

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

Michaelis Boyd Associates
108 Palace Gardens Terrace
London W8 4RT
+44 (0) 20 7221 1237
+44 (0) 7598 922375

PLANTING SPECIES AND DENSITY

EXTENSIVE GREEN ROOF Bauder XF301 Sedum Blanket

- Landscaping finish: Pre-cultivated Sedum vegetation blanket, 13 species of sedum are grown in the blanket to ensure plant diversity:
 - Sedum acre
 - Sedum album 'Bella d' Inverno'
 - Sedum album 'Coral Carpet'
 - Sedum ewersii
 - Sedum kamtschaticum subsp. Ellacombianum
 - Sedum kamtschaticum var. floriferum 'Weihenstephaner Gold'
 - Sedum montanum subsp. orientale
 - Sedum pulchellum
 - Sedum rupestre (reflexum)
 - Sedum sexangulare
 - Sedum spurium mesemlanthemum = Delosferma
 - Sedum spurium mesemlanthemum = hallii
 - Sedum verticillatum



Additional information:

- Vegetation blanket: Bauder Xero Flor XF301 sedum blanket, applied in standard length rolls 2m x 1 m
- Landscaping depth: ca. 48mm (excluding vegetation).
- Vegetation: Mainly Sedum (listed above) with moss and grasses.

Species are self-propagating and they develop according to the location.

Annual maintenance will be carried out and fertiliser will be used to maintain the variety of plants.



Reference of Bauder sedum blanket green roof. University of St Andrews, Scotland

Product	Description	thickness	weight
1 XF301 Sedum Blanket	This is the lightest weight all in one system available. It comprises mature sedum on 20mm of extensive substrate and incorporating a multifunctional water retention and filter layer. The system is suitable for both new build construction and retrofit refurbishment projects.	28mm	44Kg/m ²
2 SDF Mat	Multifunctional drainage, filtration and protection layer manufactured from ultraviolet resistant nylon woven loops, which are thermally bonded to geotextile filter fleece facings.	20mm	1Kg/m ²
Green Roof Build up (fully saturated, excludes the waterproofing)		48mm	45Kg/m²

Bauder sedum blanket system summary