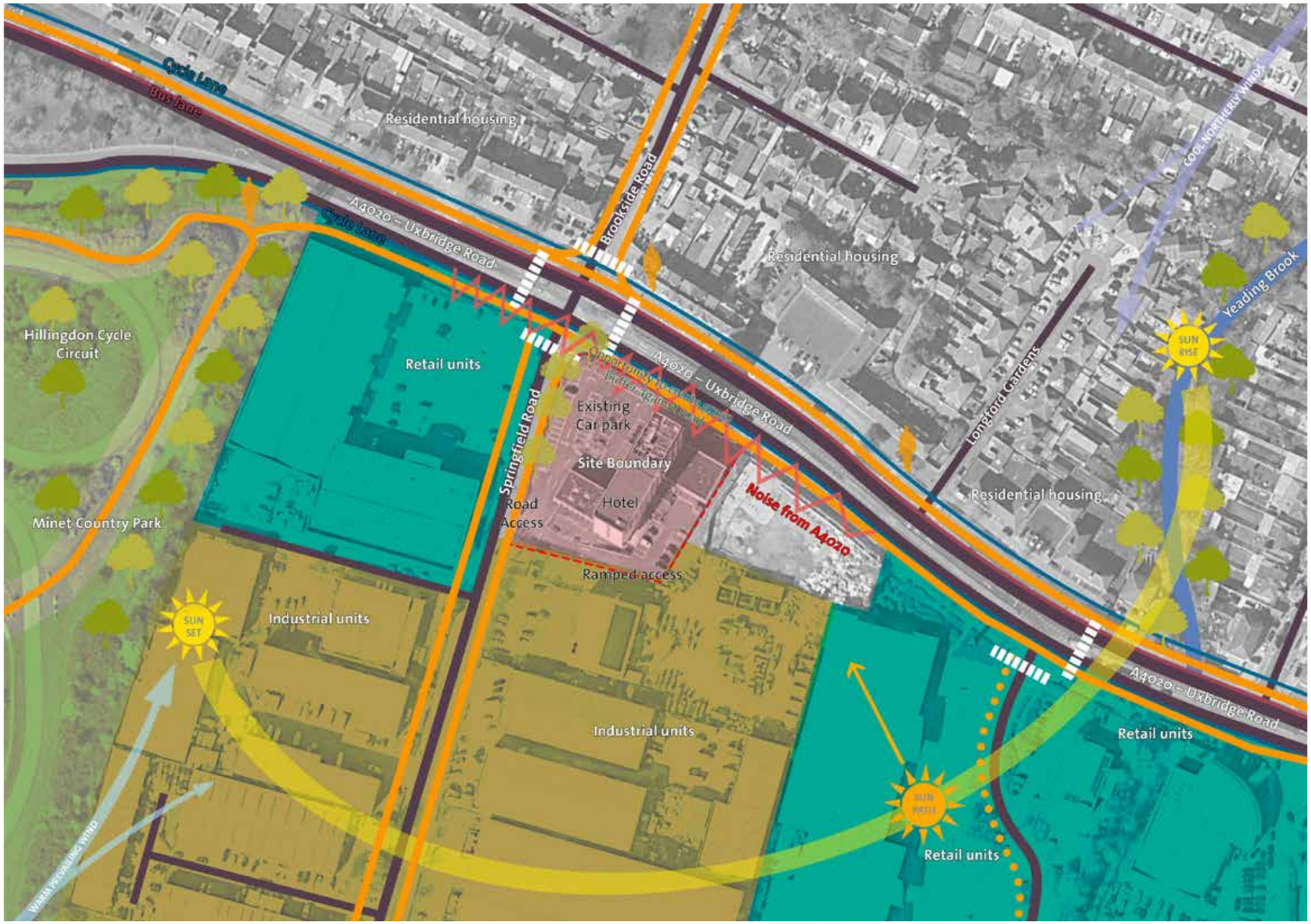
# 5

# Landscape

# 5.1 Analysis

## 5.1.1 Site Conditions

Hyatt Place is located on the corner of the A4020 Uxbridge Road and Springfield Road. The north side of Uxbridge Road is mostly residential, whilst the south and western areas are a combination of Retail and Industrial units.




Site Analysis

# 5.1 Analysis

## 5.1.2 Circulation

Hyatt Place is located along the A4020 Uxbridge Road with Minet Country Park located to the south and Brookside and Willow Tree Nature Reserve to the north. Yeading Brook and the Grand Union Canal lie to the east of the site.


Circulation

# 5.1 Analysis

## 5.1.3 Minet Country Park

Minet County Park is located to the west and south-west of the site. It is 36 hectares in size and incorporates a children's play area, meadows, network of hedges, waterways and grassland corridors. Hillingdon Cycle circuit is located in the northern part of the park.

The park is part of the 'Yeading Brook, Minet CP and Hith' Site of Borough Importance for Nature Conservation.



Pond within Minet County Park

# 5.1 Analysis

## 5.1.4 Sustainable Transport and Recreation

The Hotel has good connections to the cycle lane and the Grand Union Canal, with the Hillingdon Cycle track located to the west.

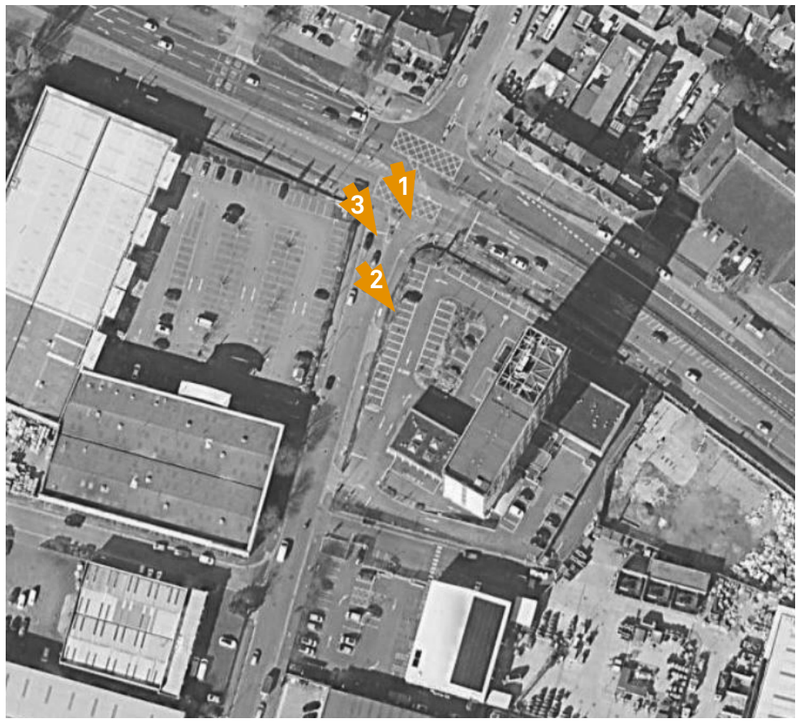

# 5.1 Analysis

## 5.1.5 Site Conditions

The existing building is very prominent within the streetscape of Uxbridge Road. The site boundary is defined by a low brick wall with metal railings above, giving a defensive outlook. On the inside of the walling, low level planting  with relatively recent tree planting provide minimal habitat, with the forecourt dominated by parking.

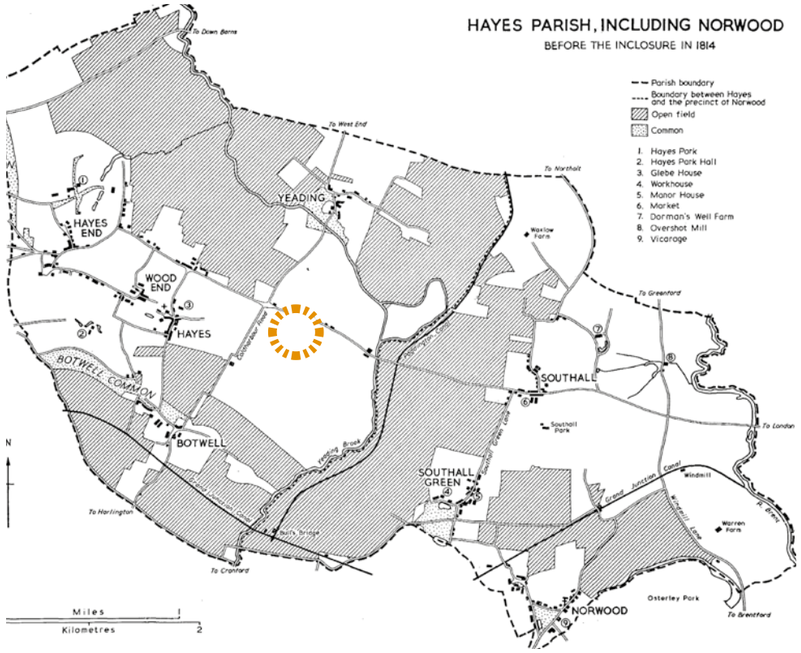

View looking towards Hyatt Place from the crossing of Uxbridge Road and  Springfield Road


Existing Site boundary. Brick walling with vertical bar railings. Semi-mature tree planting

# 5.1 Analysis
## 5.1.6 Local History

The site and surroundings have changed dramatically from it's rural setting during the 1800s and is now a mix of housing and industry




During the period 1814 the area was mostly rural with surrounding hamlets of Hayes and Yeading

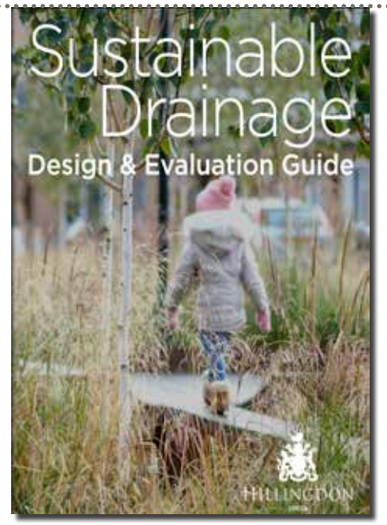

Hamlets of Cold Harbour identified in 1805-1869 map

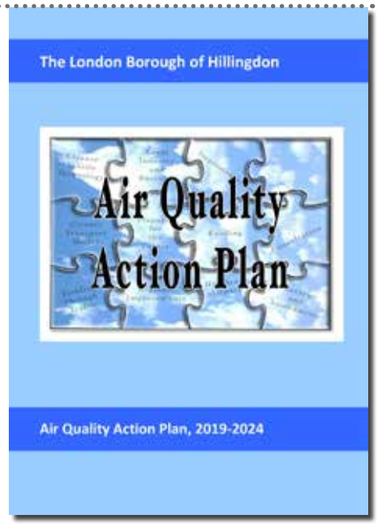
Housing and Industry

# 5.1 Analysis
## 5.1.7 Planning Context

### KEY HILLINGDON SUPPLEMENTARY PLANNING DOCUMENTS

Accessible Hillingdon SPD
Sustainable Drainage Design & Evaluation Guide
LBH Air Quality Action Plan


### KEY LONDON PLAN POLICIES

Policy G5 : Urban Greening Factor (1)
Policy SI 13 : Sustainable Drainage (2)

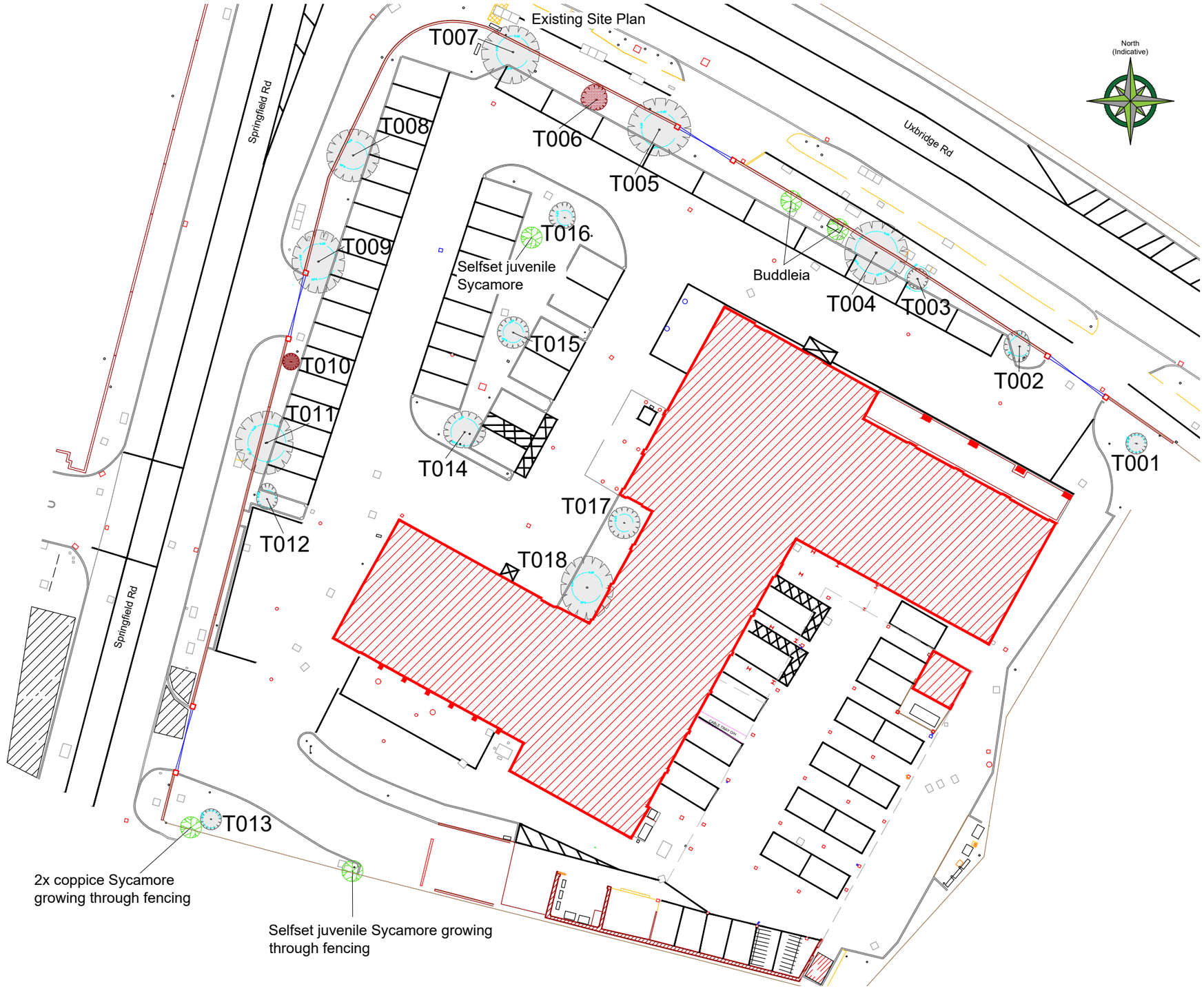
1. London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design. Score of 0.3 should be targeted for predominately commercial developments.

2. A Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.

# 5.1 Analysis

## 5.1.8 Tree Retention and Removal

An Arboricultural Survey in accordance with BS5837 was carried out by Hayden's Arboricultural Consultants in May 2022. The survey identified that all the trees on site were Category C or U: Low Quality or recommended for removal due to poor health. As such there is an opportunity to replace the trees with better quality specimens that will contribute to the Landscape Framework.




| Trees unsuitable for retention | |
|---|---|
| Category U | Those in such condition that they cannot realistically be retained as living trees in the current land use for longer than 10 years |
| **Trees to be considered for retention** | |
| Category A | **Trees of high quality** with an estimated remaining life expectancy of at least 40 years |
| Category B | **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years |
| Category C | **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm |

**CP NOTE:**

This document details the constraints created by the trees on the site and should be used as a design tool to inform the layout of the proposed development. This document is not sufficient for planning submission purposes.

**NOTE:**

Hayden's Arboricultural Consultants were provided with a Topographical Survey but these do not always show the positions of all the trees/features on site. The locations of any additional features have been fixed using GPS. As such the position of the trees/landscape features should not be taken as exact but gives a fair distribution of their locations on site.

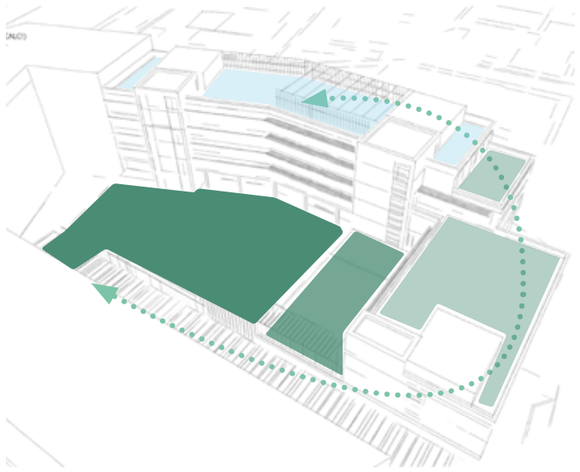
**LEGEND**

- Existing Tree/Feature BS 5837:2012 Category C
- Line of Root Protection Area (RPA) - calculated following guidelines set in BS 5837:2012
- Existing Tree/Feature to be Removed BS 5837:2012 Category U
- Additional feature which doesn't meet BS 5837: 2012 categorisation but is included for reference

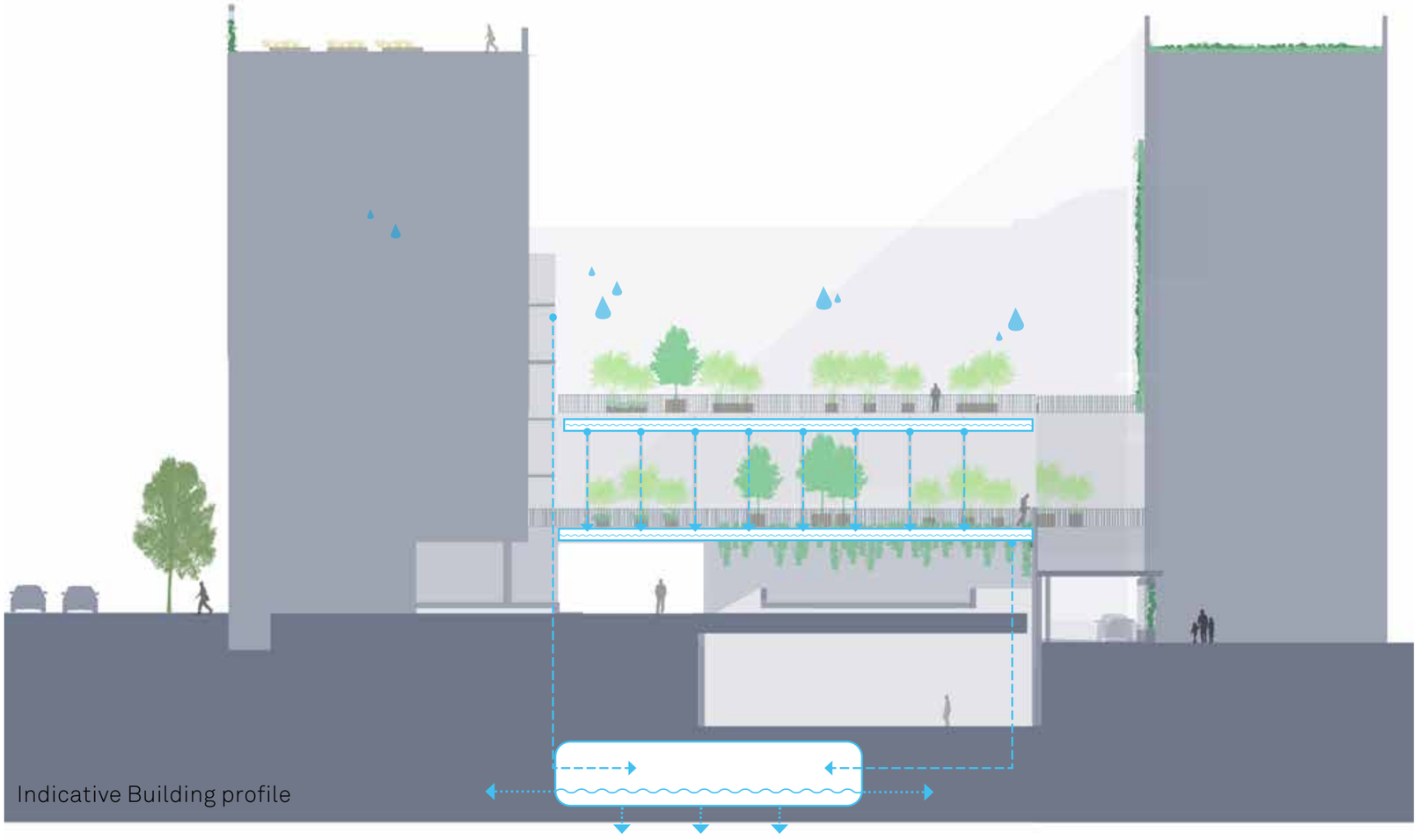
# 5.2 Concept

## 5.2.1 Sustainability Through Design

Proposals will also draw on the indigenous landscape for inspiration for the sustainability strategy. The indigenous landscape consists of a range of niche natural systems resulting from the dynamic nature of watercourses ad their effects on the surrounding environment. The movement of water results in a series of habitats, each with a rich tapestry of flora and fauna. Proposals will explore how the drainage strategy can be integrated with the irrigation strategy for the soft landscape at various roof terraces.



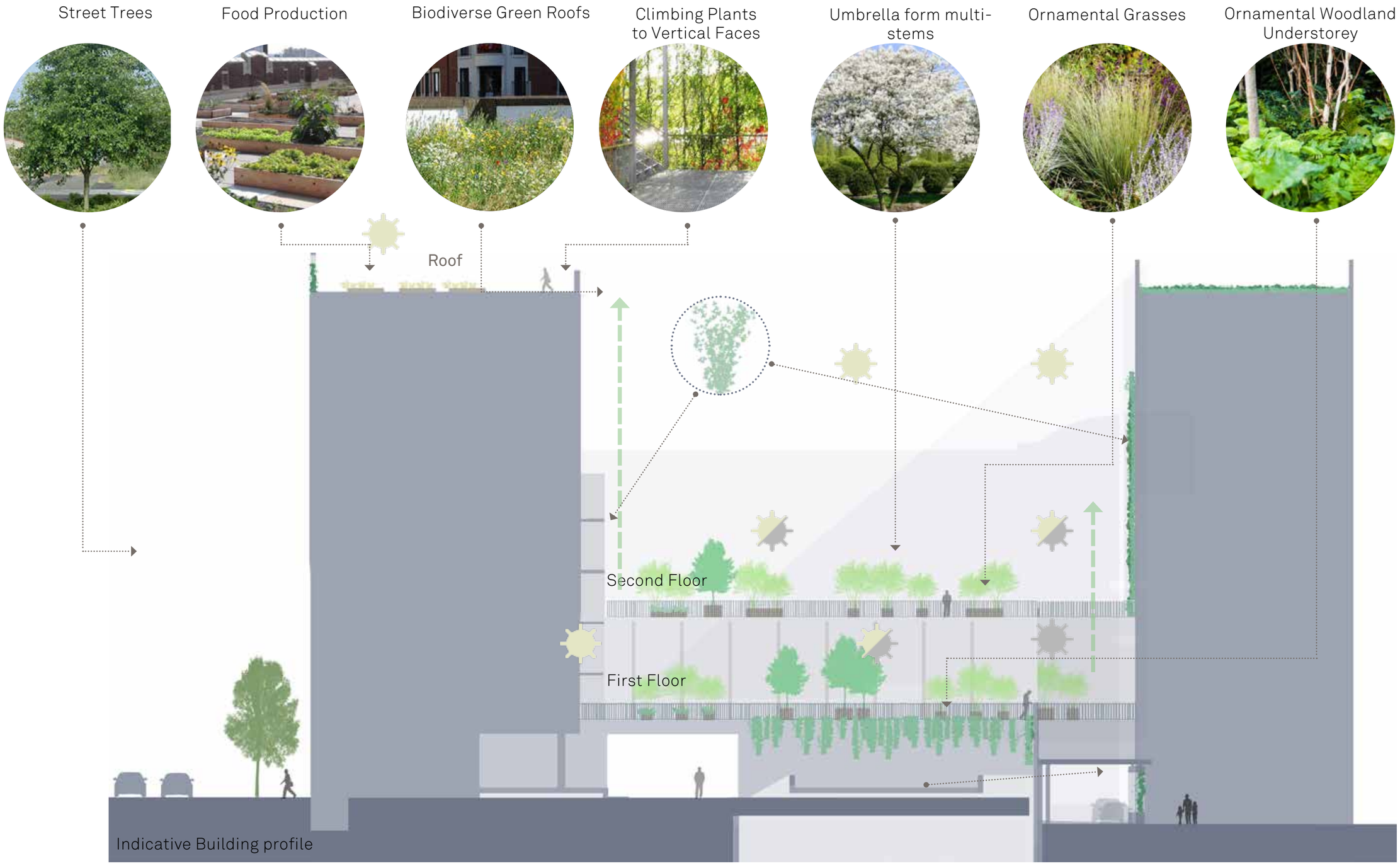
Proposals will develop the SUDS strategy in more detail within the next stages of the project. The opposite diagram explores opportunities for an integrated SUDS solution  which can improve the sustainability of the scheme by introducing a range of features to store, treat and re-use surface water run off. This could include blue roof attenuation, integrated irrigation, in-ground attenuation and rain gardens. Planting species will need to be selected based on their ability to thrive in the conditions expected of such features and should also provide a degree of water treatment themselves. Certain species have a greater degree of water uptake and transpiration than others thus reducing the amount of water returning directly to the water table or local drainage system. Species must be able to thrive in both wet and dry conditions typical of the unpredictable nature of the indigenous climate.




SUDS features need not be invisible or hidden. The SUDS strategy will explore  ways the treatment of water can be expressed in the architecture and design of the hard landscape. Opportunities exist to provide pupils and tangible relationship with the SUDS system and the natural environment.

# 5.2 Concept

## 5.2.2 Planting Opportunities



# 5.2 Concept

## 5.2.3 Air Quality

Recent studies are providing data which begins to shed light on how plants and trees affect air quality, especially in urban environments. While the field is still in its infancy, several types of species have been identified as being able to reduce airborne pollutants. Trees with a fine leaf structure such as Pines and Cypress trees are able to capture fine dust particles while trees with broad leaves are better for gas exchange - where noxious gasses are removed from the air. Some herbaceous plants are able to reduce dust levels. Plants with textured leaves or fine leaf structure such as grasses are particularly beneficial. Dust is captured on the leaves then washed away via rainfall.

Trees also have a cooling effect in urban areas by providing shade on sunny days.


A discussion paper on Urban Air Quality prepared by the Woodland Trust refers to an Urban Tree Air Quality Score (UTAQS) developed by Donovan et al, (2005).

The UTAQS classifies trees by weighing up their ability to reduce and to exacerbate air pollution, with a higher score indicating a better species choice for air quality purposes.

The figure below shows the classification of 30 of the most common UK urban tree species using UTAQS.

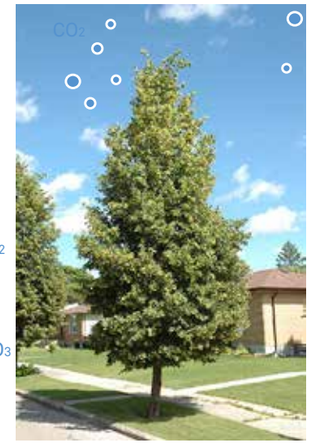
**Best** → **Worst**

| High UTAQS | Medium UTAQS | Low UTAQS |
|---|---|---|
| **Alder** (*Alnus glutinosa*) | **Apple** (*Malus spp.*) | **Aspen** (*Populus tremula*) |
| **Field Maple** (*Acer campestre*) | **Ash** (*Fraxinus excelsior*) | **Crack Willow** (*Salix fragilis*) |
| **Hawthorn** (*Crataegus monogyna*) | **Cherry** (*Prunus avium*) | **English Oak** (*Quercus robur*) |
| **Larch** (*Larix decidua*) | **Common Lime** (*Tilia x europaea*) | **Goat Willow** (*Salix caprea*) |
| **Laurel** (*Prunus laurocerasus*) | **Elder** (*Sambucus nigra*) | **Red Oak** (*Quercus rubra*) |
| **Lawson Cypress** (*Chamaecyparis lawsoniana*) | **English Elm** (*Ulmus procera*) | **Sessile Oak** (*Quercus petraea*) |
| **Norway Maple** (*Acer platanoides*) | **Grey Alder** (*Alnus incana*) | **White Willow** (*Salix alba*) |
| **Pine** (*Pinus nigra cvs.*) | **Hazel** (*Corylus avellana*) | |
| **Silver Birch** (*Betula pendula*) | **Holly** (*Ilex aquifolium*) | |
| | **Italian Alder** (*Alnus cordata*) | |
| | **Leyland Cypress** (*xCupressocyparis leylandii*) | |
| | **Lilac** (*Syringa vulgaris*) | |
| | **Rowan** (*Sorbus aucuparia*) | |
| | **Sycamore** (*Acer pseudoplatanus*) | |

Urban Tree Air Quality Score (UTAQS) will play an important in the Landscape Strategy. Priority will be given to trees with a higher UTAQS within the species selection.

Polluting Gasses

Airborne Dust Particles




Broad leaf deciduous trees such as Tilia - excellent at absorbing gasses and finer particles such as Ozone, Nitrogen Dioxide and CO2 - resulting From traffic

Pines - excellent at capturing fine dust in the fine leaf matrix

Grasses are excellent for improving air quality - fine leaf matrix captures dust

Stachys - leaves covered in hairs capture larger particles. Herbs such as sage and oragano have leaf structures which also capture larger particles. Beneficial traits for improving air quality include hairy, sticky, waxy leaves.

# 5.2 Concept

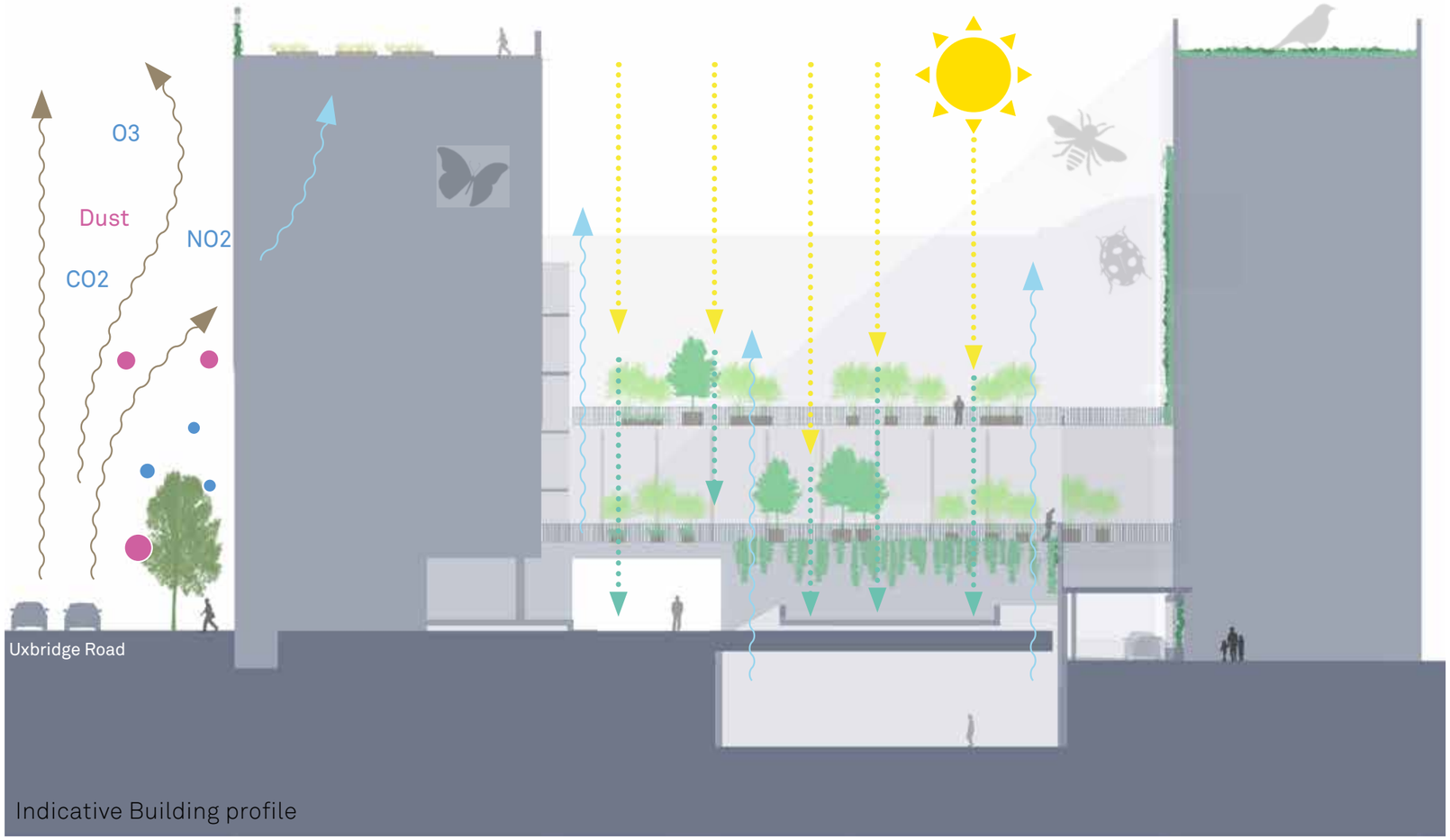
## 5.2.4 Environmental Quality

Landscape proposals seek to create a natural system that helps to mitigate the negative impacts from the surrounding urban fabric while creating an environment supportive of local ecology, play, learning and work.

The soft landscape scheme will use species which have particular benefits for air cooling and filtering, provide shade to shelter from the sun and mitigate strong winds.

Provision for habitat and food source for pollinating insects will also be considered. Habitat stations such as log piles, bird and bat boxes and insect houses will be included in the proposals thus supporting an emerging green network across the area.

The scheme will look to create living walls where possible by using climbing plants secured by wire trellis to  boundary structures and balconies.




Indicative Building profile

"Living walls breathe air into cities and purify air in interiors – leading to improved working environments and happier staff. The University of Lancaster found living walls to be more effective than trees at reducing nitrogen dioxide in dense urban areas with high pollution levels. This is due to the nature of city landscapes, the tall buildings create 'street canyons' which traps pollution at street level, living walls can increase the deposition rate by as much as 40% of nitrogen dioxide and 60% for particulate matter as the cleaner air from above the street canyons is introduced" - Scotscape Landscaping Ltd

# 5.2 Concept

## 5.2.5 Landscape Character Areas

Private Terrace

Shade tolerant planting in terrace courtyard. Private spaces for industrial unit and hotel users.

Bio-solar Roof

Bio-solar roof for an increase in biodiversity and sustainable energy.

Terrace

Access to podium courtyard for building users. Biodiverse planting and high quality materials.


Transition from ground floor public realm to courtyard.

Informal



Informal landscape character to Springfield Road reinforcing the relationship with Minet Country Park.

Public Realm

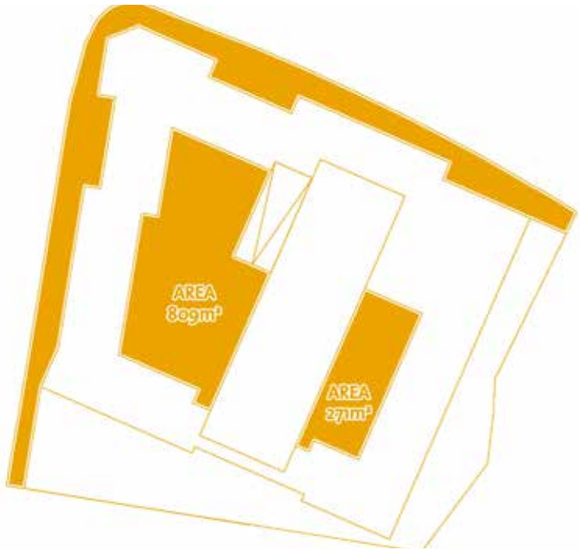


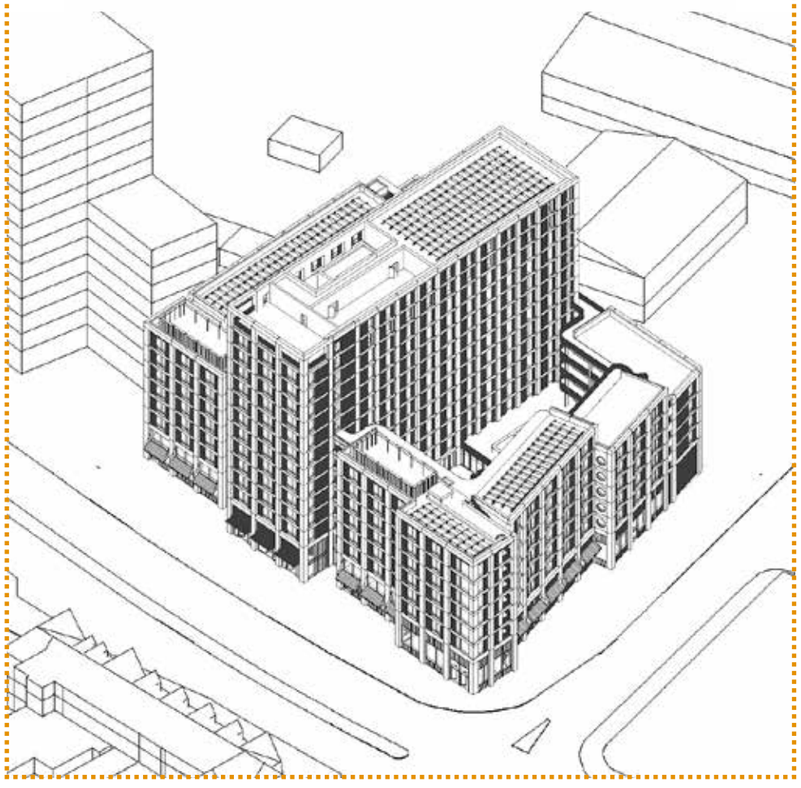
Formal public realm scheme along Uxbridge Road.

# 5.2 Concept

## 5.2.6 Benchmarking

Southall - Hayes

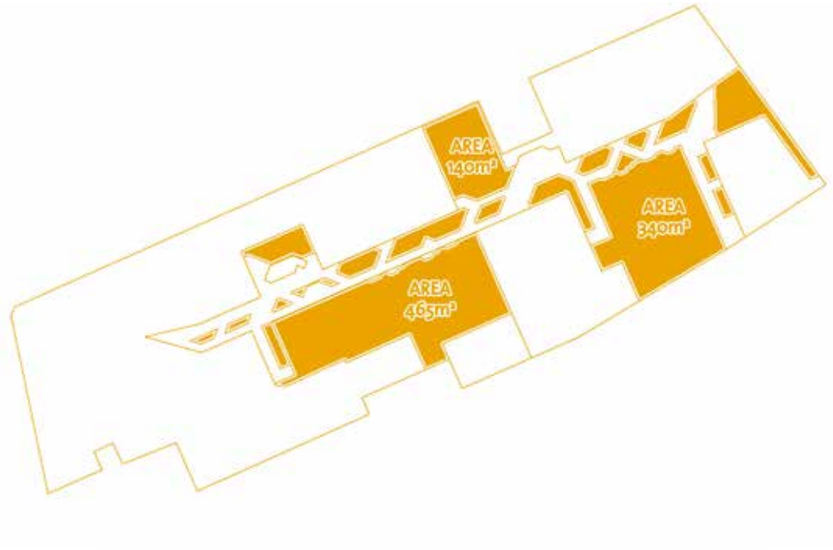


Old Vinyl Factory - Hayes



Iceland Wharf - Hackney Wick




# 5.3 Landscape Proposals

## 5.3.1 Illustrative Landscape Masterplan

1. Pedestrian Entrance
2. Vehicular entrance
3. Naturalistic tree groupings and planting beds to respond to the character of Minet Country Park
4. Formal tree and shrub planting along Uxbridge Road
5. West Podium Garden at 2nd Floor
   - social spaces
   - staircase down to ground level courtyard
   - opportunity to showcase products from Maker units
6. East Podium Garden at 1st Floor
7. Roof Terrace. Accessible to Hotel Guests.
   - social spaces
   -productive gardens
8. Green / Biosolar Roof
   - Photovoltaic panels fixed above Extensive Green Roof with substrate of minimum settled depth of 80mm

# 5.3 Landscape Proposals

## 5.3.2 Illustrative Landscape Masterplan - Ground Level

1. Pedestrian Entrance
2. Vehicular entrance
3. Naturalistic tree groupings and planting beds to respond to the character of Minet Country Park
4. Formal tree and shrub planting along Uxbridge Road
5. Area kept clear for Emergency Fire Appliance access
6. Parking and Service Yard


Informal planting along Springfield Road

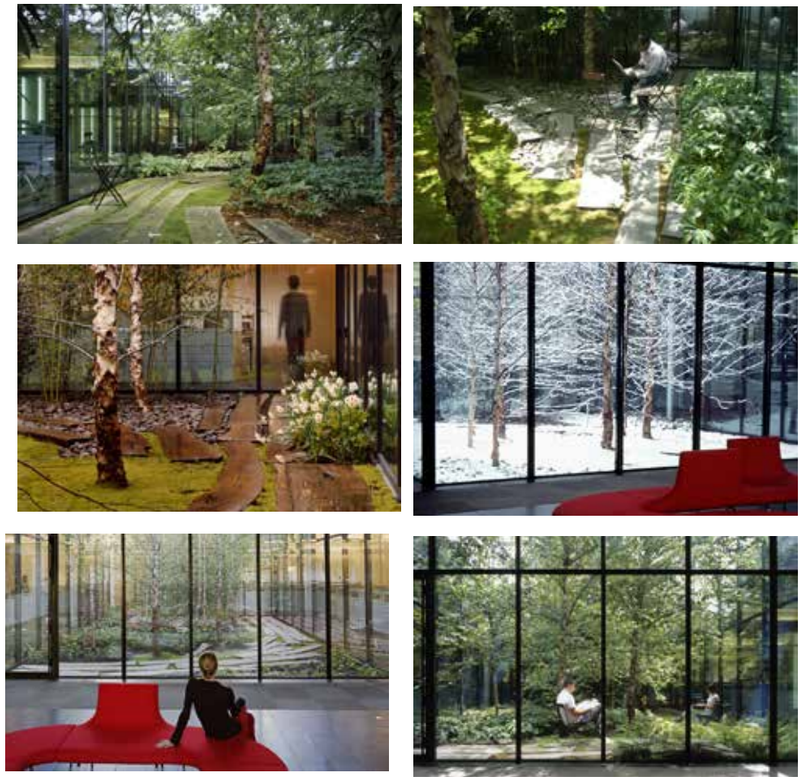

Formal planting along Uxbridge Road

# 5.3 Landscape Proposals

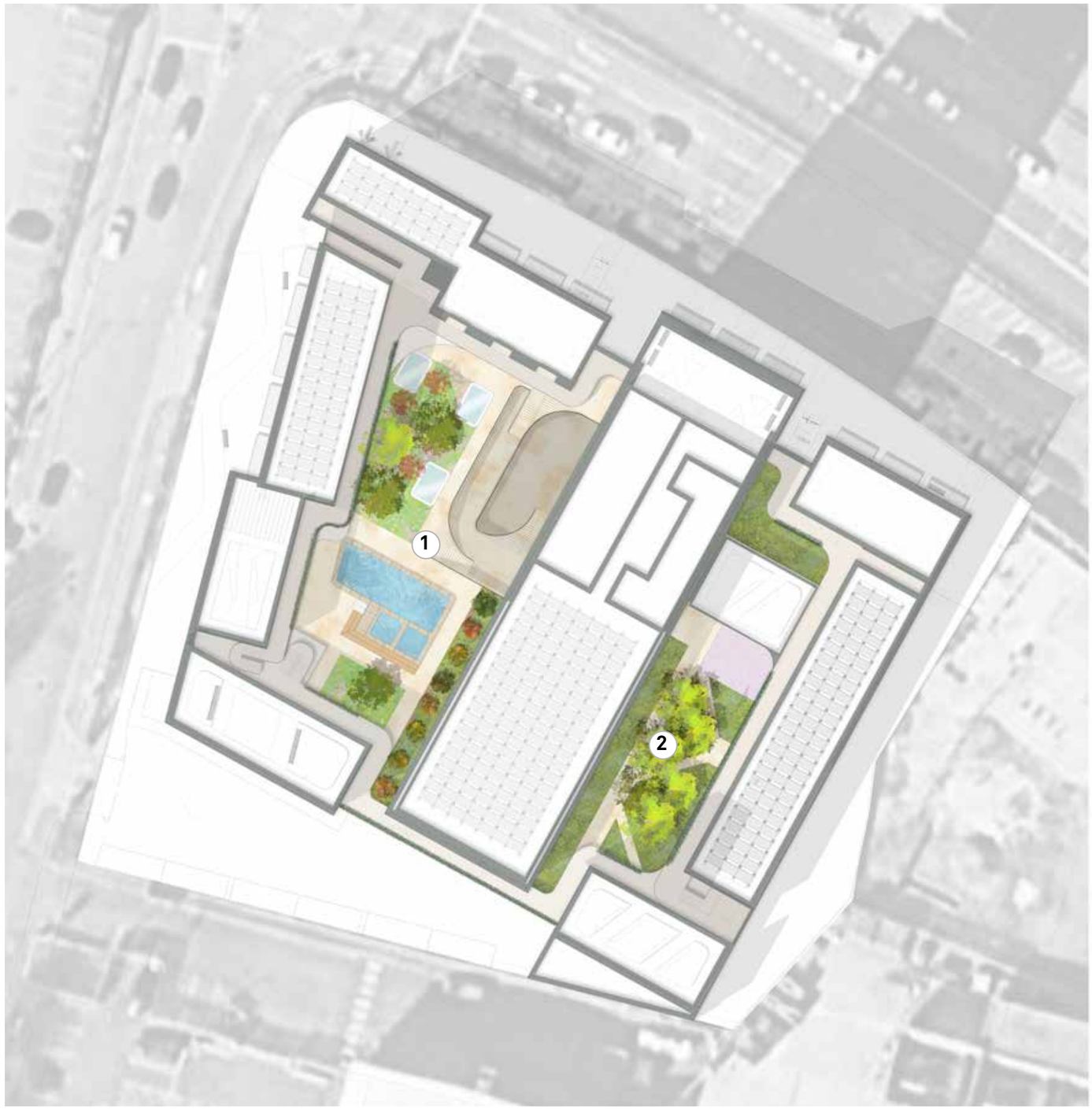
## 5.3.3 Illustrative Landscape Masterplan - Podium Level

(1) West Podium Garden at 2nd Floor
- social spaces
- staircase down to ground level courtyard
- opportunity to showcase products from Maker units

(2) East Podium Garden at 1st Floor



Precedent images for the Podium Gardens: Tahari Courtyards by Michael Van Valkenburg Associates



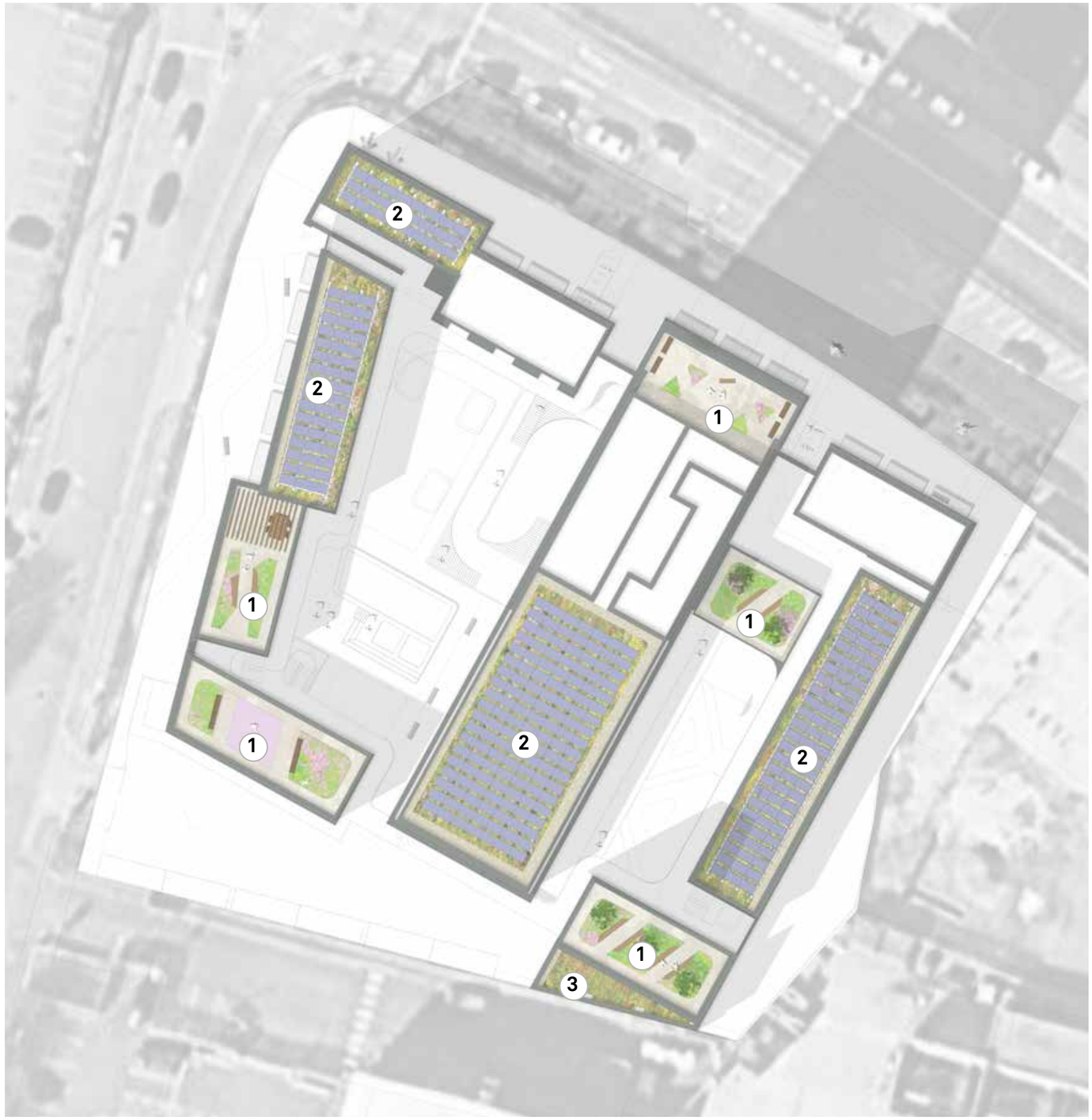
# 5.3 Landscape Proposals

## 5.3.4 Illustrative Landscape Masterplan - Roof Level

1. Roof Terrace. Accessible to Hotel Guests.
   - social spaces
   -productive gardens

2. Green / Biosolar Roof
   - Photovoltaic panels fixed above Extensive Green Roof with substrate of minimum settled depth of 80mm

3. Green Roof
   Extensive Green Roof with substrate of minimum settled depth of 80mm







Precedent images for Roof terraces and Extensive Green Roof

# 5.3 Landscape Proposals

## 5.3.5 Illustrative Section

(1) Naturalistic tree groupings and planting beds Responding to the character of Minet Country Park.
- Ground Level
- Combination of clearstem and multistem trees
- Primarily native species

(2) West Courtyard Garden
- Level 02
- Raised planting beds with 0.6 to 1m depth growing medium.
- Multistem small tree/large shrub species
- Perennial understorey planting
- Automatic irrigation system

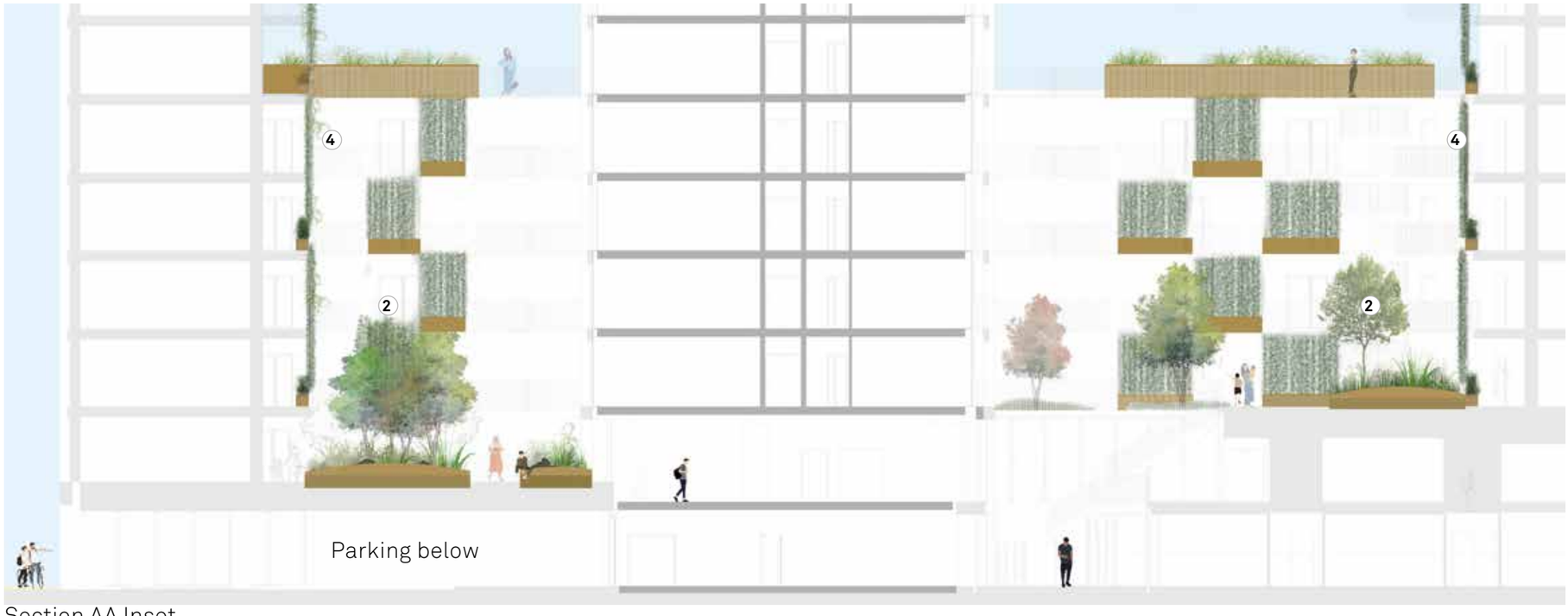
(3) East Courtyard Garden
- Level 01
- Raised planting beds with 0.6 to 1m depth growing medium.
- Multistem small tree/large shrub species
- Shade tolerant perennial understorey planting
- Automatic irrigation system

(4) Vertical Greening
- Climbing plants supported by wire Trellis system
- Growing from linear planters min 0.5m depth x 0.5m width x length of green wall system
-Automatic Irrigation System

(5) Biosolar Roof
- Level 08
- Photovoltaic panels with sedum understorey planting

Section Location


Section AA




Section AA Inset

# 5.3 Landscape Proposals

## 5.3.6 Hard Landscape Strategy

The proposed hard landscape spaces differ in scale and function but the aim is to create a sense of unity and order through a common palette of hard surfaces. Landscapes surfaces will be designed as permeable systems where possible  to work with the drainage strategy and to slow down the rate of surface water run-off from parts of the site.

Materials Strategy

Paving materials, street furniture and other hard landscape elements have been selected for robustness, longevity and durability. Paved surfaces to the shared surface and strategic pedestrian routes are intended to be smooth, even and well laid in a robust and durable high quality finish.

Street Furniture Strategy

Preference is given to robust elements that are low maintenance, vandal resistant and that have a timeless design quality whilst also being tactile and comfortable. There is also an opportunity to integrate or showcase products that may be manufactured in the maker units, providing that they comply with the robustness criteria.

Creative Street Furniture

Raised planters and seating

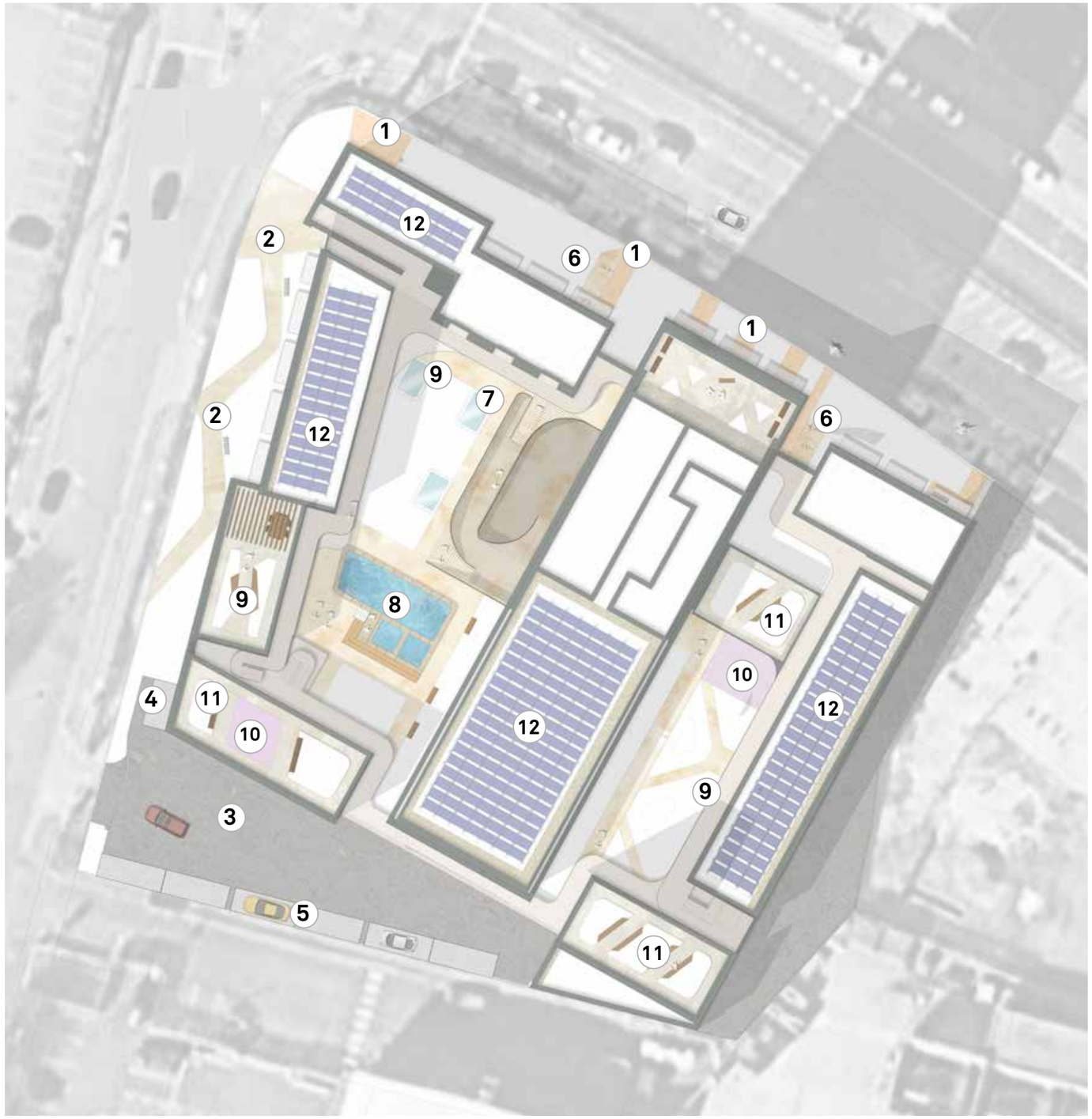
Opportunity to showcase creative works manufactured in the Maker Units

Flexible and high quality public realm

# 5.3 Landscape Proposals

## 5.3.6 Hard Landscape Strategy

1. Pedestrian Paths to Building Entrances
   - High Quality Pre Cast Concrete Surface
   - Pedestrian loading
2. Pedestrian Paths
   - Resin Bound Gravel
   - Pedestrian loading
3. Parking and Service Yard
   - Macadam surface
   - Vehicular loading
4. Accessible Parking Bay
   - 1nr
5. Standard Parking Bays
   - 6nr
6. Visitor Cycle parking
   - Sheffield Style stands
7. Paving to Podium Circulation Areas
   - High Quality Pre Cast Concrete Flag Paving
   - Non-combustible
8. Pool and Hot Tubs
   - Raised above surrounding podium level
   - Retractable cover
9. Raised planters to podium gardens
   - Raised planting beds with 0.6 to 1m depth growing medium.
   - Polyester Powder Coated metal
10. Amenity Surface
    - Synthetic Turf
    - Suitable for Yoga etc.
11. Raised Planters to Roof Terraces
    - Raised planting beds with 0.6 to 1m depth growing medium.
    - Integrated seating
12. Biosolar Roof
    - Photovoltaic panels with sedum understorey planting
    - Access strip to edge



# 5.3 Landscape Proposals

## 5.3.7 Soft Landscape Strategy

The planting strategy for development sets out to form a confident approach to planting by:

- Creating attractive and robust social spaces for passive recreation on terraces
- Creating habitable and treasured public realm spaces to the ground level
- Increasing the amount of planting where possible including productive areas
- Improving habitat and biodiversity provision
- Use shrubs and lower storey planting to create interest and spatial definition.

1. Naturalistic tree groupings and planting beds
2. Formal Tree and Shrub planting
3. West Courtyard Garden
4. East Courtyard Garden
5. Vertical Greening
6. Green Roof
7. Amenity Terrace
8. Biosolar Roof


# 5.3 Landscape Proposals
## 5.3.7 Soft Landscape Strategy

**Tree Planting**
Tree planting will consist of formal tree planting along Uxbridge Road e.g. London Plane, whist tree planting along Springfield Road will focus on a looser character relating to the more natural character of Minet Country Park.

On the podium areas, attractive ornamental tree species will provide character and seasonal interest. Stands of Betula utilis var jacquemontii, with its stark white bark, will enhance the lower level podium; Amelanchier lamarckii will inhabit tree planters on roof terraces, providing attractive foliage with good autumn colour. It is proposed that semi mature trees are used to provide immediate visual benefit and impact.


Platanus x hispanica to continue existing street trees


Amelanchier lamarckii


Multi stem Cherry - Prunus Serrula


Pinus sylvestris


Multi stem native Silver birch


Trees and understorey selected for air pollution benefits

# 5.3 Landscape Proposals

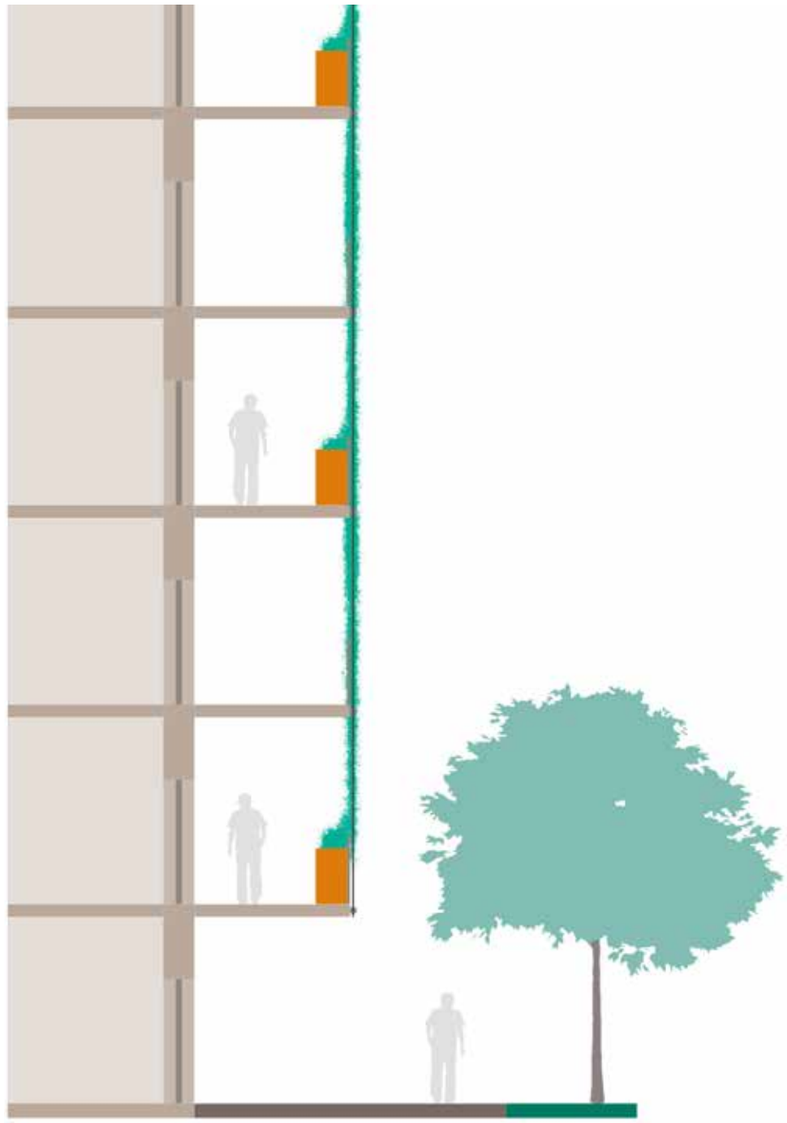
## 5.3.7 Soft Landscape Strategy

**Vertical Greening**

Vertical Greening will be provided on key elevations facing on to the Courtyards and towards the southern service yard to improve views and biodiversity. The vertical greening will be provided in the form of raised planters positioned on the circulation terraces. The dimensions of the planters will be min. 500mm wide x min 500mm high, with the length of planters to run the width of vertical greening. Raised planters every 2 storeys, with a propitiatory irrigation system connected to each planters. To support the climbing plants a Trellis system, such as the Stainless Steel Webnet System, supplied by Jakob or similar will run up the outer edge of the  circulation terraces.

The structure will be designed to accommodate the saturated weight of the planters, trellis and climbers.

The species of the climbers will be carefully selected to respond to the solar aspect of the vertical greening structure



# 5.3 Landscape Proposals
## 5.3.7 Soft Landscape Strategy

**Ornamental Shrubs**
As with tree planting, the proposed shrub planting will be designed to provide year round colour and interest. A robust framework of shrubs will provide structure and year-round presence. Species chosen to be appropriate species to site conditions, such as very shady or exposed, whilst blocks of insect attracting herbaceous planting will add shots of colour and seasonal interest. Planting will respect the need for low maintenance and robustness.

**Hedge Planting**
Hedge planting will be provided along the northern elevation of the building, reinforcing the more formal character of this area. Hornbeam hedge to provide an immediate privacy screen to the frontage.

**Biodiversity**
An integral part of the landscape strategy will be the promotion of biodiversity and mitigation of any adverse effects. The landscape strategy enhances the ecological value of the site through the introduction and management of a diversity of habitats to the external terraces and roofs. Green-roof systems will include a range of methods including sedum planting for sunny exposed areas, wildflowers and plants for shade such as ferns and geranium.

**Robustness**
The ground level, podium and roof terrace gardens will have a planting mix designed to reduce maintenance of the site and provide a robust, usable landscape throughout the year that will retain its quality.


Crocosmia spp


Cornus sanguinea


Dryopteris dilatata


Inula hookeri


Veronicastrum virginicum

EVERGREEN


Osmunda regalis


Dryopteris felix-mas


Ajuga reptans


Luzula nivea


Bergenia ‘Harzkristall’

EVERGREEN


Digitalis grandiflora


Geranium dalmaticum


Liriope muscari


Asplenium scolopendrium


Skimmia japonica

# 5.3 Landscape Proposals

## 5.3.7 Soft Landscape Strategy

**Ornamental Grass Mix**

Ornamental Grasses will play an important part in the Planting palette, providing form, texture and structure that respond to the natural character of Minet Country Park.


Sesleria nitida


Helicotrichon


Melica ciliata


Deschampsia cespitosa


Calamagrostis x acutiflora ‘Karl Foerster’


Panicum virgatum


Juncus effusus (Sedge)


Carex pendula


Miscanthis sinensis


Phalaris canariensis (Sedge)


Carex panicea (Sedge)


Phalaris arundinacea


Melica uniflora


Juncus inflexus


Luzula campestris

# 5.3 Landscape Proposals

## 5.3.7 Soft Landscape Strategy

**Bulbs and Perennials**
In addition to form and structure provided by shrubs and ornamental grasses, bulbs and perennial will form and integral part of the planting palette to provide biodiversity and seasonal interest.


Allium ‘Mount Everest’


Amsonia tabernaemontana var salicifolia


Ajuga reptans


Aquilegia spp.


Aruncus dioicus (Goats Beard)


Bergenia cordifolia


Campanula glomerata


Calamintha ‘Blue Cloud’


Cornus sanguinea


Crocosmia spp


Euphorbia polychroma


Echinacea pallida


Eupatorium cannabinum ‘Flore Pleno’


Eupatorium cannabinum


Gaura lindheimeri

# 5.3 Landscape Proposals

## 5.3.7 Soft Landscape Strategy


Gladiolus byzantinus


Helenium sp.


Helleborus foetidus


Inula hookeri


Iris pseudocorus


Iris sibirica ‘Tropic Night’


Kniphofia triangularis


Lychnis chalcedonica


Polemonium caerulea


Rudbeckia fulgida var deamii


Rudbeckia birta


Vinca minor


Salvia microphylla ‘Cerro Potosí’


Achillea ‘Moonshine’


Veronicastrum virginicum ‘Fascination’

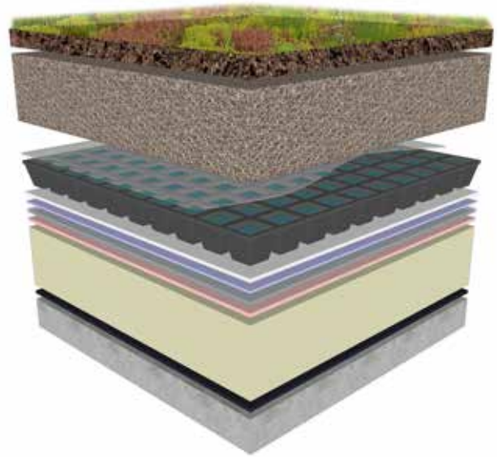
# 5.3 Landscape Proposals

## 5.3.7 Soft Landscape Strategy

**Green Roofs**
Green Roof areas will be a combination of Intensive Roof Systems at podium level and Extensive Roof Systems. Where Photovoltaic Panels are proposed over Green Roof Systems, a proprietary Biosolar System will be used.

Intensive Roof Planting at podium level will be design with min 600mm and maximum 1000mm lightweight Green Roof substrate to provide sufficient rooting volume for planting. An automatic irrigation system will be provided to these areas.

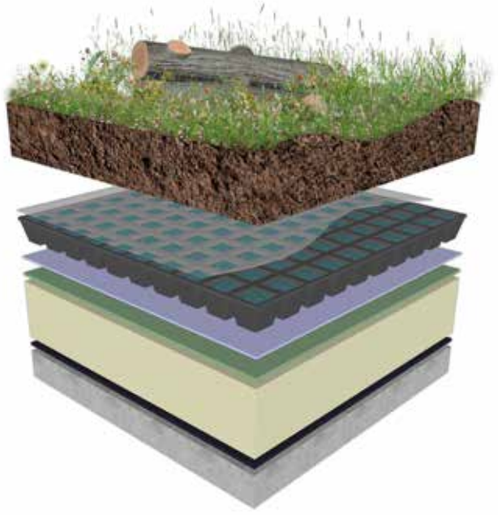
All extensive Green Roof areas will have minimum substrate settled depth of 80mm (or 60mm beneath vegetation blanket) to meet the requirements of GRO Code (2014) and UGF targets, and seeded with Bauder Flora 3 Seed Mix or equal and approved.



Sedum Roof

Blue Roof

Biodiverse Roof



Intensive Green Roof

# 5.3 Landscape Proposals

## 5.3.7 Soft Landscape Strategy

This table comprises the proposed planting palette for the scheme. This will be developed in detail following the planning submission in Planting Plans that quantify species used to discharge landscape planning conditions.

| PLANTING CATEGORY | | TYPICAL SPECIES | TYPICAL SIZES | DENSITIES | NOTES |
|---|---|---|---|---|---|
| 1.0 | Specimen Semi Mature Trees along Uxbridge Road<br>Trees with strong seasonal variety for colour and character | Platanus acerifolia (London Plane) | 6.5-7.5m height<br>40-45cm girth<br>2.5m clear stem | As located on landscape plans. | 8m³ ameliorated tree planting medium per tree with platipus system of underground guying and irrigation & aeration pipes. |
| 2.0 | Specimen Semi Mature Trees along Springfield Road<br>Ornamental Multistems for screening | Cornus Kousa (Chinese Dogwood)<br>Magnolia stellata (Star Magnolia)<br>Amelanchier lamarckii<br>Pinus sp. | 3.5-4.5m height<br>min 3 stems<br>14-16 girth<br>Multistem- Umbrella Form | As located on landscape plans. | 4m³ ameliorated tree planting medium per tree with platipus system of underground guying and irrigation & aeration pipe |
| 3.0 | Shrub and Perennial Mix | Ornamental Grasses and Perennials<br>Calamagrostis ‘Karl Foerster’ (Feather Reed Grass)<br>Echinacea purpurea (Purple Coneflower)<br>Festuca glauca (Blue fescue)<br>Hebe ‘Midsummer Beauty’<br>Hakonenchloa macra (All Gold)<br>Imperata cylindrica ‘Rubra’ (Japanese Blood Grass)<br>Miscanthis sinesis (Chinese Silver Grass)<br>Rudbeckia fuldiga (Black-eyed Susan) | 2m wide rolls pre-cultivated wildflower turf<br><br>Mix of 5-15L Pot Size | As located on landscape plans. 5 per m2<br>As located on landscape plans | 75mm depth ornamental clam shell mulch |
| 4.0 | Hedging along the front elevation, facing on to Uxbridge Road | Taxus baccata (Yew)<br>Carpinus betulus (Hornbeam) | Established 1500mm height ‘instant’ hedge planting | As located on Landscape Plans | Well branched and bushy for hedging. |

# 5.3 Landscape Proposals

## 5.3.8 Urban Greening Factor

**Urban Greening Factor**
In accordance with Policy G5 Urban Greening in the London Plan March 2021 the Urban Greening Factor (UGF) for the scheme has been calculated. London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design. A score of 0.3 should be targeted for predominately commercial developments. The scheme currently exceeds the target score.

| | Surface Cover Type | Factor | m² | sub total |
|---|---|---|---|---|
| | Intensive green roof or vegetation over structure. Vegetated sections only. Sub-strate minimum settled depth of 150mm – see livingroofs.org for descriptions | 0.8 | 608 | 486.4 |
| | Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree | 0.8 | 301 | 240.8 |
| | Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code (2014). | 0.7 | 386 | 270.2 |
| | Flower-rich perennial planting – see Centre for Designed Ecology for case-studies | 0.7 | 537 | 375.9 |
| | Hedges | 0.5 | 32 | 19.2 |
| | Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree | 0.6 | 232 | 139.2 |
| | Green wall –modular system or climbers rooted in soil | 0.6 | 990 | 594 |
| | Groundcover planting | 0.5 | 153 | 76.5 |
| | Permeable paving - see CIRIA for over-view. | 0.1 | - | 0 |
| | Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone) | - | - | 0 |
| | Total | | | 2202.2 |
| | Site Area | | | 5602 |
| | Urban Greening Factor Score | | | 0.393 |

# 5.3 Landscape Proposals

## 5.3.9 Maintenance and Management Strategy

**Caring for the New Public Realm**
The success of the new public realm will rely on an ongoing commitment and regime of maintenance and management for the healthy establishment of the new street trees and soft landscape areas. The management and maintenance of the landscape will be undertaken by the Facilities team.

**Maintaining the Public Realm**
Allied to the design, environmental and capital cost considerations for the public realm proposals, a key objective is the need to address and balance the future maintenance and management implications as the development and associated public realm evolves, matures and changes over time.

An integrated approach to the public realm management should be adopted at an early stage of the detailed design process. Due consideration should be given to the financial and resource constraints to ensure an appropriate and robust management and maintenance structure is established to meet the aspirations of the client, business tenants and hotel users. The management plan and structure should be flexible to take account of how the spaces can evolve in terms of usage, water management and vegetation growth, as well as being responsive to economic changes.

**Materials**
Paving materials, street furniture, lighting and other installations will be selected for robustness, durability and longevity. The aim is for a cohesive campus family of fixtures and fittings that is developed over time and set by the Masterplan team. Preference is given to stone paving and robust seating for the timeless design quality, vandal resistance and low maintenance requirement.

**Planting**
Planting associated with the soft landscape pockets will respect the need for low maintenance and robustness. Semi–mature trees should be used for immediate visual benefit and impact, and to reduce the risk of damage to the trees/plants from vandalism.

**Monitoring of the Proposals**
A Management Plan will be an essential document to provide a framework within which effective monitoring, management and maintenance can occur.

The purpose of the Management Plan would be to confirm the structure, principles and objectives of the long-term management. In addition the report would highlight key maintenance operations that would be necessary to ensure the long-term health and vigour of the landscape.

**On going Maintenance**
The Management Plan will be used as a guideline document to help understand the maintenance requirements as well as provide a structure for change.

**Soft Landscape Areas; Trees & Planted Zones**
Proposed trees
Public realm Landscape
Mowing regime for wildflower & manicured grassed areas
Watering
Weed control
Pruning/feeding
Plant replacements
Litter
Re-cultivation/mulch top-up
Clipping hedges & cutting back grasses

**Hard Landscape Areas**
The pedestrian network paving
Access Routes
Vehicular Route
Cleaning
Vandalism
Settlement of paving
Drainage maintenance
Litter
Replacing light fittings over time

**Crime prevention**
An enhanced and civilized environment generally makes people feel safer and behave in a more responsible and respectful way. In addition a ‘zero tolerance policy’ adopted by the College estates team on vandalism will help engender a sense of Civic Pride. For instance, prompt repairs, litter pick up, and graffiti removal are signs of an involved and caring community.

**Image**
Collage view of new Hotel entrance to the North