

Planning conditions

87-89 CAMDEN MEWS,
LONDON, NW1 9BX

October 2020
Doc Ref. 682.SD.002A

Planning Condition Discharge Document

2018/5462/P_8 Prior to the relevant part of the works , 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 planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1 :20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs]
- iii. full details of planting species and density

2018/5462/P_9 Prior to first occupation of the buildings, detailed plans showing the location and extent of photo-voltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently, retained and maintained thereafter.

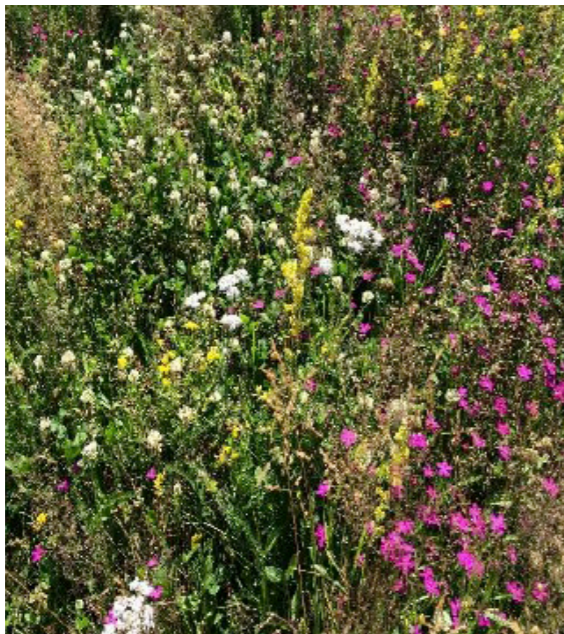
GUNN



BAUDER BIOSOLAR ROOF

A Bauder BioSOLAR system is proposed for the development at no. 87-89 Camden Mews. The Bauder BioSolar is an integrated mounting solution for photovoltaic renewable energy with a green roof. The mixture of sunny, shaded and sheltered areas together with a variable depth of FLL compliant extensive substrate gives a matrix of different habitats which allow a broader range of plant species to thrive, and small invertebrates to seek refuge from strong wind and rain. The broad mix of flowering vegetation provides a rich foraging environment for bees and insects.

One of its key features is that the system maximises solar output and therefore allows the entire roof to qualify as a biodiverse green roof.



BAUDER FLORA SEED MIX RANGE

Bauder Flora Seed Mixes are intended to be used on Biodiverse Green Roofs to give the highest establishment rate. The mix contains UK provenance seed as per Flora Locale guidelines. All mixes carry the RHS Perfect for Pollinators mark and have been endorsed by Buglife. The product is installed over Bauder (FLL Compliant) Biodiverse Substrate. The species mix varies with the type of habitat the mix is designed for.

GUNN

PRODUCT DATA SHEET

Name	Sub-Heading	Description	No. of Species	Wild Flowers	Annuals	Sedge & Grasses	Sedum	Coverage	RHS P for P	Laval Food
Bauder Flora 3 Seed Mix GB 50120403	General BioSOLAR	A broad mix of low growing and some shade tolerant species ideal, for most roof environments. It is also the mix Bauder Recommend for BioSOLAR installations.	40	31 (65%)	8 (20%)	8 (15%)	2	100g per m²	35	12
Bauder Flora 5 Seed Mix GB 50120405	Urban	A mix of species ideal for city environments. The plants chosen are able to absorb pollution and CO2 and give a suitable environment for insects and invertebrates.	38	28 (80%)	6 (10%)	2 (10%)	2	100g per m²	34	9
Bauder Flora 7 Seed Mix GB 50120407	Chalk Grassland	The mix contains many of the key wild flower species found on the Downs and other Chalk Grassland.	28	23 (85%)	None	5 (15%)	0	100g per m²	22	11
Bauder Flora 9 Seed Mix GB 50120409	Coastal	The species mix reflects the harsh environment found around Britain's coastline, it contains species that are able to cope with higher winds and a more saline environment. This mix contains a range of common, Scottish green roof species. All the seeds are certified to be of Scottish Provenance. It enables Scottish sites to have truly native vegetation.	24	14 (75%)	3 (10%)	4 (15%)	3	100g per m²	20	8
Bauder Flora 11 Seed Mix GB 50120411	Scottish		33	26 (75%)	3 (15%)	2 (10%)	2	100g per m²	24	6

PRODUCT INFORMATION AND TECHNICAL PERFORMANCE		
Flora 3, 5, 7, 9, 11 Seed Mixes		
Characteristic	Unit	Value
Seed Source		Flora Locale Compliant
Typical Sow Rate	g/m²	100
Species	Nos	See Table on following page
Storage	months	Up to 12 months in Cool, Dark, Dry environment
Spreading Method		Bauder Spreader Trolley or by hand



GUNN

REMOTE MONITORING

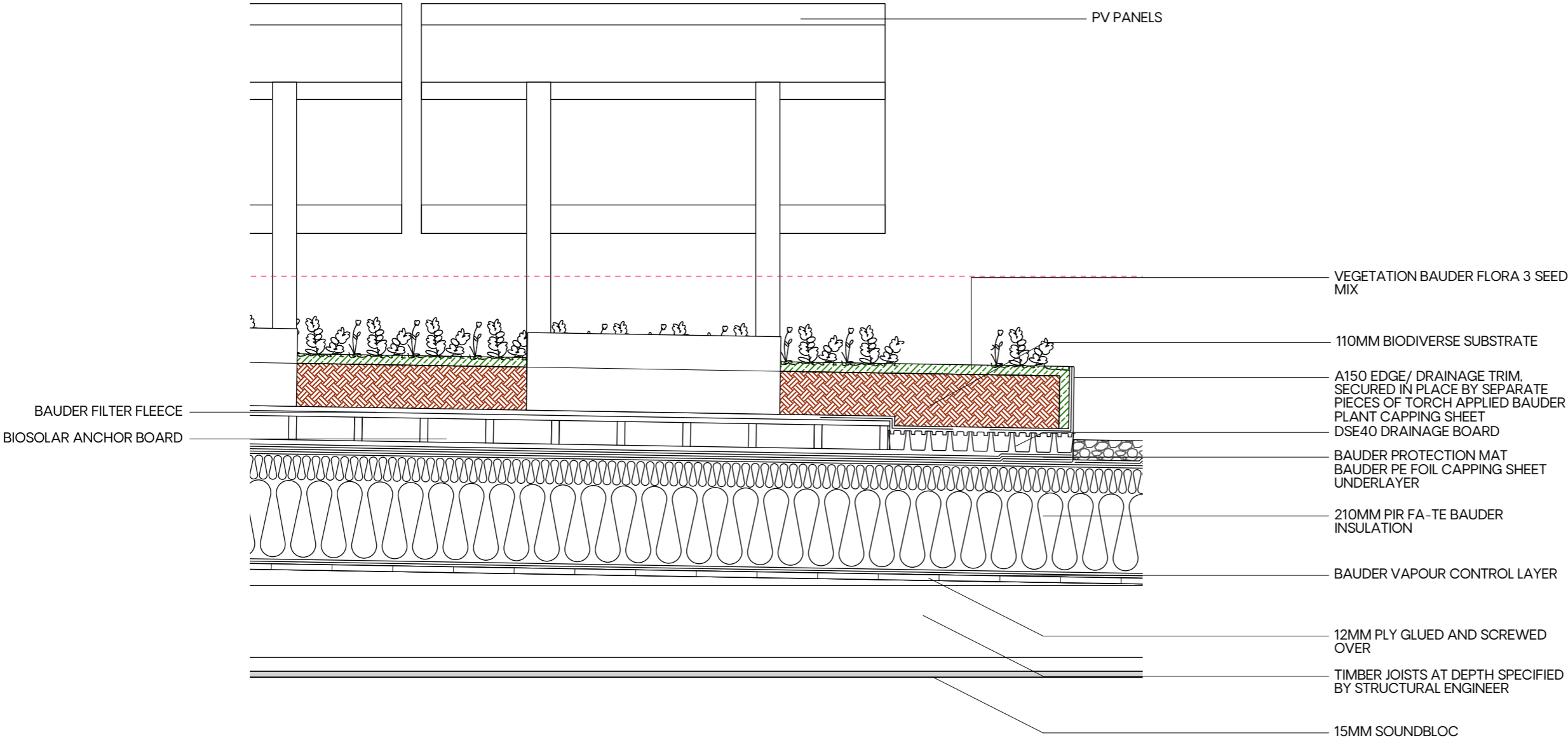
A solar edge inverter allows the Bauder system to be monitored and managed easily, Web based module level monitoring increases the reliability by ensuring that problems can be identified and dealt with extremely quickly.



Monitoring platform

- Free real-time monitoring of every module in your system
- Monitoring of PV production, consumption and self-consumption, smart energy, as well as battery and EV charging levels
- Automatic alerts
- Access from your mobile device, anytime, anywhere

- 1. Do not scale off this drawing.
- 2. Any discrepancies to be referred to the Architect.
- 3. This drawing is to be read in conjunction with all relevant specifications and other drawings issued by theArchitect, and other specialists.
- 4. This drawing is copyright and is not to be reproduced without Gunn Associates permission.
- 5. IF IN DOUBT, ASK.



0.00 0.25 0.50 0.75 1.00 M

Revision description	Date	Drawn	Rev
----------------------	------	-------	-----

GUNN

020 7377 5458
info@gunn-associates.com
gunn-associates.com

Client
MBACM

Project
87-89 CAMDEN MEWS, NW1 9BX

Drawing title
BIO SOLAR ROOF 01

Drawing No. 473.SK.200	Revision -
----------------------------------	----------------------

Status SKETCH	Drawn by LC
Date 20-10-20	Scale 1:10@ A3

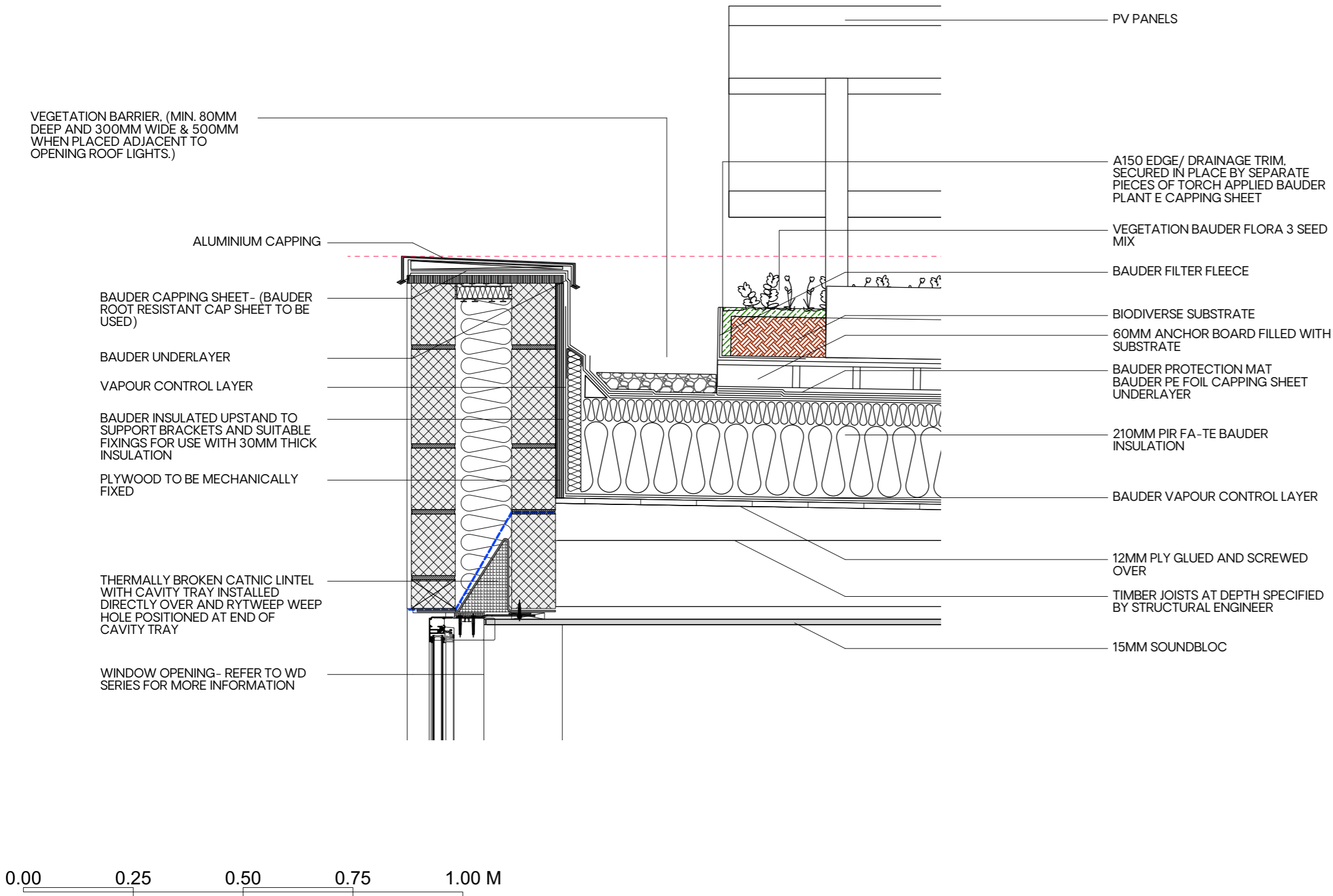
1. Do not scale off this drawing.

2. Any discrepancies to be referred to the Architect.

3. This drawing is to be read in conjunction with all relevant specifications and other drawings issued by theArchitect, and other specialists.

4. This drawing is copyright and is not to be reproduced without Gunn Associates permission.

5. IF IN DOUBT, ASK.



Revision description	Date	Drawn	Rev
----------------------	------	-------	-----

GUNN

020 7377 5458
info@gunn-associates.com
gunn-associates.com

Client

MBACM

Project

87-89 CAMDEN MEWS, NW1 9BX

Drawing title

BIO SOLAR ROOF 02

Drawing No.

473.SK.201

Revision

-

Status

SKETCH

Drawn by

LC

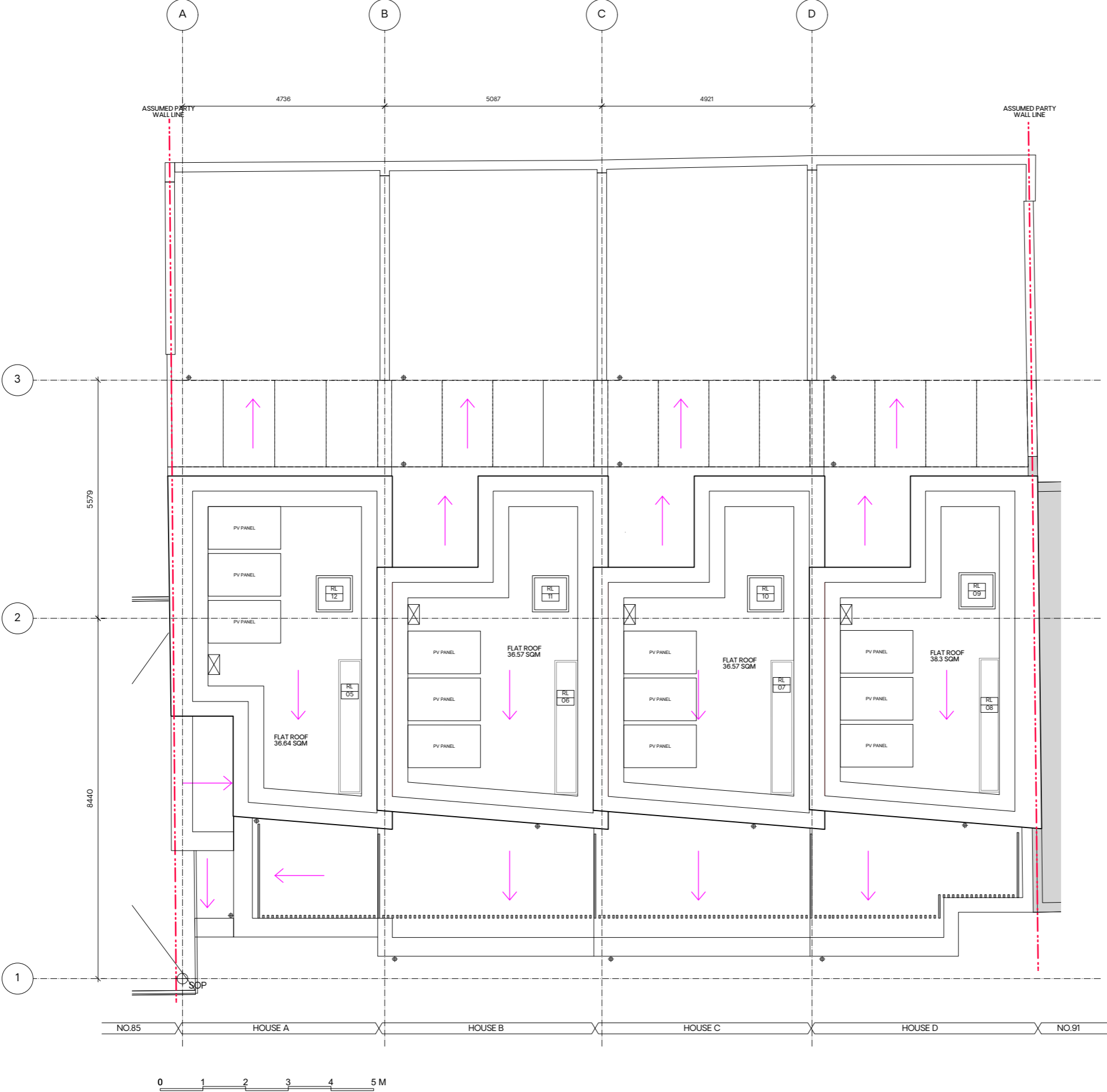
Date

20-10-20

Scale

1:10@ A3

1. Do not scale off this drawing
2. Any discrepancies to be referred to the Architect.
3. This drawings is to be read in conjunction with all relevant specifications and other drawings issued by the Architect, and other specialists
4. This drawing is copyright and is not to be reproduced without Gunn Associates permission.
5. IF IN DOUBT, ASK.



Revision description	Date	Drawn	Rev.
----------------------	------	-------	------

GUNN

020 7377 5458
info@gunn-associates.com
gunn-associates.com

Client
MBACM

Project
87-89 CAMDEN MEWS, NW1 9BX

Drawing title
PROPOSED ROOF PLAN

Drawing No. 682.SK.202	Revision -
----------------------------------	----------------------

Status SKETCH	Drawn by LC
-------------------------	-----------------------

Date 20-10-20	Scale 1:50 @ A1
-------------------------	---------------------------

GUNN

PV PANEL METER

Single Phase Electronic Electricity Meter



The emlite single phase meter provides a compact solution for many metering applications. Fully approved in accordance with the Measuring Instruments Directive (MID), this highly accurate meter may be used for utility billing or micro-generation metering.



Features -

- Fully MID approved
- Measures Import and Export Active Energy
- Easy-to-read LCD Display
- Optical port for configuration or meter reading
- Pulsed Output version available

The ECA2 single phase meter is one of the worlds most compact metering devices allowing the unit to be used in metering installations where space is at a premium.

The meter provides measurement of active (kWh) energy in both import and export directions with registers shown on the large easy to read LCD display. The display features 8x3.5mm characters and can be configured to auto cycle any of the available registers or remain static with only a single register viewable.

The meter features an optical port conforming to IEC 629056-21 allowing meter readings to be collected electronically using a standard probe and software tool. The port also allows configuration of the meter.

The electronic meter is highly reliable and capable of withstanding high voltage events and overcurrent without failure. The meter is resistant to tamper with reverse energy fraud detection and sealing for life.

High quality solid brass cable terminals are used allowing 100 Amp operation.

To enable the connection of energy management systems, an electronic pulsed output version is available. The pulsed output connects onto two auxiliary terminals in the main terminal block.

emlite Ltd, 10 Reynolds Business Park, Stevern Way, Peterborough PE1 5EL
www.em-lite.co.uk
tel: +44 (0)1733 890060 email: sales@em-lite.co.uk

Single Rate Electronic Electricity Meter

Technical Data

Electrical	Voltage	Nominal voltage	220V—240V
		Maximum	276V
	Frequency	Voltage withstand	415V (maximum 6 hours)
		Nominal frequency	50Hz
Metrology	Current	Frequency variation	± 5%
		Basic current (Iref)	5, 10, 15 and 20A
	Accuracy	Maximum (Imax)	100A (140% overcurrent)
		Active energy	Class B (1%), to EN 50470 1-3

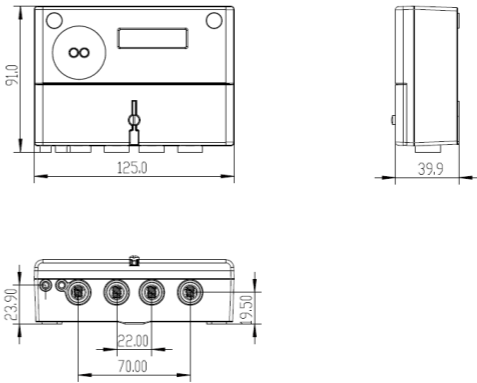
The meter meets the essential requirements of the Measuring Instruments Directive (MID) 2004/22/EC

Environmental	Temperature Range	-40°C to +70°C
	Ingress protection	IP52, to BS EN 60529

Meters are intended for installation in a in a class E2 electromagnetic environment and Class M1 Mechanical Environment according to 2004/22/EC Directive

Physical	Terminal arrangement	BS 7856
	Main Terminal size	8.2 mm diameter
	Terminal Construction	Solid brass

Dimensions	91H×125W×40D
------------	--------------



emlite Ltd, 10 Reynolds Business Park, Stevern Way, Peterborough PE1 5EL
www.em-lite.co.uk
tel: +44 (0)1733 890060 email: sales@em-lite.co.uk