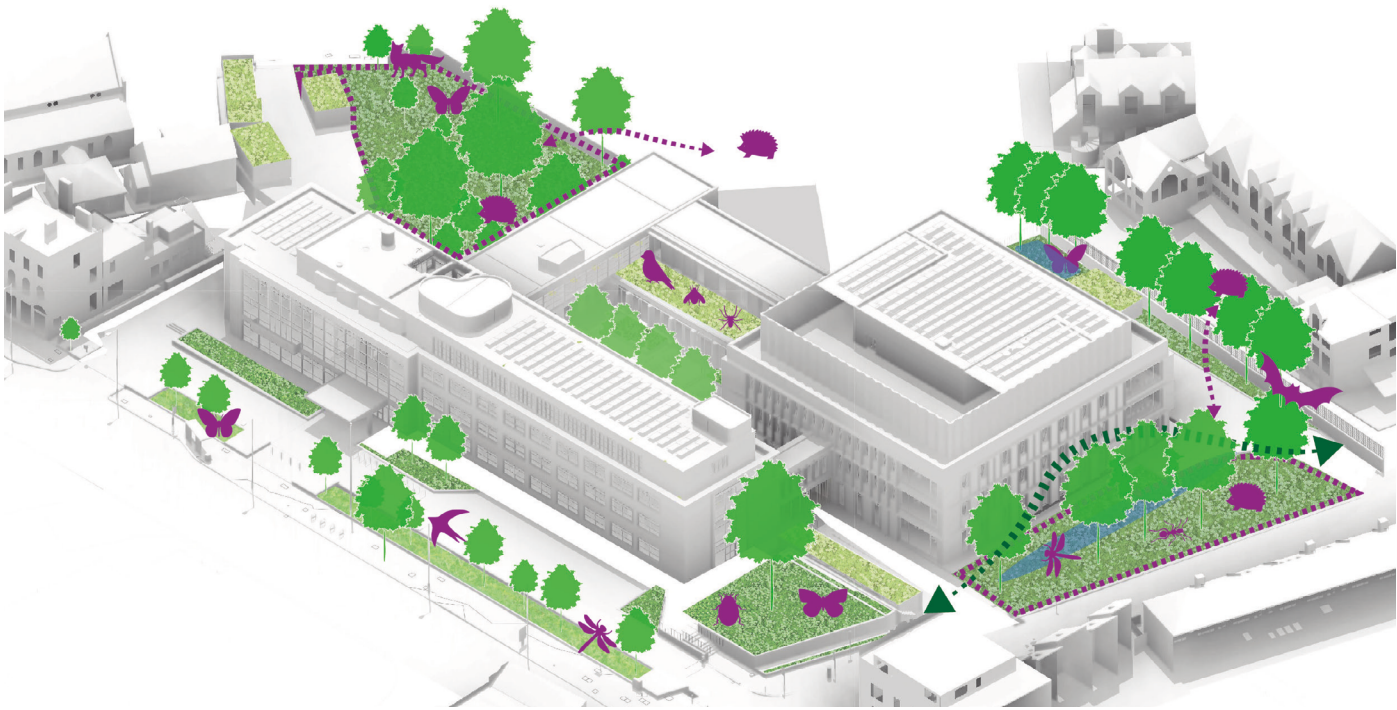
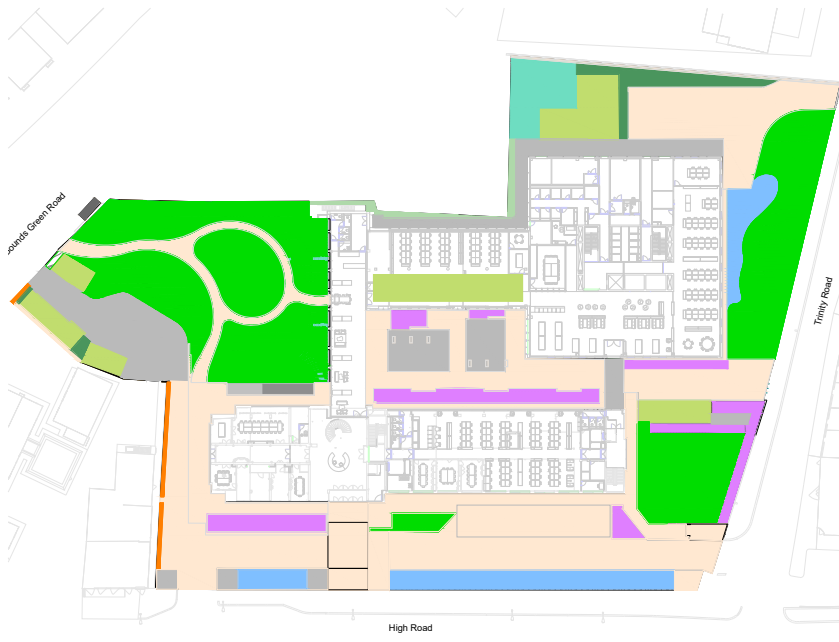


8.4.2 Biodiversity & Sustainability
Urban Greening Factor



Biodiversity diagram [Link to Trinity Garden](#)



Urban Greening Factor

Surface Cover Type	Factor	Area (m²)	Contributi n	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	1856	1856	
Wetland or open water (semi-natural, not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate: minimum settled depth of 150mm.	0.8		0	
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	143	114.4	
Extensive green roof with substrate of minimum settled depth of 80mm (or 50mm beneath vegetation blanket) – meets the requirements of BRE Code 2014.	0.7	458	320.6	
Flower-rich perennial planting.	0.7	349	244.3	
Rain gardens and other vegetated sustainable drainage elements.	0.7	338	236.6	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	24	14.4	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	118	70.8	
Green wall – modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	43	21.5	
Arboreal grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum (mat or other lightweight systems that do not meet BRE Code 2014).	0.3	0	0	
Water features (chlorinated) or unpainted detention basins.	0.2	0	0	
Permeable paving.	0.1	2823	282.3	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	0	0	
Total contribution			2180.9	
Total site area (m²)			12105	
Urban Greening Factor			0.304078884	

The Urban Greening Factor exceeds the threshold of 0.3, the level now required for new commercial projects under the Mayors London Plan.

The project will in addition achieve the 10% Biodiversity Nett Gain.

A landscape management plan would be secured by a planning condition to ensure the development's landscaping is maintained to a high standard and remains useable for the council and the wider community. In the following phase existing community groups will be engaged

BREEAM

LE03 MITIGATING IMPACTS ON SITE
Ecological Risks and Opportunities – Planning and measures on site -1 Credit- Achievable if appropriate measures followed.
Managing negative impacts -1 Credit-Achievable if appropriate measures to protect existing features are followed. Will require ecological status of the site to be at least maintained

LE04 ECOLOGICAL CHANGE AND ENHANCEMENT

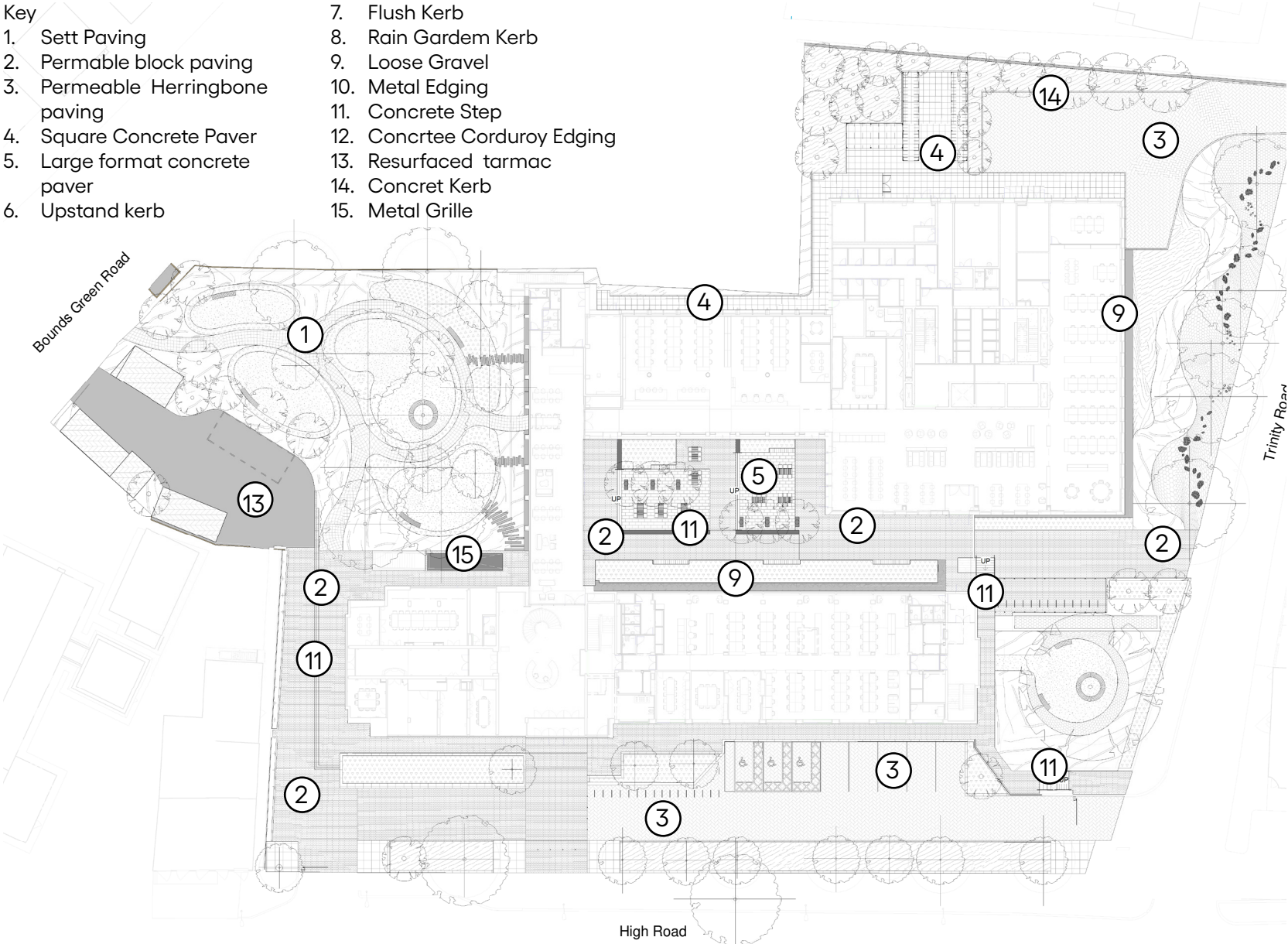
Seeks to improve ecological status

Ecological enhancement - 1 Credit-Assessment requires input of an ecologist to verify enhancement, achievable
Change and Enhancement – Up

to 3 Credits based on level of enhancement. Biodiversity value is a factor of area and species diversity. Achieving 3 credits will achieve the same or increased area of greening and significantly increased species diversity. 3 Credits is achievable but requires full commitment to the achievement of maximum diversity. Must be verified by an ecologist.

LE05 LONG TERM ECOLOGICAL MANNAGEMENT AND MAINTENANCE
Management and maintenance throughout the project: 1 Credit achievable. Correct measures must be followed through the project delivery phase
Landscape and ecology management plan: 1 Credit achievable if plan prepared by an ecologist

8.5.1 Hardscape
Landscape Proposal



Illustrative Plan Hardworks



Permeable concrete setts



Permeable Concrete paver



Permeable Square Concrete Pavers



Large Concrete Paver



Upstand Kerb



Raingarden Kerb

The paving materials have predominantly been chosen for their capabilities of permeability; increasing the site's sustainability credentials including its Urban Greening Factor score

The frontage will be laid with a higher quality interlocking concrete paving. these will go alongside deep concrete kerbs which will be necessary to create the rain gardens and prohibit unintended vehicle overrun. Within the service yards, a permeable concrete sett paver has been chosen to allow for an interlocking pattern to be used to increase strength for where vehicles will manoeuvre. .

The woodland garden paths and break out area will be laid with small concrete setts bringing consistency to public and semi-public areas. In contrast to the formal frontage, the setts can be laid more loosely allowing for greater permeability and a natural aesthetic.

The courtyard will consist of panels of larger concrete pavers framed with pathways of smaller pavers. The rased planters will be metal clad. The hard materials will create a light backdrop for the activities and colourful planting.

The Wood Green & Turnpike Lane Design Manual document covers materiality; on page 67-. The design principles state: -

Paving can diverge from the “base line good ordinary” in areas that are of civic and social importance. Indeed, the Design Guide appears to be aimed at general streetscape conditions, not sites of particular importance.

Page 68: takes TFLs description of good ordinary to mean Concrete flags, The Civic or Specials palette then cites granite as the appropriate material. For Wood Green the acceptable materials are said to be concrete pavers and granite flags.

Page 70: “All paving schemes should accommodate and prioritise SUDs”. This would rule out the use of granite, which cannot be laid flexibly, it must be laid on a concrete raft with mortar joints, and so is impermeable.

8.6.1 Boundary Conditions
Security

As a principle the Civic Office site is open to the public, the security line lies within the building. The only secure area of external spaces is the central courtyard.

Vehicualr access is controlled by 4 raisable barriers and by to sets of bollards, one of which is manually removable

On the more vulnerable high risk boundaries 2.4 metre fences will be supplemented by screen planting which contains a hgh component of thorny species.

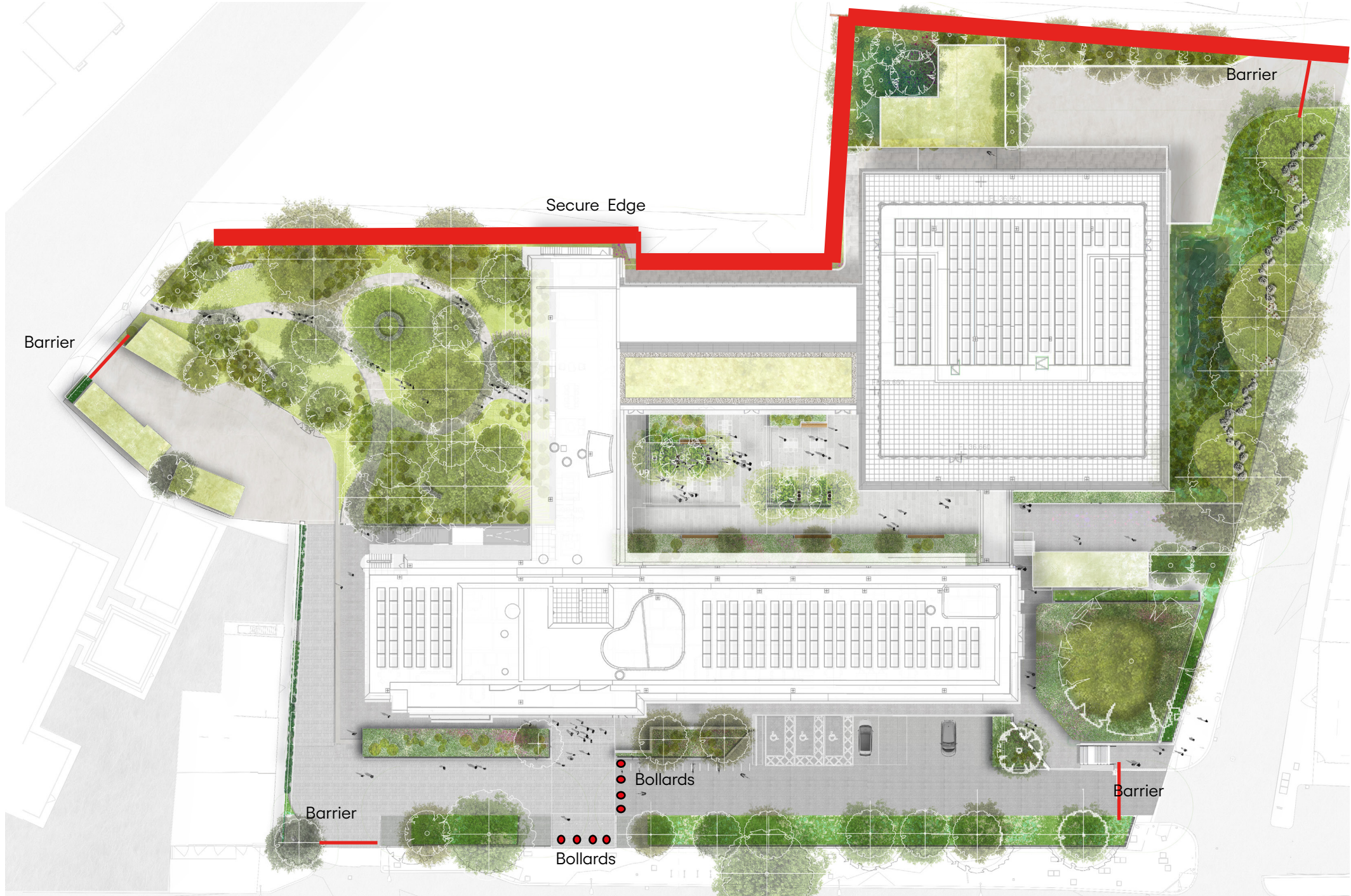


Diagram of security provision

8.7.1 Landscape Proposals
Material Specification

LB HARINGEY - CIVIC OFFICE - STAGE 3 MATERIALS SCHEDULE											
	Material		Supplier	Ref	Depth mm		Permeability	Joints	Bed	Accessories	
PV01	Concrete setts	Woodland Garden	Marshalls	Tegula	100x100	100	Flexible	Permeable	Grit	Sand	Metal edge KE05, Permeable subbase and lined to SE details
PV02	Concrete paver (coursed)	Main Entrance /Trinity Rd / Courtyard	Hardscape Lavarro		200x100	80		Permeable	sand	Sand	Permeable subbase and lined to SE details
PV03	Concrete paver (herringbone)	Front parking areas /service yard	Hardscape Lavarro		200x100	80		Permeable		Sand	Permeable subbase and lined to SE details
PV04	Concrete paver	Courtyard	Hardscape Lavarro		600x900	80		Impermeable		Sand	
PV05	Concrete flag	Path rear of link / cycle stores			600x900	63		impermeable	sand	Sand	Edges haunched
PV06	Tarmac (retained)	South car park									New wearing course
PV07	600x600mm slabs	Roof of link block	Hardscape Lavarro		600x600	50					Pedestals
KE01	Fig 7 concrete kerb				125x215mm				2-3mm	Conc	
KE02	Fig 7 concrete kerb flush				125x150mm				2-3mm	Conc	LH and RH Droppers
KE03	Rain garden edge	Silver Grey	Hardscape	Trottoirbanden	500x250mm				2-3mm	Conc	
KE04	Gravel				6-10m dia	75					38x150mm timber edge
KE05	Steel Edge		Titan Everedge			150					
KE06	Concrete step units		Hardscape		300mm	150			2-3mm		Integral Contrasting nosing strip
PF10	Metal clad planter					Var500m - 1.0M					Underlit
PF11	Galvanised Sheffield Cycle stand										
PF12	Double height bike rack										
PF13	Loose outdoor chairs and tables										
PF14	Fixed outdoor benches										
PF15	Stainless Steel bollards				100mm dia		Demountable				
PF16	Dropable traffic barrier										
BA1	Balustrades	Galv Mild Steel			1100 high						
BA2	Handrails	Galv steel posts timber D rail			900mm						
WF1	Retained External Walls (repaired)	Bunker									Full extent of repairs to be determined. 2 existing structural cracks may need repairs. Copings probably need fixing. Wall may need jet wash
WF2	New dwarf brick wall to 500mm high				215mm wide						Concrete core
WF3	New timber fence				2400mm high						100x100 posts / tongue and groove boards
WF4	Retained fence										
SB1	Bespoke Bike Shelter	GRC columns						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
		Perforated steel panel infill						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
SB2	Bin Store	Perforated steel panel infill						Green Roof, 200mm substarte			Allow 200mm deep Insitu conc base slab with columns bolted to slab
LI1	Column Lights										
LI2	Illuminated Bollards										
PL1	Semi mature Trees in paving				20-25 cm girth						20M3 Underground cells, underground guying, tree grille, aeration pipe
PL2	Semi mature Trees				20-25 cm girth						Underground guying, aeration pipe 1.0mx1.0 x 800mm
PL3	Specimen shrubs				10l	1 per 2 m2					450mm depth topsoil
PL4	Mass shrubs				2 litre	12 per m2					450mm depth topsoil
PL5	Perennial beds				3 litre	13 per m2					450mm depth topsoil
PL6	Rain garden beds				4 litre	14 per m2					450mm depth topsoil
	Hedges				75-90cm	5 per lin m					5 plants per lin m.
	Climbers				7-90cm						
PL7	Lawns - turf										300mm depth topsoil
PL8	Wildflower seed										
PL9	Green roof	Link Block									150mm substarte/Planted mat/ Metal edge/ 500mm wide gravel fire breaks

8.8.1 Landscape Proposals
Planting Mixes

WOODLAND GARDEN								
Trees	No	Height	Pot size lt	Spacing m	Density m2		Association	
Prunus subhittella autumnalis							In mass planting as drawing	
Acer ginala								
Sorbus Olympic Flame								
Screen Planting (Secure) (SP)								
Cornus alba Winter Flame		75-90	2		3		Random layout	
Ilex aquifolium		75-91	2		3			
Lonicera fragrantissima		75-91	2		3			
Malus sylvestris		75-92	2		3			
Prunus spinosus		75-93	2		3			
Rosa canina		75-94	2		3			
Ribes sanguineum		75-93	2		3			
Viburnum opulus		75-94	2		3			
Viburnum tinus		75-95	2		3			
Specimen Shrubs (SS)								
Cornus mas		75-90	5	3			Planted as single specimens in blocks of perennials	
Hamamelis mollis Pallida		75-90	5	3				
Hebe Midsummer Beauty		75-90	5	3				
Hydrangea paniculata		75-90	5	3				
Ilex aquifolium Van Tohl		75-90	5	3				
Osmanthus decorus		75-90	5	3				
Spirea arguta bridal wreath		75-90	5	3				
Viburnum plicatum Maessii		75-90	5	3				
Weigela Florida		75-90	5	3				
Perennials Pe					Per m2	Group		
Ajuga reptans			2		12	3	Full planting plans setting out distribution of individual species will be provided at RIBA 4 . Group 1 plants in single species groups 1-5. Group 2 plants in single species blocks 5-15 . Group 3 plants in single species blocks 15-30	
Aquilegia vulgaris			2		12	1		
Amii (b)			2		12	1		
Astarntia major Hapsden Blood (b)			2		12	2		
Crocossmia Emberglow (b)			2		12	2		
Daucus carota (b)			2		12	1		
Dipsacus falornum			2		12	1		
Geranium phaeum (b)			2		12	3		
Geranium macrohizum			2		12	3		
Helborous foetidous			2		12	2		
Iris psudacorus			2		12	2		
Liriope muscari			2		12	3		
Melanoselinum decipiens			2		12	1		
Mecanopis cambrica			2		12	1		
Panicum virgatum			2		12	2		
Persicaria salicaria Firetail (b)			2		12	3		
Polygonatum multiflorum (b)			2		12	3		
Polystichum setireum			2		12	2		
Seseli gummiferum (b)			2		12	1		
Visnaga daucoides (b)			2		12	1		
Bubs Bu								
Galanthus nivalis					10			Planted amongst screen planting and Perennials
Narcissus Thalia					5			

SITE FRONTAGE							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Prunus serrula tibetica		20-25cm girth					
Shrubs Sh							
Cistus corbariensis Sh		30-45	2				
Lavandula hidcote		30-45	3				
Pinus mugo		30-45	2				
Perennials Pe							
						Group	
Achillia			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4. Group 1 plants in single species groups 1-5 Group 2 plants in single species blocks 5-15 Group 3 plants in single species blocks 15-30
Amsonia tabernaemontana			2		12	2	
Calamagrostis acutiflora Carl Forster			2		12	1	
Carex testacea			2		12	2	
Crocossmia Lucifer (bAC)			2		12	1	
Echinops rito (bNRS)			2		12	2	
Eryngium (bNRS)			2		12	2	
Kniphofia fulva			2		12	2	
Liripoe muscaria			2		12	3	
Nepeta Walkers Low (bNC)			2		12	3	
Sedum spectabile (bAC)			2		12	2	
Seslaria nitida			2		12	2	
Verbena boariensis (bAC)			2		12	1	
BULBS Bu							
Allium Christophii					5		Planted amongst screen planting and Perennials
Narissus Rhinevelds Sensation					10		
Narcissus Carlton					10		

8.8.1 Landscape Proposals
Planting

TRINITY ROAD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees							
Davidia Invalucrta		20-25cm girth					
Specimen Shrubs (Ss)							
Cornus mas		1050-1200	10	3			
Corylus avellana		1050-1201	10	3			
Hamamelis pallida		1050-1201	10	3			
Salix britzensis		1050-1202	10	3			
Perennials (Pe)							
						Group	
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Aquilegia vulgaris			2		12	1	
Amii majus (bNT)			2		12	1	
Anthriscus sylvestria Ravenswing (bNT)			2		12	1	
Astarntia major Hapsden Blood (bNT)			2		12	2	
Crocossmia Emberglow (bCC)			2		12	2	
Daucus carota			2		12	1	
Dipsacus falornum			2		12	1	
Geranium phaeum (bGn)			2		12	2	
Geranium macrohizum			2		12	3	
Helborous foetidous			2		12	2	
Iris psedacorus			2		12	2	
Liriope muscari			2		12	3	
Panicum virgatum			2		12	2	
Persicaria salicaria Firetail (bGN)			2		12	3	
Polygonatum multiflorum (bNT)			2		12	2	
Thalictrum delavayii (bCC)			2		12	2	
Bulbs Bu							
Galanthus nivalis					10		
Cyclamen Coum					10		
Narissus Thalia					10		

COURTYARD							
	No	Height	Pot size lt	Spacing m	Density m2		Association
Trees		20-25cm girth					
Sorbus sargentii		20-25cm girth					
Shrubs							
Hebe pageii Sh		45-60	2		9		
Spirea bumalda		45-60	2		9		
Perennials Pe							
Ajuga reptans			2		12	2	Full planting plans setting out distribution of individual species will be provided at RIBA 4
Crocossmia Lucifer (bNRS)			2		12	2	
Geranium phaeum (bGN)			2		12	2	
Geranium macrohizum			2		12	3	
Euphorbiae martini			2		12	2	
Hebe Mrs Winder			2		12	3	
Helborous foetidous			2		12	2	
Heleborous niger			2		12	2	
Liriope muscari			2		12	3	
Pinus mugo			2		12	2	
Polygonatum multiflorum (bNRS)			2		12	3	
Bulbs Bu							
Galanthus nivalis			10				
Narcissus Rhinevels Sensation			10				

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