

Application Number: 190609
Location: 10 Buxton Avenue, Reading, RG4 7BU

Discharge of Conditions

Condition 6 States:

"No development (barring demolition works) shall take place until full details of the proposed green roof have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- (a) Construction specifications
- (b) Proposed planting (species, numbers/densities)
- (c) Establishment and maintenance details covering a minimum of 5 years.

The green roof of the development hereby permitted shall be carried out in accordance with the approved plans and documents prior to the first use of the rear extension hereby approved or in accordance with a timetable agreed in writing with the Local Planning Authority.

Details of Green Roof

1. Construction Specification

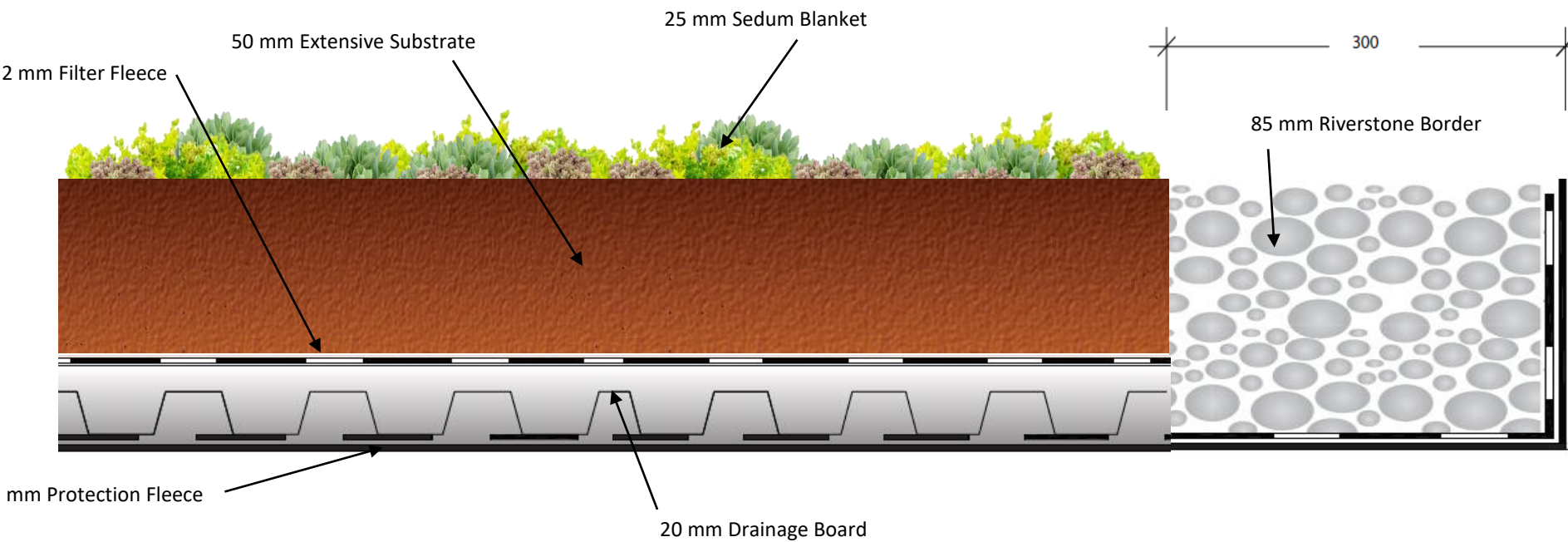
The green roof will be a sedum blanket system product provided by Sky Garden. The specification and construction build-up is indicated on the drawing below and on the following page.

2. Proposed planting

The proposed plant species are indicated on the datasheet on the follow page. There are 12 species proposed, selected specifically for use on extensive green roofs. The minimum plant coverage at installation is 90%, as noted below.

3. Establishment and Maintenance

The system supplier's recommended establishment and maintenance regime is noted on the following page and will be implemented for at least 5 years.



 01242 620905 Enquiries@sky-garden.co.uk www.sky-garden.co.uk Sky-Garden 7 & 8 Keil Close Broadway Worcestershire WR12 7DP	Q37 Details		System Name. Sedum Blanket System	
	- Protection Fleece - Material: Tensile geo-synthetic protection layer - Thickness: 3.5mm - Drainage Layer - Material: Recycled PE rigid load tolerant drainage and retention board. - Depth: 20mm - Filter Fleece - Material: 2mm non woven geotextile	- Growing Medium - Material: low nutrient, free draining root zone - Depth: 50mm - Sedum Blanket - Planting Mix: 8-12 Sedum Species specifically chosen for green roof applications. - Vegetation coverage at installation: Min. 90% - Dry Weight – 57 kg/m² - Saturated Weight – 81 kg/m²	Drawn By:	Scale:
			Do not scale	
			Contact: enquiries@sky-garden.co.uk Tel: 01242 620905	

PLANNING ISSUE

Check all dimensions on site. Do not scale off drawings without prior consultation. Any discrepancies to be reported to architects before execution of relevant works. This drawing has been produced for Ruhi Singh and Paul Unsworth for the works at 10 Buxton Avenue, Reading, RG4 7BU and for that application alone and is not intended for use by any other person or for any other purpose. Drawings remain copyright of Hayhurst and Co. and may not be reproduced without written consent or licence.

Issued to planning	04.08.21	-
Issue/Revision	Date	Rev
Project: Extension & Refurbishment 10 Buxton Avenue Reading, RG4 7BU		
Hayhurst and Co.		
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Subject: Condition 6 Discharge - Green Roof Details		
Scale	n/a	Date: 04.08.21
Original Size: A3		
Drawing No.: 242 A801		

Product Data Sheet

Sky Garden Sedum Blanket

SGSB01

Technical Data

Sky Garden Sedum Blanket

Pre-cultivated UK grown vegetation blanket, containing 12 species specifically chosen for extensive green roof applications. Grown on 25 mm substrate base on a carrier membrane.

Physical Properties

Composition	Base - Geotextile fabric / coir blanket.
	Growing Medium – 25 mm Sedum Mix.
	Vegetation - Mature Sedum plants grown from rhizome and seed.
Plant Height	20-50 mm, depending on growing stage of sedum.
Weight (dry)	15 kg/m2
Weight (saturated)	20 kg/m2
Consignment Size	50 m2 per Pallet
Colour	Seasonal variation
Sizes	1m x 2m

Species Sown

12 Sedum species Sown:

Sedum acre, *Sedum album*, *Sedum ellacombianum*, *Sedum floriferum*, *Sedum hybridum*, *Sedum middendorffianum*, *Sedum montanum*, *Sedum Pulchellum*, *Sedum reflexum*, *Sedum selskianum*, *Sedum sexangulare*, *Sedum spurium*



System Considerations

- Instant vegetative cover for Extensive Sedum Blanket Systems.
- Recommended minimum substrate depth 50 mm
- Most commonly used product due to sedum success in growth on Green Roof systems
- Low maintenance, shallow rooted and non-invasive vegetative cover.
- Sky Garden recommends annual maintenance of sedum green roofs to remove invasive/unwanted species to ensure system functionality and sustainability

Specification Description

High quality Sedum Blanket grown in the UK, to provide the perfect low maintenance solution for extensive green roof systems using a carefully selected mix of sedum species. Sedum are the most commonly used plant species in green roofing due to their ability to grow in harsh weather environments.



01242 620905

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7 & 8 Keil Close
High Street
Broadway
WR12 7DP



Sky-garden.co.uk



Sky Garden maintenance specification for green roofs

Please note, the Sky Garden maintenance team are fully trained and qualified to carry out green roof maintenance, including the use of mansafe systems and applying chemical treatments. If you are planning to maintain your own roof, safety and access must be carefully considered, particularly if there is no edge protection in place.

Steps for green roof maintenance:

- Following installation, sedum and wildflower roofs should be irrigated at a rate of 10-15L per sqm for the first 12 weeks following installation. This rate should be repeated in dry spells. A permanent irrigation system should be considered for wildflower roofs. Sedum and wildflower roofs are not designed to handle heavy foot traffic, as this can lead to damage to the vegetation. It is therefore recommended to keep traffic to a minimum, particularly after installation as the roof is only just establishing.
- A Spring and Autumn inspection of the roof should be carried out every year to assess the following:
 - Wildflower/sedum coverage
 - Diversity of Wildflower/sedum species present
 - Weed spectrum (e.g. presence of moss/grass)
 - Performance of drainage
 - Performance of retention (if present)
 - Performance of irrigation system (if present)/soil dryness
 - Any areas in need of replacement or supplementation
- Maintenance actions to follow the above inspections:
 - Hand weeding
 - Removal of spent flower heads, if desired
 - Clearing of drainage channels and exposed outlets
 - For wildflower roofs, spent vegetation can be strimmed back in Autumn, if desired
 - For sedum roofs, a slow release organic fertiliser can be applied once a year in Spring at a rate of 25-35g per sqm (Sky Garden can supply this)

If the roof requires new materials, living or non-living, Sky Garden can supply and install this, as well as attend the roof to apply chemical treatments for extensive weed, grass, moss or fungal growth, and apply biological agents for treating common pests. For further detail and advice please contact maintenance@sky-garden.co.uk or call 01242 620 905 (option 2).