

10g. Roof Terrace

Management Strategy

The use of the roof terrace must comply with the Management Strategy as approved with Local Planning Authority, to include strategies to manage:

- › Noise and disturbance
- › Movement and activity
- › Storage of furniture
- › Security
- › Smoking and litter
- › Hours of use.

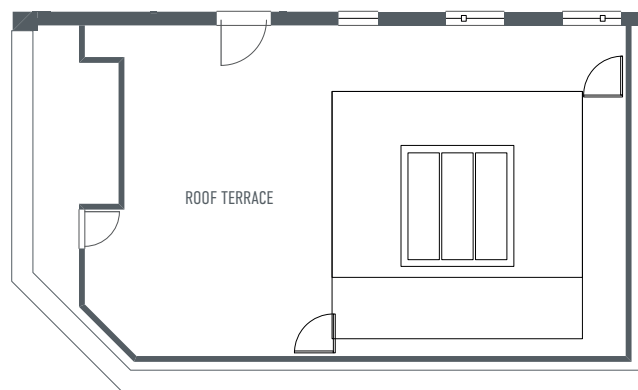
~ Always ensure that the roof terrace is monitored by a responsible staff member.

TERMS OF USE

- ~ Under conditions of the planning approval, the roof terrace is not to be used for cafe seating.
- ~ Under conditions of the planning approval, the roof terrace is not to be occupied between the hours of midnight and 07.30 am.
- ~ Smoking and vaping are not allowed on the roof terrace.
- ~ When using the roof terrace please be mindful of surrounding properties and keep noise to a minimum. Avoid amplified music on the terrace.
- ~ Ensure that no one attempts to climb or sit on the rooflight structure, or the perimeter metal fence. Do not place items such as planters or furniture onto the rooflight construction.
- ~ Building managers should be sure to lock the door to the roof terrace as per the locking up procedure

MAINTENANCE ACCESS ONLY

Gates marked 'maintenance access only' on the second floor roof terrace must be kept locked and only be accessed by trained personnel for building or building services maintenance. These areas are outside of the protected terrace and do not have edge balustrades to prevent falls.



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TIPS FOR SUCCESSFUL ROOF GARDENS

Gardening on a roof is the ideal way to create your own mini horticultural haven. There are a few challenges to growing in these environments, but the rewards are huge. Great views, wellbeing benefits, increased insulation for the building below and the chance to make a wildlife habitat are just some of the reasons why gardening in the sky is a great idea.

The RHS guide to roof gardening:
<https://www.rhs.org.uk/garden-inspiration/garden-types/balconies-roof-gardens>

WORKING WITH THE WIND

Make sure that pots or containers on exposed rooftops have a low centre of gravity to stop them being blown over – long, low planters work especially well. Taller plants like trees, topiary and climbers will need fixing securely to buildings or rails. Make the most of any sheltered spots for a table and chairs.

KEEPING THE WEIGHT DOWN

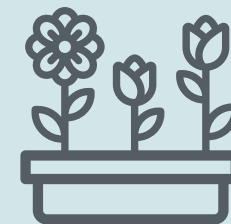
Roof gardens are entirely dependent on the strength of the roof beneath them and can only take a certain weight.

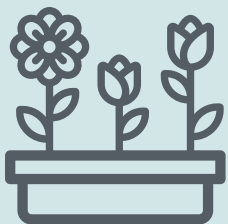
If you're not sure, ask a chartered structural engineer or a surveyor to confirm what is possible.

The roof terrace is designed to hold the equivalent of around 300 kilograms per square meter, uniformly distributed over the paved surface. This could include people, planters and furniture. For example, a rainwater butt that holds 250 litres will weigh at least 250 kg when full (plus the weight of the container!)

Techniques to help reduce the weight of your roof garden are below:

- ~ Avoid terracotta pots due to their heavy weight. Opt for fibreglass, plastic or lightweight metal containers instead. They will also help keep the soil moist for longer too due to being non-porous
- ~ Consider lightweight materials to use in the bottom of pots to aid drainage and reduce weight compared to the use of stones or broken crockery.
- ~ Consider the soil requirements of plants and the weight of that soil. Different types of composts weigh different amounts.





FURTHER INFORMATION:

The RSPB has lots of information on how to support your garden birds and bugs:

<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/>
<https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/build-a-bug-hotel/>

The RHS guide to drought loving plants:

<https://www.rhs.org.uk/advice/profile?pid=397>

The RHS guide to hardy plants exposed to strong winds:

<https://www.rhs.org.uk/advice/>

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PLANTS FOR WIND AND WILDLIFE

To thrive on a roof or balcony, plants ideally need to be both drought and wind tolerant. Characteristics of suitable plants include:

- › Plants with narrow, grey, or waxy leaves
- › Plants marked as being good for coastal conditions
- › Grasses - their narrow leaves allow the wind to pass through rather than damaging them

SUGGESTED SPECIES:

- › To create sheltered areas, go for dense hardy evergreens such as *Viburnum tinus* and junipers.
- › For year round structural interest, opt for phormiums and cordylines.
- › For toughness and colour, pelargoniums (geraniums) are hard to beat.
- › Succulents can thrive in harsh conditions – hardy ones such as houseleeks (*sempervivums*) lend themselves brilliantly to all sorts of creative projects suitable for even the smallest space.
- › Consider pollinator-friendly flowers such as sedums and lavenders that thrive here and attract wildlife such as bees.

WATERING

In warm, windy weather plants may need watering once, if not twice a day.

To cut down on watering, use drought-loving plants and avoid small pots as they dry out much faster than larger ones.

PROVIDING SHELTER, FOOD AND WATER

Wild animals are great at finding natural homes to live in. But, with habitat loss, wildlife is in decline and needs a helping hand. Bird boxes & bee/bug 'hotels' provide the nesting/roosting places for wildlife once provided by old trees. They also allow you amazing views of wildlife.

Putting up bird feeders and providing a regular supply of clean water brings great enjoyment and helps the birds through tougher periods. Check the bird food is suitable for the bird seed feeder to avoid unwanted food spillages!

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GROWING IN URBAN ENVIRONMENTS

Despite the proximity to traffic due to the site's urban city centre location, the safety of eating the urban produce doesn't pose a threat to health. Washing fruit and vegetables, removing the outer leaves of green leafy vegetables and peeling vegetables where possible keeps any risk to negligible levels.

CONTAINERS

You don't need a lot of space to grow fruit and vegetables. Many varieties will do just fine in a pot, planter or hanging basket; although make sure you choose a container large enough to accommodate the size of the plant once fully grown. Root vegetables (e.g. potatoes) will need a deeper pot.

As a general rule compact plants and herbs are particularly well suited to containers. For example:

- ~ Sweet peppers
- ~ Chilli peppers
- ~ Aubergine
- ~ Tomatoes (tumbling varieties)

CHEMICALS. PESTICIDES AND WEEDKILLERS

Pests can be a nuisance, especially if you're trying to grow fruit, veg and flowers. However, many of the pesticides designed to combat them can have nasty side effects on other plant and insect species. Slug pellets can also cause harm to birds.

There are plenty of natural alternatives, including companion planting (which is where you grow mutually beneficial species alongside each other). The Soil Association has a month-by-month guide to growing organically.

Soil Association
www.soilassociation.org/groworganic

GO PEAT FREE

Peatlands are amongst the UK's most threatened habitats and are vital to support a diverse array of plants, insects and bird life. By using your purchasing power and buying peat-free compost, you can help to preserve these important habitats - so when buying compost look for 'peat-free.'

Herbs

Herbs are fairly hardy and a good starting point if you're new to food growing.

- ~ Thyme, sage, rosemary, French tarragon and oregano like full sun.
- ~ Rocket, sorrel, mustard, parsley and chervil like partial shade.

To keep them looking their best and productive, regularly pick your herbs and remove flower buds.

This Royal Horticultural Society page has some useful tips: <http://bit.ly/1Gmk9l>

Vegetables

The following vegetables are well suited to growing in containers:

- › Carrots
- › Broad/dwarf/french beans
- › Beetroot
- › Peas
- › Potatoes
- › Radishes
- › Chillies and peppers
- › Salad leaves and onions
- › Tomatoes

This Royal Horticultural Society page has some useful tips: <http://bit.ly/1XeTZw7>