

Regeneration and Planning
London Borough of Camden Town Hall
Judd Street
London
WC1H 9JE

20th July 2020

Dear Sir / Madam,

DISCHARGE OF CONDITION 5
178 Regent's Park Road NW1 8XP – 2019/6009/P

PLANNING STATEMENT

- The proposal was registered on 9th January 2020 (2019/6009/P)
- Conditional consent was received 23rd April 2020 (2019/6009/P)

This document proposes to discharge the following pre-commencement condition

5. Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved ground floor and first floor plans 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 and showing a variation of substrate depth
- iii. full details of planting species and density

We look forward to receiving confirmation that the application has been validated and that the details provided are satisfactory for you to discharge the condition.

If you require any further information relating to this application please do not hesitate to contact me via email at finn@michaelisboyd.com or by calling the number below.

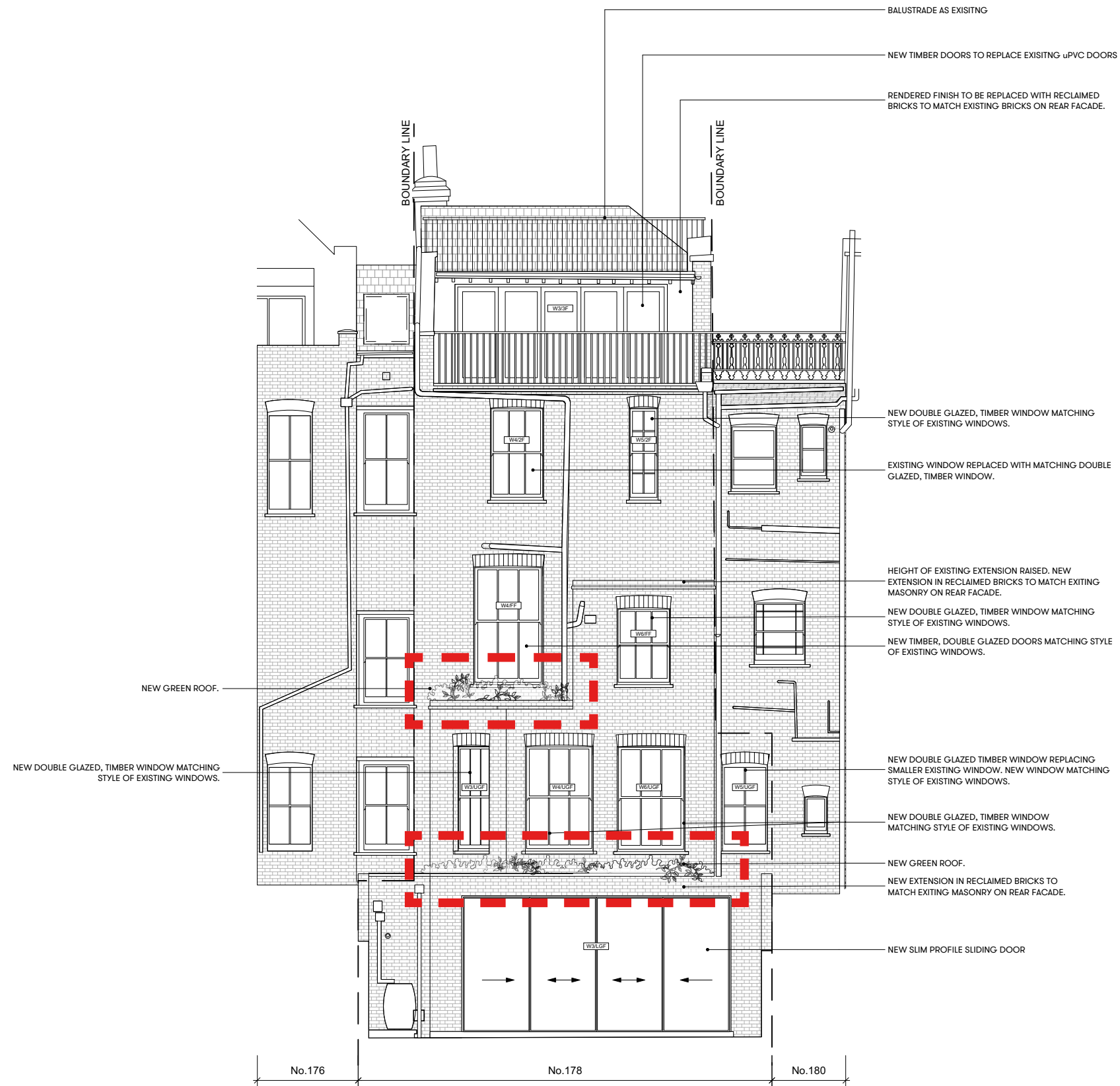
Kind regards

Finn Christiansen

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MAINTENANCE SCHEME



MAINTENANCE SCHEME

1. HEALTH AND SAFETY CONSIDERATIONS

Following health and safety best practice is essential to all green roof maintenance and should be carried out by fully trained personnel who should be:

- Familiar with working at rooftop levels
- Able to carry out risk assessments
- Inspecting mansafe equipment prior to use
- Competent users of all apparatus
- Wear all necessary personal protective equipment

2. GENERAL MAINTENANCE

General maintenance will be carried out annually during springtime. However, certain tasks such as the removal of weeds, seedlings and accumulated leaf litter from nearby trees may also need to be done during the autumn.

The following procedures should be carried out as indicated below, in order to ensure that the roof is maintained in good condition and to protect the validity of the guarantee.

The guideline has been established based on documents provided by supplier BAUDER.

3. PRELIMINARY MAINTENANCE PROCEDURES

- Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at roof level. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
- Removing all dead vegetation and debris from the roof surface.
- Removing dead leaves during the spring and again in the autumn, to ensure that they do not damage the roof vegetation.
- Remove the lids of all Inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.
- Ensure that any protective metal flashings and termination bars remain securely fixed in place.
- The client will be advised of the need to repair or renew as necessary.
- The Building owner should keep a record of all inspections and maintenance carried out on the roof.
- Any signs of damage or degradation to the waterproofing should be reported to Bauder immediately, in order that arrangements can be made for remedial work to be carried out if necessary. Damage to the landscaping should be reported to the building owner. If this damage includes Bauder components, then Bauder may be contacted for remedial advice.
- Works to adjoining areas - When carrying out maintenance to these areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either has been affected, then Bauder should be contacted for advice.

MAINTENANCE SCHEME

4. VEGETATION MAINTENANCE TASKS

The following tasks should be carried out annually:

- Plant encroachment

Any vegetation which has encroached into drainage outlets and the vegetation barriers (pebbles) should be removed. The vegetation removed may be set aside and used to repair any bare patches if required. If movement/settlement of the pebble vegetation barrier has occurred, additional washed stone pebbles similar to the existing are to be added.

- Monitor the colour and rate of growth.

The colour and rate of growth of the vegetation should be reviewed to establish the health of the plants. It should be noted that many factors can affect the growth and colour of the vegetation and that plants tend to be greener in wetter, mild conditions (springtime) and where the roof pitch is shallow.

- Notes

During May, June and July, sedum plants flower and bring a mixture of colours – predominantly whites, pinks and yellows with some purple. The foliage of some species of sedum, such as Sedum Album “Coral Carpet”, blush red naturally during the summer and autumn, and so the vegetation can take on a more ‘red/brown appearance. This becomes more noticeable once plants have flowered, leaving remnants of dry brown seed heads. The best visible indication of the health of a plant is if the leaves are fleshy and contain plenty of water.

When exposed to extreme conditions, sedum plants have a tendency to turn a deep red colour. This is a natural phenomenon and is important to help the plant to acclimatize, ready to survive a cold winter or hot summer. This will usually occur during extreme cold weather as well as periods of prolonged drought, in very exposed locations or when the plants are in distress through lack of nutrient (fertiliser).

If sedums are showing signs of distress, but have received regular rainfall, then the most likely problem is a lack of nutrient and a fertiliser should be applied.

Only a relatively few species of sedum and other plants suitable for an extensive green roof installation will persist in partial and full shade, and they will generally be greener in colour and grow “leggier” in these locations. There will be a significant variance in the growth and colour between the plants growing in full or partial shade and those in full sun and this should be recognised as a feature of the living nature of each individual roof.

If problems with the vegetation are suspected, Bauder may be contacted for advice and, if necessary, a suggested course of action.

MAINTENANCE SCHEME

4. VEGETATION MAINTENANCE TASKS

- Weeding

With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed either manually or by using a 'spot weed wipe', ensuring that care is taken to follow specific instructions regarding the use of any proprietary products. After the removal of weeds and saplings, treat the affected area as if it were a bare patch (see below). All extensive green roof installations will at times include some moss and grass.

- Repairing Bare Patches.

Bare patches can be easily repaired and this is best done during the main growing seasons of March/April or from late August until the end of September. Take vegetation cuttings from surrounding areas of abundant growth and place on bare patches, pressing gently into the soil. A light sprinkling of sand mixed with compost should then be dressed over the affected area to improve the uptake of the cuttings. The best results will be achieved if this work is carried out during spring maintenance and the affected area is kept moist for a short period afterwards. Please contact Bauder for further project-specific advice.

Please note: In areas of extreme exposure or where localised wind-swirl is caused by adjacent structures, it is possible that both the vegetation and substrate will be disturbed by periods of high wind. Should this occur, consideration should be given to how best to secure the installation against similar conditions in the future prior to re-instatement. If a problem of this type is suspected, Bauder may be contacted for advice and, if necessary, a suggested course of action.

- Fertiliser for Bauder XF301 sedum blankets

Bauder Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure that the 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. Organic fertilizer can be obtained direct from Bauder in 25kg bags, which is sufficient for an area of 312.5m² when applied at the recommended rate of 80gm/m².

Areas of up to 30m² may be applied using either a hand held spreader or strewn by hand from a bucket. Larger roofs should always be done using a trolley applicator, which can be purchased direct from Bauder. Always apply the fertiliser at the given rate written on bag.

It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage, which may occur if fertilizer pellets settle on the leaves. Dung-based organic fertilizers should be avoided.

Fertiliser for either plug planted or hydro-planted extensive green roofs Use a 6-month slow release chemical fertiliser with an NPK ratio of 15, 9, 14.

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4. VEGETATION MAINTENANCE TASKS

- Irrigation

It is generally not considered necessary to irrigate extensive substrate green roof systems. It is, however, always advisable to ensure that there is a water supply point adjacent to the green roof, both to assist with general maintenance and as a precaution against extreme drought conditions.

Bauder XF301 Blanket Systems

The sedum plants used in the Bauder XF301 blanket system absorb and store water in their leaves, which they then use to survive during periods of drought. The purpose of the moisture retention fleece, which is incorporated into the system beneath the blanket, is to hold water after rainfall to give the plants sufficient time to take on as much water as possible. The moisture retention fleece is not a water storage medium, so you should not be concerned if it dries out during periods of dry weather.

If drought conditions arise it is important to check the plant leaves to see if they are still fleshy and not completely dried out.