

7th April 2025

Rebecca Platt
Corstorphine & Wright
21-27 Lamb's Conduit Street
Holborn
London
WC1N 3NL

Ref: OFE-002204-LET-01

Dear Rebecca,

The Martlets Centre, Burgess Hill – Living/Green Walls and Regulation 7(2) Requirements

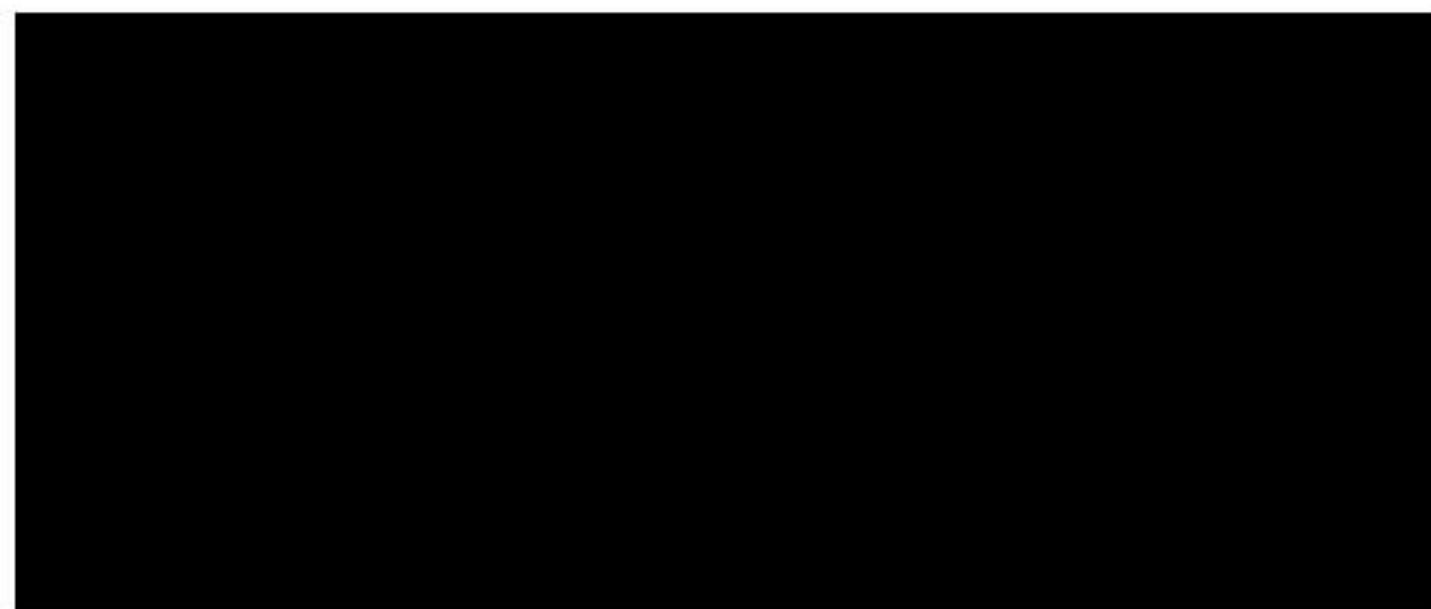
Further to your request during a meeting on the above named project, held via virtual medium on 02/04/2025, I am writing to confirm the requirements regarding Regulation 7(2) as applicable to Living Walls/Green Walls. Please note that the Regulation 7(2) requirements are legislative requirements, not advisory guidance, and therefore must be followed with no alternative solutions or compensatory features being permitted.

Regulation 7(2) was introduced under [The Building \(Amendment\) Regulations 2018](#) and is applicable to any building over 18m in height that contains one or more dwellings. Under Regulation 7(2), all materials used in the construction of external walls, including decorative finishes, should achieve a minimum of an A2-s1,d0 rating as defined in BS EN 13501-1, unless listed as an exempt item in Regulation 7(3). None of the exemptions listed in Regulation 7(3) would encompass living walls/green walls.

The classification of living walls/green walls as part of the external wall construction cannot be easily defined at a system level, even though some components may achieve Class A2-s1,d0, the fact is that the organic materials and features of the green wall cannot, by default, achieve this classification and therefore, are not exempt from the Regulation 7(2) requirements.

Further guidance and information on Green Wall design and its performance can be found in the [Written evidence submitted by RISC Authority \[EXA 038\]](#) link. Living/green walls are legislatively banned from any building that is classified as a Relevant Building, as described in Regulation 7(4).

Yours sincerely



Oskar Dzielak

Director

e: [REDACTED]

m: [REDACTED]