



SPRINGDENE NURSING & CARE HOME SPRING LANE MUSWELL HILL

URBAN GREENING FACTOR ASSESSMENT

1 UGF ASSESSMENT AND METHODOLOGY

1 BACKGROUND

TPM Landscape are Chartered Landscape Architects appointed to prepare an Urban Greening Factor assessment for a proposed nursing & care home at 170 Fortis Green, Muswell Hill, London.

2 THE EXISTING SITE

The application site is located on a corner plot between Fortis Green and Spring Ln. The surrounding context is largely comprised of 4 storey residential development, 4 storey nursery & preschool along Fortis Green and 2 and 3 storey residential terraces along Spring Ln. Existing L shape care home is sited fitting the corner of Fortis Green and Spring Ln. The site itself consists of ground floor parking lot in the northern part of the site and amenity courtyard is attached to the existing care home. The site area is 1602m².

3 THE PROPOSED DEVELOPMENT

The proposed development involves the repositioning of front entrance, installation of new canopy, low wall and ramp and alterations to side entrance on Spring Lane, with reshaping communal outdoor space.

4 HARINGEY COUNCIL LOCAL PLAN

The London Borough of Haringey Council is currently at the consultation stage with regard to incorporating an Urban Greening Factor policy within an adopted Local Plan. The council has produced the document 'New Local Plan - First Steps Engagement Summary Document', (https://www.haringey.gov.uk/sites/haringeygovuk/files/3._first_steps_summary_document_20-11-9.pdf) in November 2020. In the section of Green Infrastructure & the Natural Environment, the following objective is stated:

Set a local Urban Greening Factor, which will apply to new developments and will be achieved through measures such as high quality landscaping (including trees), green roofs, green walls and naturebased sustainable drainage.

5 LONDON PLAN - URBAN GREENING FACTOR

London Plan Policy G5 requires all major developments to include urban greening as a fundamental element of site and building design. The policy introduces the use of an Urban Greening Factor (UGF) to evaluate the quantity and quality of urban greening provided by a development proposal. A UGF calculator has been prepared to help applicants calculate the UGF score of a scheme and present the relevant information as part of their application. The London Plan document 'Urban Greening Factor' dated February 2023 states the following: (extracts with direct relevance to the application site)

1.1 What is the Urban Greening Factor (UGF)?

1.1.2 UGF scores should be set out in Local Plans. Where Local Plans do not have UGF scores, the London Plan UGF scores of 0.4 for predominately residential and 0.3 for predominately commercial developments should be applied.

2 Applying the UGF

2.1 Integrating urban greening into the design process

2.1.3 The early evaluation of greening options should inform wider design decisions. For example, if a lack of space at ground level may result in non-compliance with the relevant UGF target score, the necessary structural considerations should be integrated early in the building design process to accommodate the required specification for green roofs to meet the UGF target score.

3.2 Calculating the UGF

3.2.1 The following steps should be followed to calculate the overall UGF score for a proposal:

-) For each surface-cover type in the development, assign the corresponding UGF factor in line with the factor scores in Table 3.1;
-) Measure the area of each surface cover type in sqm (see Table A1.1 for further guidance);
-) Multiply the factor score by the area of the corresponding surface cover type;
-) Add the scores together for each surface type; then
-) Divide the combined score by the total site area in sqm to determine the scheme's UGF score.

- The UGF targets set out in the London Plan are for "predominately residential" and "predominately commercial development". In the case of mixed-use developments, the use class which has the highest square meterage of floorspace should be used to determine the target UGF score.
- The UGF should always be calculated on the total site area, equivalent to the red line boundary.
- Adjacent areas of land not included in the red line boundary, irrespective of ownership or management, must not be included.
- Retained surface cover types should be included in the calculation.
- Vertical surface areas of proposed green walls should be included in the UGF calculation but not be added to the site's total area. This may mean it is possible to score a UGF of more than 1, which is equivalent to the whole site area, where extensive use of green walls is proposed.
- Where a surface cover type is not included in Table A1.1, a reasonable assumption of the most relevant factor score should be made, recorded on the application drawing and referenced in the Design and Access Statement.
- Where tree canopies will grow over another permeable surface the area of the surface underneath the canopy can also be included in the UGF calculation – see Figure 3.3.

- Where land within the site boundary is not under the control of the applicant, for instance adopted roads, these should still be included in the total site area. This may constrain the area available for urban greening. In such instances the applicant should seek to make up for the constraint by including more high-quality urban greening across the wider site.
- Where trees and other planting are proposed at ground level, but above basements or other underground structures, the relevant UGF score should be given for each surface-type used, rather than a generic green roof score.

3.3 Submitting a UGF calculation

3.3.1 In addition to a landscape masterplan, UGF calculations should be submitted as a separate stand-alone drawing and should include:

- masterplan that is colour-coded according to surface cover types for baseline conditions (TPM drawing 4428 103)
- masterplan that is colour-coded according to surface cover types for proposal (TPM drawing 4428 102); and
- completed UGF tables.

3.3.2 A landscape masterplan as shown in Figure 3.4 is typically submitted as part of a planning application. It is helpful to understand the overall layout and feel of the landscape design. However, it does not provide sufficient detail to support a UGF calculation submission. Landscape masterplan drawings should be accompanied by a specific UGF masterplan, shown in Figure 3.5.

3.3.3 UGF masterplans should clearly show the different types of surface cover and their contribution to the overall UGF score. The UGF table should provide sufficient details of the type of greening to allow interpretation and checking of the UGF types. Boroughs may request further detailed information where necessary to clarify or verify proposed greening measures, e.g in the case of large or more complex masterplans. A UGF table calculator can be downloaded to assist with preparing the UGF masterplan.

6 OTHER LONDON BOROUGH APPROACHES TO APPLYING THE URBAN GREENING FACTOR.

Where London borough's have adopted the Urban Greening Factor within their policy, they have applied a UGF factor tailored to their local circumstances. For example, the London Borough of Sutton Council Local Plan applies its UGF policy through Technical Guidance: 'Building a Sustainable Sutton: Technical Guidance Note for Developers', which states:

3.4.2 The following specific requirements are set in relation to the Green Space Factor (GSF), overall greenspace coverage and the incorporation of green roofs or walls as part of the design and layout:

1. for previously developed sites - aim to achieve an improved Green Space Factor (GSF) score of at least +0.2 compared to the baseline GSF score prior to redevelopment;
2. for greenfield sites - aim to achieve a GSF score of at least 0.5;
3. for previously developed sites - aim to achieve an increase in overall green space coverage of at least 10% compared to baseline conditions prior to development; and
4. incorporate and manage green roofs or green walls where feasible and with reference to biodiversity accounting (see Section 2 of this note)

If the above criteria 1 were applied to the proposed development at Springdene Nursing & Care Home, this would equate to a requirement of a UGF Factor of +0.2

If the above criteria 3 were applied to the proposed development at Springdene Nursing & Care Home, this would equate to a requirement of 8.49m² of increased greenspace (10% of the baseline condition)

7 APPLICATION OF URBAN GREENING FACTOR REQUIREMENT TO THE PROPOSAL SITE

Notwithstanding the aspirations of the London Plan (that in the absence of a Local Plan UGF for each London Borough, that a UGF factor of 0.4 should be applied), it is considered that given the context of the site, the intention of Haringey council to prepare an Urban Greening Factor which is tailored to local circumstances, and the adoption status of the Local Plan, that a Haringey UGF will be more in line with the UGF Technical Guidance prepared for Sutton Council, and that a UGF score of at least +0.2 compared to the baseline UGF score prior to redevelopment or an increase in overall green space coverage of at least 10% compared to baseline conditions prior to development. Above for a previously developed site will be more appropriate for development of previously developed sites.

8 BASELINE AND PROPOSAL UGF FOR THE SITE

The existing site is almost entirely built development, with existing buildings fronting Fortis Green and Spring Ln. There is a rear parking lot accessed via a separate parking entrance, which is entirely concreted over, with no existing permeable surfaces. Amenity courtyard is attached to the existing building with planting beds and trees. There is a small planting bed with a small multi-stem tree next to the entrance of Fortis Green. The existing context is demonstrated in the site photograph in Section 2. The UGF baseline score is **0.03** (calculation in section 3).

The proposed development involves an additional new building with the relocation of front entrance, installation of new canopy, low wall and ramp and alterations to side entrance on Spring Lane, reshaping communal outdoor space with ornamental planting, hedge, green wall and amenity courtyard. The UGF score is **0.09** (calculation in section 5).

9 URBAN GREENING FACTOR SITE ASSESSMENT

The UGF masterplan (TPM Landscape drawing 4428-102) and UGF table, extracted in Section 5 of this report, indicate that the UGF for the proposed development will be **0.09** for the current proposals, improved from a baseline of **0.03**.

The overall green space coverage is **231m²** for the current proposals, with a significant improvement of **146.1m²** from a baseline of **84.9m²**:-

2 CONTEXT SITE PHOTOS - SEPTEMBER 2023



P1 Site context on Fortis Green



P2 Site context on Spring Ln



P3 Main entrance on Fortis Green

2 CONTEXT SITE PHOTOS - SEPTEMBER 2023



P4 Existing parking lot to north rear of development site

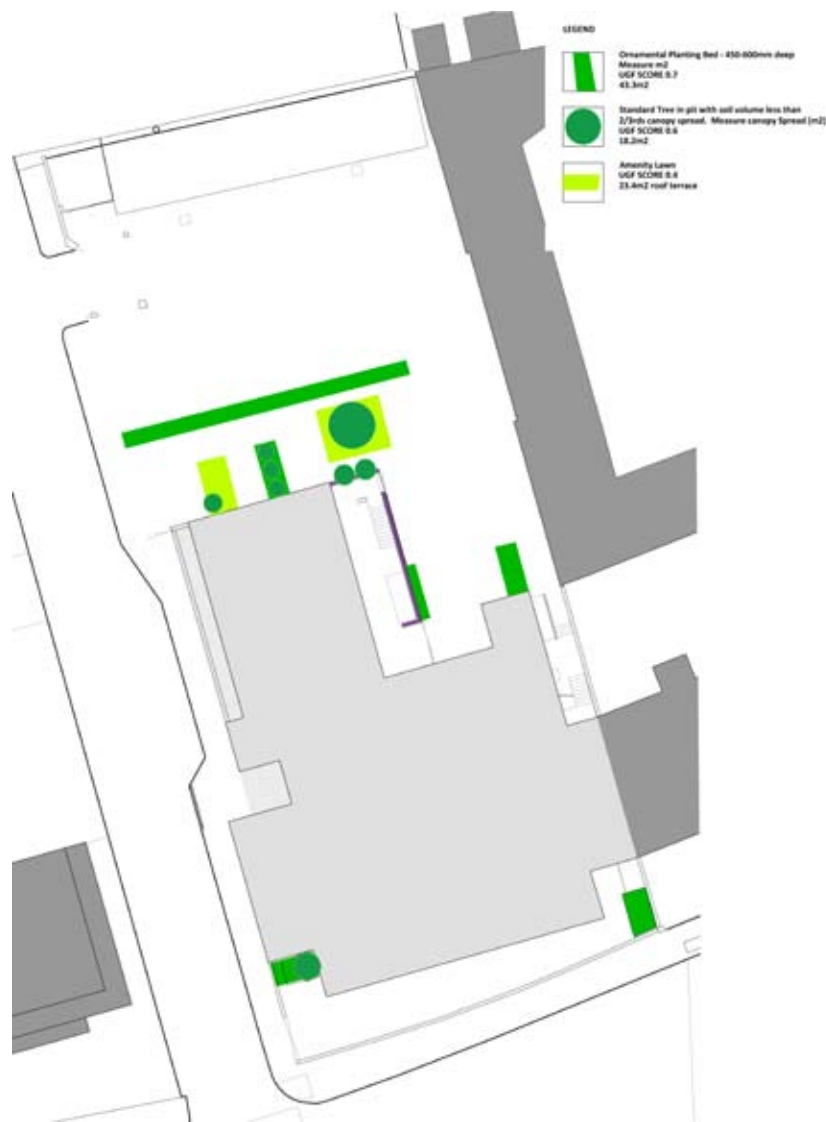


P5 Existing external terrace to north rear of existing care home



P6 Existing courtyard to north rear of existing care home

3 EXISTING UGF ASSESSMENT PLAN AND CALCULATION



UGF Masterplan (Extract of TPM Landscape drawing Ref 4428-103, with measured GSF areas)

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	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		0	
Extensive green roof with substrate of minimum settled depth of 60mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0	
Flower-rich perennial planting.	0.7	43.3	30.31	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	18.2	10.92	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	23.4	9.36	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1		0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			50.59	
Total site area (m²)				1602
Urban Greening Factor				0.03

UGF Table with measure areas and UGF Scores

4 DEVELOPMENT PROPOSAL

Introduction

The Urban Greening Factor Calculator should be used in conjunction with London Plan Guidance 'Urban Greening Factor', 2021.

The Urban Greening Factor (UGF) is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface cover type proposed in a planning application. The range is from 1 for semi natural vegetation, through to 0 for impermeable sealed surfaces.

Calculations

- The UGF table highlighted in green should be completed by the applicant;
- Surface cover should be categorised in accordance with Appendix 1 of the UGF guidance;
- The 'Notes' column should be used to record any assumptions (e.g. how expected tree canopy has been calculated) and which features (e.g. the type of semi-natural habitat) have been included in the appropriate row;
- The calculation table should be copied to UGF drawing to be submitted for planning;
- UGF should always be calculated on the total site area, equivalent to the red line boundary;
- Only areas of land under the ownership or management of the applicant but not subject to the planning application should be included; and
- All surface cover types should be included in the calculation.

Urban Greening Factor Calculator			
Surface Cover Type	Factor	Area (m ²)	Contribution
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0
Land 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
Large 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		0
Intensive green roof with substrate of minimum settled depth of 80mm (or 60mm with a vegetation blanket) – meets the requirements of GRO Code 2014.	0.7		0
Species-rich perennial planting.	0.7	144.9	101.43
Permeable paving and other vegetated sustainable drainage elements.	0.7		0
Shrub planting (line of mature shrubs one or two shrubs wide).	0.6	18	10.8
Large trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	9.4	5.64
Vertical green wall – modular system or climbers rooted in soil.	0.6	33.4	20.04

Proposal Site Plan (Ref 1326PL-RDT-01-ZZ-DR-A-1100_P2 Architects Drawing)

5 PROPOSAL UGF ASSESSMENT PLAN AND CALCULATION



UGF Masterplan (Extract of TPM Landscape drawing Ref 4428-102, with measured GSF areas)

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	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		0	
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	
Flower-rich perennial planting.	0.7	144.9	101.43	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	18	10.8	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	9.4	5.64	
Green wall –modular system or climbers rooted in soil.	0.6	33.4	20.04	
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	23.4	9.36	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2	1.9	0.38	
Permeable paving.	0.1		0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			147.65	
Total site area (m²)				1602
Urban Greening Factor				0.09

UGF Table with measure areas and UGF Scores

