

9.4.9 Urban Greening Factor

The Urban Greening Factor value for the site is 0.314. We believe that this is a acceptable value given the mix of uses across the site - including Berol House and it's commercial uses and 2 Berol Yard with its mix of retail and residential uses.

The extent of urban greening on the 2 Berol Yard site is significant with its large areas of green roofs and planted podium.

The opportunity for greening in the public realm is very limited due to the need for maximum flexibility for commercial, community, and cultural activities, and movement through the site.

No vertical greening has been adopted due to fire risks.

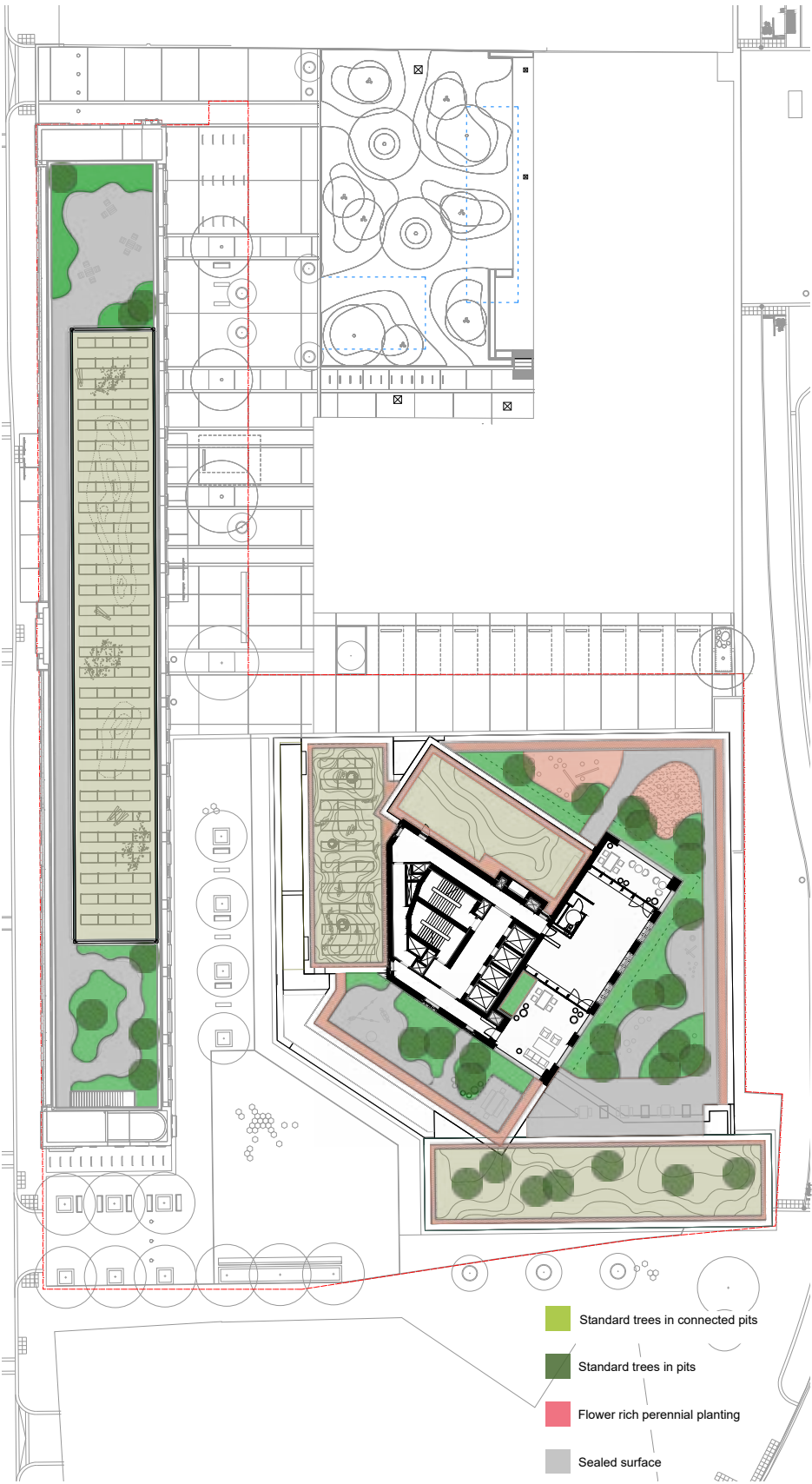
Urban Greening Factor Calculator			
Surface Cover Type	Factor	Area (m²)	Contribution
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	364	291.2
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	476	380.8
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	936	655.2
Flower-rich perennial planting.	0.7	19	13.3
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	420	252
Water features (chlorinated) or unplanted detention basins.	0.2		0
Permeable paving.	0.1	458	45.8
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	2170	0
Total contribution			1638.3
Total site area (m²)		5078	
Urban Greening Factor			0.322627019

Assumed areas:
Large trees 28 m2 per tree
Medium trees 12 m2 per tree

1 – Urban Greening Factor Calculator



2 – Ground floor



3 – Roof plan

- Standard trees in connected pits
- Standard trees in pits
- Flower rich perennial planting
- Sealed surface
- Permeable paving
- Intensive green roof
- Extensive green roof

9.5 External lighting

9.4.10 Lighting

Lighting will be an important aspect in the landscape design, to create a welcoming and safe environment for all. The approach, illustrated in the adjacent diagram, looks to create a distinct character - one creates delight and curiosity to explore and dwell in the site.

Catenary lighting is seen as an effective means of lighting the public realm as it eliminates clutter from the ground plane and provides a magical quality to the spaces. The Square and Berol Walk would be lit in this way.

Complementing this lighting will be uplighting to the trees as well as feature lighting in the under-croft of 2 Berol Yard and the link through Berol Yard.

The remainder of Berol Quarter is lit by the existing lighting provision.

- Catenary lighting
- Feature lighting to street trees
- Feature lighting in under-croft



Lighting plan



10 Conclusion

10.1 Benefits of the scheme

Below is a consolidated list of benefits resulting from the proposed development discussed in this document:

Berol Quarter

- The proposed development will be the final piece to complete the Ashley Road South Masterplan.
- Pedestrian movement strategy sits within the agreed principles of movement established in the Ashley Road South Masterplan.
- Creating permeability through the site by connecting the Green Link with Berol Square with the potential future bridge to the east and the cut through Berol House.
- Berol Square will be animated with a changing programme of events and pop-up artworks. The Square will be a destination, creating a new heart in Tottenham Hale.
- The proposed development facilitates movement from the Transport Interchange to the southeast to Down Lane Park in the north west.
- Berol Walk is extended to connect with Berol Square. This pedestrianised route is animated by the retail uses in Berol House and 2 Berol Yard.
- A collection of distinct varied gardens with different activities and planting character are provided for workers and residents.

Berol House

- Refurbishment and enhancement of locally listed Berol House.
- The ground floor will be opened up to allow through flow for local creative and cultural retail.
- A mix of 615 sqm flexible retail and commercial floorspace at ground level activating Berol Walk and Berol Square.
- 3,708 sqm of high-quality workspace brings much needed footfall and jobs to the area.
- The architectural interventions are proposed to be sympathetic and to enhance the performance of the building fabric.
- Extensive roof terraces providing amenity space to workers and visitors. Non accessible areas are designed to be bio - solar roofs.

2 Berol Yard

- Provision of 210 rental homes with the build-to-rent accommodation will include 35% affordable housing by habitable rooms and include homes let at London Living Rent and Discount Market Rent.
- Extensive roof terraces providing amenity space to residents.
- Sustainable design including efficient building fabric, solar shading and Bio - solar roofs.
- A mix of 706 sqm flexible retail and commercial floorspace at ground floor level activating Berol Walk and Berol Square.
- A community space of 161 sqm with adjacent winter garden or connection to the Green Link.
- Enabling works for a bridge connection over Watermead Way to connect the development to the Green Link
- High quality, sustainable and sympathetic buildings and public realm



Allies and Morrison

85 Southwark Street
London SE1 0HX

telephone +44 20 7921 0100
web alliesandmorrison.com
email studio@alliesandmorrison.com