JANUARY 2024

# 3 The Square, Stockley Park

## Urban Greening Factor Assessment – Technical Note

ICENI PROJECTS LIMITED ON BEHALF OF F&C COMMERCIAL PROPERTY HOLDINGS C/O COLUMBIA THREADNEEDLE REAL ESTATE PARTNERS

Iceni Projects Limited on behalf of
F&C Commercial Property
Holdings c/o Columbia
Threadneedle Real Estate Partners

January 2024

3 The Square, Stockley Park – URBAN GREENING FACTOR ASSESSMENT – TECHNICAL NOTE

**Iceni Projects**
Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT
Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH
Glasgow: 177 West George Street, Glasgow, G2 2LB
London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH
Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

**t:** 020 3640 8508 **| w:** iceniprojects.com | **e:** mail@iceniprojects.com
**linkedin:** linkedin.com/company/iceni-projects | **twitter**: @iceniprojects

# CONTENTS



| | |
|---|---|
| **Document title:** | **3 The Square, Stockley Park**<br>**Urban Greening Factor Assessment** |
| **Document Number:** | 21-531-DL100 |
| **Date:** | January 2024 |
| **Author:** | JG/SG |

# 1. INTRODUCTION

1.1 This Urban Greening Factor technical note has been prepared by Iceni Projects Limited (Iceni) on behalf of F&C Commercial Property Holdings c/o Columbia Threadneedle Real Estate Partners and is concerned with the change of use development of 3 The Square, Stockley Park (the Site). The proposed development will look to implement a change of use and transform the former office building into a post-operative care use.

1.2 The Site is located in the Grade II listed Registered Park and Garden, Stockley Park**.** The business park is located between Hayes, Yiewsley and West Drayton in the London Borough of Hillingdon and is currently managed by Stockley Park Estates Company Ltd. The park is recognised for the high-quality amenity space for staff to enjoy, enriching their wellbeing and lifestyle which has resulted in a range of recent accolades and awards.

# 2. POLICY BACKGROUND

2.1 The London Plan 2021 sets out the principles of Urban Greening Factor as a tool for identifying the appropriate amount of urban greening required in new developments.

2.2 Policy G5 Urban Greening states:

*"Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.*

*(B) Boroughs should develop an Urban Greening Factor (UGF) to identify the appropriate amount of urban greening required in new developments. The UGF should be based on the factors set out in Table 8.2, but tailored to local circumstances. In the interim, the Mayor recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).*

*(C) Existing green cover retained on site should count towards developments meeting the interim target scores set out in (B) based on the factors set out in Table 8.2."*

2.3 The Site sits within the London Borough of Hillingdon. The Local Plan was adopted in 2020 and therefore does not include specific reference to Policy G5 of the New London Plan however, chapter 6 of the London Borough of Hillingdon Local Plan Part 2 deals with Environmental Protection and Enhancement and it states:

*"Green infrastructure provides a fundamental aspect of the Borough's character as well as many valuable assets such as woodlands, river and canal corridors and a network of open green spaces. It also plays an important role in helping to mitigate the effects of climate change and prevent flooding. The Local Plan Part 1 sets out the strategic approach to planning positively for green infrastructure as required by the NPPF.*

*The Mayor of London's All London Green Grid SPG sets out a vision and spatial framework for London-wide green infrastructure and identifies opportunities for improving green infrastructure at the strategic level, such as the Colne Valley. The Council will protect and enhance green infrastructure networks, particularly those identified as part of the All London Green Grid. New green infrastructure will be supported in areas of deficiency and links to existing green infrastructure and the London Green Grid promoted."*

2.4 Policy DMEI 7: Biodiversity Protection and Enhancement states:

*"The design and layout of new development should retain and enhance any existing features of biodiversity or geological value within the site. Where loss of a significant existing feature of biodiversity is unavoidable, replacement features of equivalent biodiversity value should be provided on-site. Where development is constrained and cannot provide high quality biodiversity enhancements on-site, then appropriate contributions will be sought to deliver off-site improvements through a legal agreement."*

2.5 The London Plan establishes the requirement for the proposed development to reach a minimum target Urban Greening Factor (UGF) of 0.3.

2.6 It should be noted that UGF is a separate requirement to Biodiversity Net Gain, which is considered in its own right in a separate document.

# 3. THE APPROACH TO URBAN GREENING

3.1 The term ‘urban greening’ covers a variety of proposed interventions including street trees, rain gardens, flower rich planting, green roofs and green walls. Urban greening provides multiple benefits including sustainable urban drainage, enhancement of biodiversity, amenity value and mitigation of the urban heat island effect.

3.2 The adopted Local Plan for the Borough of Hillingdon identifies that new development should first look to retain and enhance existing features of biodiversity on site and where loss of biodiversity is unavoidable, replacement features should be provided. The landscape design has sought to retain as much of the existing vegetation and biodiversity as possible and has drawn upon the existing features and structure in order to enhance the provision of green space and benefits to local wildlife and biodiversity.

3.3 The Landscape Strategy sets out the principles and layout of the proposed development and details the provision of ‘urban greening’, namely:

- Retention of 71 mature trees;
- 1km of retained and proposed hedgerow;
- 680m$^2$ of perennial planting;
- 160m$^2$ of species-rich grassland;
- 17 new proposed trees of which will be a mix of native and non-native species to provide resilience in light of bio-security; and
- 370m$^2$ flowering amenity lawn.

3.4 The landscape design has drawn on the existing car park structure to create a variety of spaces with their own identity, with the soft landscaping in each space differing due to light levels and intended use of the space. Where possible the planting has been designed to reflect the Grade II listed nature of the Site, and uses key principles found in the wider landscape to accommodate the space within the business park. For more information on the plant species and hard landscaping, see the Design and Access Statement which deals with these areas in more detail.

3.5 Further to the above interventions, the landscape design has sought to use Sustainable Urban Drainage System (SuDS) principles in order to drain the Site effectively and responsibly. This is proposed in the form of:

- 624m$^2$ Permeable surfacing;
- 74m$^2$ Rain garden and associated planting; and
- 31m$^2$ Pond with aquatic planting.

3.6 As well as considering the diversity and extent of urban greening, it is also important to consider its quality. This is reflected in Table 8.2 of the London Plan, which awards a higher score to higher quality elements. This is based on the various benefits that soils and vegetation provides. The landscape design included as part of the proposed development has sought to incorporate high quality landscape features throughout, as demonstrated by the high value surface cover types, discussed in the subsequent section.

# 4. URBAN GREENING FACTOR CALCULATION

4.1 The UGF is calculated using the following calculation as set out in the London Plan:

(Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. divided by the Total Site Area.

4.2 It is therefore necessary to first categorise the proposed urban greening in accordance with Table 8.2 of the London Plan. This categorisation is shown in Table 1 and details the surface cover types relevant to the scheme:

**Table 1: Categorisation of surface types**

| Surface cover type as shown in Table 8.2 of the Local Plan | Proposed Urban Greening typology in proposed development |
|---|---|
| Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site | Includes all species-rich grassland to be established on site as species rich meadow |
| Wetland or open water (semi-natural; not chlorinated) maintained or established | Includes planted, non-chlorinated water features such as the central reflection pond |
| 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 | Includes retained and proposed trees planted in connected pits that measure over two thirds of projected canopy area. |
| Flower-rich perennial planting | Includes all proposed ornamental planting around the restorative garden. More details of which can be found in the Design and Access Statement |
| Rain gardens and other vegetated sustainable drainage elements | Includes all proposed planting where it forms part of the SuDS strategy. |
| Hedges (line of mature shrubs one or two shrubs wide) | Includes all hedges both retained and proposed on site. |
| Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree | Includes retained and proposed trees planted in connected pits that measure below two thirds of projected canopy area |
| Groundcover planting | Includes all groundcover planting retained and enhanced on site |
| Amenity grassland | Includes all flowering lawn areas that are to be maintained as amenity spaces |
| Permeable paving | Includes all paved areas within the restorative gardens as shown on the Landscape Strategy plan. |

4.3 The categorisation of the proposed urban greening is shown spatially in Figure 1, below. A full drawing is included in Appendix A.

**Figure 1: Proposed development with identified surface types**

**Table 2: Urban Greening Factor Calculation and Key**

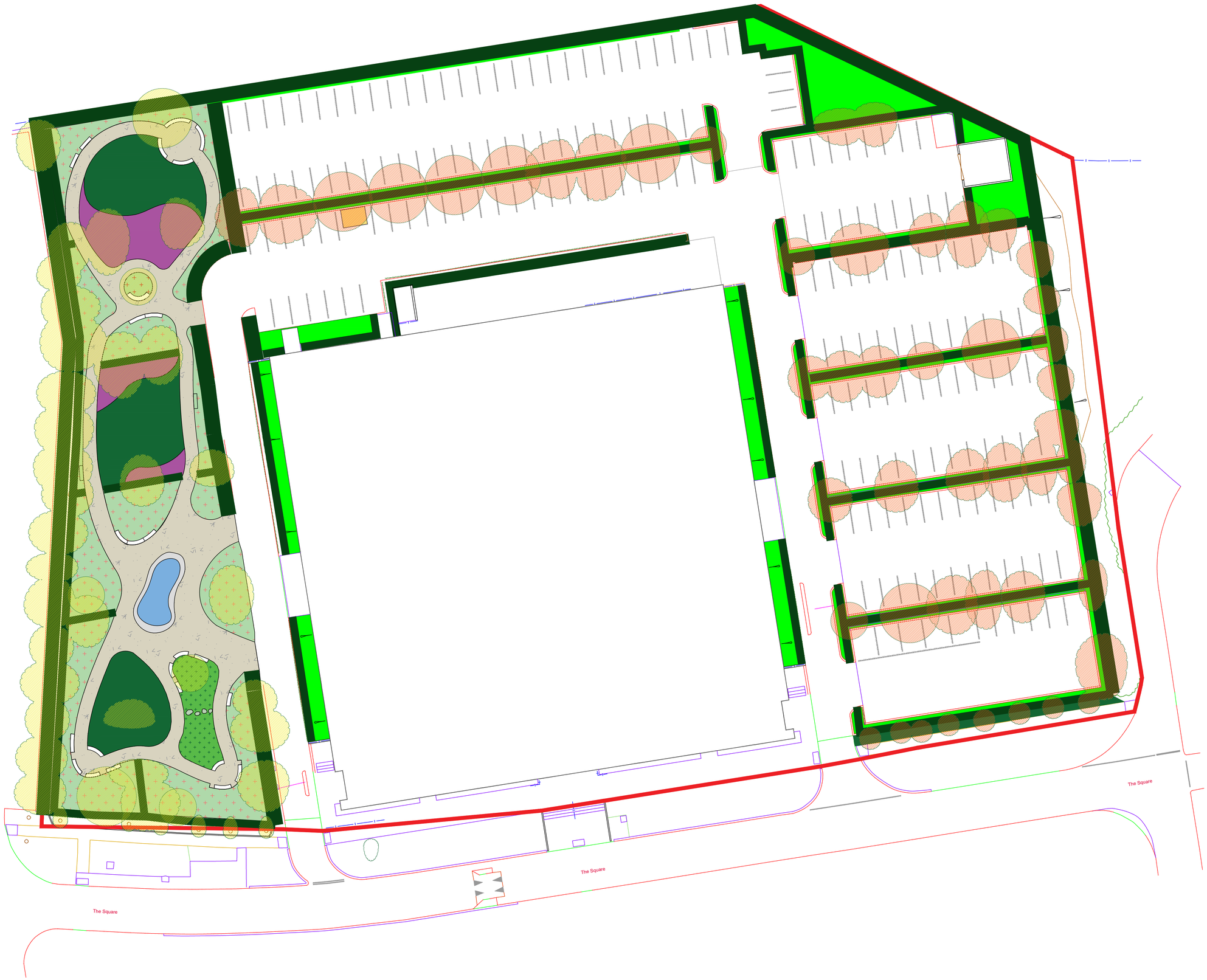
| Urban Greening Factor Calculator | | | | |
|---|---|---|---|---|
| Surface Cover Type | Factor Area | (m²) | Contribution | Key |
| Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site. | 1 | 160.983 | 160.983 | |
| Wetland or open water (semi-natural; not chlorinated) maintained or established on | 1 | 31 | 31 | |
| 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 | 1232.085 | 985.668 | |
| Flower-rich perennial planting. | 0.7 | 681.183 | 476.8281 | |
| Rain gardens and other vegetated sustainable drainage elements. | 0.7 | 74 | 51.8 | |
| Hedges (line of mature shrubs one or two shrubs wide). | 0.6 | 1001.025 | 600.615 | |
| Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree. | 0.6 | 1422.95 | 853.77 | |
| Groundcover planting. | 0.5 | 1479.178 | 739.589 | |
| Amenity grassland (species-poor, regularly mown lawn). | 0.4 | 431.94 | 172.776 | |
| Permeable paving. | 0.1 | 624.077 | 62.4077 | |
| Total contribution | | | 4135.4368 | |
| Total site area (m²) | | | 13706.3735 | |
| Urban Greening Factor | | | 0.301716337 | |

4.4 As shown in Table 2, the UGF calculation for the proposed development has been calculated at 0.3.

# 5. CONCLUSION

5.1 Urban greening has been considered as a fundamental element of design from the outset of the project. Wherever possible, the greening proposed is multifunctional in order to deliver the greatest benefit to the local environment, improving drainage, reducing the urban heat island and increasing biodiversity. The urban greening proposed is in response to several constraints which were identified early in the design process; notably the need to retain the existing structure and fabric of the building and the need to accommodate parking, given the requirements of people who will be using and visiting the Site. In response, it was necessary for the design to focus on delivering high quality urban greening, rather than a large expanse of lower quality features. This approach is in line with the UGF guidance. Similarly, the approach prioritised the retention of existing trees wherever possible. Utilising this approach resulted in a UGF of 0.3 which demonstrates how the proposed development has implemented the principles of Policy G5.

# A1. URBAN GREENING FACTOR PLAN




- Semi Natural vegetation e.g. trees, woodland, species-rich grassland) maintained or established on site.
- Wetland or open water (semi-natural; not chlorinated) maintained or established on site
- 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
- Flower-rich perennial planting
- Rain gardens and other vegetated sustainable drainage elements
- Hedges (line of mature shrubs one or two shrubs wide)
- Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree
- Groundcover planting
- Amenity grassland (species-poor, regularly mown lawn)
- Proposed permeable bound gravel surface

Based upon the Ordnance Survey's Map with permission of the controller of Her Majesty's Stationery Office, Crown copyright reserved.

**ICENI PROJECTS LIMITED**
DA VINCI HOUSE
44 SAFFRON HILL
LONDON
EC1N 8FH

**T** 020 3640 8508
mail@iceniprojects.com

CLIENT
BMO Real Estate Partners

PROJECT
3 The Square, Stockley Park

TITLE
Landscape - Urban Greening Factor Plan

| DRAWN BY | CHECKED BY | |
|---|---|---|
| JG | SG | |
| SCALE @ A1 | DATE | |
| 1:250 | 25/01/2024 | |
| PROJECT NO. | DRAWING NO. | REV. |
| 21-531 | LS2 | - |

Iceni Projects accept no responsibility for any unauthorised amendments to this drawing. Only figured dimensions are to be worked to.