

## KEY AND URBAN GREENING FACTOR CALCULATIONS

Surface Cover Type

Areas (x) Factor (=) Factored Area

### EXISTING SOFT LANDSCAPE

	EXISTING VEGETATION RETAINED INSIDE RED LINE BOUNDARY Note: Trees and other existing vegetation areas are an approximate given by tree consultant BB Trees Ltd	917m <sup>2</sup>	1	917
	EXISTING VEGETATION RETAINED OUTSIDE OF RED LINE BOUNDARY Note: Trees and other existing vegetation areas are an approximate given by tree consultant BB Trees Ltd	-	-	-
	VEGETATION TO BE REMOVED AS PART OF DEVELOPMENT	-	-	-

### PROPOSED SOFT LANDSCAPE

	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 NOTE: Tree canopy spreads calculated after 25 years, taken from Hilliers' Tree Guide.	265m <sup>2</sup> *	0.8	212
	STANDARD TREES PLANTED IN INDIVIDUAL PITS WITH LESS THAN 25 CUBIC METRES SOIL VOLUME NOTE: Tree canopy spreads calculated after 25 years, taken from Hilliers' Tree Guide.	208m <sup>2</sup> **	0.6	124.8
	SEMI-NATURAL VEGETATION (e.g. trees, woodland, species rich grassland) MAINTAINED OR ESTABLISHED ON SITE PROPOSED VEGETATION - THICKET and SPECIES RICH GRASSLAND	1262m <sup>2</sup>	1	1262
	SHRUB PLANTING SPECIMEN, TRANSITIONAL TALL and GROUNDCOVER planting	786m <sup>2</sup>	0.5	393
	HEDGES (line of mature shrubs one or two shrubs wide)	352m <sup>2</sup>	0.6	211.2
	EXTENSIVE GREEN ROOF with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket)	1760m <sup>2</sup>	0.7	1232
	GREEN WALL (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

	PERMEABLE PAVING to parking spaces	1195.5m <sup>2</sup>	0.1	119.55
	SEALED SURFACES (decorative block paving to amenity area)	102m <sup>2</sup>	0	0
<b>WEIGHTED AREA</b>			4569.95	
<b>OVERALL SITE AREA</b>			28755m <sup>2</sup>	

**URBAN GREENING FACTOR SCORE** 0.159

#### \* PROPOSED TREE TOTAL CANOPY COVERAGE RATIONALE

(Tree species based upon those on 2246-21-04G Landscape Concept Plan)

Canopy spread as shown is after 25 years (as according to Hilliers' Designers Guide)

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>
				<b>TOTAL = * 265m<sup>2</sup></b>
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>
				<b>TOTAL = ** 208m<sup>2</sup></b>

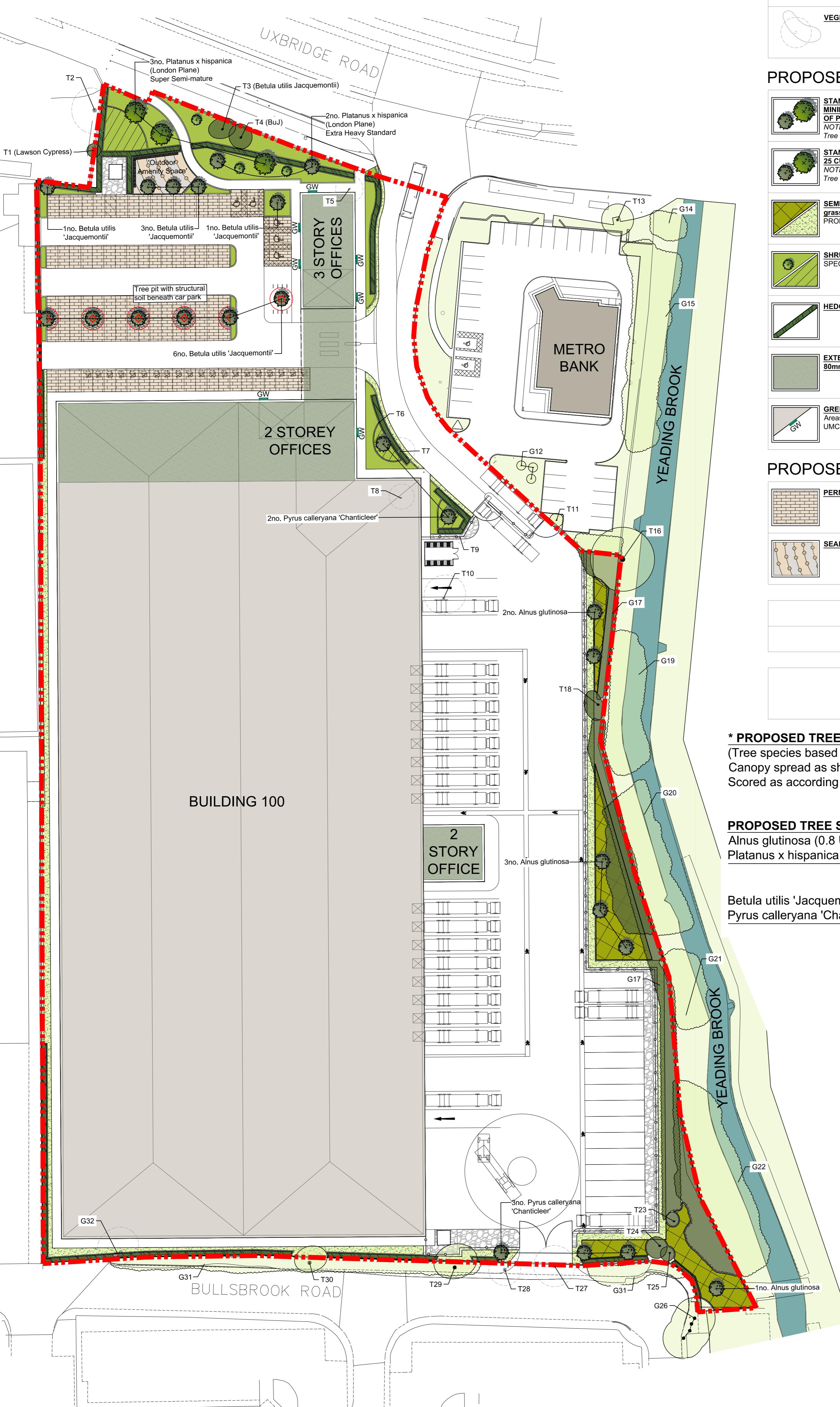
COPYRIGHT RESERVED DO NOT SCALE FROM THIS DRAWING				
E	Updated to show Super-semi mature trees to frontage	RG	GH	04/07/23
D	UGF re-calculated to suit revised site layout & landscaping	RG	GH	19/05/23
C	UGF re-calculated to suit revised site layout & landscaping	HC	GH	24/11/22
B	Client logo updated	JL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

**BCA DESIGN**  
Landscape Architects

CLIENT		PROJECT		DRAWING TITLE	
OXW Hayes Sarl		HAYES BRIDGE RETAIL PARK		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	ROLE	NUMBER
HAY	BCA	ELS	XX	DR	L
					2246-21-05
					S5
					E

SCALE 1:500 0 12.5 25 37.5 50m  
SCALE 1:1 0 10 20 30 40 50 60 70 80 90 100mm

NORTH



### 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)