



The footprint areas of the existing green roofs and walls are:

- Upper Courtyard Green Wall (L0): 98m²
- Pocket Park Green Wall (L0): 60m²
- Service Area Roof (L1): 120m²
- External Workshop Roof (L1): 20m²
- L4 Green Roof: 80m²
- L5 Roof Terrace - Wildflower Turf: 161m²
- L5 Roof Terrace - Planters: 81m²

Total Existing Green Roof & Walls: 620m²

EXISTING LANDSCAPE PLAN 1:400 EXTRACTED FROM EPR INFORMATION SUBMITTED FOR CONDITION 8 IN 2014 (CONSENTED APPLICATION 2011/1944/P).



The proposal for modifications to L05 roof terrace will replace 40.0 m² of wildflower turf with decking, benches, and new GRC planters. This represents a 6.5% reduction to the total area of green roof.

The footprint areas of the proposed green roofs and walls are:

- Upper Courtyard Green Wall (L0): 98m²
- Pocket Park Green Wall (L0): 60m²
- Service Area Roof (L1): 120m²
- External Workshop Roof (L1): 20m²
- L4 Green Roof: 80m²
- L5 Roof Terrace - Wildflower Turf: 161m² - 50.8m² = 110.2m²
- L5 Roof Terrace - Planters: 81m² + 10.8m² = 91.8m²

Total Proposed Green Roof & Walls: 580m²

PROPOSED LANDSCAPE PLAN 1:400 BASED ON EPR INFORMATION AND IDENTIFYING PROPOSED MODIFICATIONS AT L5.

Level 5 Roof Terrace Habitat Maintenance Plan
Relevant points below extracted from UCL Howland Street Biodiversity Management Plan produced by EPR, dated 14.03.14.

- 4.5 Due to the effects of trampling by people and the low nutrient character, the Level Five roof terrace may not require very vigorous vegetation control.
- 4.6 The Level Five living roof is an amenity space for users of the building. If the vegetative structure of the roof develops in such a fashion that reactive intervention is considered necessary for the purposes of maintaining safe access or to encourage building users to access the living roof, two possible maintenance methodologies have been identified:
- a. Cutting on an annual basis. Cutting should only occur after herbs have finished flowering and set seed. All arisings must be collected and removed from site to maintain the condition of nutrient poverty.
 - b. If more frequent mowing is considered necessary, this should be undertaken after the seed is ripe and dry and allowing the seed to disperse. Arisings may be left *in situ* for a few days after mowing to allow further seed dispersal, but arisings must be subsequently collected and removed from site and the soil condition of nutrient poverty maintained.
- 4.12 Irrigation will be provided to the following areas in accordance with BREEM WAT 6:
- o roof terrace wildflower turf;
 - o Bamboo in perimeter GRC planter.
 - o Greenery in new proposed GRC planters.
 - o New Herb Garden.
- 5.1 The Management Plan will be subject to review every 5 years, although an initial review should be undertaken within 1-2 years of project completion, so as to identify and address any initial problems. The first review will include the following specific considerations:
- o Success of initial habitat establishment;
 - o Analysis of use by occupants;
 - o Operational problems and experience;
 - o An assessment of whether overall management has been effective, and any necessary adjustments.
- 5.2 The management review will be informed by ongoing monitoring of all habitats within the site. A key objective of monitoring within the first five years following project completion will be the identification, removal and replacement of any elements that fail to establish. In the case of failures which are considered attributable to site conditions such as shading, or excessive or inadequate moisture levels, it may be necessary to consider alternative options which would be more likely to succeed.
- 5.3 Annual monitoring of the living roof habitats should be undertaken for the purposes of detecting problematic invasive species. Monitoring should also be conducted with the aim of identifying trends in floral diversity and the relative extent and distribution of grasses, herbs and areas of exposed substrate. These records will be used as an input to the management review process, to ensure the maintenance of floral diversity and an appropriate balance of microhabitats.
- 5.4 Subject to the results of monitoring, reactive management of the living roof habitats may be required, such as increased frequency of cutting in order to remove nutrients or turf disturbance such as scarification undertaken to maintain germination niches which are likely to be necessary in order for annual species to persist within the sward. Such reactive management should however be guided by the principle that the living roofs are extensive, low maintenance habitats, and that unduly frequent or poorly timed intervention is likely to reduce floral diversity.

Additional commentary:
IRAL/SWC have been in contact with the original wild flower turf supplier (Wild Flower Turf Ltd). They visited site 02 December 2019 and have made recommendation for renewal of the turf and future maintenance. The recommendation made by Wild Flower Turf Ltd will form part of the proposed work and the future maintenance.

3A	10/09/20	GP	GT	IR	Landscape Areas & Maint.
Rev.	Date	By	CA	App	Description
JOB Title					
SWC - Level 5 Roof Terrace					
Drawing Title					
Landscape Measured Area Adjustments and Maintenance Plan					
<small>IAN RITCHIE ARCHITECTS LTD 110 Three Cabs Street London E14 6AL Tel: (+44) 207381100 Fax: (+44) 207381199</small>					
Status Planning					
Scale 1 : 400@A0				Date 10/09/20	
Drawn GP	Checked GT	Approved IR			
JOB No. 779	Drawing No. IRAL-08-1003	Rev.	3A		