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LOCATION
PLAN
1:750

E	15/05/2023	PLANNING PUBLIC CONSULTATION REVISIONS
D	16/03/2023	PLANNING
C	22/06/2022	PLANNING [PRE APP]
B	17/05/2022	PLANNING [PRE-APP]
A	28/03/2022	CLIENT REVIEW
-	25/03/2022	CLIENT REVIEW
REV	DATE	DESCRIPTION



REVISIONS

SCALE

REFER TO DRAWING

PROJECT	PR. NO.:
70 ALEXANDRA PARK RD (GF FLAT)	352

DRAWING NAME AND NUMBER	DWG. NO.:
LOCATION PLAN	A-P-020

STATUS	REVISION
PLANNING	E

1ST ISSUE DATE	17/05/2022
SCALES/PAPER SIZE	1:750 @ A3
DRAWN/ CHECKED	DD/CL

IQONICA[®]
ARCHITECTURE & INTERIORS



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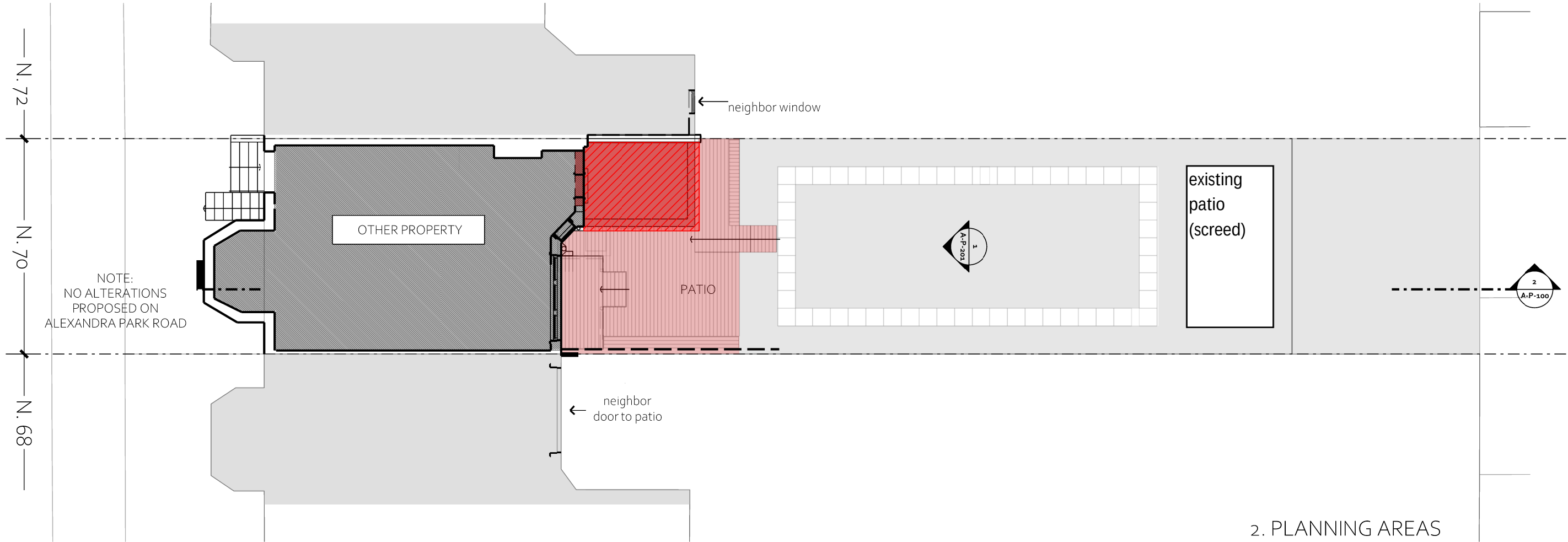
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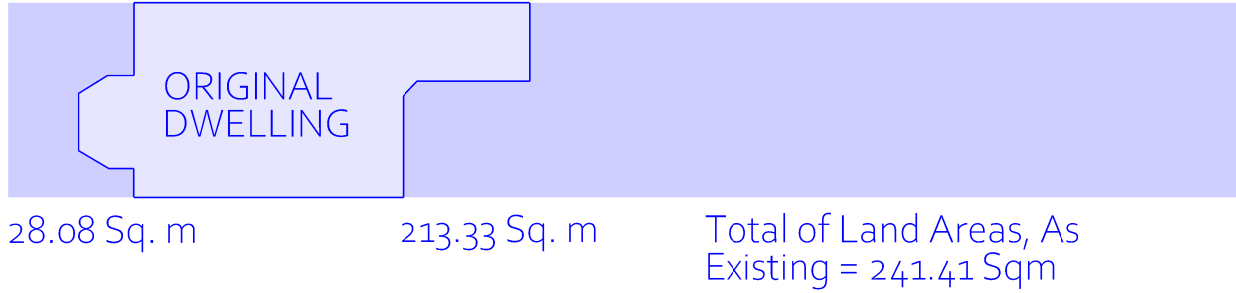
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1. SITE & ROOF PLAN
AS EXISTING
1:200

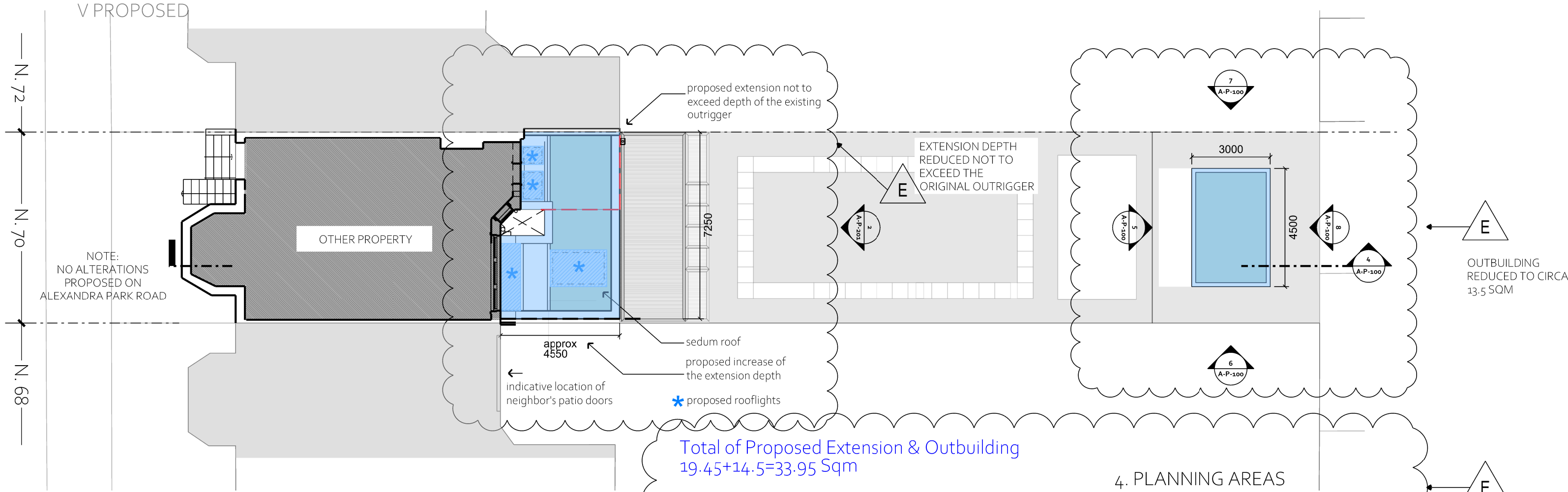


2. PLANNING AREAS
AS EXISTING
1:200

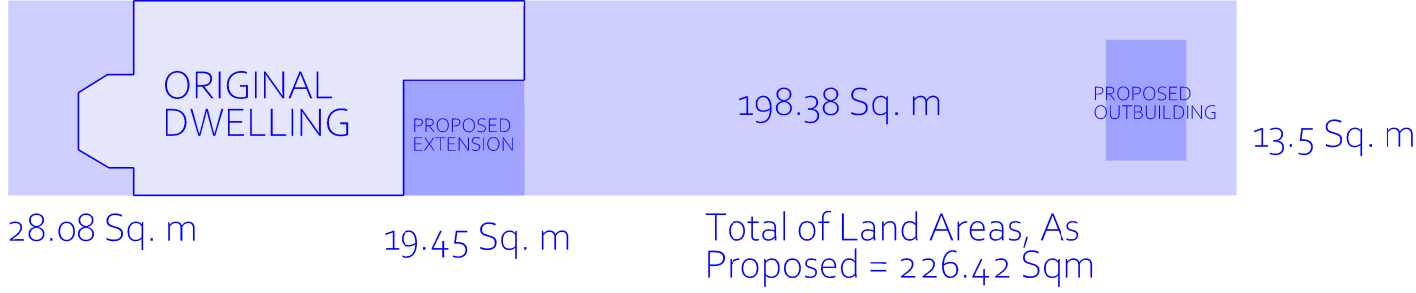


^ EXISTING

3. SITE & ROOF PLAN
AS PROPOSED
1:200



4. PLANNING AREAS
AS PROPOSED
1:200



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PROJECT		
70 ALEXANDRA PARK RD (GF FLAT)		
DRAWING NAME AND NUMBER		
EX-PR 1st FLOOR PLAN		
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1ST ISSUE DATE		
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1. GARDEN ELEVATION
AS EXISTING
1:200



2. GARDEN ELEVATION
AS PROPOSED
1:200



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70 ALEXANDRA PARK RD (GF FLAT)		
PR. NO.:		
352		
DRAWING NAME AND NUMBER		
EX-PR GARDEN ELEVATIONS		
DWG. NO.:		
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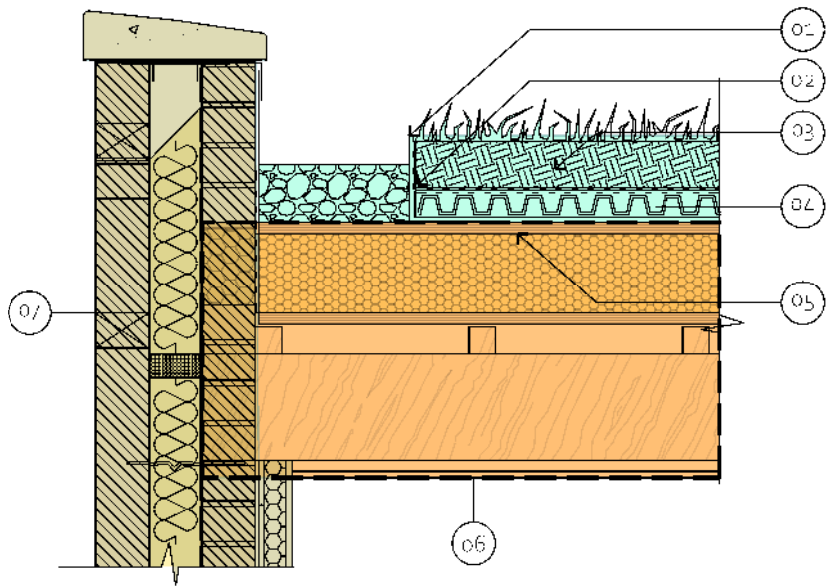
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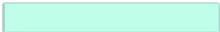
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3. EXTENSIVE ROOF (SEDUM ROOF)
TYP DETAIL
1:20



- 01. RETENTION TRIM
- 02. FILTER FLEECE
- 03. LIGHT VEGETATION (I.E.: PRE - CULTIVATED SEDUM ROOF)
- 04. DRAINAGE ELEMENT/ WATER RESERVOIR/ ROOT BARRIER
- 05. WATERPROOFING



06. EXTENSION ROOF CONSTRUCTION
(TO BE FULLY DESCRIBED AT TECHNICAL DEVELOPMENT
STAGE FOR LABC APPROVAL)



07. EXTENSION WALLS CONSTRUCTION
(TO BE FULLY DESCRIBED AT TECHNICAL DEVELOPMENT
STAGE FOR LABC APPROVAL)

GENERAL MAINTENANCE

The appearance of the vegetation on an extensive green roof will change over the year. The growth and flowering of the individual species within the vegetation mix will be dependant upon fluctuations in the seasonal weather.

Sedum will not always be "green". In the winter, sedum will become smaller and turn red/ brown in colour as they prepare themselves to withstand the coming winter frosts.

In the unlikely event of prolonged period without rain, sedum roofs should be sparsely watered. Generally sedums are much more drought tolerant than native wildflowers but both will benefit from a prolonged soaking (not little and often) to prevent them from fully drying out.

All green roofs will require annual feeding/ fertilizer to ensure that the plants become resistant to extremes of weather and temperature.

Sedum Blanket contains approximately 14-17 different plant species. Not every species incorporated will survive and the more dominant will prevail over time dependant on location.

General maintenance is best carried out annually during springtime. However, increasing the number of visits will improve the aesthetics of the roof.

PRELIMINARY MAINTENANCE PROCEDURE

- Ensure that relevant health and safety procedures are followed when working at roof level, this includes making sure that safe access can be gained to the roof.

- Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all water outlets, gutters and downpipes are clear, free from blockages and that water can flow freely away.

- Ensure that any protective metal trims & flashing remain securely fixed in place or renew or repair as necessary. Examine all mastic sealant and mortar pointing for signs of degradation. Repair or replace as necessary.

The building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage, contamination or degradation to the waterproofing should be periodically checked, so that arrangements can be made for remedial work to be carried out if necessary.

VEGETATION MAINTENANCE TASK

Application of Fertiliser to the vegetation: As a general rule all sedum based green roofs require feeding annually to promote strong growth in the sedum and make them more drought tolerant.

Plant encroachment

Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) should be removed. Additional washed stoned pebbles, similar to existing can be added if movement or settlement of the pebble vegetation barrier has occurred.

If an irrigation system is fitted, it is best to run it only during prolonged dry weather and for limited periods

Only a relatively few species of sedum and other plants suitable for an extensive green roof installation will persist in partial and full shade, and they will generally be greener in colour and grow in these locations.

Weeding

With the exception of saplings, which should always be removed, weeds in an extensive green roof should be considered as a problem only of aesthetics. If considered excessive, they can be removed manually.

Repairing Bare Patches

Bare patches can be easily repaired and this is best done during the main growing seasons of March/April or from late August until the end of September.

Using vegetation cuttings from surrounding areas of abundant growth and either refreshed substrate or a sand soil mix following the guidance of the chosen Sedum Supplier.

Fertiliser

Usually Sedum Blankets are grown in a shallow growing medium which contains very little nutrient, so the annual application of fertiliser is crucial to ensure the plants remain healthy. Fertiliser should ideally be applied during March/April, as it helps the plants to prepare for extreme weather conditions. Organic fertiliser can be obtained directly from specialists suppliers/ garden centres etc. Always apply the fertiliser at the given rate on the instructions. It is recommended that the fertiliser is lightly 'watered in' immediately after application, to avoid "burning" of the foliage. Dung-based organic fertilisers should be avoided.

Irrigation

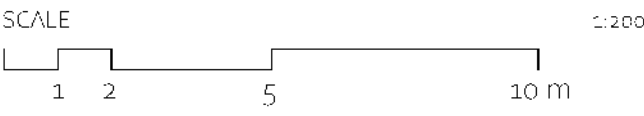
It is advisable that there should be a way to water any green roof during times of dry weather. This might be a water supply point in the proximity to the green roof, or an automatic irrigation system. Irrigation systems (ie.e drip lines) should be provided if the following conditions apply: - The roof is in full sun nad / or with a slopes exceeding a 2° pitch and/or in windy or exposed site locations and / or sites up to 50 miles inland of the east coast of the UK mainland.

Irrigation should only be activated during periods of dry weather, or if the sedum plants are showing signs of distress. The irrigation system is best run at night or at dawn or dusk to minimize unnecessary evaporation. Then once every 4-6 days for the duration of the hot weather. This can be easily managed by using an inexpensive battery-powered, programmable timer.

D 16/03/2023 PLANNING
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PROJECT PR. NO.:
70 ALEXANDRA PARK RD (GF FLAT) 352

DRAWING NAME AND NUMBER DWG. NO.:
SEDUM ROOF TYP DETAIL & ANNUAL MAINTENANCE PLAN A-P-501

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