



URBAN GREENING FACTOR

The Urban Greening Factor (UGF) is ‘A tool that evaluates and quantifies the amount and quality of urban greening that a scheme provides to inform decisions about appropriate levels of greening in new developments’. The aims of the UGF include:

- to accelerate greening of the built environment – making sure London is greener as it grows;
- to ensure better planned, better quality greening interventions that contribute to a functioning GI network.

Planning Policy

1.1 London Plan Policy G5 states that “Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments.

1.2 Hillingdon Borough Council’s Pre-application letter /advice dated 19th July 2021 stated:

- The London Plan promotes the Urban Green Factor, with residential units seeking to achieve a score of 0.4.

Existing Site Plan

1.3 As can be seen from the topoographical survey drawing on page 3, all of the existing site is completely covered with either the existing building and hard landscaped with no areas of green infrastructure.

Proposed Site Plans

1.4 The proposed site plans on pages 4 and 5 illustrate the proposed ground floor and roof garden drawings indicating the intentions for the site with substantially more greening of the site.

UGF Scores and Weighting

1.5 Different types of greening that can be incorporated into development are categorised by surface cover types which broadly indicate their relative quality. The UGF assigns a factor score to each surface cover type which are weighted based on their potential for rainwater infiltration. This is used as a proxy for naturalness and functionality. Scores range from 1 for semi natural vegetation through to 0 for impermeable sealed surfaces.

1.6 The Urban Greening Factor for a proposed development is calculated in the following way: (Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. divided by Total Site Area. The GLA recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

1.7 The existing and proposed UGF is shown in the tables on page 6.

1.8 Despite this development creating a substantial redevelopment of the site with a specific amount of hard and soft landscaping required, the urban greening proposed is substantially improved compared to what is currently on the existing site and the Urban Greening score is considerably better than the existing arrangement. While the score of 0.155 is still far short of the targeted score of 0.4, the constrained site and requirements for residential development make this target unviable.

1.9 This development still achieves the overarching aims of Policy G5 which seeks increased Urban Greening across London.

LANDSCAPE PROPOSALS

2.0 Landscaping Policy D5 of the London Plan (2021) states that development proposals should integrate green infrastructure to contribute to urban greening, including the public realm. We have developed a hard and soft Landscape plan which enhances and improves the current condition. Our Drawings for the application site show a significant improvement in the Urban Green Factor (UGF) from 0.00 to 0.155.

2.1 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) also requires that new development is high quality, sustainable, adaptable, and harmonises with the local context. Landscaping and planting should also enhance amenity, biodiversity and green infrastructure.

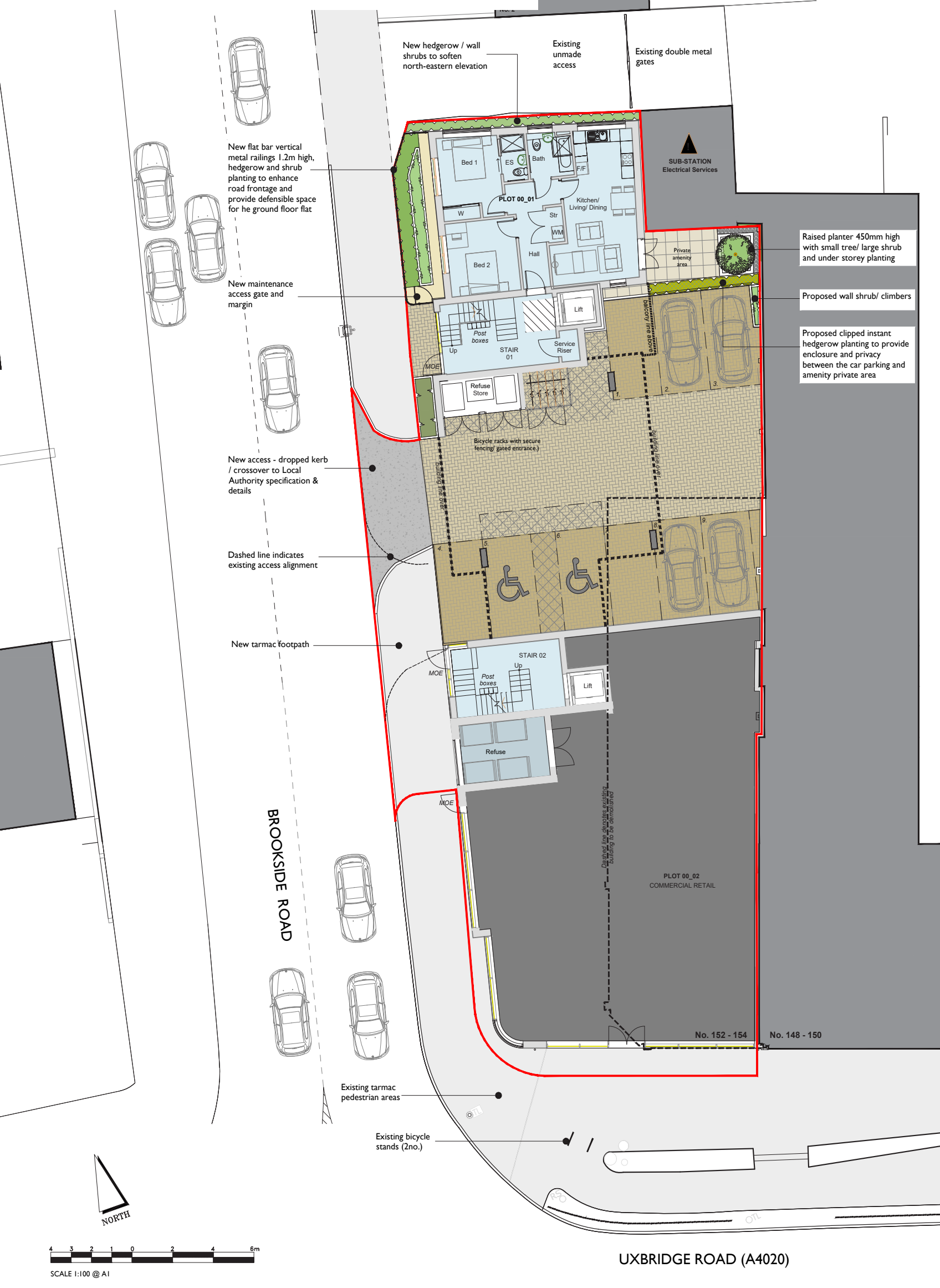
2.2 Throughout the application site, the design has extensive landscape features integrated into the design at the ground and roof levels both softening the architecture and providing ecological benefit. Areas within the green roof to the upper level in particular is designed to support biodiversity, increase ecological habitat enhancements and are intended to increase the value of existing vegetation for wildlife and ecological benefits where possible.

2.3 The ecological enhancements will provide opportunities to create new habitats, long term biodiversity within the site by planting a small tree, hedgerows, mixed shrub/ herbaceous planting and wildflower grass areas.

EXISITNG SITE PLAN



PROPOSED GROUND FLOOR SITE PLAN



not be copied or reproduced or passed to a third party without written consent of Bradford Smith Ltd.
Dimensions: Only figured dimensions are to be taken from this drawing. All contractor must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.
Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.
Drawings: All drawings and levels to be checked on site prior to the construction work commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

LEGEND

SOFT LANDSCAPE WORKS

- Proposed small feature tree / large shrub - multi-stem species
- Proposed hedgerow / wall shrubs planting
- Proposed structure shrub planting
- Proposed ornamental shrub & groundcover planting
- Proposed clipped hedgerow planting
- Proposed clipped instant hedgerow planting

HARD LANDSCAPE WORKS

- Macadam areas: suitable for pedestrian and vehicular use
- Access drives: Porous macadam areas: suitable for pedestrian and vehicular use
- Private Amenity Areas: Paving slabs: Mayfield supplied by Tobemore or similar equivalent; Colour: sandstone; non-slip textured slabs installed in accordance with the manufacturer's instructions
- Access / Turning Area: Permeable Block Paving: Marshalls or Tobemore or similar equivalent; colour TBC; installed in accordance with the manufacturer's instructions
- Car Parking Bays: Permeable Block Paving: Marshalls or Tobemore or similar equivalent; colour TBC; installed in accordance with the manufacturer's instructions
- Metal Railings: Vertical Flat Bar Railings: 1200mm high; Finish: galvanneal powder coated and painted; Colour: Black; Supplier: Alpha Rail or similar equivalent
- Raised Timber Planter: 450mm high; Woodscape or similar equivalent
- Existing building demolished
- Site Boundary

NOTES

Hard landscape details and drainage - refer to Architects and Engineers details. For details on retaining structures, please refer to engineers / architects details.

PLANNING

B 03-07-2024 Internal delivery bay removed
A 10-01-2022 Added images & additional text
Revisions

BRADFORD-SMITH
LANDSCAPE ARCHITECT

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGE ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jeyakumar

Drawing Title
Landscape Proposals Plan

Scale Date Drawn
1 : 100 @ A1 December 2021 MS

Drawing No. Status Revision
887-LA-P-01 PLANNING B

- ☐ Preliminary
- ☒ Issued for Planning Approval
- ☐ Issued for Construction
- ☐ Issued for Design/Information
- ☐ Issued for Tender
- ☐ As Built

TYPICAL IMAGES FOR THE HARD & SOFT PALETTE ON GROUND FLOOR



Paving slabs: Mayfield supplied by Tobemore or similar equivalent; Colour: sandstone; non-slip textured slabs installed in accordance with the manufacturer's instructions



Permeable Block Paving: Marshalls or Tobemore or similar equivalent; colour TBC; installed in accordance with the manufacturer's instructions



Vertical Flat Bar Railings: Colour: Black; 1200mm high (circa)



PROPOSED ROOF GARDEN PLAN



NOTES
Copyright: This drawing is the property of Bradford-Smith Landscape Architect. It must not be copied or reproduced or passed to a third party without written consent of Bradford-Smith Ltd.
Dimensions: Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on the drawing. All levels in meters.
Utilities/Highways/Environment: It is the responsibility of the client or their contractor to liaise with Utility Providers, Highways Authority's and Environment Agency and to ensure that all approvals are in place. It is the responsibility of the contractor to locate all underground services prior to construction.
Drawings: All drawings and levels to be checked on site prior to the construction works commencing on site. All drawings shall be read in conjunction with relevant landscape specifications.
Discrepancies: Any discrepancy on the drawings shall be referred to the CA immediately.

LEGEND

SOFT LANDSCAPE WORKS

- Proposed small feature tree / large shrub - multi-stem species (on ground floor)
- Proposed hedgerow/ wall shrubs planting (on ground floor)
- Proposed structure shrub planting (on ground floor)
- Proposed ornamental shrub & groundcover planting (on ground floor)
- Proposed clipped hedgerow planting (on ground floor)
- Proposed clipped instant hedgerow planting (on ground floor)
- Proposed Raised Planters: varying heights (300-500mm high) with mixed ornamental shrub & herbaceous planting
- Proposed Wildflower Green Roof

HARD LANDSCAPE WORKS

- Macadam areas: suitable for pedestrian and vehicular use
- Access drives: Porous macadam areas: suitable for pedestrian and vehicular use
- Private Amenity Areas: (on ground floor) Paving slabs: Mayfield supplied by Tobemore or similar equivalent; Colour: sandstone; non-slip textured slabs installed in accordance with the manufacturer's instructions
- Access / Turning Area: (on ground floor) Permeable Block Paving: Marshalls or Tobemore or similar equivalent; colour: TBC; installed in accordance with the manufacturer's instructions
- Car Parking Bays: (on ground floor) Permeable Block Paving: Marshalls or Tobemore or similar equivalent; colour: TBC; installed in accordance with the manufacturer's instructions
- Communal Amenity Areas: Paving external tiles on pedestals - River; Colour: tbc; non-slip texture slabs installed in accordance with the manufacturer's instructions
- Communal Amenity Areas: Timber decking: anisip; supplied by Outdoor Deck Company or similar equivalent; Class A fire-rated external flooring system installed in accordance with the manufacturer's instructions
- Raised Planters: Pre-fabricated GRP planters of varying sizes & heights 300-500mm high; supplied by Europlanters or similar equivalent
- Benches: timber slatted seats; supplied by Europlanters or similar equivalent
- Vegetation Pebble Barrier: 300mm wide
- Site Boundary

NOTES
Hard landscape details: refer to Architects and Engineers details. For details on retaining structures, please refer to engineers / architects details.
Surface drainage: to be provided by engineers.
Surface materials: to be installed in accordance with the manufacturers instructions. Laid to falls.
For details on retaining structures: refer to Engineer's details.

Raised GRP Planters:
All raised planters: Water reservoir & filler pipe to be installed.
Plant Irrigation: Mona Plantsava Tanks; sizes and numbers to be confirmed; supplied by Green - tech Ltd
Lightweight Topsoil to all planter subject to confirmation of weight and drainage by engineer. gt Growlite Roof Garden Compost; Drainage layer: GT Leca (5-8mm) - 100mm deep. All supplied by Green-tech Ltd or similar approved (www.green-tech.co.uk).

PLANNING

© 14-07-2024 Roof gardens layouts amended
8-04-2024 Internal delivery bay removed
A 10-01-2022 Added images & additional text
Revisions

BRADFORD-SMITH
LANDSCAPE ARCHITECT

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

- ☐ Preliminary
- ☒ Issued for Planning Approval
- ☐ Issued for Construction
- ☐ Issued for Design/Information
- ☐ Issued for Tender
- ☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRIDGER ROAD, HAYES,
MIDDLESEX, UB4 0JH

Client
Kumarasamy Sivakumaran, Visvanathan Yoganathan and
Ganesh Jayakumar

Drawing Title
Roof Garden Areas

Scale
1 : 100 @ A1

Date
December 2021

Drawn
MS

Drawing No.
887-LA-P-02

Status
PLANNING

Revision
C

☐ Preliminary
☒ Issued for Planning Approval
☐ Issued for Construction

☐ Issued for Design/Information
☐ Issued for Tender
☐ As Built

5 THOROLD ROAD
FARNHAM
SURREY
GU9 7JY

TEL & FAX 01252 714607
EMAIL: mo@bradfordsmith.co.uk

Project
152-154 UXBRID

UGF - TABLE FOR THE PROPOSED

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
Standard trees planted 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	0	0	
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	84	58.8	Maintenance margin not included
Flower-rich perennial planting.	0.7	14.778	10.3446	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	17.18	10.308	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	3	1.8	
Green wall –modular system or climbers rooted in soil.	0.6	9.32	5.592	Climbing plants to wall
Groundcover planting.	0.5	7.6	3.8	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	272.92	27.292	Pebble maintenance margin included
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	175.32	0	
Total contribution			117.9366	
Total site area (m²)			758.36	
Urban Greening Factor			0.155515323	