

DISCHARGE OF CONDITIONS STATEMENT

Site: 18-20 St Pancras Way, London, NW1 0QG
Application ref: 2020/0259/P

17th December 2020

CONDITION ONE:

No discharge required

CONDITON TWO:

No discharge required

CONDITON THREE:

No discharge required

CONDITION FOUR:

Prior to relevant works taking place on site, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local authority. Details shall include

- i. A detailed scheme of maintenance
- ii. Sections at a scale of 1:20 with manufactures details demonstrating the construction and materials used;
- iii. Full details of planting species and density

We proposed using the M-Tray system, supplied by Wallbarn, which is an easy install, green roof system consisting of specially designed modular trays containing substrate and fully established flower sedum as used for a new build house (on the same site) pictured below:



Wallbarn Website: <https://www.wallbarn.com/green-roofs/m-tray/>

The M-tray system requires minimum maintenance, including watering in extreme conditions, and removal of any dead leaves at the end of summer and end of winter.

We have proposed an irrigation system, also supplied by Wallbarn to further minimise maintenance on the roof. The irrigation system is detailed in the attachment

Access to the roof is via an access hatch with retractable ladder, from the fourth floor common lobby. The access hatch can be located on the roof plan attached. In addition a man safe, latch-way system will be installed on the roof to ensure maintenance of the green roof can be carried out safely

The vegetation is a mix of 11 X sedum species

Please find the following documents to support discharge of this condition

- 1744_DD.04: Typical roof detail with green roof system, scale 1:5
- 1744_GA.106_A: Roof plan showing extent of green roof
- Wallbarn Green Roof brochure
- M-Tray brochure
- Wallbarn Irrigation system

CONDITON FIVE:

No discharge required