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Upload to the Planning Portal

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Attn.: Josh Lawlor - Planning Officer Planning Solutions Team

Ref: Sainsbury Wellcome Centre for Neural Circuits and Behaviour:  
Modifications to the living roof on the level 5 roof terrace

779/B01  
L001

Dear Josh Lawlor,

Many thanks for Pre-Application advice received from L.B Camden in letter 25.08.2020 planning reference 2020/3003/PRE.

We have uploaded the following information (listed below) to the planning portal today in addition to this letter:

779-IRAL-08-0001 3A Location Plan 1:1250 (This replaces and updates drawing SK-0010 rev2A).  
779-IRAL-08-1000 3A Existing GA Plan at Level 05 +49.925OD (This replaces SK-0011 rev2A).  
779-IRAL-08-1001 3A Proposed Plan at level 05 +49.925 OD (This replaces SK-0013 rev2A).  
779-IRAL-08-1002 3A Proposed Detailed Plans at level 05 +49.925 OD.  
779-IRAL-08-1003 3A Landscape Measured Area Adjustments and Maintenance Plan.  
779-IRAL-08-2000 3A Proposed Roof Terrace Sections at Level 05.  
779-IRAL-08-2001 3A Section Details at Level 05.

779-IRAL SK-0012 2A Existing roof Terrace Views.

779-IRAL SK-0014 Roof Terrace with Proposed Modifications-View from Brasserie Looking East.  
779-IRAL SK-0015 Roof Terrace with Proposed Modifications-birds Eye View.  
779-IRAL SK-0016 Roof Terrace with Proposed Modifications-View from Middle Looking East.  
779-IRAL SK-0017 Roof Terrace with Proposed Modifications-View from Directors office Looking West.

File Note 779-IRAL-FN-0001 Rev D SWC Statement of Need (with minor update).

**We highlight the following points responding to issues identified in the Pre-application advice letter 25.08.2020 (from Camden).**

**5.4 Minor reduction to Green Roof (wild flower turf area)**

Drawing 739-IRAL-08-1003 identifies the overall area provided for green roof (comprising levels) L00, L01, L04 and L05) and notes that this is reduced by 6.5% We also identify that additional (new) GRC planters will be provided and the remaining wild flower turf forming the green roof will be renewed by the original supplier "Wild Flower Turf Limited" refer notes on drawing 739-IRAL-08-1001 and 739-IRAL-08-1003.



**5.5 Sustainable Drainage and biodiversity**

The existing green roof (wild flower turf) at level 5 includes a water retaining egg crate board 40mm thick with a filter membrane above. We propose that the egg crate board and filter membrane will be reinstalled in the area where the wild flower turf is replaced by decking. In the areas where the wild flower turf is being renewed, the water retaining egg crate will be retained and locally checked for functionality. Please refer to drawing 739-IRAL-08-2000 that identifies the egg crate board in sections 1 to 6. Biodiversity will not be affected as the renewal of the wild flower turf will use the same specification as the original installation. Please refer to drawing 739-IRAL-08-1002 that includes the green roof species list.

**5.6 Species, maintenance plan and sections.**

The plant species to be used for the renewal of the green roof (wild flower turf) is identified on drawing 739-IRAL-08-1002. The maintenance plan is identified on drawing 739-IRAL-08-1003. Detailed sections through the level 5 terrace are shown on drawing 739-IRAL-08-2000 which includes sections through the renewed green roof (wild flower turf), the new GRC planters, decking and water retaining egg crate board.

Together the above information responds to the Pre-Planning advice identified in the Camden letter 25.08.2020 and provides the further information necessary for the approval of revised details in relation to Condition 8 of 2011/1944/P. The previous approved submission against Condition 8 was 2013/7595/P.

Yours sincerely,

Gordon Talbot  
Ian Ritchie Architects Ltd.

cc. Tom Mrsic-Flogel  
Emma Benett

Sainsbury Wellcome Centre (letter by email)  
Sainsbury Wellcome Centre (letter by email)

Encs.