

Landscaping Scheme

Prepared to discharge Condition No 9

Proposed Nursery to Quba Masjid and Education Centre

Project: Change of Use to Quba Masjid and Education Centre (Nursery)

Client: Quba Masjid and Education Centre.

To be read with BRL Architects drawings / documents

DOCUMENT ISSUE / REVISION

Revision	Date	By	Notes
-	June 25	CTP	First Issue, for information

1. Introduction

This document is submitted in support of an application to discharge **Condition 9** of the planning permission for the conversion of upper storeys of the Quba Masjid and Education Centre into a nursery use (operational Monday to Thursday). This planning condition relates to the provision of hard and soft landscaping details, including surfacing, planting, edge protection, and maintenance strategy.

This report outlines the proposed landscaping strategy for the third-floor terrace and the relocation and expansion of the green roof system that was originally situated on this roof level. Supporting appendices (product literature, specifications, and plans) accompany this report.

2. Description of the Site and Development Context

The Quba Masjid and Education Centre is a four-storey building that currently includes a third-floor terrace area with a green roof system in place. As part of the approved proposal to incorporate a nursery, this terrace will be converted into an outdoor play area. Consequently, the existing green roof will be removed from this location.

To mitigate for the loss of soft landscape and ensure continuity of green infrastructure, the green roof is to be partially **relocated** to a lower-level first-floor flat roof and **expanded** onto an upper-level (fourth-floor) flat roof. This will allow the total green roof coverage to be retained and potentially enhanced.

The development provides a professionally designed, child-safe play terrace with sustainable surface finishes, and maintains significant ecological and urban greening value through modular green roof systems.



The image above shows the existing green roof area on the third floor. This area is to be repurposed as a nursery external play area, and the green roof to be relocated within the other roof areas in the building.

3. Details of Soft Landscaping

3.1 Planting Plans

Planting layouts are shown on landscape drawings, provided under reference 1027 and 1029. These plans show:

- 35m² of **relocated M-Tray® modular green roof** on the first-floor flat roof
- 35m² of **additional new M-Tray® green roof** on the fourth-floor roof
- Sedum tray layout, edge protection, and border finishes
- Positioning of green roof zones in relation to roof access and services

3.2 Written Specification of Planting and Cultivation Works

All soft landscape provision consists of **Wallbarn M-Tray® modular green roof units**, each measuring 500mm x 500mm x 100mm. These trays are delivered pre-grown with 12 North European sedum species, cultivated at Wallbarn's UK nursery for a minimum of 6 months and through one full growing season.

Each tray includes:

- Engineered, peat-free substrate
- Sedum grown from seed, not blanket-laid, to reduce shock and improve rooting
- Inbuilt drainage and water retention features

Installation:

- Separation and filtration geotextile installed over the single ply membrane
- M-Tray® modules hand-placed and locked together
- Border detailing with washed riverstone to meet GRO code fire protection guidelines
- No penetrations to waterproofing

3.3 Schedule of Plants

Green Roof Area	Plant Type	Species	Method	Coverage
First Floor (35m ²)	Sedum (modular)	12 mixed sedum spp.	Wallbarn M-Tray®	100%
Fourth Floor (35m ²)	Sedum (modular)	Same as above	Wallbarn M-Tray®	100%

Species include: *Sedum album*, *Sedum spurium*, *Sedum kamtschaticum*, *Sedum sexangulare*, and other hardy, flowering succulents appropriate to UK rooftop climates.

3.4 Biodiversity Enhancement Measures (BNG Strategy)

While the proposed 70m² of green roof replaces the original 60m² area, an increase of 15% of the area alone might not constitute a measurable biodiversity net gain as required under Schedule 7A of the Environment Act 2021. Therefore, in order to align with the **intent of Policy EM7 and the DEFRA Biodiversity Metric 4.0**, the following enhancements are also proposed:

A. Enhanced Habitat Quality

- Both the **first-floor and fourth-floor** green roofs will use an **enhanced sedum/wildflower M-Tray®** system.
- This tray mix includes additional native flowering species (e.g. *Achillea millefolium*, *Leontodon autumnalis*, *Thymus serpyllum*) to improve species richness and ecological distinctiveness.

B. Increased Structural Diversity

- Stone and timber habitat features (e.g., **insect hotels, bare soil patches**) will be integrated within perimeter stone margins of the roof systems.
- Seasonal flowering succession will be promoted to ensure nectar availability from early spring to late summer.

C. Planters with Native Plants

- On the third-floor terrace, where feasible, **large containers or raised planters** will include native grasses and herbs (e.g., *Festuca ovina*, *Salvia officinalis*) to support pollinators.
- These will complement the Castleflex surface and offer green softening of the play space.
- These will also offer support as educational areas for children, who can even use them as growing areas and learning spaces.

D. Management Commitment

- The landscape maintenance schedule includes proactive replanting and replacement of wildflower species to maintain flowering cover over the 5-year maintenance period.

Together, these actions are intended to deliver **qualitative improvements in habitat condition**, rather than area alone, thereby aligning the development with the principles of **Biodiversity Net Gain** without requiring off-site compensation.

4. Details of Landscape Maintenance

4.1 Landscape Maintenance Schedule

All green roof areas will be maintained for a minimum of **5 years** under a routine schedule to ensure health, coverage, and drainage functionality.

Bi-Annual Maintenance Regime (Spring/Autumn):

- Visual inspection of all trays
- Removal of weeds and self-seeded species
- Sedum plug replanting where needed
- Clearance of drainage outlets and border zones
- Photographic log maintained from fixed points

4.2 Replacement Proposals

- Any tray showing <70% live coverage or invasive/diseased growth will be replaced within one month of identification
- Trays will match original stock to preserve ecological consistency

Maintenance logs will be held by the **Quba Masjid and Education Centre**, with optional support from a landscape maintenance contractor.

5. Schedule for Implementation

Task	Target Timeline
Strip existing green roof (third floor)	[July 2025]
Terrace surface preparation	[July 2025]
Installation of Castleflex rubber tile system	[July 2025]
Green roof relocation to first floor	[July 2025]
Installation of new green roof on fourth floor	[July 2025]
Final site landscaping inspection	[August 2025] *Before nursery use begins

6. Hard Surfacing of External Terrace

Product: Castleflex Rubber Interlocking Safety Tiles

- Dimensions: 500mm x 500mm x 30–40mm (modular)
- Colour: Grey or terracotta (final choice TBC)
- Material: Recycled rubber, UV-stable, slip-resistant

- Installation: Loose laid over existing single ply membrane (non-penetrative)
- Drainage: Free-draining system, tiles sit above surface to allow flow

These tiles are suitable for external play areas, compliant with BS EN standards for playground surfacing, and offer a soft, low-impact finish for child safety.

7. Edge Protection and Safety Measures

The terrace perimeter is fully enclosed by an existing **metal balustrade system**:

- Height: Minimum 1100mm (the existing balustrade extends up to a height of 1.5m, providing an enhanced protection for such a sensitive area)
- Design: Glass panels
- Condition: To be retained, with minor maintenance as needed

Optional Enhancements:

- Soft landscape planters or buffer elements on inner terrace edges provide support for additional enhancements towards biodiversity net gain and constitute potential educational features for children, who can use these as growing pots and learning areas.
- Temporary child-proof fencing in specific zones if required by nursery design, to be confirmed once nursery is in use by nursery operator, it will not have an impact on the design as specified in this document.

8. Conclusion

This landscaping scheme meets all the detailed requirements of Condition 9. It preserves green infrastructure on site, introduces sustainable play surfacing, and maintains appropriate levels of ecological contribution and urban greening.