

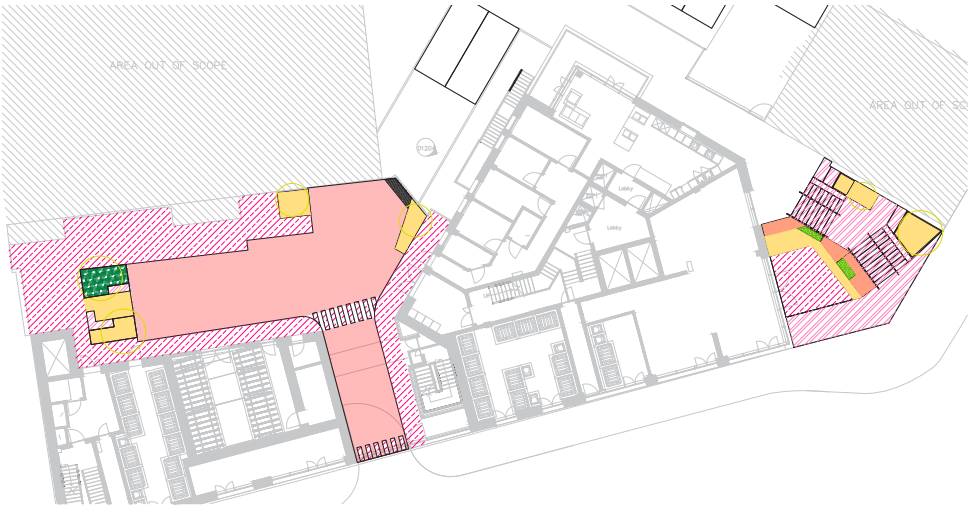
5. Urban Greening Factor

5.1 UGF - Seven Sisters Site

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	Amelanchier lamarkii, multistem trees, mature canopy 4.5-7.5m dep on conditions. We est. 4.5 for rooftops (app 16m2)
	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 2/3 of the projected canopy area of the mature tree.	0.6	126	75.6	Amelanchier lamarkii, multistem trees, mature canopy 4.5-7.5m dep on conditions. We est. 4.5 for rooftops (app 16m2)
	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	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 0.35
TOTAL SITE AREA IN M2				2365.9m2	
URBAN GREEN FACTOR				0.36	

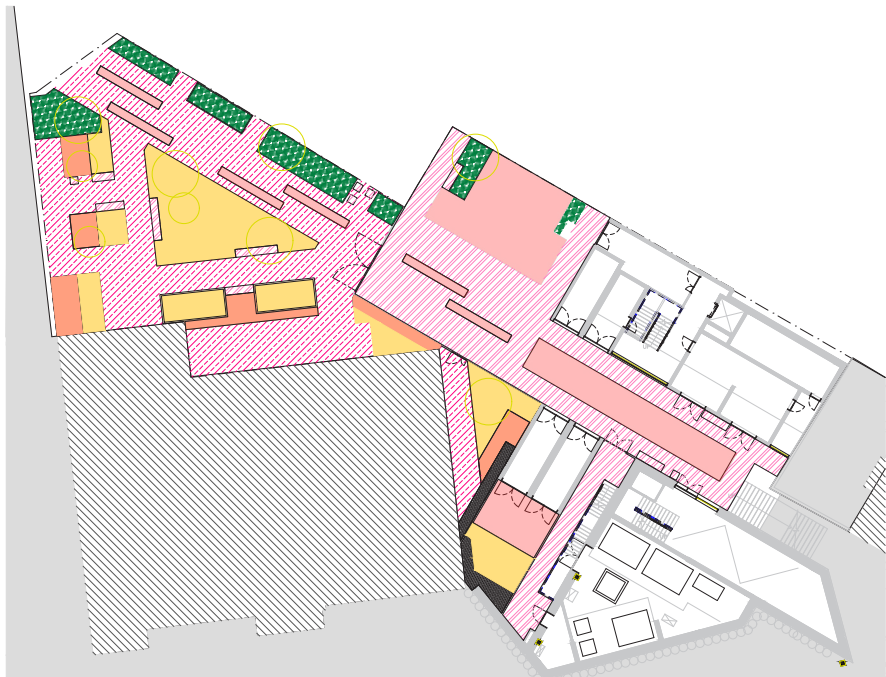
NOTE: UGF CALCULATIONS ARE BASED ON LONDON'S PLAN GUIDANCE PUBLISHED BY GREATER LONDON AUTHORITY



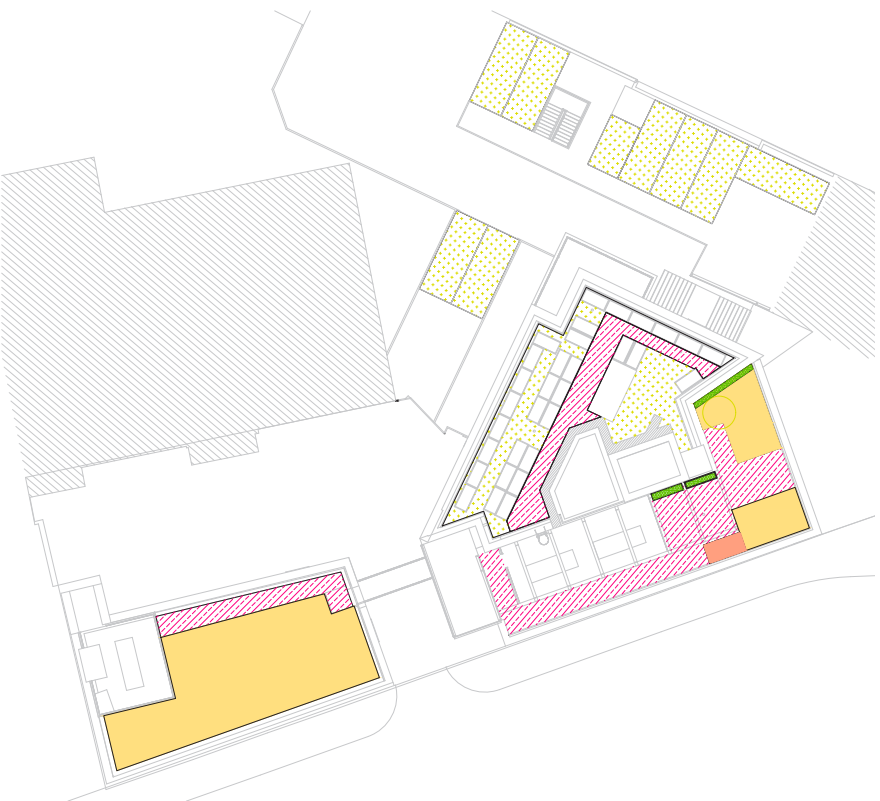
1 Urban Greening Factor - Seven Sisters Road level
Scale 1:200



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

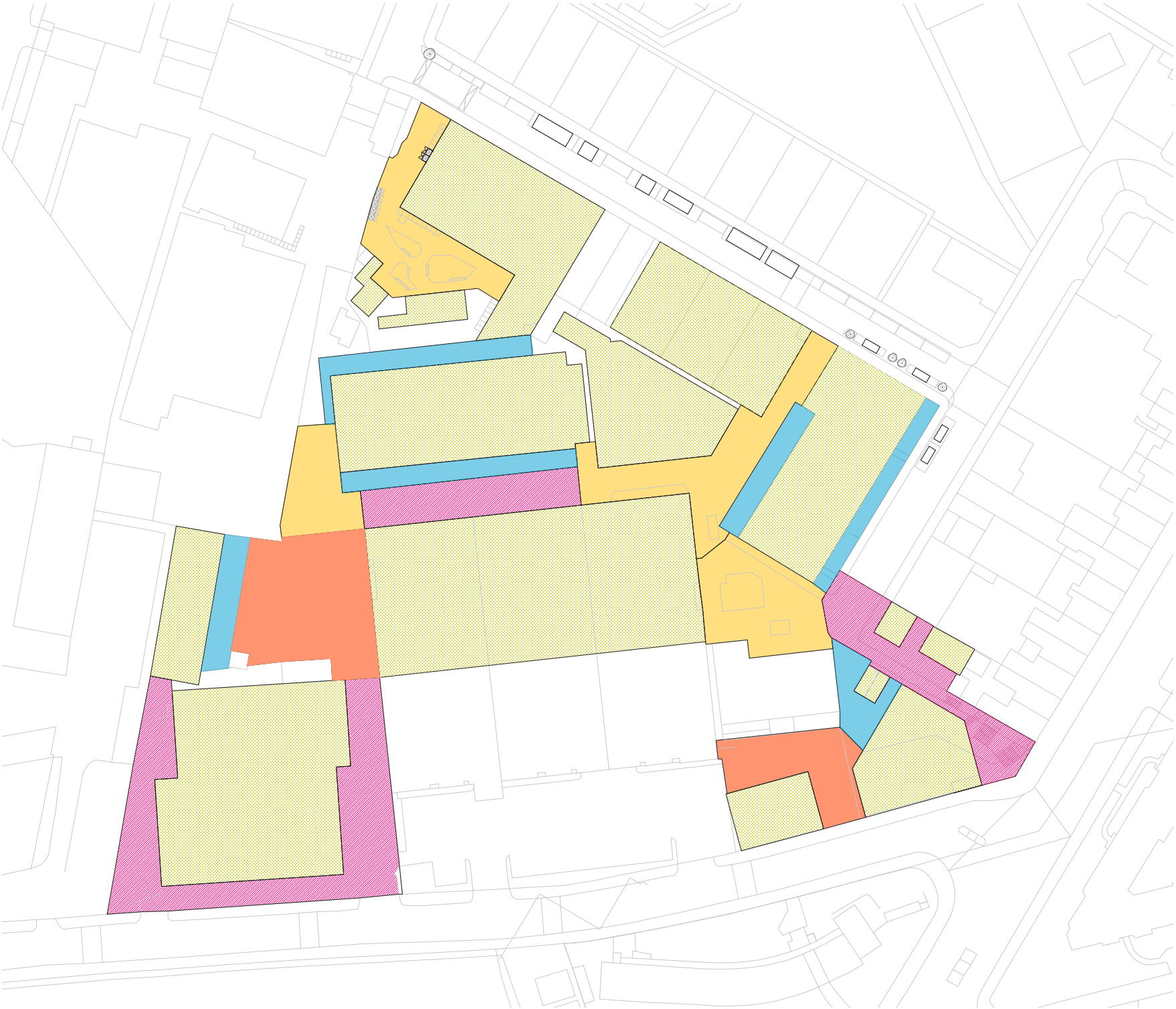


3 Urban Greening Factor - Tewkesbury Ground Floor level
Scale 1:200

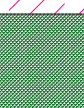


4 Urban Greening Factor - Roof Terraces
Scale 1:200

5.2 Indicative potential district wide UGF



Illustrative Urban Green Factor - Masterplan

Surface cover colour	Surface cover description	UGF Targets (based on other site's improvements)	Area in m2	Illustrative Contributions (based on other site's improvements)	Notes
	PRIVATE YARDS	0.7	899	651	Mix of: - species rich grassland - flower rich - species poor lawn - sealed surfaces - trees
	COMMUNAL YARDS	0.55	1729	983	Mix of: - species rich grassland - flower rich - species poor lawn - sealed surfaces - trees
	WORKING YARDS	0.4	1008	434	Mix of: - flower rich - species poor lawn - sealed surfaces
	PUBLIC REALM IMPROVEMENTS	0.21	1948	422	Mix of: - flower rich - rain gardens - species poor lawn - sealed surfaces - trees
	ROOF TERRACES	0.36	682	250	Mix of: - biosolar roof - species rich grassland - flower rich - permeable paving - trees
	GREEN ROOFS	0.7	7286	5113	Sedum roof
TOTAL CONTRIBUTION FIGURE				7852	URBAN GREEN FACTOR TARGET 0.35
TOTAL SITE AREA IN M2				22813 m2	
URBAN GREEN FACTOR				0.34	

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6. Conclusion

6.1 District wide development

Ultimately, the landscape design of this development seeks to retain the lifestyle and urban characteristics of ‘warehouse living’ while ensuring that this is done in a safe, sustainable and suitable way.

The landscape design has been considered in such a way that ensures that each group, use and spatial typology is appropriately catered for: Within the public realm, the introduction of street furniture, benches, and cycle racks encourage street activity. While the introduction of active facades at multiple levels increases overlooking and natural surveillance, ensuring that this street activity does not deteriorate into unwanted loitering and ASB.

In private communal spaces, the opposing needs of residents amenity spaces with refuse collection and deliveries are thoughtfully met by the inclusion of shared spaces and screening, as well as variations in materiality designed to delineate between one use and another without impacting either more than required.

Throughout the site, the inclusion of permeable paving and rain gardens dramatically improves the site’s UGF and run-off rates as outlined previously. Despite inclusion of high levels of greenery and natural materials, the considered specification of the scheme ensures that the site will not require a high level of maintenance, but will instead settle into a natural equilibrium over time as it adapts to the needs of the residents, visitors and passers-by that it is intended to serve.



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