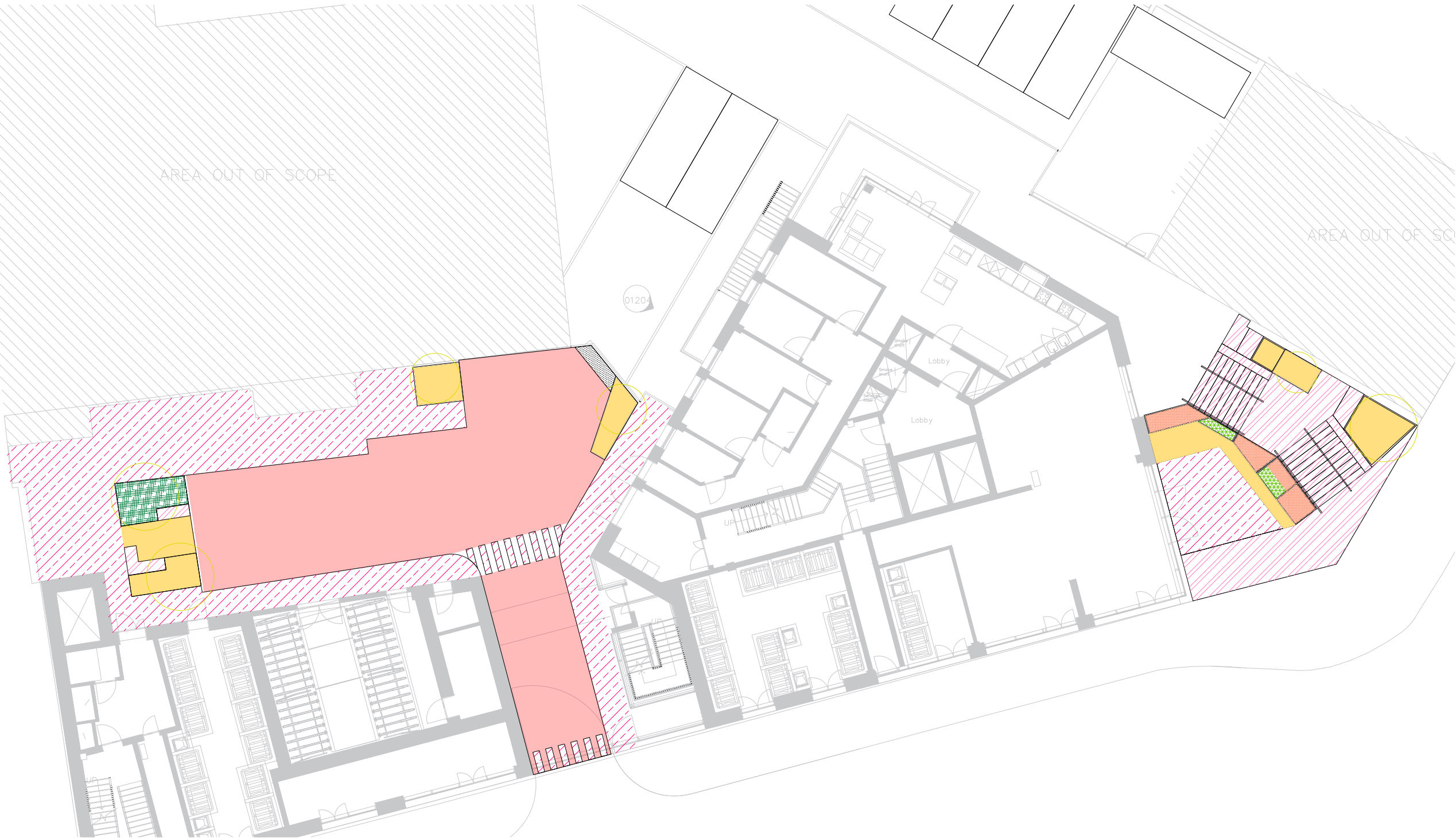
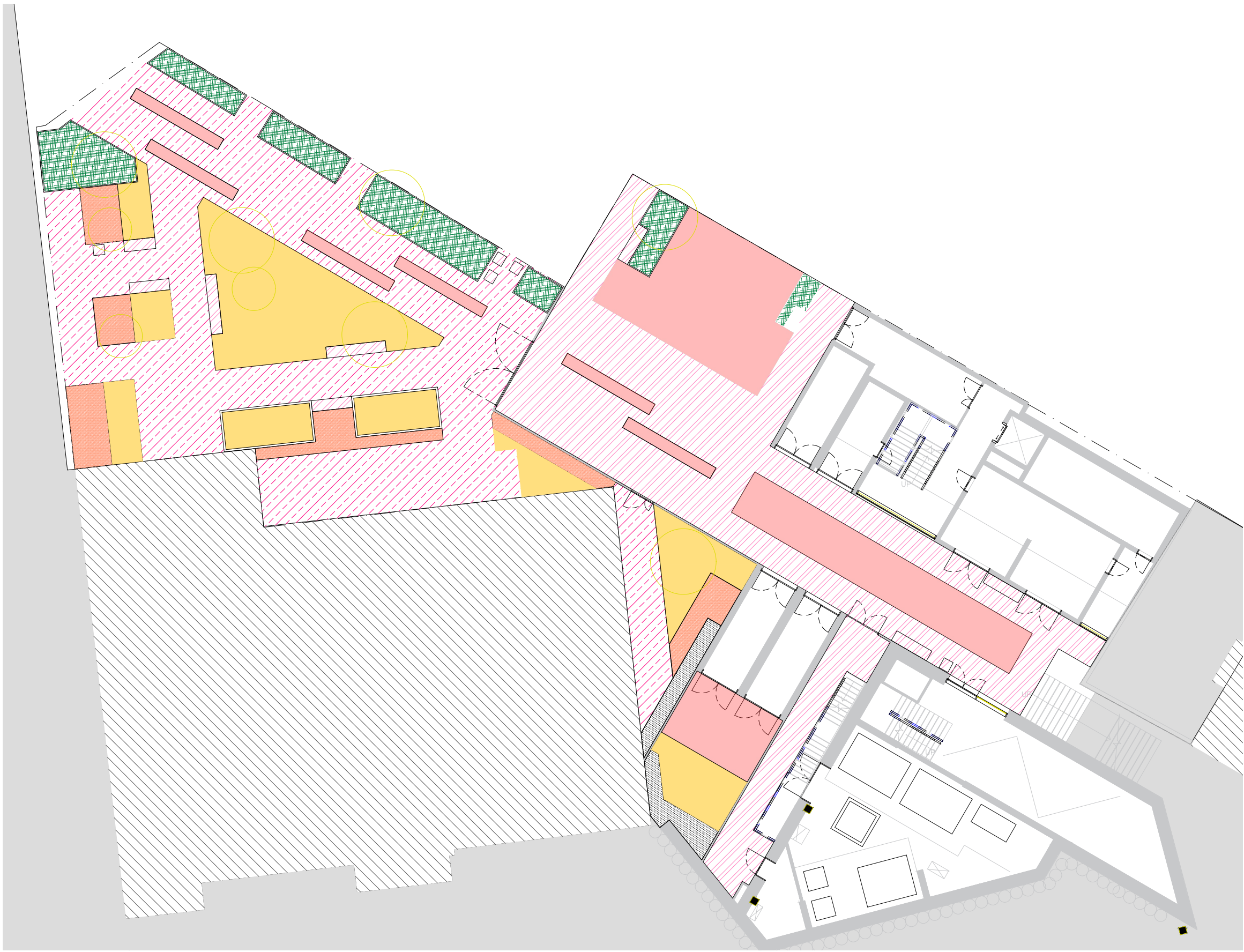




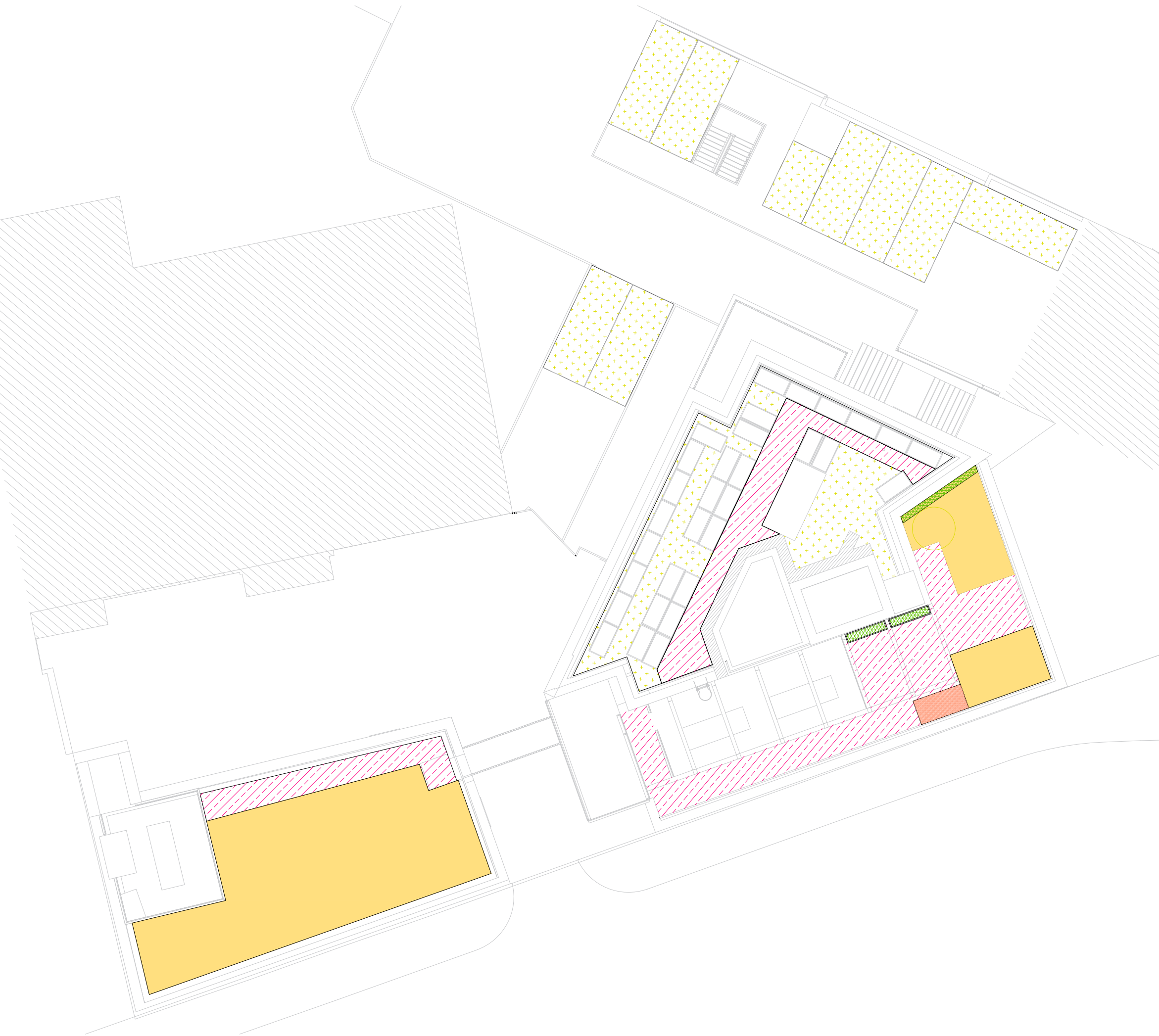
1 Urban Greening Factor - Seven Sisters Road level
Scale 1:200



2 Urban Greening Factor - Tewkesbury Road mezzanine level
Scale 1:200



3 Urban Greening Factor - Tewkesbury Ground Floor level
Scale 1:200



4 Urban Greening Factor - Roof Terraces
Scale 1:200

Urban Green Factor - Overall Site					
Surface cover colour	Surface cover description	Factor	Area in m2	Contribution	Notes
	Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	293.5	293.5	Meadow mix
	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	220.1	176.08	Biosolar roof
	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	90	72	Amenity trees, mature trees, mature canopy 4.5 x 7.5m deep on conditions. We use 4.5 for rooftop app 15m2
	Flower-rich perennial planting	0.7	46	32.2	Herbaceous perennial mix
	Rain gardens and other vegetated sustainable drainage elements	0.7	49.9	34.93	Rain garden planting mix
	Hedges (line of mature shrubs one or two shrubs wide)	0.6	12.1	7.26	Native hedges mix
	Standard trees planted in pits with soil volumes less than 1 of the projected canopy area of the mature tree.	0.6	126	75.6	Amenity trees, mature trees, mature canopy 4.5 x 7.5m deep on conditions. We use 4.5 for rooftop app 15m2
	Green wall -modular system or climbers rooted in soil.	0.6	6.2	3.72	Climbers
	Amenity grassland (species-poor, regularly mown lawn)	0.4	270.4	108.16	Turfstone
	Permeable paving (concrete, asphalt, waterproofing, stone)	0.1	540.9	54.09	Permeable paving
	Sealed surfaces (concrete, asphalt, waterproofing, stone)	0	304	0	Concrete
TOTAL CONTRIBUTION FIGURE				857.54	URBAN GREEN FACTOR TARGET 0.40
TOTAL SITE AREA IN M2				2365.9m2	
URBAN GREEN FACTOR				0.36	

NOTE: UGF CALCULATIONS ARE BASED ON LONDON'S PLAN GUIDANCE PUBLISHED BY GREATER LONDON AUTHORITY

221208	Planning App	FC	RC
DATE	DESCRIPTION OF REVISION	REV	DR CH

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SEVEN SISTERS

DRAWING TITLE :
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Urban Greening Factor

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