



HOUSES TO REAR OF 29/33 ARKWRIGHT ROAD NW3 6BJ

PLANNING APPROVAL **2019/1697/P** dated 24 June 2020

APPLICATION FOR APPROVAL OF DETAIL RESERVED BY CONDITION

This application refers to the following conditions;

Condition 6 – details of hard and soft landscaping
Condition 15 – details of the living roof
Condition 17 – plan showing bird, bat & hedgehog boxes
Condition 20 – ecology method statement

SUMMARY

CONDITION 6

A comprehensive landscaping scheme has been prepared by London Garden Designer, attached. This includes plans and statement to explain the design concept, full details of materials and a schedule of plants. The design focuses on creating diverse habitats to help provide diverse habitats for a range of wildlife and offer seasonal amenity value.

Additional information sheets provide further detailed images of materials – physical samples are available if required.

CONDITION 15

Lower level roofs above the ground floor provide an extensive biodiverse green roof for a variety of planting to support a natural habitat. Substrate depth varies between 120-200mm to create peaks and troughs offering a range of habitats. This is described further in the Ecological Method Statement produced by Greengage consultants, (Section 6.3 – 6.13).

Upper levels roofs above the first floor provide extensive green roofs with a 150mm substrate depth for low maintenance planting and incorporate photovoltaic panels using the Bauder Bio-Solar system.

Full details of the Bauder systems and products are included in the application, together with manufacturer's typical detail drawings and architect's drawings showing the specific application. Plant mixes are described in the Bauder product data sheet, with further information included within Greengage's report.

Maintenance procedures for both the green roofs and the solar panels are described in Bauder information sheets.

CONDITION 17

The Ecological Method Statement outlines the provision of bird, bat and hedgehog boxes. Locations are indicated on marked-up drawing 1514_L_310G, and L_322D & L_324B attached.

CONDITION 20

Greengage carried out the bat survey that was included in the original planning submission and carried out a further assessment in August 2020. This confirmed that there is no evidence of bat roosting and recommends that no additional surveys are required.

The Ecological Method Statement refers to precautionary methods of working to limit effects on wildlife.

An arboricultural method statement was submitted as a separate application on 16.9.20, (Planning Portal ref.;PP-0907608), to approve the details described in Condition 8 of the approval. This sets out the measures to clear trees and vegetation whilst providing protection and avoiding damage. It is intended to carry out this work before February, as soon as approval has been granted, in order to ensure no nest building birds are affected.



SQUARE FEET ARCHITECTS

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LIST OF DOCUMENTS

- Statement - *200928_Approval of Conditions Statement*
- Landscape design by London Garden Designer - *99AR Landscape Design Package 25.09.20 Rev A REDUCED*
- Landscaping materials sample sheet by Square Feet Architects
- Ecological Method Statement by Greengage - *551160ogSept20FV02_Method_Statement*
- Drawings showing locations of bird, bat & hedgehog boxes - *200909_Locations bird and hedgehog boxes REDUCED*
- Details of green roofs by Square Feet Architects - *200928_Green roofs details*
- Details of green roofs by Bauder –
 - *Bauder Extensive Biodiversity Green Roof Maintenance Procedure V4*
 - *Bauder (FLL Compliant) Extensive-Biodiverse-Intensive Substrate - Product Data Sheet*
 - *Bauder BioSOLAR - Product Data Sheet*
 - *Bauder DSE40 Drainage and Water Storage Layer - Product Data Sheet*
 - *Bauder Flora Seed Mix Range - Product Data Sheet*
 - *Bauder FSM 600 & FSM 1100 Protection Mat - Product Data Sheet*
 - *Bauder_Ext-IntensiveGreenRoofSystem_DO90103-00W_0-4Deg_200-ExtInt-S-DB_001_TypicalDetailsSheet*
 - *Bauder_WarmRoofBitumen_D0000-00W_011-002_PV-BioSolar copy*
 - *BioSolar Maintenance Procedure V5 1*