

Planning Condition 4

Architect's Comment

0324 (D480) Bendix St

07.12.2021

Summary

Planning Permission Ref. [125681/FO/2019](#)

This statement relates to discharge of condition 4 on the above Planning Permission.

Consideration of alternative green SuDs solution – Bendix Street

The building's roof covering at level 11 is a habitable and accessible roof terrace, which provides outdoor amenity space for residents of the apartments.

As this 'roof finish' also serves as the terrace floor, it would be difficult to accommodate water retaining roof constructions within this area.

The proposed building's roof layout at level 12 includes an allocation for plant equipment and solar Photovoltaic cells (PV).

The extent of PV will take up a large proportion of the roof area, effectively covering the roof finish and reducing the ability of any roof surface to absorb rainwater.

A roof construction retaining water/moisture could also pose additional risk of water ingress / damage to PV.

The level 12 roof of the Bendix Street proposed building has an area of approximately 830m². Once allowances for access zones and rooftop mechanical equipment are taken into account, only an area of around 200m² of the total 830m² would be available to accommodate green roof areas.

Typical green roof constructions require additional height to accommodate the depth of the build-up when compared to a conventional roof covering currently indicated. The weight of the planting, soil and any retained water would add weight to the building's roof, which may affect the building's primary structure.