

Jansons Road London, N154JP

CON06 Living Roof

Details of living roof proposals to discharge
Condition 06 of planning application PA/22/00442



Date: January 2026

Ref: CA-1131-CON06

Site address: Jansons Road,
London, N15 4JP

Rev: 1



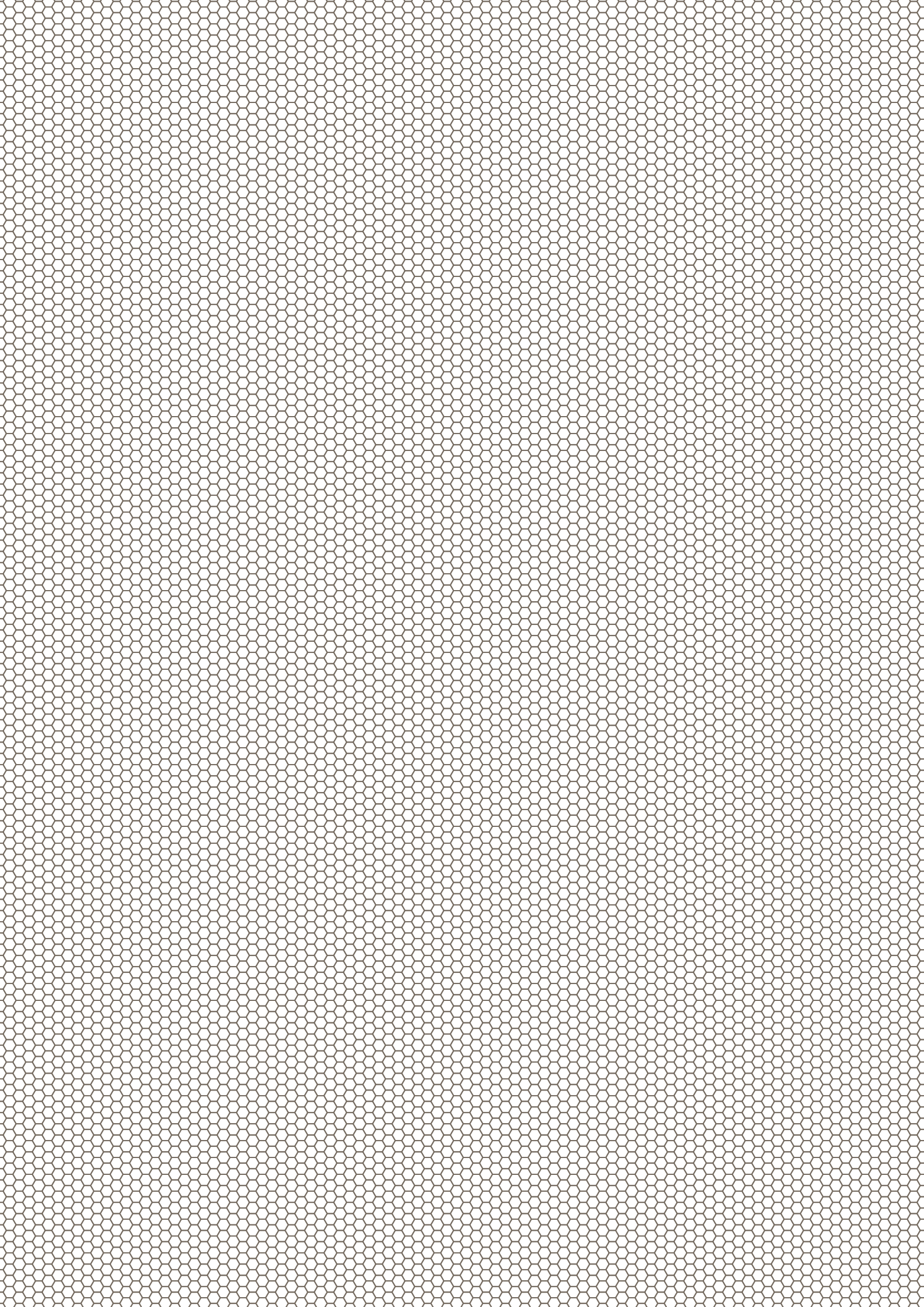
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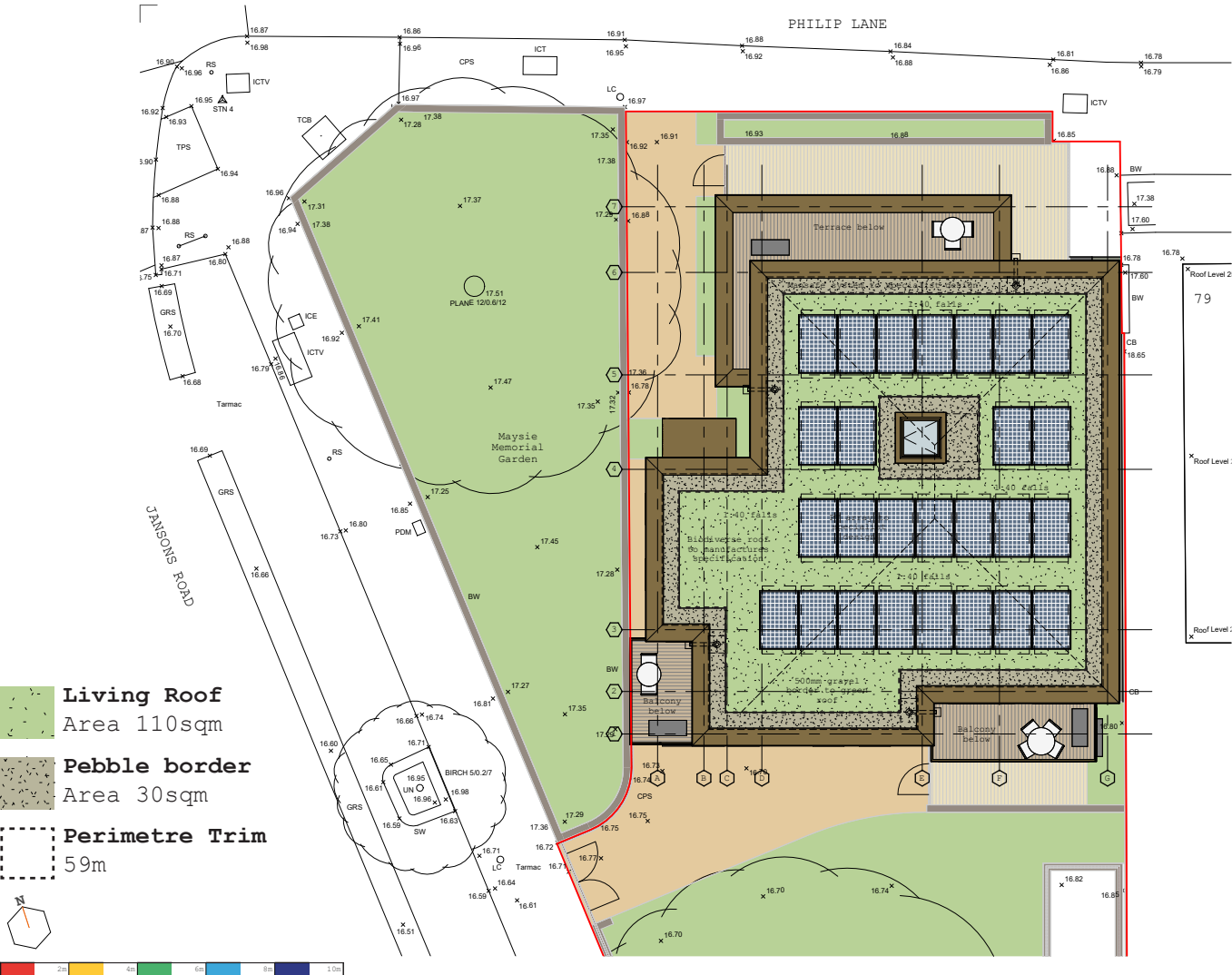
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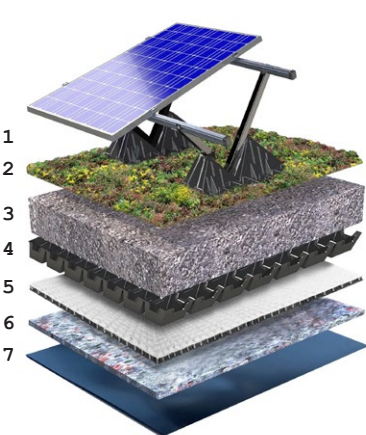
CON06 Living Roof

ROOF PLAN



GREEN BIODIVERSE ROOF SYSTEM

GR BioD Biodiverse roof by Green Roofers (or similar and approved)



1. Solar Panel frame stand
2. Biodiverse Wildflower Seed mix
3. 80-150mm Biodiverse Substrate
4. Solar Stand Base Plate
5. 20mm Drainage Layer
6. Filter fleece
7. Waterproof Roof Finish

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PRODUCT DATASHEET



SYSTEM STRUCTURE

SOLAR BIODIVERSE ROOF 0° - 5°

- **PITCH:** 0° - 5°
- **SYSTEM STRUCTURE THICKNESS:** from 130 mm
- **SATURATED WEIGHT:** from 120 kg/m² (excl. PV panels)
- **WATER BUFFERING CAPACITY:** from 26.4 l/m²

1 GREEN ROOFERS SOLAR STAND, EXCL. PV PANEL

Consisting of a base plate (see 4), profile holder and mounting profiles. Incl. mounting clamps for the PV panels. The PV panels can be placed in both Landscape and Portrait positions in various orientations (South/East/West) and angles of inclination (10° and 15°).

2 GREEN ROOFERS BIODIVERSE / WILDFLOWER SEED MIX

Green Roofers' wildflower seed mixture suitable for sowing onto engineered green roof substrates.

3 UNDULATED BIO DIVERSE SUBSTRATE / 80MM - 150MM

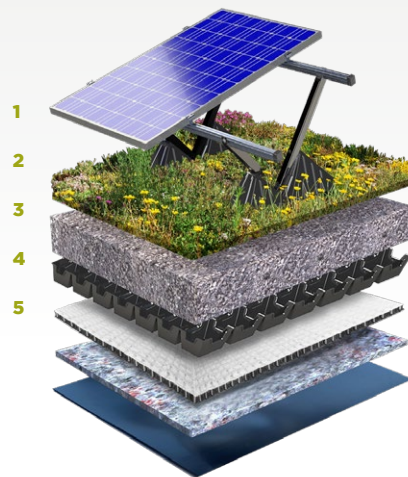
Growing Medium: GRBioD Green Roofers Ltd engineered lightweight biodiverse green roof substrate. is determined based on the wind load calculation and the ballast plan. Produced in accordance with GRO Code of Best Practice.

4 BASE PLATE GREEN ROOFERS SOLAR STAND 60MM

Dimensions 1980x980x60mm (LxWxH). Made of recycled HDPE with screw thread for attaching the profile holder. Installation in accordance with the grid plan and instructions.

5 DRAINAGE BOARD

Nominal rigid compression cell multi-flow drainage/water retention layer with mechanically fixed 105g/m² filtration layer supplied by Green Roofers Ltd.



BALLASTED SYSTEM



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PRODUCT SPECIFICATION

GREEN ROOFERS
GREEN ROOF SYSTEM COMPONENTS:
ROOF TYPE
Roof Substrate: Unknown
Slope: Flat
Protection Layer: TBC
Drainage Layer: <i>GRD20R</i> nominal 20mm rigid compression cell multi-flow drainage/water retention layer with a mechanically fixed 105g/m ² filtration layer supplied by Green Roofers Ltd. BIO Solar Framed positions will have their own drainage board
Growing Medium: <i>GRBioD</i> Green Roofers Ltd engineered lightweight biodiverse green roof substrate. The material will contain a mixture of pumice, expanded clay and crushed brick amongst other ingredients such as fillers of coarse sand. It contains organic peat free compost and has a bulk dry weight of 980kg/m ³ . Installed to a finally settled depth between 120-180mm including an allowance for 20% settlement in accordance with the GRO Code of Best Practice. The Growing medium contains organic matter less than 20% which is inline with GRO substrate recommendations
Vegetation Layer: <i>GR WildSeed</i> Seed mix This seedmix contains an average of 30 sown species from certified native stock, hand sown at 4g/m ² mixed with fine sand, hand sown or hydroseeding when agreed. This will be sown on the higher contoured substrate
Vegetation Layer: PLUG PLANTS – Based on 20 per m2 on 20% of Bio Diverse Roof Area -These plug plants will be planted in localised areas
Vegetation Break: 500mm wide, Coastal 20, 20/40mm washed rounded pebble margin, free from sharp edges and contaminants.
Perimeter Trim: 120mm high aluminium slotted trim, will be free-standing trim (weighed down by growing medium)
Hibernacula Habitat Spaces:

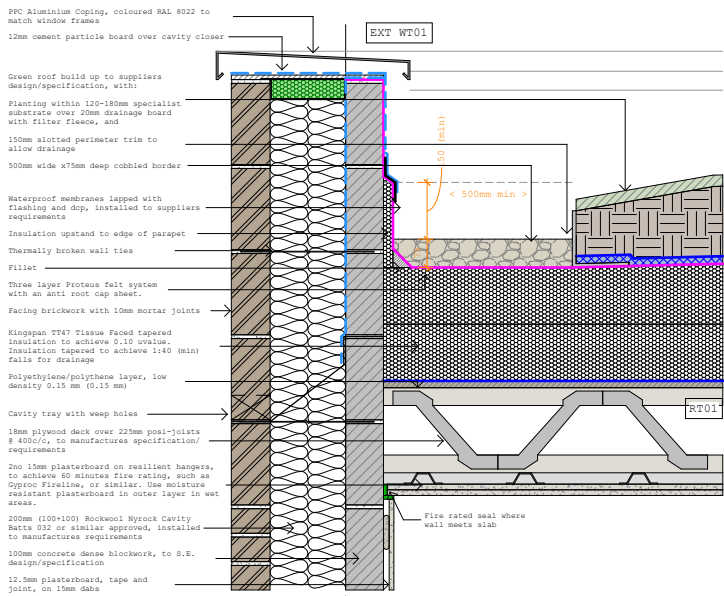
GREEN ROOFERS
Wood Piles: trees sawn into logs at a minimum 500mm long and a 70-200mm diameter, stacked on top of each other to provide nesting for insects and perches for birds. 3-4 logs per piles
Rock, Stone & Boulder Piles: 70-100mm diameter
Sand Piles: Sharp sand, natural colour building aggregate
Rope Coil Habitat: Manila Rope (<i>Musa textilis</i>), preferably site reclaimed or locally sourced, 75-100mm diameter, in lengths of 25m are coiled into a 3 layered spiral creating small interstitial gaps for invertebrates. Rope is ballasted by cobbles, laid on top and may also need to be pinned into bio-diverse substrate to prevent uplift
Water saturated weight: up to 225 kg/m2 (fully water saturated)
It is assumed that the building owner or their advisors have satisfied themselves that the roof structure and deck are suitable to receive the dead load of the above-described system and any associated loadings.
210. ROOF PERFORMANCE
• General: Firmly adhered, free draining and completely weather tight • Will have limited access for annual maintenance, be low maintenance and/or self-sustaining • All vegetation be suitable for the location and climate • May form part of the SUDs strategy within the scheme
355. MOISTURE RETENTION & DRAINAGE LAYER
• Green Roofers <i>GR300u</i> underlayer with 300g/m² • <i>GRD20</i> rigid compression cell multi-flow drainage layer, with a 105g/m² filtration fleece • Manufactured containing recycled plastics • 20mm nominal thickness • Water Storage capacity – approx 4.5 l/m2

GREEN ROOFERS
390. BIODIVERSE GROWING MEDIUM
• Green Roofers Ltd engineered lightweight biodiverse green roof substrate • Minimum of a finally settled thickness of between 120-180mm thickness including an allowance for 20% settlement in accordance with the GRO Code of Best Practice • Detailed nominal thickness as average to allow biodiversity and for the seed mix to thrive • A declaration that it contains no hazardous materials and comes from a peat free source
400. VEGETATION
• <i>GR WildSeed</i> Seed mix, containing an average of 30 sown species from certified native stock, hand sown at 4g/m2 mixed with fine sand, or hydroseeding when agreed.
420. STONE BALLAST / WHERE REQUIRED AS A VEGETATION BARRIER.
• Green Roofers Ltd Coastal 20 Washed, rounded aggregate graded 20/40mm free from fines and sharp angles • Ensure that aluminium gravel guards are fitted to all outlets • Spread evenly to a minimum depth of 75 mm
430. INSPECTION CHAMBERS
• Manufacturer: Green Roofers Ltd • Product reference: IC 150 Inspection Chambers • Material: Mill Finish Aluminium • Size: 315mm x 315mm • Access covers: Removable Lid • Features: Perforated base to allow drainage via channels.

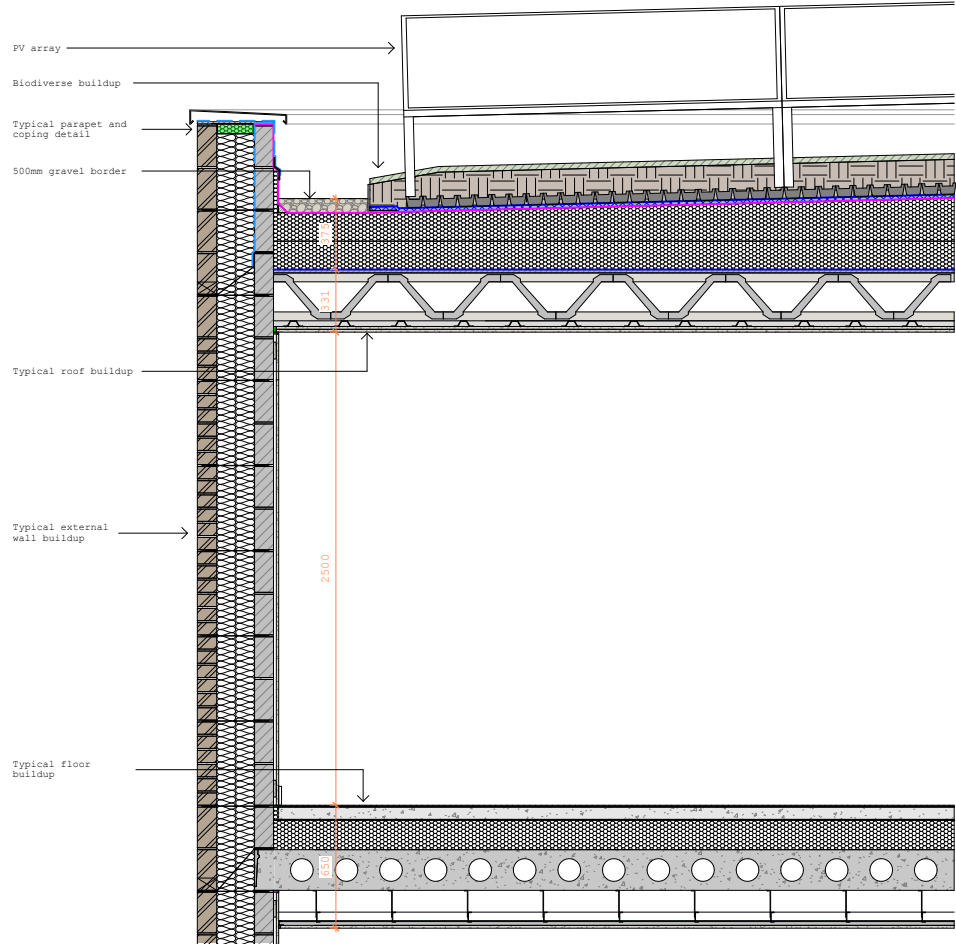
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ROOF DETAIL SHEET 1

1. Typical roof junction through parapet

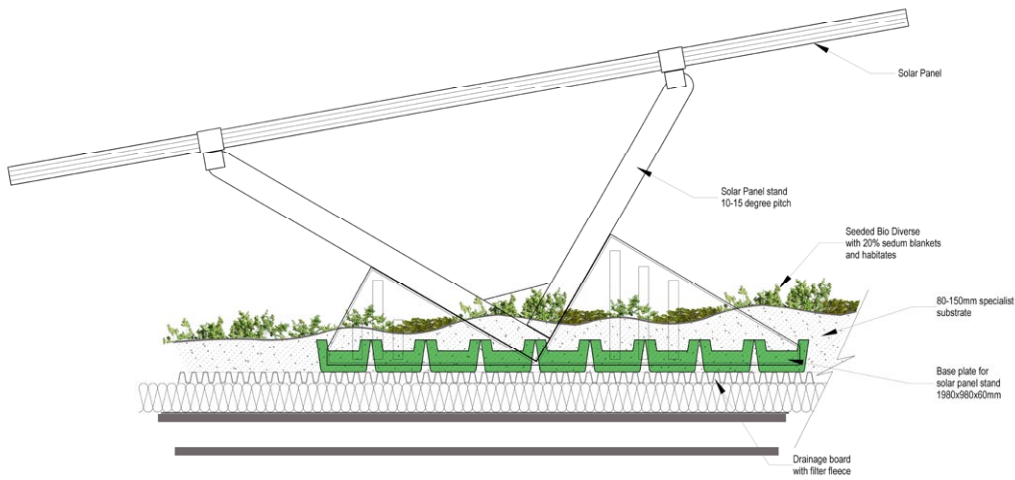


ROOF DETAIL SHEET 2



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BALLASTED BIOSOLAR PV MOUNTING ARRAY



Detail 1

Drawing Title:
Greenroofs Solar Roof System

Drawing Number:
001

Drawing Revision:
-

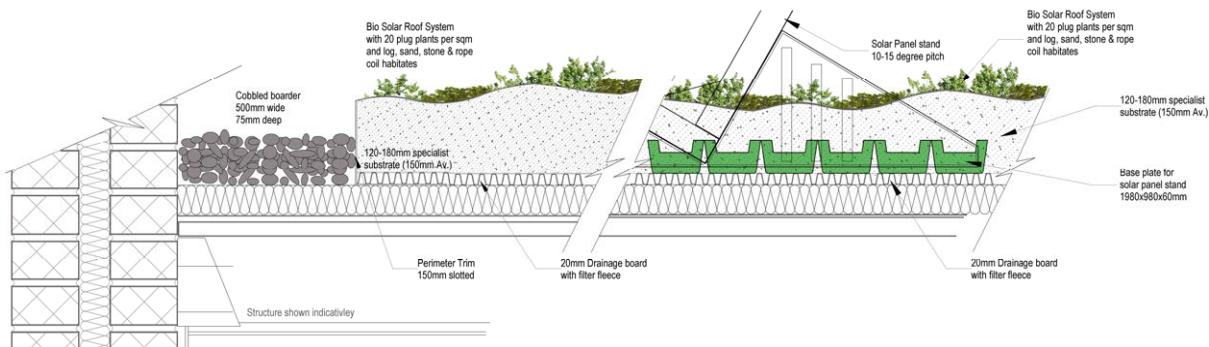
Drawn By:
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NOTES
DESIGNER'S NOTE: Unless stated otherwise, the designs shown are subject to detailed site survey, investigations, and legal definition, the CDM Regulations, and the comments and/or approval of the various relevant Local Authority Officers, Statutory Undertakers, Fire Officers, Engineers and the like. They are copyright, project specific and confidential and no part is to be used or copied in any way without the express prior consent of Greenroofs.
AREA CALCULATIONS: All the areas shown are approximate only and have been measured or preliminary drawings as the basis areas at the current state of design using the stated portion from the Code of Measuring Practice, 4th edition, BS2 / BS3. These may be affected by future design development and construction tolerances, or the result of surveys for existing buildings. Take account of these factors before planning any financial or property development purpose or strategy and seek confirmation of latest areas before decision making.



Detail 2

GRD20R | Product Data Sheet

GREEN ROOFERS

Green Roofers Ltd | Office 9 | Dalton House | 60 Windsor Avenue | London | SW19 2RR

PRODUCT DATA SHEET

GRD20R

Made from deep-drawn recycled HDPE with water reservoir function, channel system on the underside for drainage, and with diffusion and drainage holes. For use on extensive green roofs with a single- or multilayer construction. Suitable for use on inverted roofs.

Drainage Material	Recycled HDPE
Fleece Material	Laminated non-woven polypropylene (PP) Filter Fleece
Nominal Thickness	Approx. 20 Mm
Grammage	Approx. 942 G/M.
Colour	Black/Grey
Compressive Strength	Approx. 100 Kn/M.
Water Discharge Capacity	I = 0.01 (= 1 % Roof Pitch): 0.68 L/(M*S) I = 0.02 (= 2 % Roof Pitch): 0.97 L/(M*S) I = 0.05 (= 5 % Roof Pitch): 1.59 L/(M*S) I = 0.1 (= 10 % Roof Pitch): 2.29 L/(M*S) I = 1 (Vertical): 7.62 L/(M*S)
Water Reservoir Unfilled	Approx. 4.5 L/M.
Product Dimensions	Roll = 15.0 X 1.05 M

AREA OF USE

As a drainage and storage board under extensive green roofs in a triple-layer structure with filter mat and extensive multilayer substrate E or directly filled with extensive single layer substrate M on flat roofs up to RP 5° (= 8.8%).

GRD20R | Product Data Sheet

GREEN ROOFERS

100% recycled HDPE

Safe and targeted guiding of excess water

Depositing of water in the recesses

Low weight

Also suitable for non-pitched roofs

Lightweight super structure with high drainage capacity

Recyclable

CE Marked – compliant to DIN 4095

SPECIFIC PROPERTIES

For more information or guidance please use the contact details as shown below. The information given in this data sheets is accurate to the best of our knowledge, however our commitment to continuous improvement necessitates that product improvement may change certain items. No guarantee or liability can be drawn from the information mentioned herein.

Green Roofers Ltd | info@greenroofers.co.uk | 020 7754 0365

g10



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GRRS | Product Data Sheet



GREEN ROOFERS



GR 20/40mm Pebbles

Our roofing shingle is a clean natural material with a good visual impact, power-screened to industry standard. This is an alternative size for most ballasted flat roofs with a higher wind-load. Easy to spread, the material provides good insulation and drainage and is ideal to walk on during roof inspections.

Product can be supplied in 25kg, 40kg and one tonne bulk bags.



grrs



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GREEN ROOFERS

GR's Wildflower Seed Mix



Latin Names	Common Name	Latin Names	Common Names
<i>Agrimonia eupatoria</i>	(Agrimony)	<i>Scabiosa columbata</i>	(Small scabious)
<i>Anthyllus vulneraria</i>	(Kidney vetch)	<i>Trifolium pratense</i>	(Red clover)
<i>Borago officinalis</i>	(Borage)	<i>Trifolium repens</i>	(White clover)
<i>Campanula medium</i>	(Campanula)	<i>Wid. maritima</i>	(Wild marjoram)
<i>Centauria scabiosa</i>	(Greater Knapweed)	<i>Sedum album</i>	(Sedum)
<i>Digitalis purpurea</i>	(Wild Foxglove)	<i>Ornithoglossum vulgare</i>	(Star of Bethlehem)
<i>Echium vulgare</i>	(Viper's bugloss)	<i>Sedum album</i>	(Wild Clary)
<i>Geranium pratense</i>	(Meadow Cranesbill)	<i>Achillea millefolium</i>	(Yarrow)
<i>Krautia exensis</i>	(Field Scabious)	<i>Rhinanthus minor</i>	(Yellow Rattle)
<i>Leucanthemum vulgare</i>	(Oxeye Daisy)	<i>Agrostemma githago</i>	(Corn Cockle)
<i>Lichnis flos-cuculi</i>	(Orange Pansy)	<i>Centaurea jacea</i>	(Corn Poppy)
<i>Lotus corniculatus</i>	(Bird's-foot trefoil)	<i>Dipsacus fulencom</i>	(Tussock)
<i>Malva moschata</i>	(Musk Mallow)	<i>Agrostis castellana</i>	(Common Bent)
<i>Papaver rhoeas</i>	(Common poppy)	<i>Cynosurus cristatus</i>	(Crested Dogtail)
		<i>Festuca rubra</i>	(Sheep's Fescue)
		<i>Poa pratensis</i>	(Smooth stalked meadow)

Bright and beautiful British native wildflowers, formulated to provide maximum food source for bees and butterflies, whilst creating a visually attractive meadow. The mix contains annuals which will continue to germinate and provide the colour and a near source to feeding insects.

A percentage of typically 80% of the mix are grass species which helps to establish and stabilise the substrate

Mix: 18 Wildflower species, 7 Annuals, 6 Grass Species

GRBiod | Product Data Sheet

GREEN ROOFERS

GRBiod BIODIVERSE SUBSTRATE

A clean drainage and growth media designed for use in living roof applications.

Supplied in Bulk Bags certified for safe lifting, or 25kg pallets shrink-wrapped on recycled 4-way pallets.

Product is bagged specifically for projects to ensure material is kept dry and free from growth or detritus.

A safety certificate for the bulk bags can be issued to client, contractor or site.

Components List:

Description	Weight / Volume
Expanded Clay	200kg
Crushed Brick	360kg
Clean Coarse Sand	240kg
Topsoil	180kg
Dry Weight Per Cubic Metre	980kg
Saturated Weight	1100kg (Approx.)

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GRBiod | Product Data Sheet

GREEN ROOFERS

Coverage	10sqm Per Tonne
pH range	7.2 - 7.9
Max Water Capacity	45 up to 55% Volume
Packaged	Bulk Tonne Bags or 25kg bags

MATERIAL CONTENT

Dependent upon the region and also the particular client preferences, not all of the materials stated will necessarily be present. Green Roofers Ltd reserve the right to alter materials and the mix to achieve the values stated in accordance with the clients requirements.

NOTES

All Green Roofers Ltd mixes comply to the recommendations of the G.R.O. and the F.L.L. for fire precaution and sustainability.

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PRODUCT DATASHEET - GREEN ROOFERS HABITAT PACK



Green Roofers® | Habitat Pack

Biodiversity on an extensive green roof can be enhanced by providing a wider diversity of habitat for differing plants and insects. Introduction of variations in the surface, such as open gravel areas, rock mounds, and sand beds, supplemented with boulders and logs, will create habitats to encourage a range of invertebrates and other ground dwelling species, while also the potential for a wider range of plant species development.

Description

The GR's Habitat Pack is a range of materials suitable for creating wildlife habitats to encourage biodiversity on extensive green roofs. It is supplied as an ICB bulk bag containing rocks, logs, sand to create 6 habitats. Materials are chosen to provide shelter, basking, nesting and foraging areas using rocks, logs, and sand, to attract and support a range of invertebrates and the birds that feed on them, thereby increasing Biodiversity at roof level. Standard habitats can be used as part of an overall living roof design to meet Biodiversity Action Plan and BREEAM requirements for species diversity. Habitats can be created with additional materials, insect hotels and nest boxes for birds, bats, bees and other invertebrates based on species-specific requirements.

Composition

Stones:

Description: Stones/Rocks/boulders of 70 - 100 mm diameter. Quantity: 18 kg per pack (2 habitats/per pack) (1 habitat/50m² area)

Logs:

Description: Seasoned hardwood logs from responsibly felled ash, oak, sycamore and sycamore. Fully seasoned for min 12 months. Size: Assorted sizes; 70 - 200 mm diameter; 1-1.5m long, 3-4 logs per pile (2 habitats/per pack) 1 habitat/50m² area

Sand:

Description: Sharp sand, natural colour building aggregate. Size: 4 No. 25 kg bags per pack. (2 habitats/per pack) 1 habitat/50m² area

Diverse habitats should be integrated with substrate, site-specific planting and contoured surface finishes. Care should be taken for habitat maintenance. To avoid disturbance, allow materials to weather/decompose naturally and clear adjacent vegetation to allow sunlight to reach exposed surfaces. Delivery: Habitat materials are delivered in a 1.25 cubic metre IBC bulk bag on a pallet.

Stone Pile Set On Green Roof Area



Log Pile Set On Green Roof Area

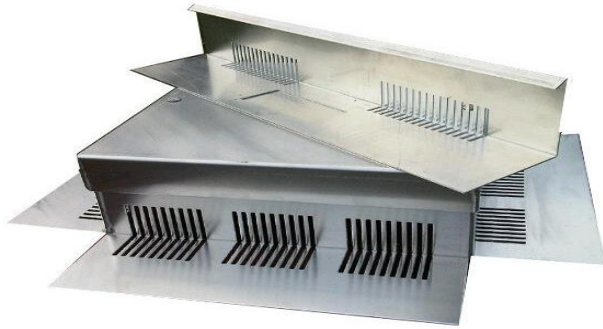


PRODUCT DATASHEET - ALUMINIUM TRIMS

GRAT | Product Data Sheet



GREEN ROOFERS



GR ALUMINIUM TRIMS

Our Perforated edge trims are used to frame and contain the green roof buildup. The height of the trim is specific to substrate and drainage board depth on the green roof system. The ideal trim is detailed on the Green Roofers design.

The standard length is 2.5 metres, which has pre-punched and profiled banks of drainage slots and base retaining slots to allow attachment to all Membranes, Felts, Liquids and Asphalt

Product Information

Characteristics	Unit	Description
Material Thickness.	mm	1.5mm Aluminium
Trim Height	mm	50, 80, 120 or 150mm
Dimensions	mm	Trim Height x 2500mm
Width of Base	mm	100mm
Finish		Mill Finish Aluminium

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MANAGEMENT & MAINTENANCE PLAN

Based on guidance documentation from Green Roofers Ltd

MAINTENANCE PROCEDURES

It is essential that the supporting build-up of the drainage layer, filter sheet, substrate and any hard landscaping is completed before installing the sedum blanket.

Thoroughly water the substrate prior to laying the sedum blanket.

Lay sedum blanket perpendicular to the direction of the drainage panels.

Gently tamp blanket as laying proceeds to ensure contact with the drainage protection board.

After handover gently water the sedum blanket for a period of 12 weeks, or more as necessary, to ensure that the planting structure is allowed to adhere fully to the drainage board. Water and labour to be supplied by others unless agreed with Green Roofers as part of the agreed contract.

Fertilise slow release nutrient fertilizer at a rate of 25 grams per square metre

Following on from the install we would recommend to soak the roof once every 2-3 days for 10/12 weeks. This will help the vegetation to fully establish. Whether you need to do this manually or establishment is done via the climate will depend on what time of year the green roof was installed.

Watering on a living roof is project specific and the required level of watering will vary on the water demands of the vegetation, water storage on the roof and local micro climate.

ALL Vegetation MUST be irrigated during prolonged dry periods. It's recommended that a form of automated irrigation is installed, this ideally is done during install but can basic irrigation can be installed following install. Manual watering must be carried out if an irrigation system is not present.

Permitting roof drainage is sufficient a soak 2/4 times per week during drought periods will be needed to ensure the vegetation does not dry out.

General Watering will ordinarily be needed during the Spring & Summer seasons, but it's always good to keep an eye on the living roof all year round, in case of any unexpected droughts.

Ensure all watering is done morning or evening. When the weather is hot, we recommend you do not water your roof during peak hours

GENERAL PROCEDURES

Provision must be made to carry out a leak test before the landscape is installed. The method and responsibility for carrying out the test must be decided on and written into the tender documents.

It is assumed that the building owner or his advisors have satisfied themselves that the roof structure and deck are suitable to receive the dead load of the proposed green roof system and landscape both during construction and on completion of the works.

Provision should be made to estimate the number of site visits required of the green roof contractor to enable them to complete the contract. The number of visits estimated should be entered into the tender documents in order to facilitate accurate pricing.

It is advisable to allow for a water point to be installed for use in drought periods.

The waterproofing should be taken up all upstands, protrusions etc. a minimum of 150mm above substrate level.

CON06 Living Roof

AFTERCARE

A maintenance contract should be included with the Green Roof to ensure that the roof flourishes and performs as expected at the outset of the project. Alternatively, all tendering contractors should allow for a 2-year period of on- going maintenance to allow the roof to fully establish itself.

Autumn Cut - A cut between the end of August and late November removes the surplus growth and helps keep unwanted vegetation at bay to allow the wildflowers to persist. ALL cuttings must be removed from the Roof.

Removal of all weeds, thistles, tree saplings, grasses and general unwanted vegetation.

General inspection of sedum health, repairing any damaged areas and also bolstering slow progressing areas using our sedum cuttings.

Inspection of the roof drainage (outlets, gutters, cobble borders, inspection chambers) to ensure this is functioning correctly/ removing any debris to avoid potential drainage issues.

Applying fertilizer 25g/m² – Recommended once per year – Best time for application late April – Early September

Inspection of Green Roofers' aluminum trim to ensure all securely fixed in place.

Ensure the roof receives a thorough soak by our maintenance operative whilst carrying out the above activities, roof level tap (2-bar) will need to be available above works. (Water outlet must be available within close proximity to roof level).

DO NOT

Leaving the vegetation for extended dry periods without water, this kind of neglect will be detrimental to the health and longevity.

Constant traffic on the vegetation - By all means it's okay to walk on for activities such as maintenance or inspections but any constant traffic for prolonged periods will damage the vegetation. If this is a must, putting down a ply board or similar to walk on will limit damages but may not prevent them completely, same applies for heavy objects.

Please also avoid any food being left on the roof and do not use any pesticides or chemicals.

Unwanted vegetation removal should be done by hand or hand tools only.



COLONYARCHITECTS.COM

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designers with an agenda.

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