



NOTES

THIS DRAWING AND UGF CALCULATIONS ARE BASED ON THE FOLLOWING DRAWINGS/DOCUMENTS:

BCA Designs' Landscape Concept Plan (2246-21-03G dated: 26/05/23)

UMC Architects Site Layout (dwg. ref. 21048 P0001 Rev H dated: 18/05/23)  
UMC Architects Roof Layout (dwg.ref. 21048 P0004 Rev E dated: 30/03/23)  
UMC Architects Proposed Elevations (dwg. ref. 21048 P0005 Rev D dated: 30/03/23)

Existing trees and tree groups are taken from the 'Pre Development Tree Survey' by BB Trees Ltd. (doc. ref. 665-22 dated: 22/02/22)

Tree canopy coverage calculated from canopy spread after 25 years, taken from Hilliers' Tree Guide.

Surface cover types and factor scores based upon the London Plan Guidance - Urban Greening Factor (dated February 2023)

KEY AND URBAN GREENING FACTOR CALCULATIONS

Surface Cover Type	Areas	(x)	Factor (=)	Factored Area
<b>EXISTING SOFT LANDSCAPE</b>				
<b>SEMI-NATURAL VEGETATION</b> (e.g. trees, woodland, species rich grassland) <b>MAINTAINED OR ESTABLISH ON SITE</b> EXISTING VEGETATION RETAINED <i>INSIDE</i> RED LINE BOUNDARY <i>Note: Trees and other existing vegetation areas are an approximate given by tree consultant BB Trees Ltd</i>	917m <sup>2</sup>	1		917
<b>OFF-SITE VEGETATION</b> EXISTING VEGETATION RETAINED <i>OUTSIDE</i> OF RED LINE BOUNDARY <i>Note: Trees and other existing vegetation areas are an approximate given by tree consultant BB Trees Ltd</i>	-	-		-
<b>VEGETATION TO BE REMOVED AS PART OF DEVELOPMENT</b>	-	-		-

PROPOSED SOFT LANDSCAPE

<b>STANDARD TREES PLANTED IN CONNECTED TREE PITS WITH A MINIMUM SOIL VOLUME EQUIVALENT TO AT LEAST TWO THIRDS OF PROJECTED CANOPY AREA OF MATURE TREE</b> <i>NOTE: Tree canopy spreads calculated after 25 years, taken from Hilliers' Tree Guide.</i>	265m <sup>2</sup> *	0.8		212
<b>STANDARD TREES PLANTED IN INDIVIDUAL PITS WITH LESS THAN 25 CUBIC METRES SOIL VOLUME</b> <i>NOTE: Tree canopy spreads calculated after 25 years, taken from Hilliers' Tree Guide.</i>	208m <sup>2</sup> **	0.6		124.8
<b>SEMI-NATURAL VEGETATION</b> (e.g. trees, woodland, species rich grassland) <b>MAINTAINED OR ESTABLISH ON SITE</b> PROPOSED VEGETATION - THICKET and SPECIES RICH GRASSLAND	1262m <sup>2</sup>	1		1262
<b>SHRUB PLANTING</b> SPECIMEN, TRANSITIONAL TALL and GROUNDCOVER planting	786m <sup>2</sup>	0.5		393
<b>HEDGES</b> (line of mature shrubs one or two shrubs wide)	352m <sup>2</sup>	0.6		211.2
<b>EXTENSIVE GREEN ROOF</b> with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket)	1760m <sup>2</sup>	0.7		1232
<b>GREEN WALL</b> (modular system or climbers planted in soil) Areas calculated as surface area on building elevations (figures given by UMC architects)	164m <sup>2</sup>	0.6		98.4

PROPOSED HARD LANDSCAPE

<b>PERMEABLE PAVING</b> to parking spaces	1195.5m <sup>2</sup>	0.1		119.55
<b>SEALED SURFACES</b> (decorative block paving to amenity area)	102m <sup>2</sup>	0		0

	WEIGHTED AREA	4569.95
OVERALL SITE AREA		28755m <sup>2</sup>

URBAN GREENING FACTOR SCORE	0.159
-----------------------------	-------

<b>* PROPOSED TREE TOTAL CANOPY COVERAGE RATIONALE</b> (Tree species based upon those on 2246-21-04G Landscape Concept Plan) Canopy spread as shown is after 25 years (as according to <i>Hilliers Designers Guide</i> ) Scored as according to situation on plan (i.e. in soft/hard landscape, root spreading area, etc.)					
PROPOSED TREE SPECIES	CANOPY SPREAD	AREA (one tree)	(x)	QTY. (=)	CANOPY COVERAGE
Alnus glutinosa (0.8 UGF)	5m	20m <sup>2</sup>		6	120m <sup>2</sup>
Platanus x hispanica (0.8 UGF)	6m	29m <sup>2</sup>		5	145m <sup>2</sup>
TOTAL =					* 265m <sup>2</sup>
Betula utilis 'Jacquemontii' (0.6 UGF)	4m	13m <sup>2</sup>		11	143m <sup>2</sup>
Pyrus calleryana 'Chanticleer' (0.6 UGF)	4m	13m <sup>2</sup>		5	65m <sup>2</sup>
TOTAL =					** 208m <sup>2</sup>

COPYRIGHT RESERVED DO NOT SCALE FROM THIS DRAWING				
E	Updated to show Super-semi mature trees to frontage	RG	GH	04/07/23
D	UGF re-calculated to suit revised site layout & landscaping	RG	GH	19/05/23
C	UGF re-calculated to suit revised site layout & landscaping	HC	GH	24/11/22
B	Client logo updated	JL	JL	10/05/22
A	Amendments to landscape following new site boundary	MH	GH	18/03/22
REV	DESCRIPTION	BY	CKD	DATE



CLIENT	OXW Hayes Sarl		
PROJECT	HAYES BRIDGE RETAIL PARK		
DRAWING TITLE	URBAN GREENING FACTOR		
CONTRACT NUMBER:	2246-21	DATE:	15/03/2022
DRAWING STATUS:	PLANNING	CAD REFERENCE:	2246-21-05
DRAWN BY:	MH	CHECKED BY:	GH
SCALE:	1:500	ORIGINAL SHEET:	A1
PROJECT ORIGINATOR	VOLUME	LEVEL	TYPE
HAY	BCA	ELS	XX
DR	L	2246-21-05	S5
			E