

# The Barn Hotel

## Urban Greening Factor

### Key



Notes:  
Refer to TLP Landscape Proposals plan and UGF  
Calculations Table for further details. Drawing not to scale

### URBAN GREENING FACTOR -

Project: B22138  
Date: 30.01.2026  
Stage: Planning  
The Landscape Partnership  
Version: 3  
Produced by: ZZ/OT

To be read alongside the TLP Landscape Proposals Plan

Total Site Area: 9313 m<sup>2</sup>  
UGF score (total factor score / total site area): **0.60**

Surface Cover Type	Factor	Area	Score (Factor x Area)	Notes / Key (All measurements in m2 unless otherwise stated)	Key
A Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	2223	2223	Existing Trees and mixed native shrubs: 373m <sup>2</sup> Existing elevated vegetation (ie tree canopies) are counted in addition to the underlying planting/surface Proposed Mixed Native Shrub Planting: 1164m <sup>2</sup>	Proposed mixed native shrub planting Existing mixed native shrub planting Existing mixed native trees
B Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	N/A	
C Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm	0.8	0	0	N/A	
D 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	2300	1840	Proposed small ornamental trees: 44no = 560m <sup>2</sup> (based on a diameter of 3m such as Amelanchier, equalling 7m <sup>2</sup> per tree) Proposed Ornamental Trees: 8no. = 112m <sup>2</sup> (based on a diameter of 3m such as Betula, equalling 15m <sup>2</sup> per tree) Proposed Native Trees: 31no = 560m <sup>2</sup> (based on a diameter of 3m such as Crataegus, equalling 28m <sup>2</sup> per tree)	Proposed small ornamental trees Proposed ornamental trees Proposed native trees
E 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	0	0	N/A	
F Flower-rich perennial planting	0.7	85	60	Flowering Lawn with 25 bulbs per sqm. One rain garden located to the North of the site.	Flower rich grass
G Rain gardens and other vegetated sustainable drainage elements	0.7	0	0	Combined Hedgerows and Ornamental Planting Areas: 527	Proposed ornamental hedge
H Hedges (line of mature shrubs one or two shrubs wide)	0.6	392	235	Proposed Native Trees: 1no. = 28m <sup>2</sup> (not including trees within proposed semi-natural planting areas. Based on a diameter of 6m such as hornbeam, equalling 28m <sup>2</sup> per tree) Proposed Ornamental Trees: 7no. = 49m <sup>2</sup> (based on a diameter of 3m such as Amelanchier, equalling 7m <sup>2</sup> per tree)	Proposed small trees Proposed medium tree
I Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	131	79	N/A	
J Green wall – modular system or climbers rooted in soil	0.6	0	0	Proposed Ornamental Shrub/Perennial Planting: 985m <sup>2</sup> Mixed perennial and shrub planting, exact areas/species yet to be detailed. Assumed 25% of planting area to be flower rich perennial planting, and 75% of planting classed as Groundcover planting (ornamental shrubs)	Proposed shrubs
K Groundcover planting	0.5	1073	537	Grassed areas 1062sqm (does not include bulb area)	Proposed amenity grassland
L Amenity grassland (species-poor, regularly mown lawn).	0.4	1121	448	N/A	Green roofing
M Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014	0.3	137	41	N/A	Proposed permeable surfaces
N Water features (chlorinated) or unplanted detention basins.	0.2	0	0	Permeable paths and paving areas: 809	Proposed built forms
O Permeable paving	0.1	856	86	Impermeable paving: 2669, Buildings and Outbuildings: 2613	Proposed sealed surfaces
P Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	3670.6	0		
<b>Total</b>			<b>5547.9445</b>		



Notes  
A <https://livingroofs.org/intensive-green-roofs/>  
B <http://www.tdag.org.uk/trees-in-hard-landscapes.html>  
C <https://livingroofs.org/wp-content/uploads/2016/03/grocode2014.pdf>  
D <https://cfde.co.uk/front-page/about/case-studies/>  
E <http://www.susdrain.org/case-studies/>  
F <https://www.rhs.org.uk/advice/profile?pid=351>  
G <https://www.thenbs.com/knowledge/the-nbs-guide-to-facade-greening>  
H <https://www.rhs.org.uk/advice/profile?PID=818>  
I <https://livingroofs.org/wp-content/uploads/2016/03/grocode2014.pdf>

[https://www.ciria.org/CIRIA/Topics/Sustainable\\_water\\_management/Topic\\_overviews/Sustainable\\_water\\_management](https://www.ciria.org/CIRIA/Topics/Sustainable_water_management/Topic_overviews/Sustainable_water_management)