

To: Building Control / Planning Department
Newport City Council
Subject: Application to Discharge Condition – Provision of Roof Garden (Condition 11)
Site: The Crown Building, 11 Chepstow Road, Newport Np19 8BQ
Planning Reference: 18/0802

Dear Sir/Madam,

In accordance with Condition 11 of planning permission 18/082, please find enclosed details of the Roof Garden (outside area) provided on site for the approved flats at The Crown Building.

The submission includes:

- Summary of proposed solution
- Appendix 1 – Drawing/Diagram showing the Roof Garden/Outside Area
- Appendix 2 - Brochure of system to be used for Roof Garden

We trust that this provides sufficient information to discharge the condition. Should you require any further details or clarification, please do not hesitate to contact me.

Kind regards,
Mo Rashid
07966382612
GN & RB Ltd

Provision of Roof Garden

Site: The Crown Building, 11 Chepstow Road, Newport, NP19 8BQ
Planning Ref: 18/0802
Condition: Provision Roof Garden (Condition 11)
Applicant: M. Rashid, GN & RB Ltd
Date: 27/11/2025

1. Purpose of Submission

This statement is submitted in support of the discharge of the planning condition requiring details of Roof Garden, this will be located on the flat roof accessed via Floor 5 as shown on the diagram in Appendix 1.

Reason: to provide outdoor amenity space for the use of residents. Policy GP2.

2. Proposed Roof Garden

- The roof garden/outside amenity will include
- Artificial Grass or similar flooring which residents can walk on and be easy to clean and maintain
 - Fire risk assessment will be carried out prior to installation to ensure that the materials being used will be fire resistant
 - provide benches suitable for outside use for residents to sit on
 - provide tables suitable for outside use for residents to use
 - A brochure of the system that is being considered for the roof garden can be found in Appendix 2. A summary of the key features of this system is :-
 - o Tried and tested solution implemented on similar projects around the UK
 - o Lightweight, strong and weather and corrosion resistant
 - o No thermal bridging or sound transmission
 - o Does not require penetration of the roof membrane
 - o The design of the structure has been tested for all weather conditions (including high winds)
 - o Will have handrails all around the designated area for resident safety
 - o The perimeter of the outside area/Roof Graden will be stepped back from the existing roof perimeter/walls (please see appendix 1)
 - Additional safety feature is that the existing roof walls are 1250mm in height and the width of this wall is 780mm

3. Supporting Documents

This submission is accompanied by:

- Appendix 1 -Drawing showing the roof garden/outside area.
- Appendix 2 – Brochure of structure to be used for the Roof Garden

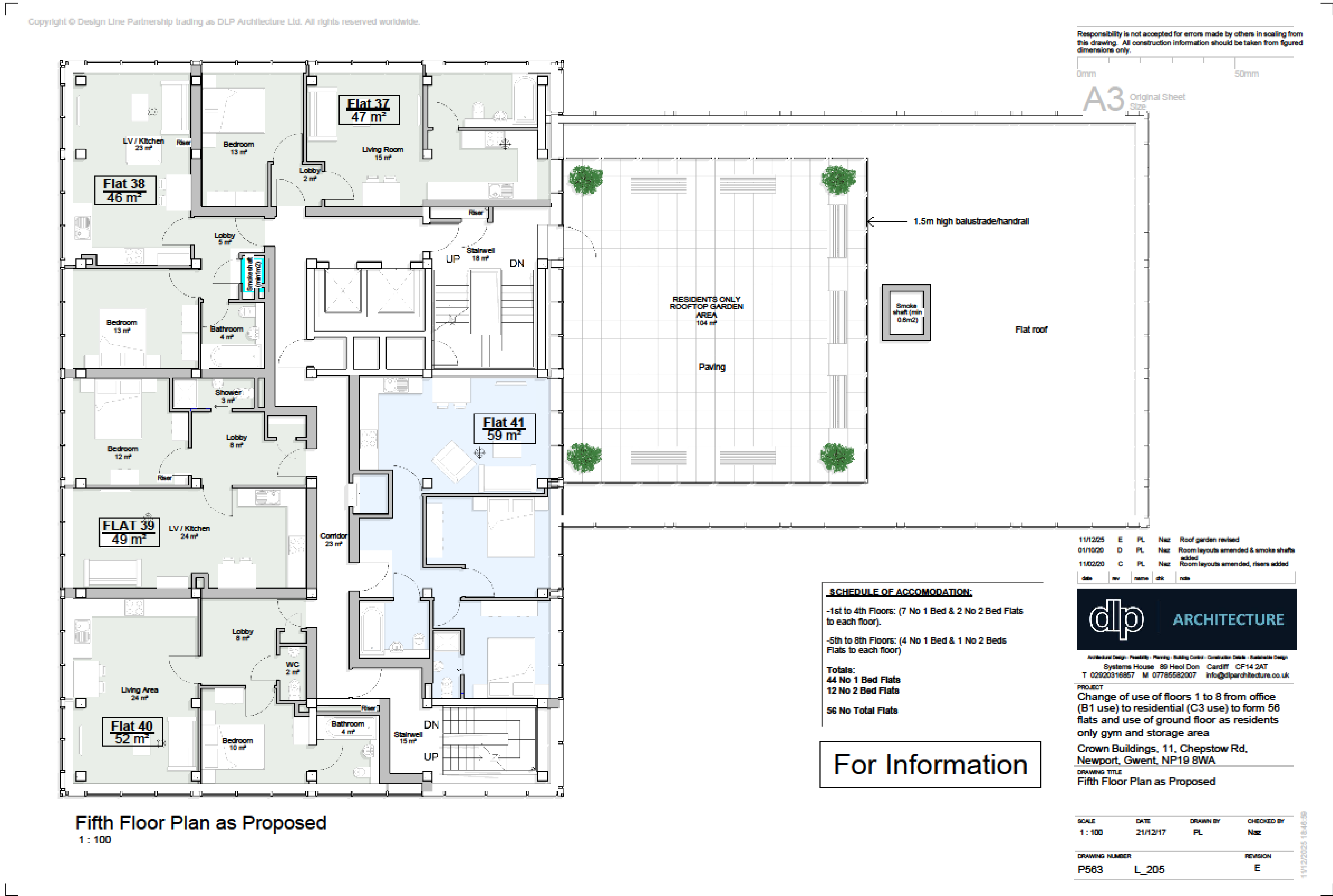
4. Summary

The proposed solution will provide for a roof garden/outside area for residents .

Accordingly, we request that Condition 11 – Roof Garden to be formally discharged.

Name: Mo Rashid
Position: Director, GN & RB Ltd
Date: 27/11/2025

Appendix 1 – Crown Building – Roof Garden/Outside Area



Fifth Floor Plan as Proposed
1 : 100

**Appendix 2 – Brochure of proposed Structure for
Roof-top Garden/Outside area**

Panorama® C-ST

Classic free-standing

Aluminium freestanding balcony systems for
public and private roof areas



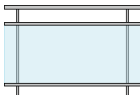
Centre Panel Variations

Vision series: glass centre panel

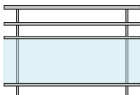
Square or round handrail and profiles



Full glass



With open gap



With intermediate rails

We offer glass centre panels with clear VSG safety glass or in VSG glass with matt film. Special versions with other glass variants on request.

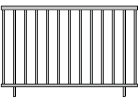


Wide variety of colours

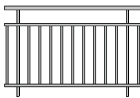
The Panorama range is very slender in appearance and blends particularly well into the building architecture in powder coated finish (a choice of 250 RAL colours).

Air Series: Railing Centre Panel

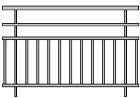
Square handrail and spar profiles



Full Railing



With open gap



With intermediate rails

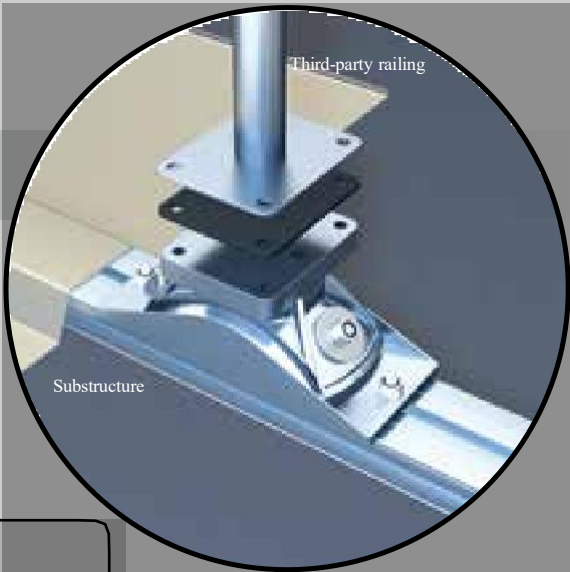
The railings are supplied as standard as round profiles with a 20 mm diameter.

Panorama[®] carrier structure

Substructure for customised solutions

If our selection of rails fails to meet your taste, the carrier structure is available with adapter plates for bespoke solutions.

Structural integrity of third party sub-structures are the customer's responsibility



Note:

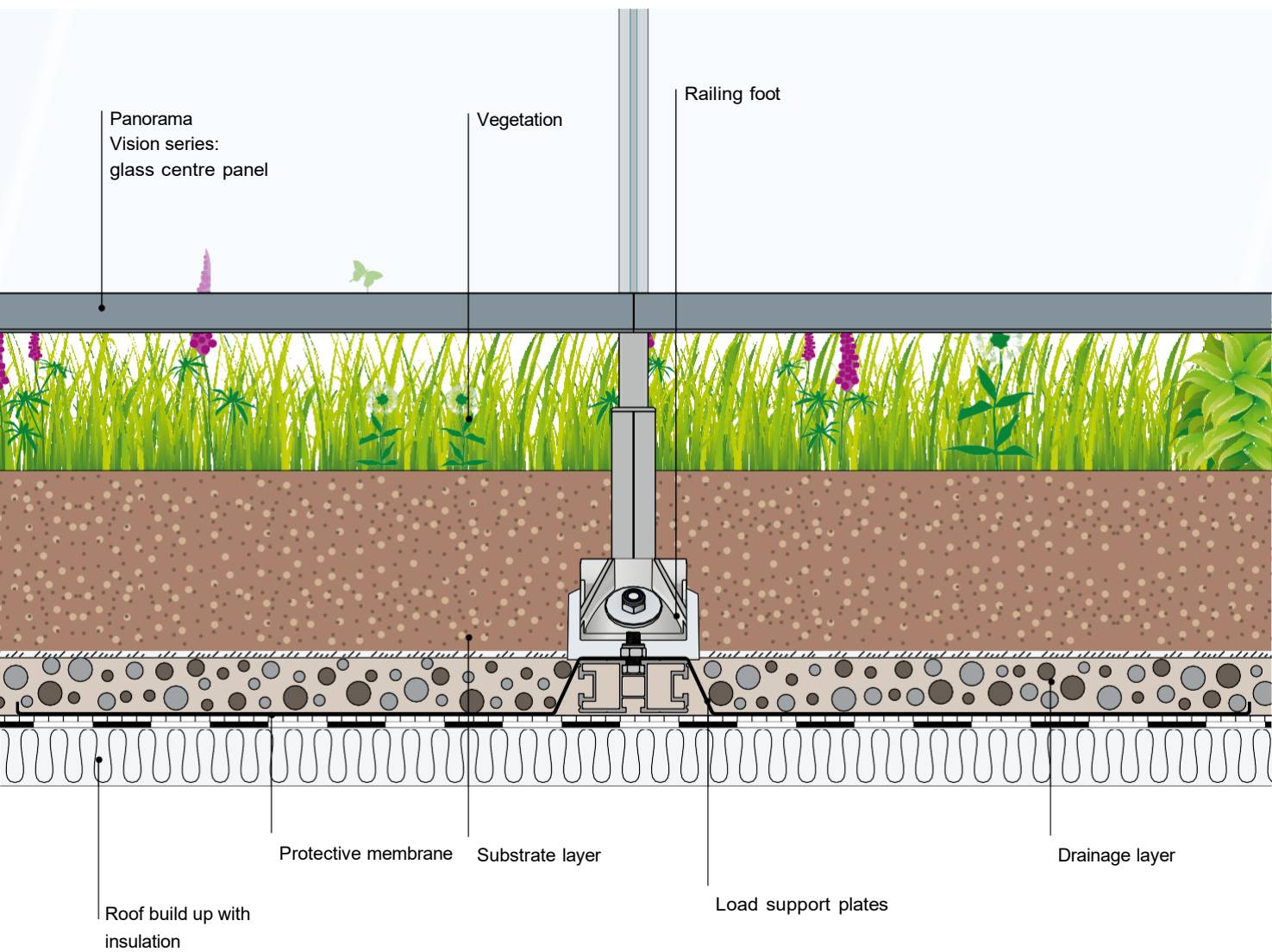
Please send for our detailed checklist if interested, in which the other implementation options are illustrated and the parameters required for guaranteeing structural safety can be obtained.

Tested and certified

Panorama railings are tested according to Eurocodes and DIN 18008-4 with type tested loads. Panorama free-standing railings are additionally tested according to ETB by certified bodies.



Example: Panorama® installed in conjunction with a typical green roof system

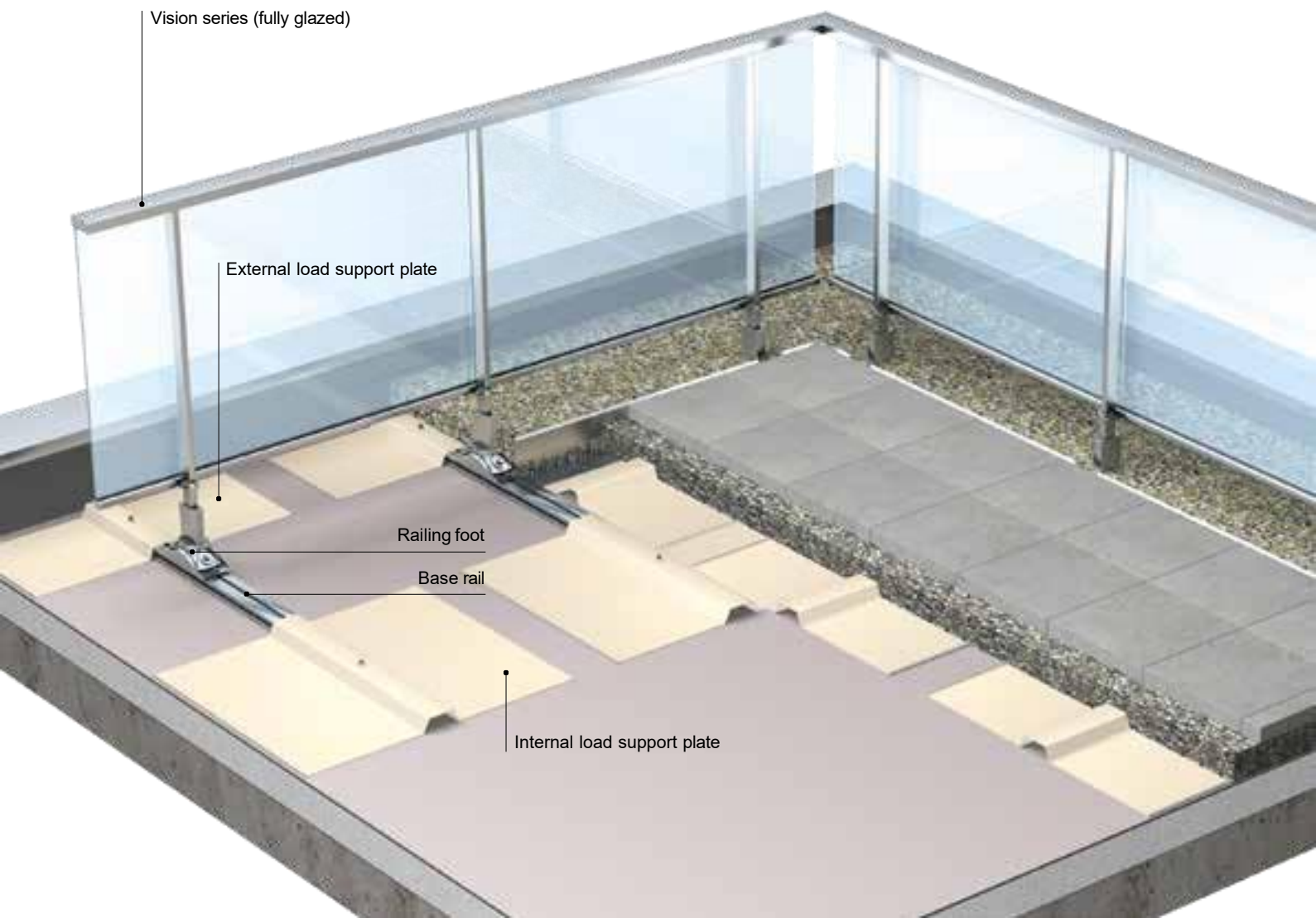


Perfect combination of technology and aesthetics



- ✓ Static rail loads up to 1.0 kN/m
- ✓ Modular, ballasted system
- ✓ No penetration of the roof membranes
- ✓ No thermal bridging or sound transmission
- ✓ Lightweight, strong, weather and corrosion resistant
- ✓ Related to roof warranty
- ✓ Wide range of centre panel options and RAL colour schemes
- ✓ Adding usable space for new, or refurbishment applications

System components



The advantages at a glance

5-position adjustable railing foot

- The patented railing foot allows for 5 position alignment of the railing posts, compensating for any unevenness in the roof surface.
- The foot can be variably positioned on the base rail for optimum flush alignment of the handrail.
- The flexible system is adapted according to site requirements to the different layer thicknesses of the roof membranes. In the standard version, a height adjustment in the socket of up to 90 mm is possible (special versions on request).

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Load support plates

Stability and safety of the system is provided by base rails with load support plates. The position and size of the plates depends on:

- Type of use (public / private)
- Superimposed load and thickness of the roof build up
- Railing height from finished roof level
- Availability of suitable installation surface area

Infill panel combinations

Panorama offers a range of design possibilities.

The different combinations are grouped together in 3 main series:

- Vision series: glass centre panel
- Air series: railing centre panel
- HPL series: board centre panel

Vision series

The system is manufactured with a choice of railing options:

92

65

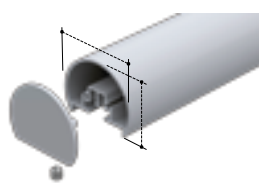
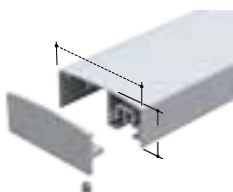
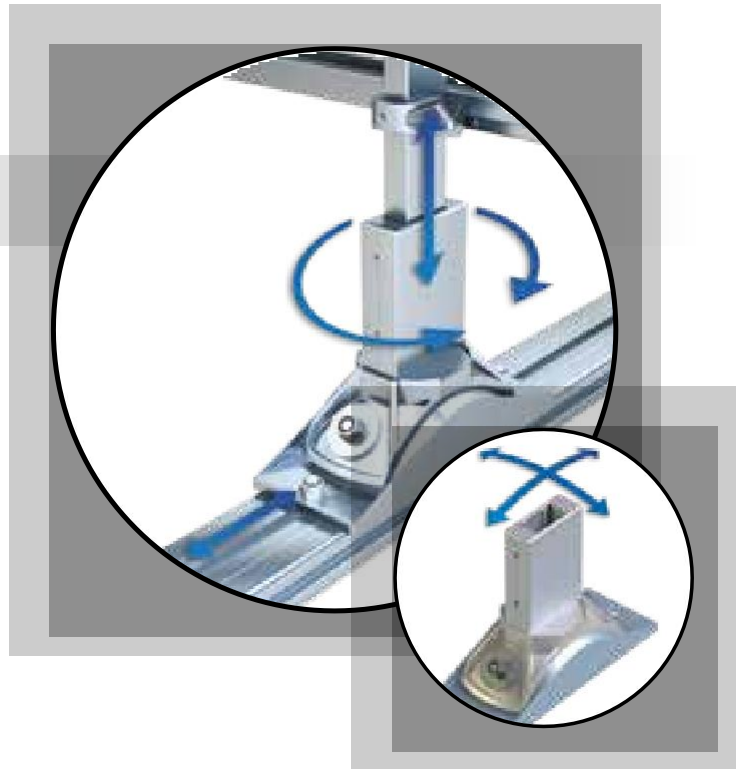
HPL series

38

51

Square handrail only for solid-surface variant

Round handrail only for partial-surface variants



An impressive service

Comprehensive, competent support from planning to the execution stage - dani alu accompanies you in all phases of your project:

- Safety analysis
- Clarification of technical details
- Proposal of appropriate solutions
- Project checklist and site assistance
- Made-to-measure delivery with layout plan
- Technical support during assembly
- Installation instructions



Video installation instructions
on our webpage

References



