

2A Lancaster Road: HGY/2018/3294

Discharge of Planning Conditions to application:
Condition 7 (Soft & Hard Landscaping)



McCabe
McCabe Builders (London) Ltd



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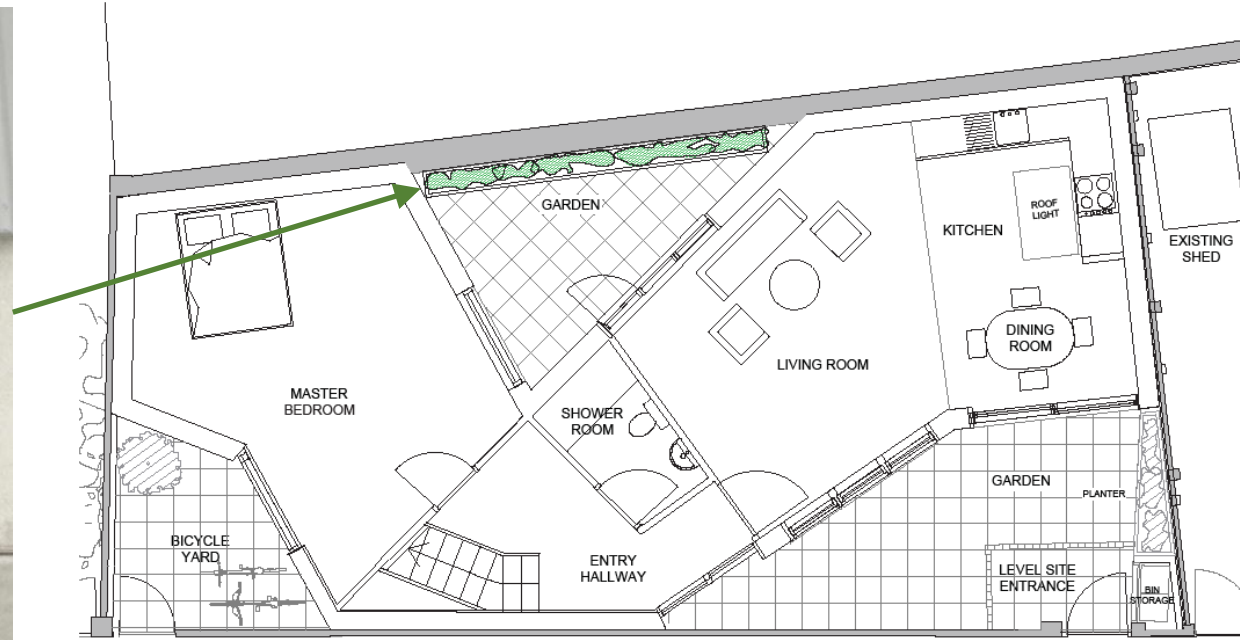
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Discharge of Planning Conditions to application: Soft/Hard Landscaping

Condition 7) Prior to the occupation of the development hereby permitted, a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of soft landscaping /green roof and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

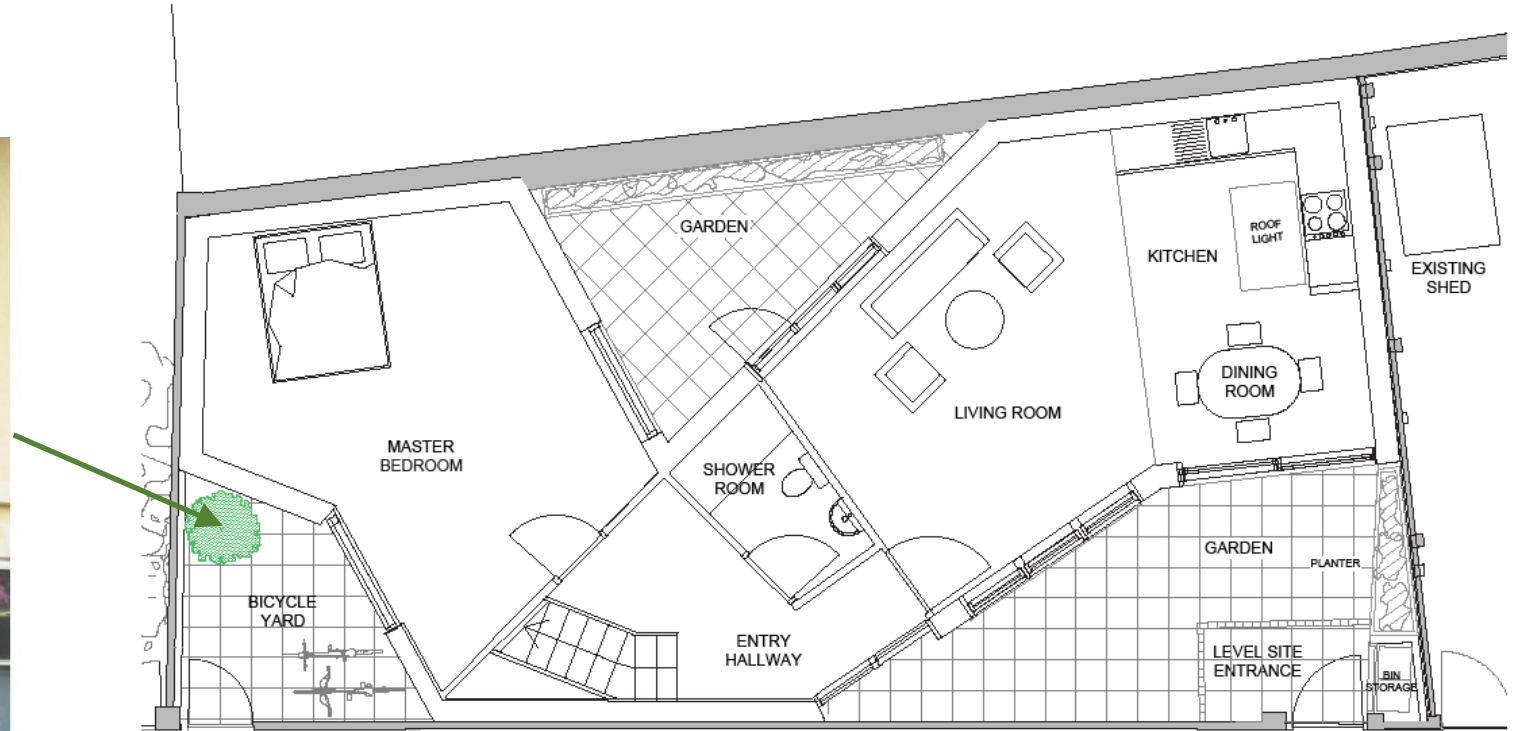
Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2016, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.



Golden Bamboo (*Phyllostachys aurea*) to be planted to rear garden as indicated in drawing above.

Golden Bamboo grows to height exceptionally quickly and its strong growth makes it an ideal plant for creating a tall, screening hedge with good sound reducing qualities. See Figure 01.

Figure 01



Japanese Maple – Acer Palmatum Red Emperor to be planted to bicycle yard as indicated in drawing above.

See Figure 02.

Figure 02



Acer Palmatum Atropurpureum – Purple Japanese Maple to be planted to front garden as indicated in drawing above.

See Figure 03.

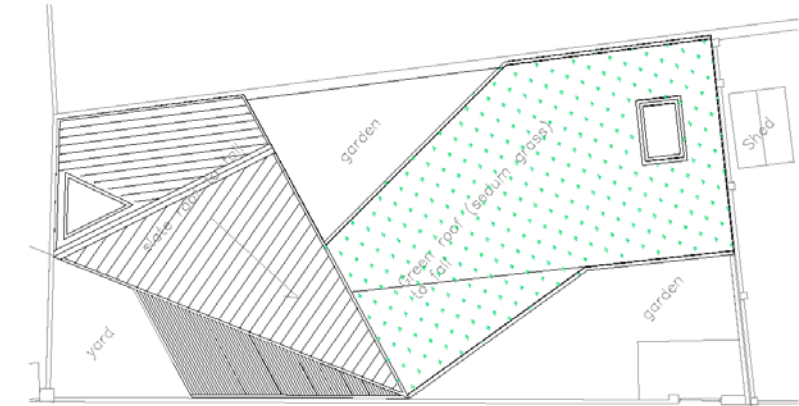
Figure 03



Figure 04

Proposed Green Roof is made up of Premium Sedum grown on thick moisture retaining fleece backing with clean organic compost and nutrients. This Sedum carpet is lightweight, low maintenance and offers an instant colourful green roof. This Sedum is drought tolerant and therefore only requires watering in long spells of dry weather. This is a pre-blended sedum turf roll, containing an excellent range of premium sedum varieties, with a coverage of no less than 85%. See Figure 04.

Refer to Appendix A for spec: "Premium-Sedum-Pack". See page 9-14.



Paving Slab & Step



Figure 5



Figure 6 - Sample

Proposed Tobermore Beaufort Flag Paving slab to both front and rear garden, also to the bike yard. The proposed step riser is for the front garden entrance. Size to be 400x400x40, colour to be: Classica Natural. See Figure 5.

Refer to Appendix B for spec: “tobermore-homeowner-gb-specification-sheet-beaufort-flags”

Refer to Appendix C for spec: “tobermore-homeowner-gb-specification-sheet-step”

Condition 3: Materials



Figure 7 - Step Riser

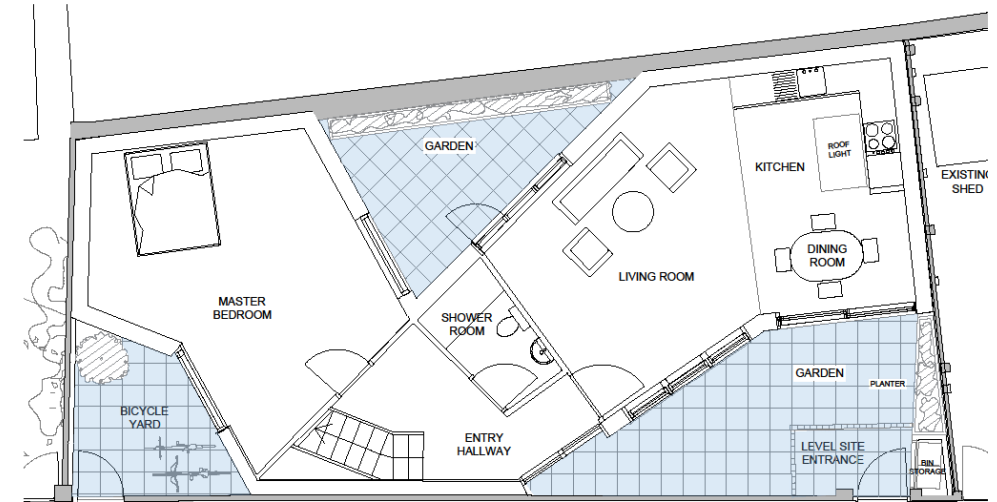
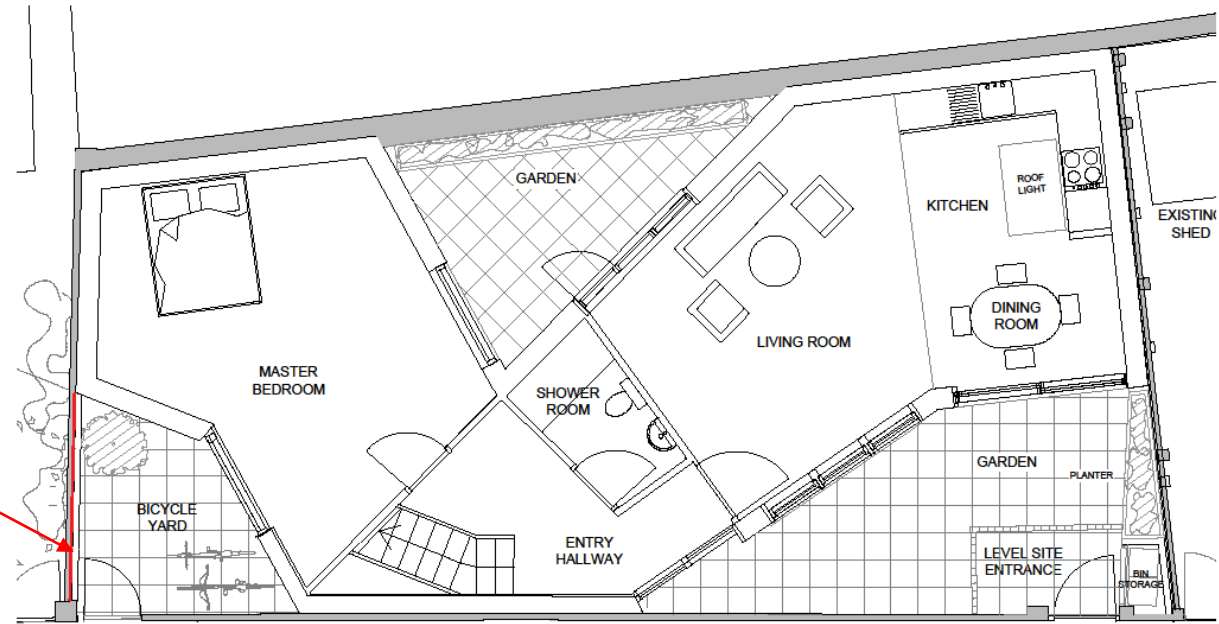




Figure 8



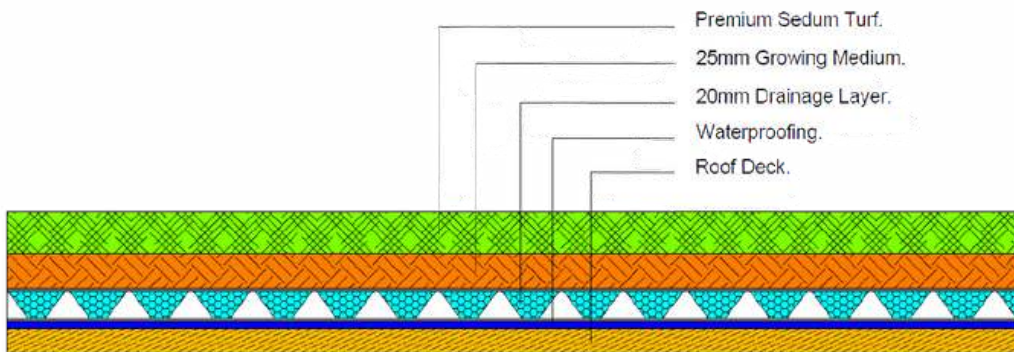
KDM Superior Double Slatted Panels are made from pressure treated, planed selected softwood timber.

New 600mm high timber fence above the existing brick boundary wall to provide additional privacy between both properties, as indicated in drawing above.

PREMIUM SEDUM ROOF PACK (SSSPP)

Technical Data Sheet

Fully grown sedum roof pack to include, 20mm roof drainage system, 25mm pre blended engineered growing medium, and a fully grown premium sedum carpet roll.



SATURATED ROOF WEIGHT

Minimum roof fall
1: 120 63.5 kg/m²

BENEFITS FOR THE BUILDING OWNER

Expand roof life 2x3 times (up to 60 years)
Reduce air-conditioning costs & heating costs
Stormwater management tool
Upto 15 LEED credits
Government and municipality incentives
Improve public relations
Transform dead space into garden space

ACCOMPANYING DOCUMENTS

SSRD20, SSMC1, SSFGSTP

This information is accurate to the best of our knowledge. We operate an ongoing policy of research and development and reserve the right to alter any specification without notice. We will not accept any liability that may arise out of misuse of either the information or the product

BENEFITS FOR THE COMMUNITY

Reduce stormwater runoff
Reduce city 'heat island' effect
Reduce smog and improve air quality
Reduce noise
Reduce energy demand
Improve aesthetics
Provide green space

BENEFITS FOR THE ENVIRONMENT

Prevent combined sewer overflow
Reduce carbon monoxide effect
Remove nitrogen pollution from rain
Neutralise acid rain effect
Provide habitat for wildlife



SSSRD20 RIDGED ROOF DRAIN

makes extensive use of recycled polymers
in its construction



FEATURES

Roll size: 920mm x 50m
(coverage per roll 46m²)

Depth Total:
24mm (20mm inner core)

Material: Polypropylene
mixed PP & Other Recycled
Polymers

Water Storage: 5.5 l/m²

Saturated Weight:
7.5 kg/m²

Dry Weight: 1.720 kg/m²

Tensile Strength:
24 / 22 kN/m

BENEFITS

- > Drainage
- > Water Attenuation
5.5 ltrs m²
- > Protection of
Waterproofing Membrane
- > Filtration
- > Separation
- > Easy to install

DESCRIPTION

Consists of a perforated cusped recycled HDPE (High Density Polyethylene) core with selected geotextiles thermally bonded on each side. It is primarily intended for use under thin soil layers where the plant roots can reach down to the water in the core reservoirs. The core is perforated to allow the excess rainwater to flow into the underside and away through the roofdrain to the outlets. The upper textile is optimised for drainage performance and the lower textile protects the waterproofing system. Its major application is in extensive roof garden drainage where the SSSRD20 roofdrain provides a lightweight drainage layer and water reservoir to sustain plant growth.

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SSMC1 GROWING MEDIUM

A superior blend of lightweight water retaining aggregates, and composted organic material.



DESCRIPTION

A superior blend of lightweight water retaining aggregates, and composted organic material, specifically researched and engineered to offer a unique self-sustaining growing platform. Only the highest quality materials are used in our MC1 product, utilising composted organic material from sustainable sources, recycled clean crushed brick which is a second from the brick manufacturing industry containing no demolition waste. In addition a carefully selected blend of lightweight aggregate and pumice is added which offers a low density and high moisture absorption, which is lacking in lower quality substrates.

FEATURES

Loose Bulk Density:

800 – 900 Kg/m³

Dry Weight Approx. 900 kg

Saturated Weight:

Approx. 1200 kg

pH Value: 6.5 – 7.5

Available in:

Plastic sacks on pallets

Bulk bags

Loose bulk

Silo tanker

BENEFITS

Our MC1 offers a well-drained anti-settlement composition and with the additional water absorbent materials used creates a perfect environment for our Sedum Turf layer and for all drought tolerant plant species.

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SSFGSTP PREMIUM SEDUM CARPET

A pre blended sedum turf roll consisting of an excellent selection of Sedum varieties



FEATURES

Roll size:

1m x 2m
(coverage per roll 2m²)

Depth:

Variable 25 - 45mm

Material:

Reinforced Backing, 7mm of a recycled polyester fibre mat, with a thin layer of specialist green roof substrate, which the sedum plants themselves grow.

Dry Weight:

19 kg/m²

Saturated:

Weight 25.6 kg/m²



DESCRIPTION

A pre blended sedum turf roll consisting of an excellent selection of Sedum varieties with coverage of no less than 85%. The sedum turf is grown from randomly scattered seedlings therefore we cannot guarantee every variety in each m² however larger order quantities should see all varieties present.

BENEFITS

- > Lightweight
- > Low growing
- > Drought tolerant
- > Minimum maintenance

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SEDUM VARIETIES



Sedum Acre



Sedum Album



Sedum Aizoon



Sedum Ellacombianum



Sedum Floriferum



Sedum Hispanicum



Hybridum Czar's Gold



Sedum Montanum



Sedum Oktoberfest



Sedum Oreganum



Sedum Pulchellum



Sedum Rupestre



Sedum Sexangulare



Sedum Spurium



Sedum Telephium



Sedum Stoloniferum

Our sedum is randomly seeded from cuttings. We cannot guarantee all varieties are present in your order however you should see at least 6 random varieties per square meter.

More varieties will be present in larger orders.

SEDUM SUPPLY AFTERCARE LIVING ROOF GUIDE

Sedum Roofs

01691 659618 / enquiries@sedumsupply.co.uk
Sedum Supply Ltd.
Unit MO20
Mile Oak Industrial Estate,
Oswestry,
SY10 8GA



When choosing Sedum Supply extensive living roof systems and products, rest assured you are getting the best product available in the UK marketplace and we will make every effort to support your project from start to finish, including aftercare.

We are often asked the question “how do I look after the roof and what do I need to do?” Put simply just like an easy-care garden at home, we say low maintenance but not no maintenance, therefore a little aftercare will help your roof to flourish for many years to come.

There is a common misconception that sedum green roofs will look green and sedum plants are always green. This is not the case, they consist mainly of low growing, drought tolerant sedum plants of many varieties that change colour and appearance with the seasons. There are 8 – 10 different varieties within the sedum carpet some very similar in appearance to others. Not all varieties will survive in certain locations around the country for many reasons, but because of the vast variety the stronger and better suited plants will take over to ensure consistency across the roof area.

As time passes it's not uncommon for weed and moss to make an appearance in the sedum but due to the nature of design, creating a free draining and predominantly dry environment will assist the sedum to thrive and discourage the unwanted vegetation.

In terms of maintenance requirements going forward, a simply yearly weed, feed and replenish is all it takes and this should be done at least once a year to ensure the roof stays in good condition. Obviously the longer this is left then the more work will be required to get the roof back to a more manageable state.

For any further advice please call our office or email us anytime.



Beaufort Flags

A rippled
flag finished with
a contemporary
**subtle
sparkle**



Charcoal



Natural



Buff

TOP TIP

The Beaufort range of soft muted colours helps to create a contemporary organic feel.

Beaufort Flags Natural & Sienna Setts Graphite & Silver

Product	Size (mm)	Edge	Colours available	In stock	No. per m ²	No. per pack	No. per pallet	Weight per pack (kg)
Beaufort Flags	400 x 400 x 40	Chamfered	Buff, Charcoal, Natural	YES	6.25	25	100	403
	600 x 400 x 40	Chamfered	Charcoal, Natural	YES	4.16	25	100	569

Instructions & Warnings: See tobermore.co.uk

Step Risers



Step Risers Charcoal & Tegula Setts Heather



Heather



Bracken



Charcoal

Product	Size (mm)	Colours Available	In stock	LM per slice	No. per pack	Weight (kg) per pack
Step Riser	160 x 190 x 100	Bracken, Charcoal, Heather	YES	40	240	1669
	173 x 104 x 80	Bracken, Charcoal, Heather	YES	80	560	1865

Steps & Ramps



There are no limits to what is achievable when it comes to designing and constructing steps. The renowned versatility of Tobermore products gives you the ability to design and create steps in a wide range of sizes, shapes and colours. You can select various texture and colour combinations to create steps as an attractive feature to any doorway, garden or patio.



Kerbstone Charcoal and Tegula Setts Natural



Mayfair Step Flags Silver