible from Brookfield Park, and also while walking uphill along Croftdown Road
- Further to this, the garden studio roof and extension roof will also be overlooked by neighbouring properties on Croftdown Road and Brookfield Park
- The proposed green roof will mark a visual improvement of the existing garage structure
- A green (sedum roof) will create a much more aesthetically appealing roof form compared to a traditional tile or single-ply membrane roof
- The chosen sedum roof will complement the existing materials and the proposed materials
- The sedum roof which will contribute to biodiversity and wildlife on-site and within the existing garden

Justification of Roof Type

Our intention is to use a sedum blanket that requires minimal future maintenance whilst also minimising the need for additional depth in the roof build-up to accommodate the system. The Bauder XF301 achieves both of these goals whilst also contributing to the visual appearance of the proposal

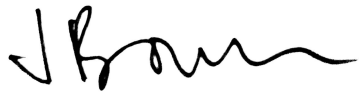
The Bauder XF301 vegetation blanket is a sedum mat developed for use directly over the waterproofing system without the need for a secondary substrate growing medium, meaning the system is one of the lightest self-contained sedum blanket system available. The sedum blanket system features 11 species of sedums with some mosses and grasses to ensure plant diversity. All plants are selected to suit our climate and keep weight and maintenance to a minimum. The sedum blankets provide 90% ground coverage at installation.

- Lightweight green roof system
- Delivers instant greening of a roof with sedums and other species all able to flourish in our climate
- Cradle-to-Cradle certification.

- Sedum blankets are grown on our farm in the UK and delivered to site within 24 hours of harvesting.
- Carry fire ratings of EXT.F.AA and EXT.S.AA.
- The sedum vegetation provides dense foliage that delivers colour and interest through the spring and early summer.

If you have any questions, please do not hesitate to contact me.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'J Brown', with a stylized, cursive script.

Joseph Brown
For and behalf of Amos Goldreich Architecture