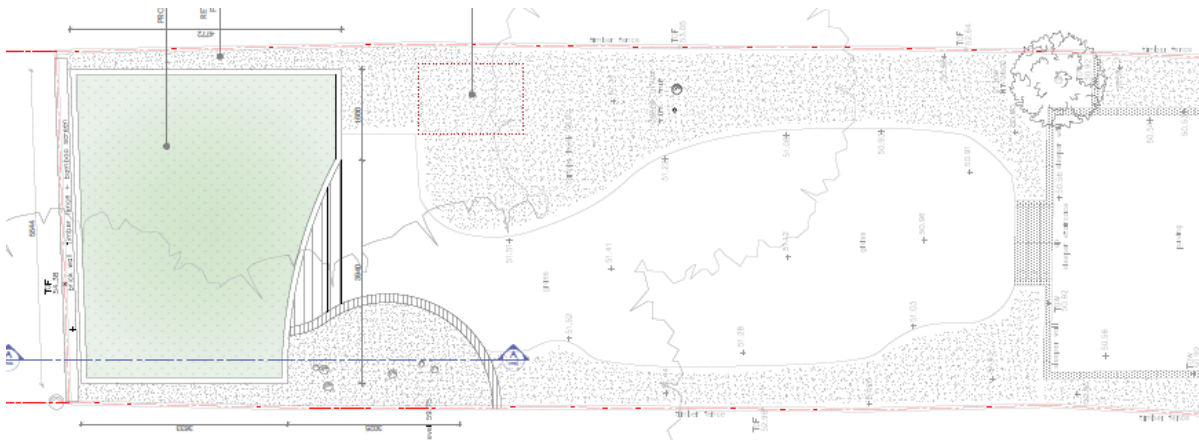


**30<sup>TH</sup> of March 2021**

**Project:**  
43 Hillfield Road,  
Camden,  
London,  
NW6 1QD

**Approval of details reserved condition 6 of approval 2020/4109/P**  
Detailed Scheme of maintenance & Full details of planting species and density

This document has been prepared by Extension Architecture on behalf of our client to support application 2020/4109/P. It provides a full detailed scheme of maintenance and a full details of planting species and density required by condition 6 of the approved outbuilding at 43 Hillfield Road, NW6 1QD.



**Image 1.** Roof plan as approved - 2020/4109/P



**Image 2.** Photo - Gravel and decking area for the outbuilding to be built on

**Condition 6 of 2020/4109/P**

*Prior to commencement of development, 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 1:20 with manufacturers details demonstrating the construction and materials used;*
- iii. full details of planting species and density.*

*The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.*

## **Green roof**

A Turfonline, Enviromat Sedum Mat is proposed for the green roof of the 43 Hillfield Road outbuilding. The current area for the building to be built on has no biodiversity value being decking and gravel and thus the Enviromat Sedum Mat solution is a vast improvement in biodiversity terms for the area. This choice provides a high level of biodiversity whilst maintaining a light-weight construction method of the outbuilding.

The Enviromat is a pre-grown mat of mixed plants, mainly from sedum family, providing a wonderful mix of foliage. The species are specially selected from their ability to thrive in the sometimes hostile environment on top of a roof, having a great disease resistance, drought tolerance and long flowering periods from early April until the end of October. When not in flower, the foliage of our sedum plants are evergreen providing interest all year round.

### **Roof construction layers**

- **Enviromat Sedum Matting** - With a lightweight green substrate to grown and sustain plant life.
- **Drainage matting** - Sits between the root barrier and the Enviromat Sedum matting to help provide growing conditions for sedum plants. Consists in a layer of control water by allowing just the right amount to be stored to sustain plants, and allowing the excess to safely drain away.
- **Root barrier** - Protect the waterproofing from potential root damage.

### **Planting Species and Density**

- White Stonecrop (Sedum album)
- Ellacombianum (Sedum ellacombianum)
- Orange Stonecrop (Sedum floriferum)
- Czar's Gold (Sedum hybridum)
- Montanum orientale (Sedum montanum)
- Gold sedum (Sedum kamtchaticum)
- Oregon Stonecrop (Sedum Oreganum)
- Widow's Cross (Sedum pulchellum)
- Crooked Yellow Stonecrop (Sedum reflexum)
- Angelina (Sedum rupestre)
- Tasteless Stonecrop (Sedum sexangulare)
- Purple Carpet (Sedum spurium coccineum)
- Summer Glory (Sedum spurium)
- Wormleaf Stonecrop (Sedum stenopetalum)
- Stolon Stonecrop (Sedum stoloniferum)
- Meadow Saxifrage (Saxifraga granulata)
- Spanish Stonecrop (Sedum Hispanicum)

### Additional Plug Planting

A selection of an extra plug plants will be hand planted throughout the Enviromat Sedum roof, including but not limited to:

- Acaena;
- Creeping Thymes; and
- Sempervivums;

### Technical Specifications

ENVIROMAT SEDUM MATTING TECHNICAL DATA	
DESCRIPTION	Pre cultivated vegetation blanket on a patented nylon loop and geotextile base carrier with substrate growing medium and sown in water retention fleece
APPLICATIONS	Extensive green roofing, Low maintenance ground cover
COMPOSITION	
Geotextile	Geotextile carrier filter layer with bonded UV resistant nylon loops
Substrate Growing Medium	Recycled crushed brick and expanded clay shale with 20% composted green waste pH value 6.5-7
Vegetated Layer	95% coverage of mixed plant species, predominantly sedums and saxifrage plants
STANDARD ROLL SIZE	1000mm x 2000mm
NON-STANDARD ROLL SIZE	1000mm x 1000mm (slab) 1000mm width cut only in increments of 500mm For lengths of 2500mm or more, mechanical handling equipment will be needed.
SATURATED WEIGHT	34kg per square metre
THICKNESS	20mm excluding vegetation. Vegetation will be approx. 30-50mm high at despatch, One established, plants will reach a height of up to 120mm depending on growing conditions.

**Image3.** ENVIROMAT SEDUM MATTING - Technical Specification  
[https://www.turfonline.co.uk/pdf/Enviromat\\_Brochure.pdf](https://www.turfonline.co.uk/pdf/Enviromat_Brochure.pdf)

### Maintenance Scheme

Turfonline recommends maintenance twice a year, in spring and in autumn to carry out a quick and easy maintenance regime:

#### Spring and early summer

- Clear away debris  
Any fallen leaves, rubbish or winter detritus needs to be removed. It's important that all of the sedum plants can see daylight and that the drainage outlets remain clear.
- Feed the roof  
Feed the roof when the weather starts to warm up and plants start to grow. Turfonline recommends using their Sedum Fertiliser at a rate of 30 grams per square metre.

- Check for bare areas  
In case of having any large areas (bigger than an A4 piece of paper) where the vegetation has disappeared, these may need a little bit of re-generation. Provided that the air temperature is constantly above about 6 degrees and it is not experiencing drought conditions, all it needs to be done is breaking some small pieces off existing plants and pressing them into the growing medium on the bare area.  
For smaller bare areas will normally re-vegetate themselves once the plants have been fed and started their growth spurt.

### **Autum and winter**

- Clear away debris  
Important to never leave fallen leaves, twigs or detritus on a green roof for more than a couple of weeks as they will suffocate and kill the plants.
- Check gutters and drains  
Unblock gutters and ensure all drainage outlets are working well. This includes any gutters that sit above your green roof – if these overflow or drip onto the sedums they will eventually kill the plants.
- It is important to not feed sedum plants in autumn or winter.  
There is no need to remove spent flower heads from the sedum plants but is important to pull out any unwanted plants that may have established themselves during the summer, especially tree seedlings and/or any deep rooted or vigorous plants.

### **Planning History**

(as described in the Design & Access Statement - 2020/4109/P)

Majority of planning application in the area relate to single storey rear extensions and basement/flat conversions. However, there are precedents of outbuildings in the area in close proximity to the nature ground which have attained planning permission.

Examples of relevant proposals in the neighbourhood (as mentioned in the Design & Access Statement):

- Flat A 58 Gondar Gardens - **2019/5220/P**

**2020/0637/P** - Details of living roof as required by condition 4 of planning permission 2019/5220/P dated 10 January 2020 for erection of single-storey garden outbuilding.

Approval of details granted with the Enviromat Sedum Mat green roof system.

- Flat 1, 1 Fordwych Road - **2017/2051/p**
- 56 Westbere Road - **2013/4775/p**