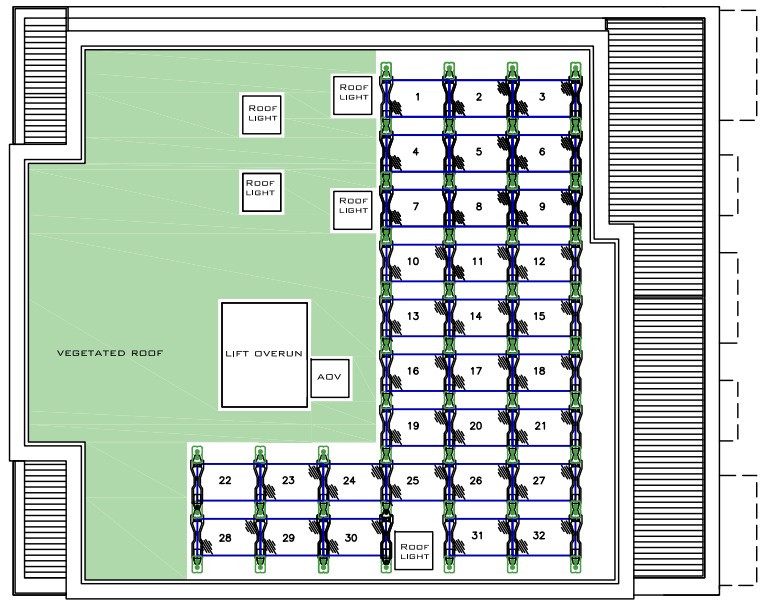
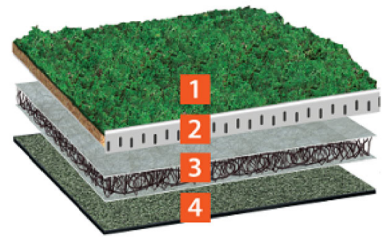
HGY/2021/1425 - PRECONDITION NO 7 EXTRACT

No development shall commence until details of a scheme for a "vegetated" or "brown" roof (s) for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy G5 of the London Plan 2021 and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2017 and Policies DM21 and DM12 of The Development Management DPD 2017.

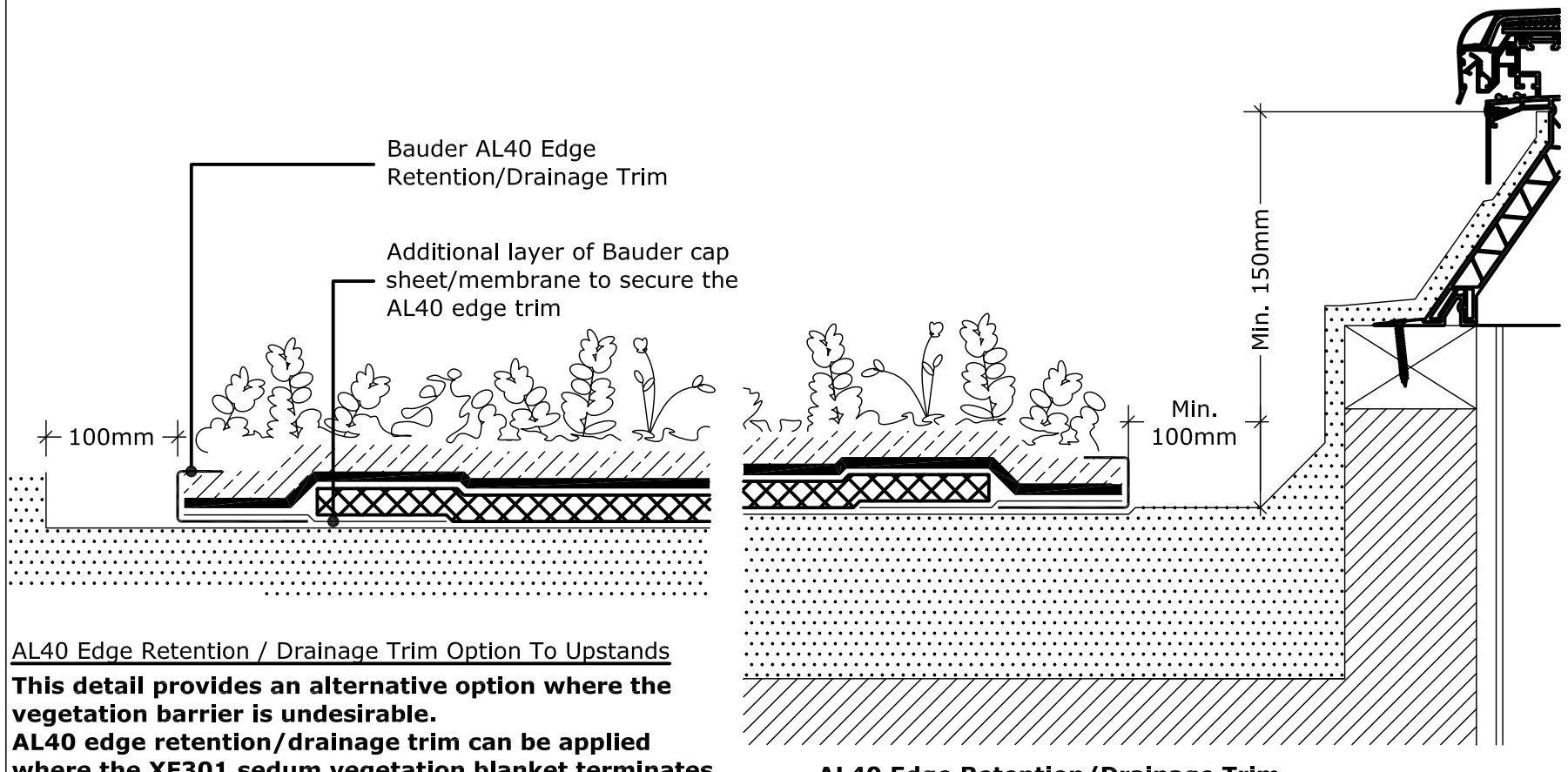


1 Key Roof Plan
1 : 200



	Function	Product name	Thickness (mm)	Weight (kg/m2)
1	Vegetation	BauderGREEN XF 301	28	44
2	Edge trim	BauderGREEN AL 40	N/A	N/A
3	Drainage, filtration and protection layer	BauderGREEN SDF Project dependant for inclusion. Sometimes specified in geographical locations with high rainfall or if the roof has a low gradient.	20	(1)
Green Roof System build-up			48	44 (45 if BauderGREEN SDF is required)
4	Bauder Waterproofing	Options for Bituminous membrane, Hot Melt, Single ply or Cold applied liquid systems.	Not included	Not included

2 Vegetated Roof Build-Up (from manufacturer)
nts



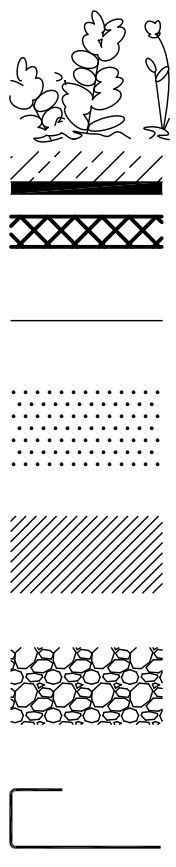
AL40 Edge Retention / Drainage Trim Option To Upstands

This detail provides an alternative option where the vegetation barrier is undesirable.
AL40 edge retention/drainage trim can be applied where the XF301 sedum vegetation blanket terminates.

3 Vegetated Roof Details (from manufacturer)
1 : 5

AL40 Edge Retention/Drainage Trim

Key



Bauder XF301 Sedum Vegetation Blanket 28mm

Bauder SDF Drainage Mat 20mm

Additional Bauder Capping Sheet / Membrane to Secure the Metal Trim (Refer to Specification for Correct Option)

Bauder Waterproofing System. (Refer to Specfic Bauder Waterproofing Details Drawings.)

Deck / Substrate

Vegetation barrier
Minimum 80mm deep & 300mm wide.
Width must be increased to at least 500mm when positioned adjacent to opening rooflights, windows or door openings. In accordance with both gro green and fll roof codes.

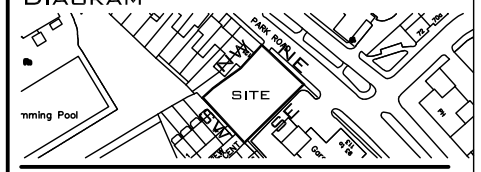
Bauder AL40 Edge Retention/Drainage Trim

COPYRIGHT RESERVED.
ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
IF IN DOUBT PLEASE ASK.

NOTES

1 LEICESTER MULTI YELLOW STOCK BY IBSTOCK BRICK REF: A4944A
2 RECONSTITUTED STONE BAND
3 WINDOWS - ALUMINIUM THROUGHOUT WITH POLYESTER POWDER COATED FINISH TO COLOUR REF RAL 7040
4 ETERNIT FIRE CEMENT SHEET CLADDING PANELS IN LIGHT GREY COLOUR REF: PU243 GREY
5 OBSCURED GLASS TO ALL BALCONIES
6
7 BALCONY
8 JULIET BALCONY
FL - FLUE
AV - AIR VENT
ALL PROPOSED WINDOWS/DOORS/CLADDING/AND BALUSTRADING WILL BE SIMILAR TO THOSE ON THE LOWER FLOORS

DIAGRAM



REVISIONS

B - 231109 SOLAR PANELS/ROOFLIGHTS LAYOUT REVISED
A - 231108 SOLAR PANELS LAYOUT REVISED

PROJECT
115-119 PARK ROAD, N8 8JN
ROOF TOP EXTENSION

DRAWING
PROPOSED VEGETATED ROOF DETAILS

PROJECT ARCHITECT	CB
DRAWN	MK
CHECKED	CB
DATE	NOV 23
SCALE	1:200/1:5@ A3
STATUS	PLANNING
PROJECT NUMBER	20025

DRAWING NO
0401B SHEET 1

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