



NOTES

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

BCA Designs' Landscape Concept Plan (2246-21-03H dated: 22/09/23)

UMC Architects Site Layout (dwg. ref. 21048_P0001 Rev K dated: 28/09/23)
UMC Architects Roof Layout (dwg.ref. 21048 P0004 Rev F dated: 15/09/23)

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

EXISTING SOFT LANDSCAPE

	SEMI-NATURAL VEGETATION (e.g. trees, woodland, species rich grassland) MAINTAINED OR ESTABLISH ON SITE 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 ²	1	917
	OFF-SITE VEGETATION 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 Tree Guide.	408m ² *	0.8	326.4
	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.	78m ² **	0.6	46.8
	SEMI-NATURAL VEGETATION (e.g. trees, woodland, species rich grassland) MAINTAINED OR ESTABLISH ON SITE PROPOSED VEGETATION - THICKET and SPECIES RICH GRASSLAND	1280m ²	1	1280
	SHRUB PLANTING SPECIMEN, TRANSITIONAL TALL and GROUNDCOVER planting	735m ²	0.5	367.5
	HEDGES (line of mature shrubs one or two shrubs wide)	358m ²	0.6	214.8
	EXTENSIVE GREEN ROOF with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket)	1440m ²	0.7	1008

PROPOSED HARD LANDSCAPE

	PERMEABLE PAVING (to parking spaces)	1196m ²	0.1	119.6
	SEALED SURFACES (decorative block paving to amenity area)	102m ²	0	0

WEIGHTED AREA	4280.1
OVERALL SITE AREA	28755m ²

URBAN GREENING FACTOR SCORE	0.149
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*** PROPOSED TREE TOTAL CANOPY COVERAGE RATIONALE**
(Tree species based upon those on 2246-21-03H 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
"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" (0.8 UGF score)				
Alnus glutinosa	5m	20m ²	6	120m ²
Betula utilis 'Jacquemontii'	4m	13m ²	3	39m ²
Platanus x hispanica	6m	29m ²	5	145m ²
Pyrus calleryana 'Chanticleer'	4m	13m ²	8	104m ³
TOTAL =				* 408m ²

"Standard trees planted in individual tree pits with less than 25m³ soil volume" (0.6 UGF score)				
Betula utilis 'Jacquemontii'	4m	13m ²	6	78m ²
TOTAL =				** 78m ²

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G	UGF re-calculated to suit revised site layout & landscaping	RG	GH	29/09/23
F	UGF re-calculated to suit revised site layout & landscaping	RG	GH	22/09/23
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	ROLE	NUMBER	STATUS	REV
HAY	BCA	ELS	XX	DR	L	2246-21-05	S5	G