

S H O R T S G A R D E N S

Planning Condition 12 - Green Roof

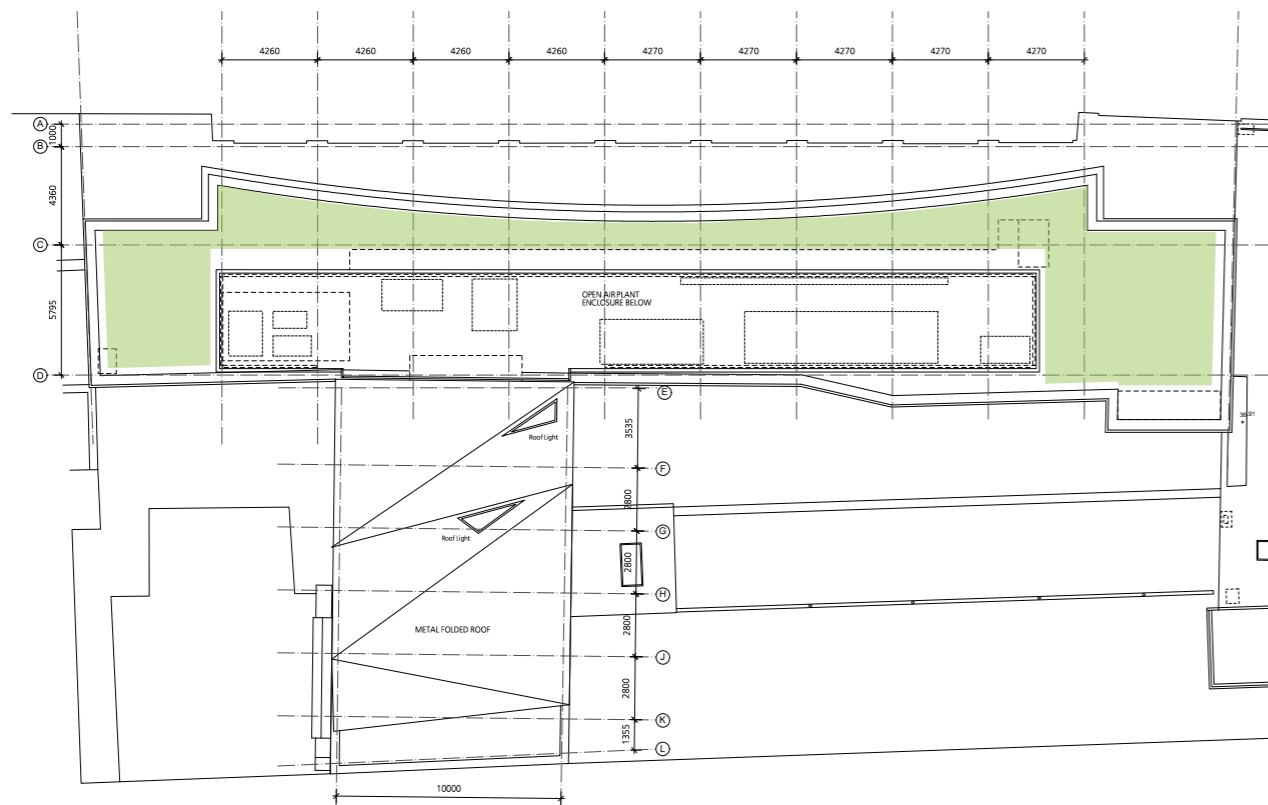
London Borough of Camden

May 2020



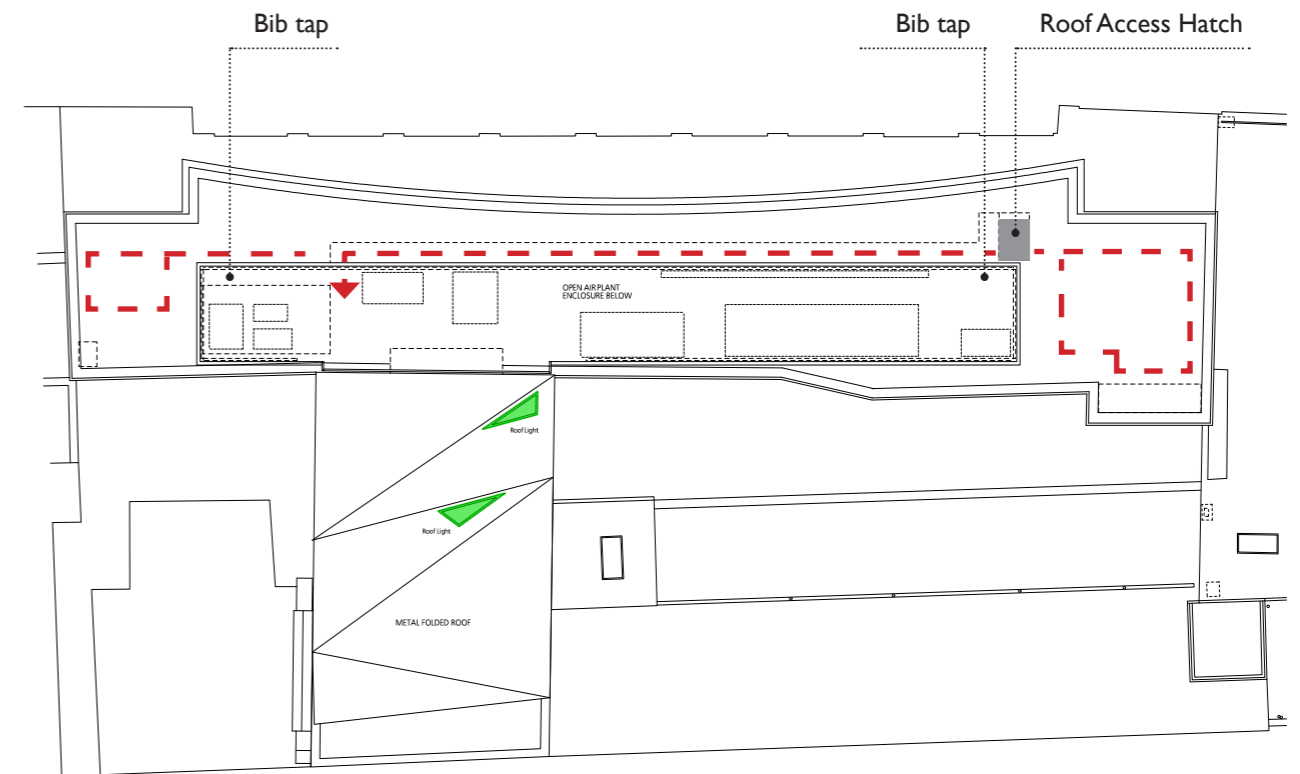
GREEN ROOF EXTENT & ACCESS

- The development provides for biodiversity in accordance with the provisions defined within the consented MMA scheme, ref: 2019/3501/P
- The commercial building roof is accessed via a roof access-hatch above the eastern stairwell, via companionway ladder. This provides access to the plant enclosure for non-frequent access & maintenance.
- Operatives will traverse the roof along a walkway, in addition there will be a fall/restraint system to protect operatives whilst they are not within the safety of the plant enclosure. The support system carries out to reach the two small pockets of green roof at each end of the roof.
- There will be the provision of a water tap at each end of the enclosure areas to assist with maintenance.



CONSENTED ROOF PLAN - showing extents of proposed green roof

extent of green roof finish

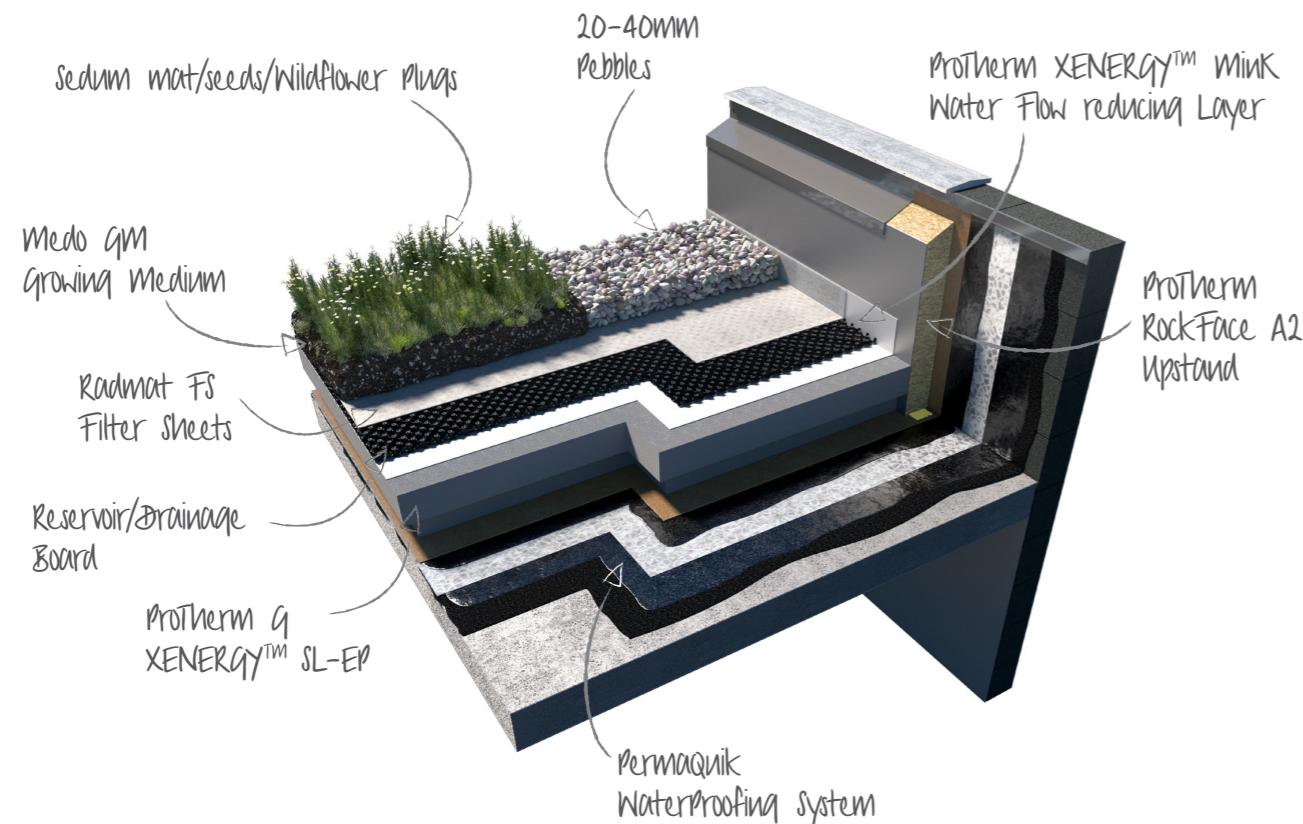


CLEANING AND MAINTENANCE STRATEGY

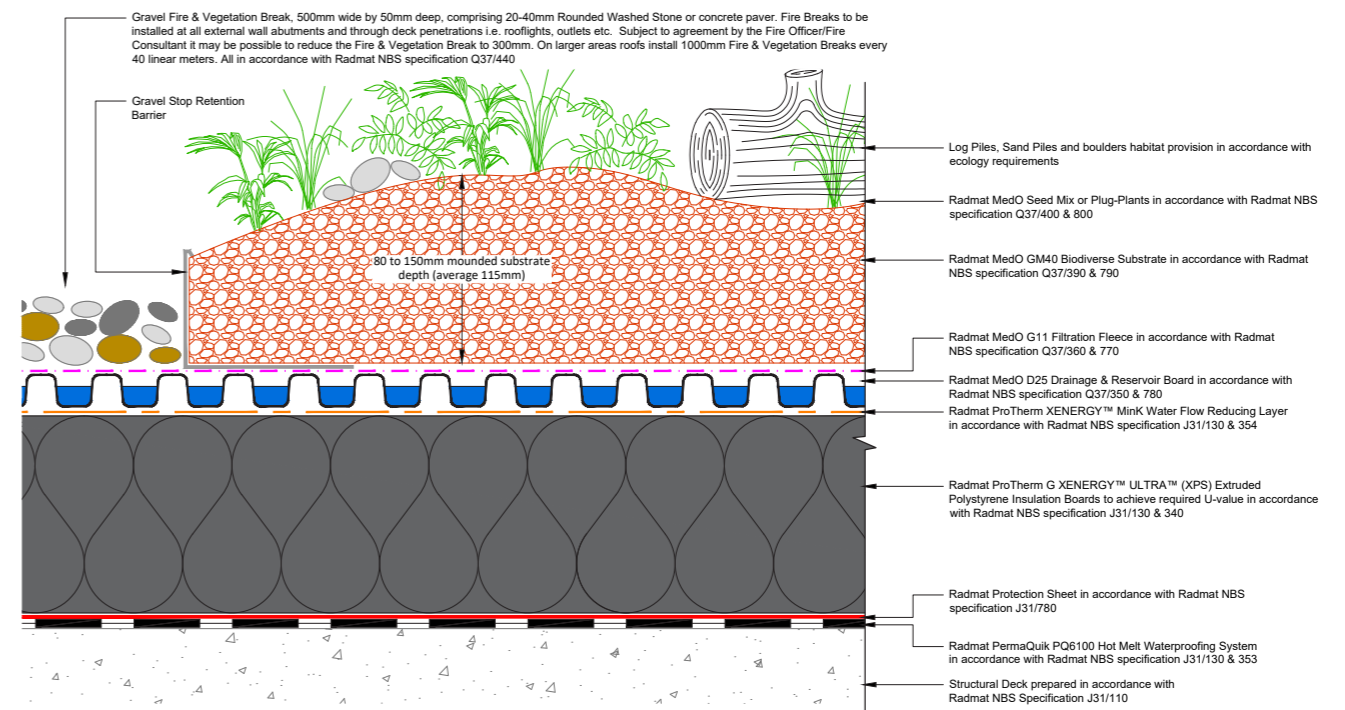
← - - - - - → fall/restraint access system

GREEN ROOF SYSTEM

- The specified living roof proposal has been developed alongside RADMAT to provide a complete inverted roof covering system (waterproofing & insulation) in combination with their green roof system coverings. This will mean the new roof areas will be as efficient and fully compatible, and installed to a strict single manufacturer guidance.
- Due to the very limited extents of green roof, and that roof access will be relatively infrequent, the living roof proposals will be a specially developed RADMAT SedumPlus covering. The sedum mat application is a hardy, low maintenance system which is drought resistant and is therefore ideally suited for the application at Shorts Gardens.
- The sedum covering is laid over an 80mm RADMAT substrate system with low-flow drainage and filters layers beneath to naturally attenuate flow and assist with self-irrigation. The specification outlines a detailed watering in process to be undertaken by the roof installer/main contractor. Once installed the system will require little to no irrigation requirements, however a general maintenance schedule is also provided by RADMAT. To assist 2no. bib taps will be located within the plant enclosures at each end for any routine maintenance/watering.



RADMAT MedO Inverted Roof System & Green Roof Covering



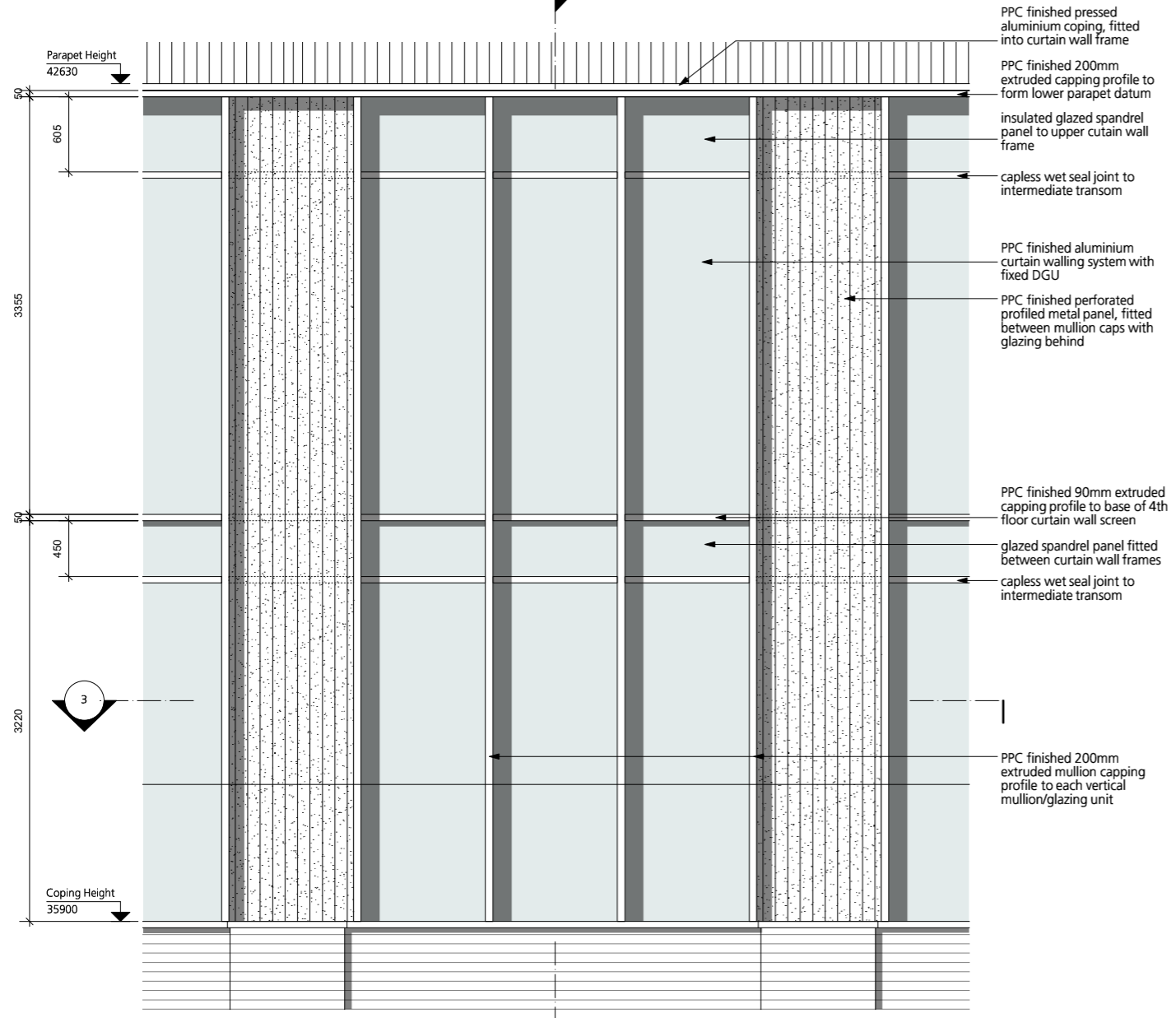
BIODIVERSITY & SPECIES

- The RADMAT SedumPlus blanket is a ready to lay sedum vegetation system. It is specifically developed to provide a variety of different leaf types and flowers throughout the year whilst enhancing biodiversity. Bold and vibrant colour ranges will be evident across the spring and summer periods.
- SedumPlus is cultivated in the UK using a range of biodegradable and recyclable growing systems/mediums and is comprised of up to 16 different species to provide a rich variety of colour and interest.
- The species include (but are not limited to) sedum Stoloniferum/ Hybridum/ Acre/ Spurium/ Floriferum. In all this provides planting of heights varying from 5cm to 30cm, in addition to a great variety of flower and stem colours. It is also boosted by a variety of leaf and stem colour/shapes which creates visual interest and provides biodiversity which is none existent at the site.
- RADMAT specification provides a detailed requirement for installation and irrigation requirements on bedding, in addition to lifecycle and ongoing maintenance/irrigation schedules.

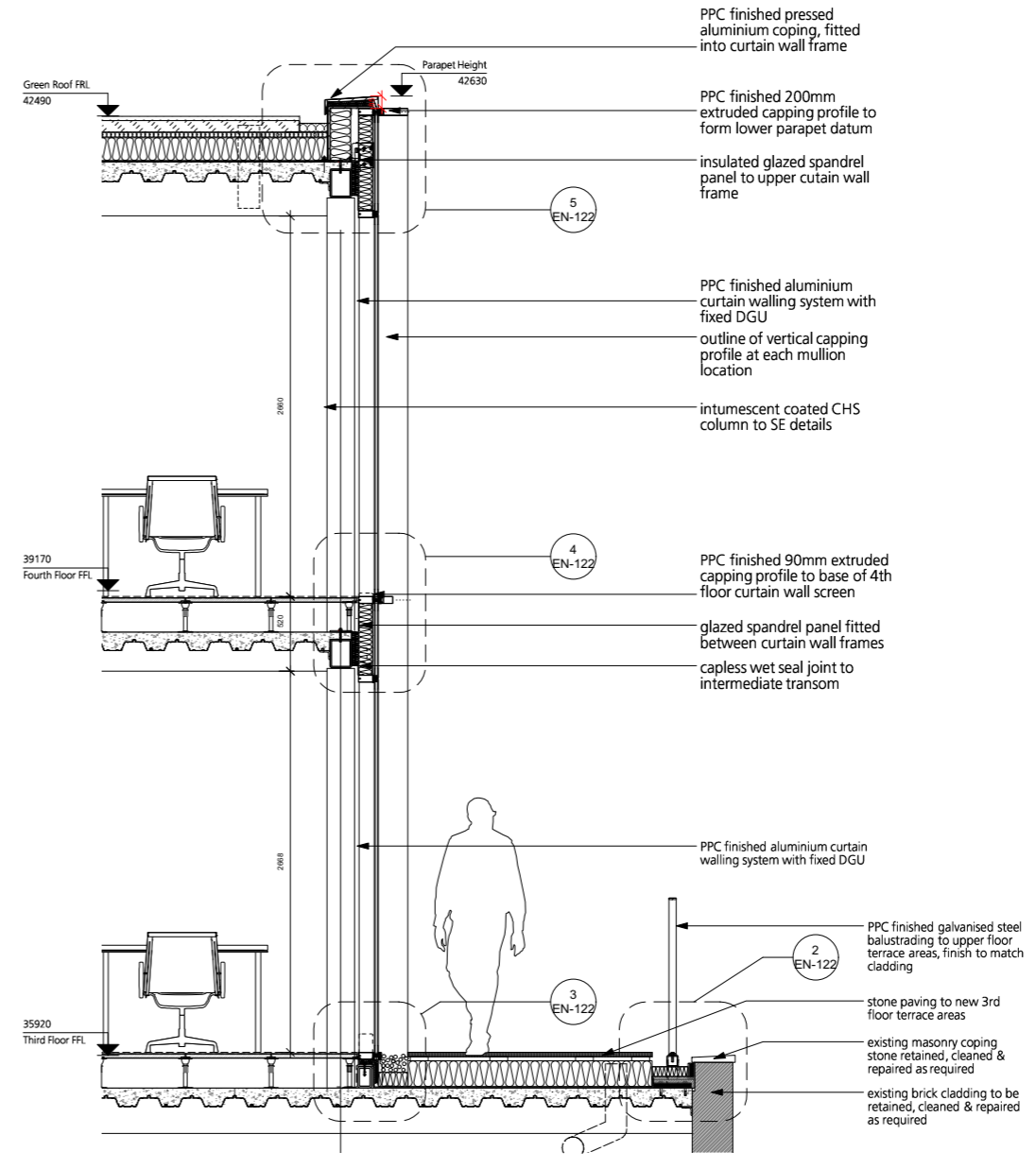


RADMAT MedO Extensive Green Roof, SedumPlus examples - Used extensively on the East Village Olympic development

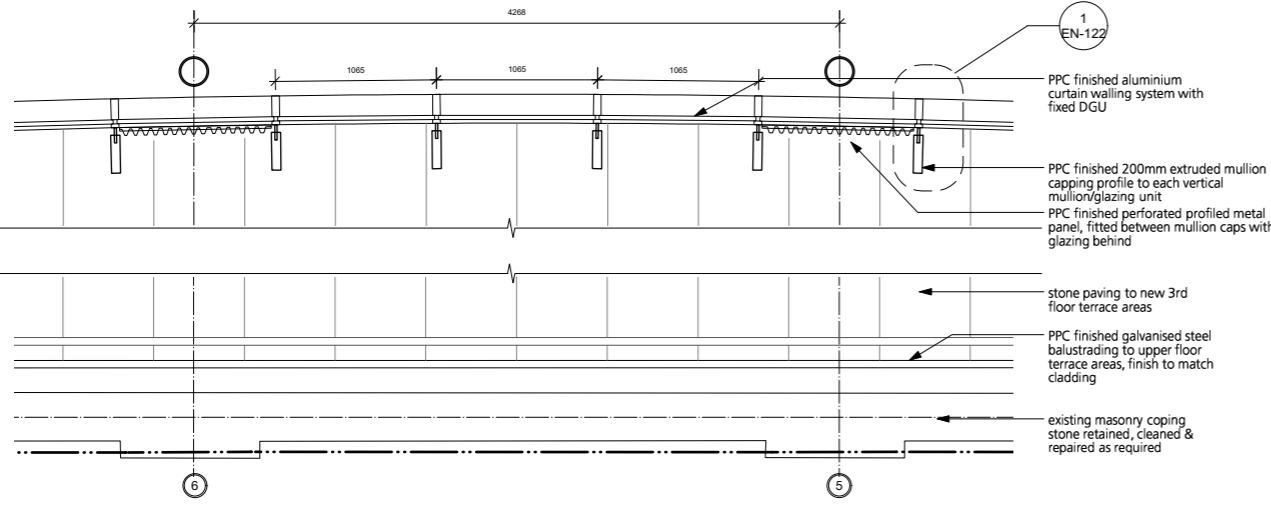
2



1 North Bay Elevation
1:25



2 North Bay Section
1:25



3 North Bay Plan
1:25

GENERAL NOTES.
 All dimensions to be checked on site prior to commencement of any works, and/or preparation of any shop drawings.
 Sizes of and dimensions to any structural elements are indicative only. See structural engineers drawings for actual sizes / dimensions.
 Sizes of and dimensions to any service elements are indicative only. See service engineers drawings for actual sizes and dimensions.
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 DO NOT SCALE FROM THIS DRAWING.
 NOTES.

ISSUED FOR TENDER 06.12.19

REVISION DATE

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
 London E1 6JJ T: 020 7033 9913 F: 020 7033 9914

CLIENT **SPAN GROUP**

PROJECT **SHORT'S GARDENS**

DRAWING **Building Envelope - SG
 North Elevation - Levels 03 & 04**

SCALE **1:25 @ A1 (1:50 @ A3)**

DATE **January 2019** DRAWN BY **ALI**

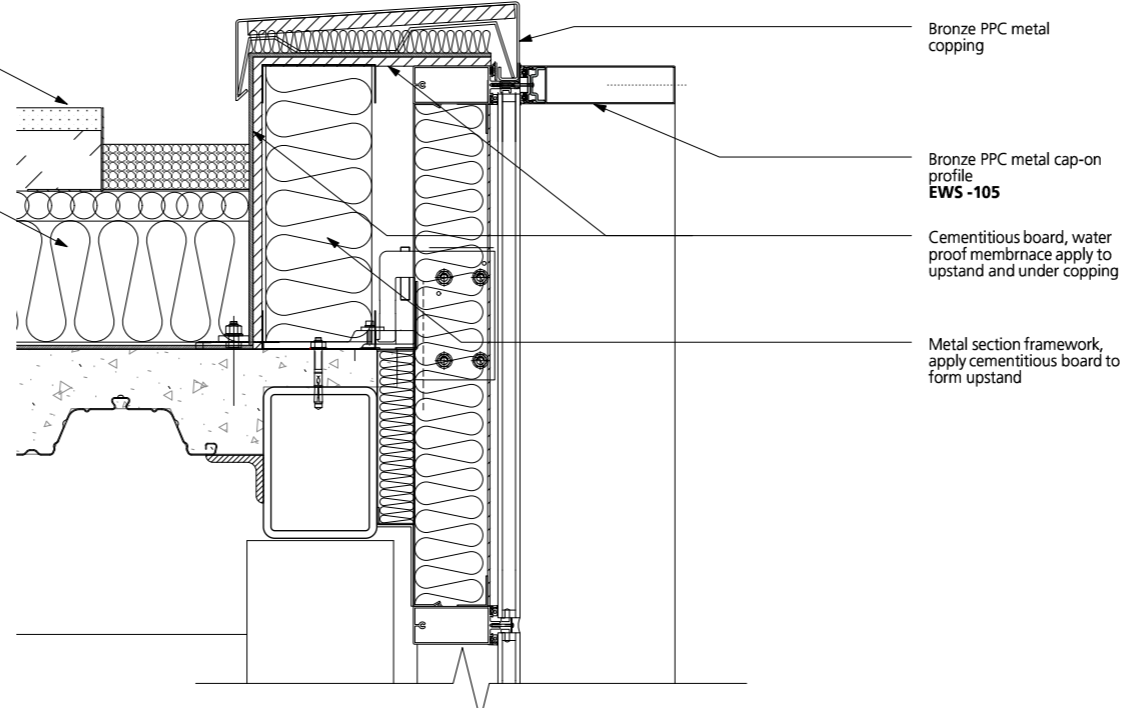
DWG No. **1087_EN_022** REVISION **-**

DRAWING STATUS **STAGE 4**

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Green roof: growing media, drainage layer, filtration with aluminum edge trim **RFS-02**

Inverted roof build-up **RFS-02**



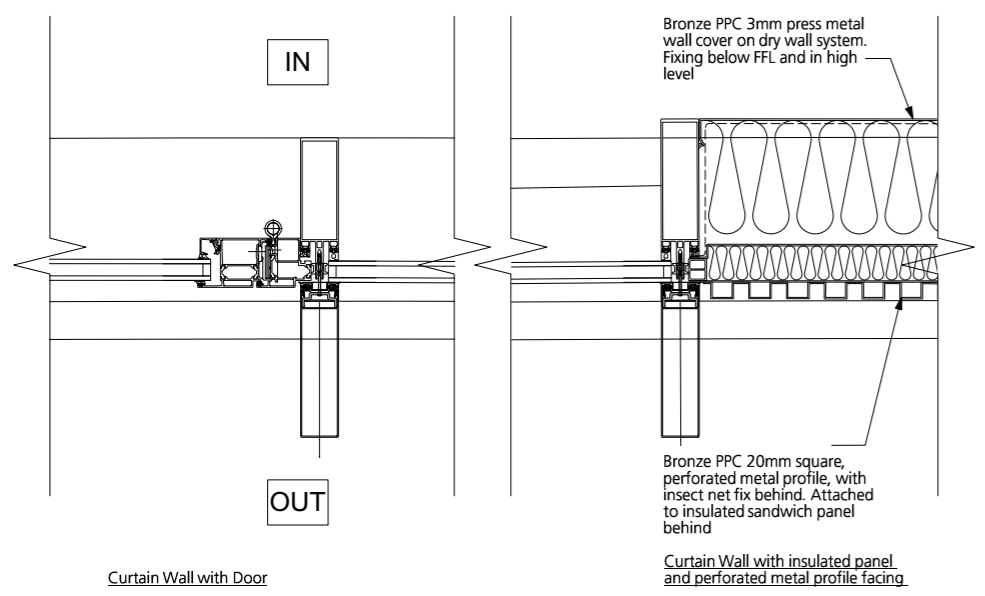
Bronze PPC metal coping

Bronze PPC metal cap-on profile **EWS-105**

Cementitious board, water proof membrane apply to upstand and under coping

Metal section framework, apply cementitious board to form upstand

5 North Bay - Upper Floor Curtain Wall - Section -Detail
1:5@A3



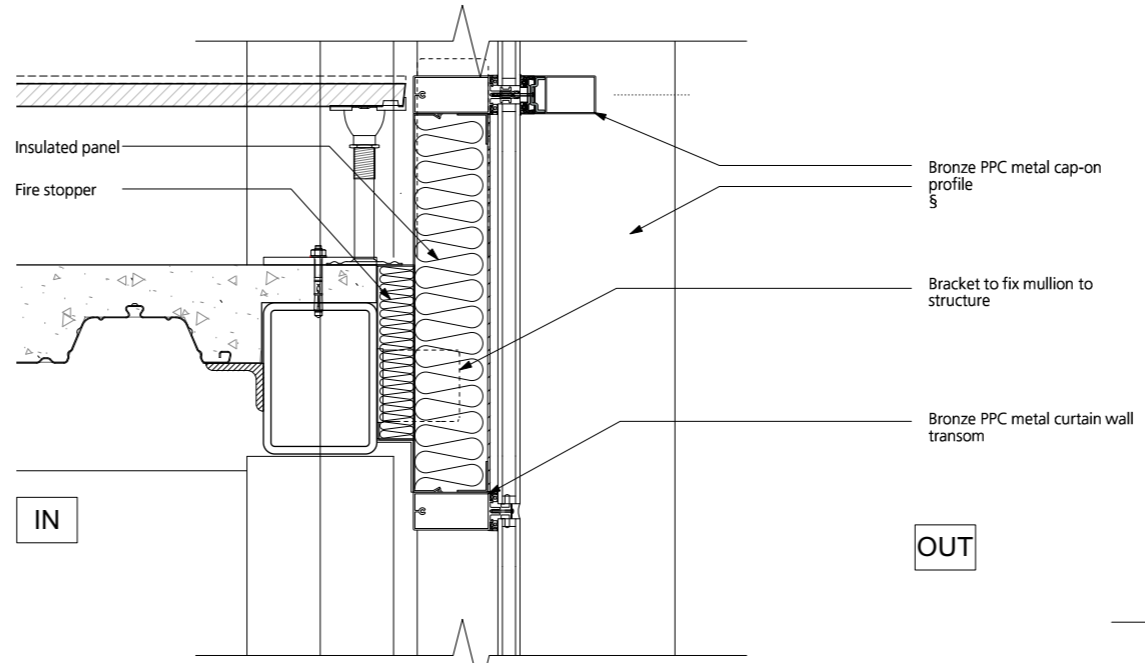
Bronze PPC 3mm press metal wall cover on dry wall system. Fixing below FFL and in high level

Bronze PPC 20mm square, perforated metal profile, with insect net fix behind. Attached to insulated sandwich panel behind

Curtain Wall with Door

Curtain Wall with insulated panel and perforated metal profile facing

1 North Bay - Upper Floor Curtain Wall - Plan -Detail
1:5@A3

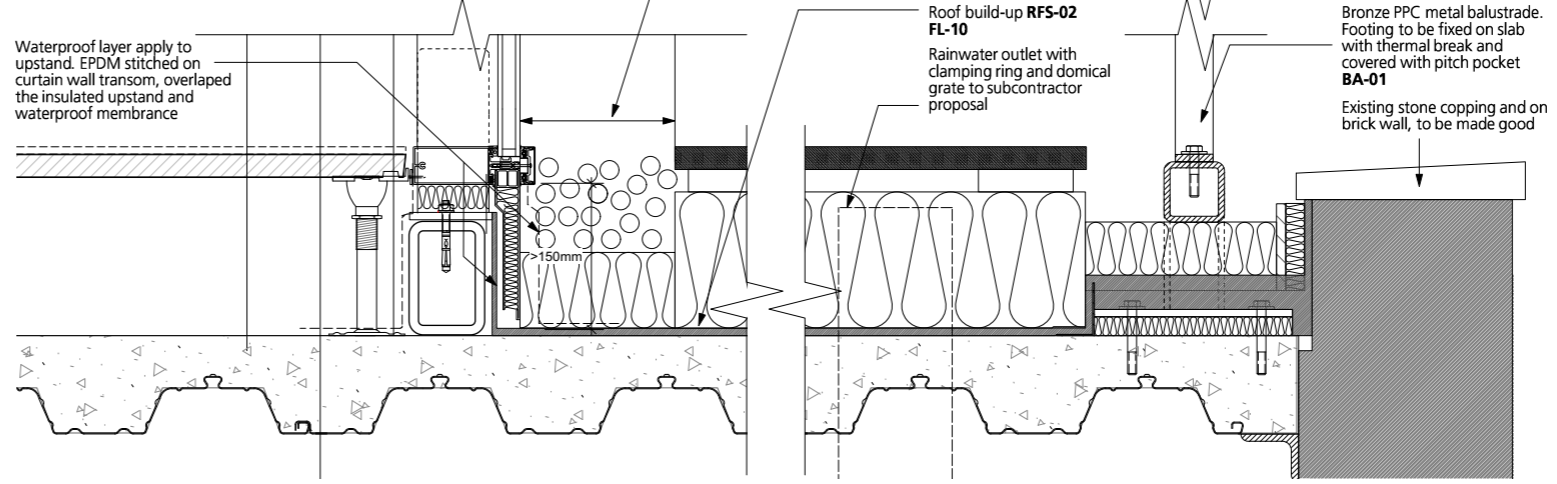


Bronze PPC metal cap-on profile **S**

Bracket to fix mullion to structure

Bronze PPC metal curtain wall transom

4 North Bay - Upper Floor Curtain Wall - Section -Detail
1:5@A3



Waterproof layer apply to upstand. EPDM stitched on curtain wall transom, overlapped the insulated upstand and waterproof membrane

Roof build-up **RFS-02 FL-10**

Rainwater outlet with clamping ring and domical grate to subcontractor proposal

Gravel bed to width of metal profile

Bronze PPC metal balustrade. Footing to be fixed on slab with thermal break and covered with pitch pocket **BA-01**

Existing stone coping and on brick wall, to be made good

1100 from FFL

>150mm

3 North Bay - Upper Floor Curtain Wall - Section -Detail
1:5@A3

2 North Bay - Upper Floor Curtain Wall - Section -Detail
1:5@A3

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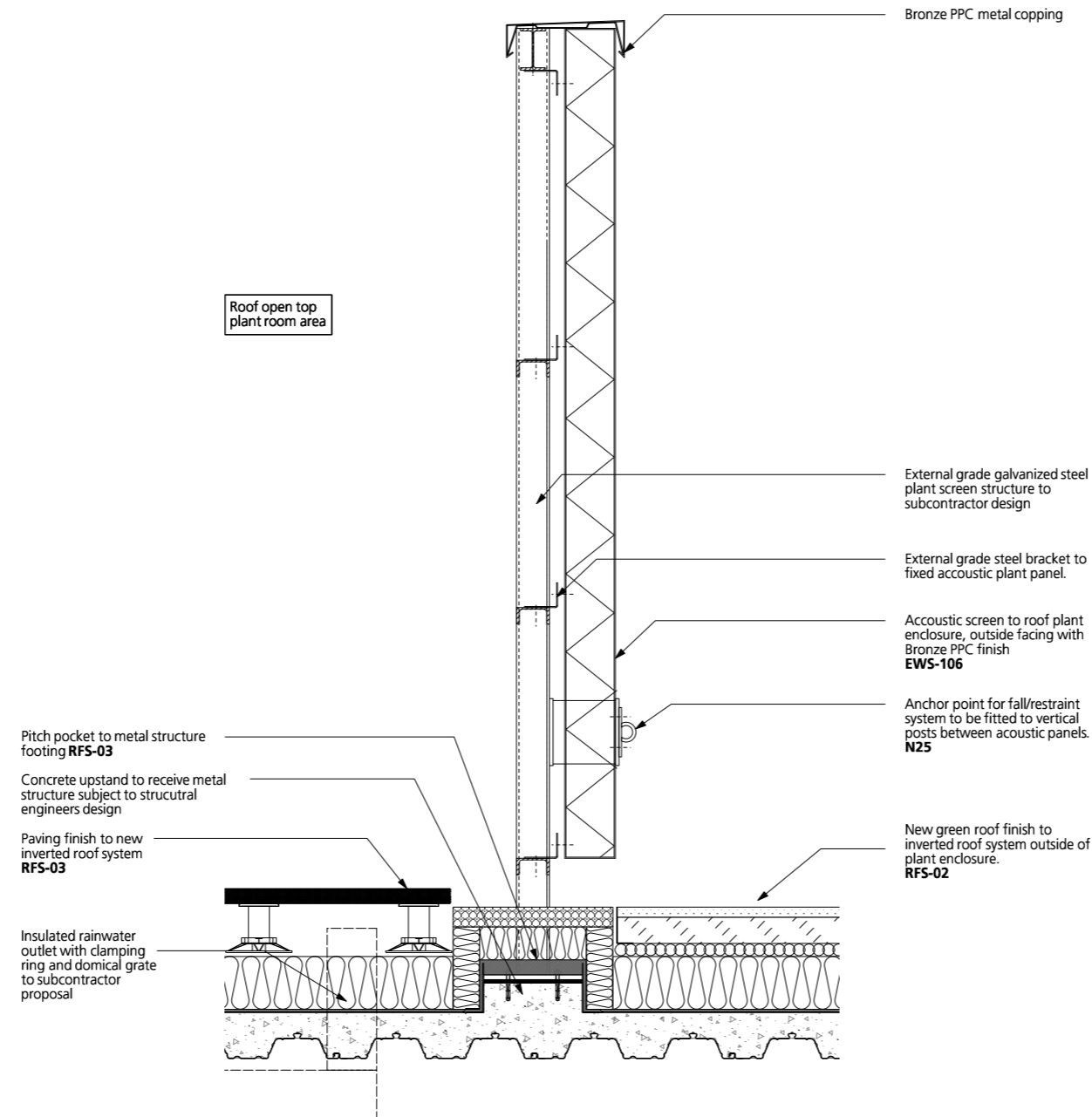
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CLIENT	SPAN GROUP
PROJECT	SHORT'S GARDENS
DRAWING	Building Envelope - SG North Elevation - Levels 03 & 04
SCALE	1:5 @ A1 (1:10 @ A3)
DATE	January 2019
DWG No.	1087_EN_122
DRAWING STATUS	STAGE 4
DRAWN BY	ALI
REVISION	-

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- ISSUED FOR TENDER 06.12.19

REVISION DATE

Buckley Gray Yeoman
 Studio 4.04 The Tea Building 56 Shoreditch High Street
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CLIENT SPAN GROUP

PROJECT SHORT'S GARDENS

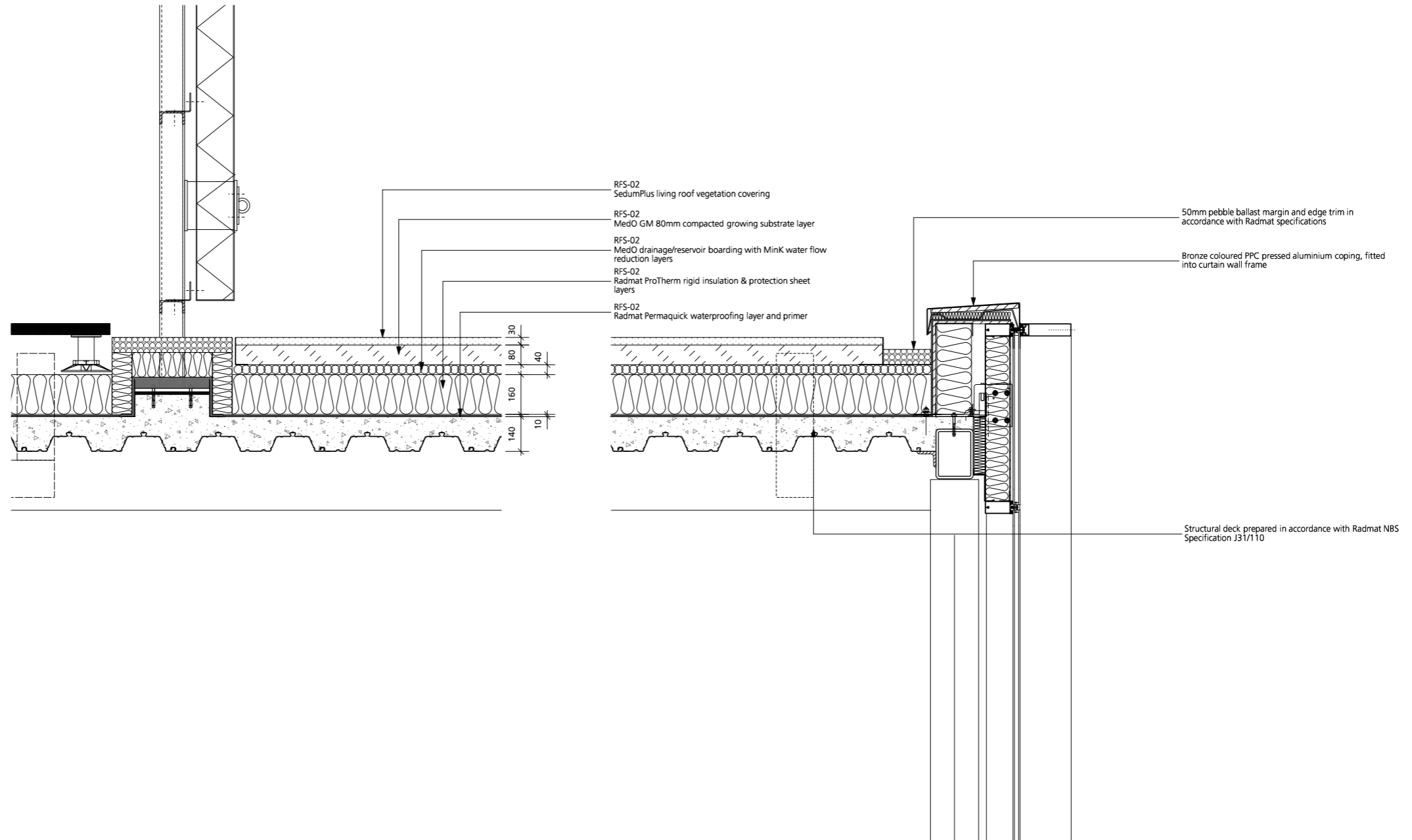
DRAWING Building Envelope - SG
 North Elevation - Roof Level

SCALE 1:10 @ A1 (1:20 @ A3)

DATE January 2019 DRAWN BY ALI

DWG No. 1087_EN_123 REVISION -

DRAWING STATUS STAGE 4



1 SECTION I Green Roof Build-up
Scale: 1:10

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DRAWING NOTES:

STATUS	REVISION	DATE	DRAWING		CLIENT
			GREEN ROOF Section I Roof Build-up		
			SCALE	DRAWING FILE REF	Buckley Gray Yeoman Studio 4 04 The Tea Building 56 Shoreditch High Street London E1 6JJ T: 020 7033 9913
			1:10 @ A1 (1:20 @ A3)	1087_SK-191220-001.vwx	
			DATE	DRAWN BY	SPAN GROUP
			Jan. 2020	AA	
			DWG No.	REVISION	PROJECT
			SK_191220-001		
			DRAWING STATUS	SHORT'S GARDENS	
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