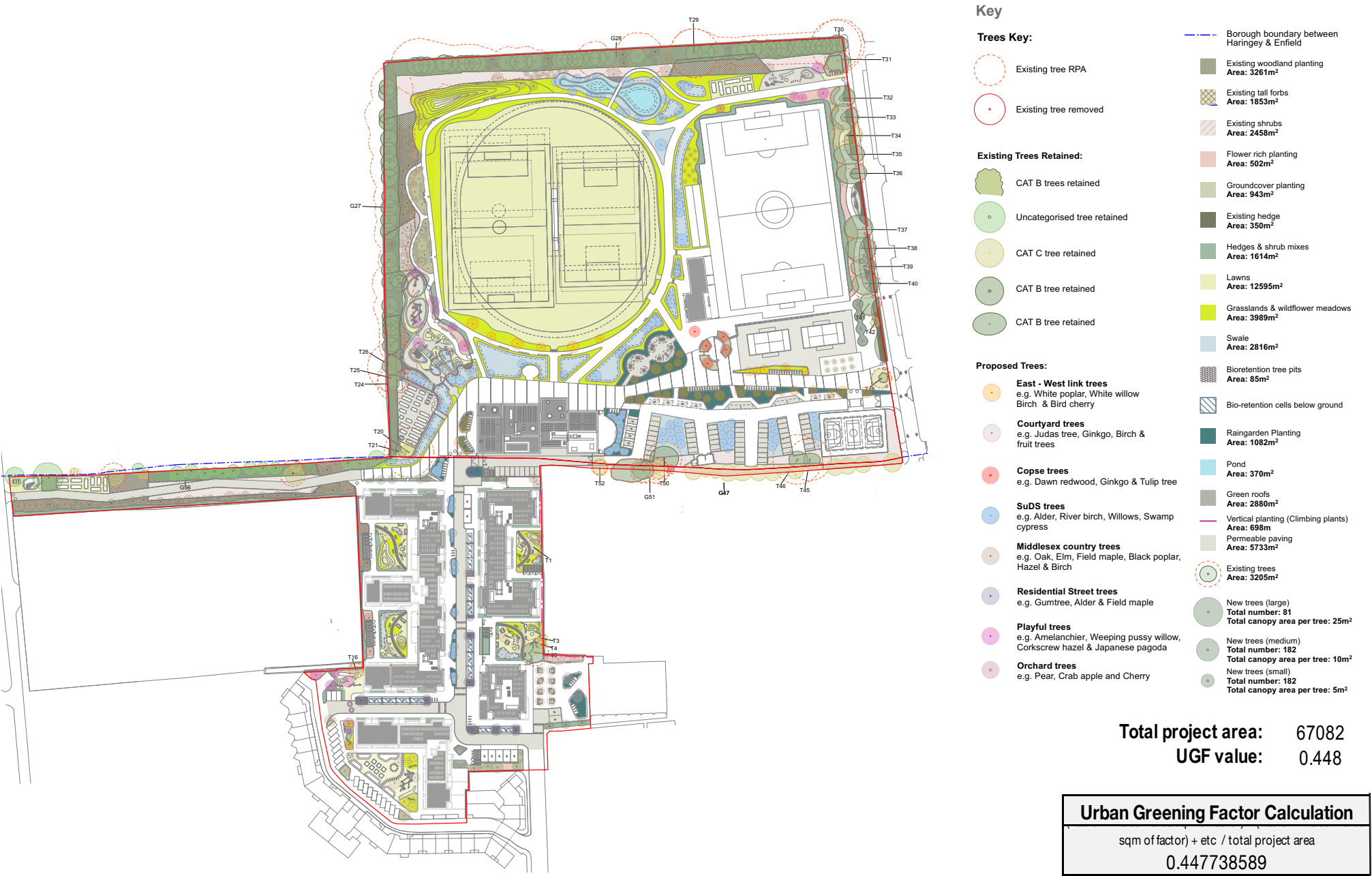


3.13 Site Wide Urban Greening Factor



3.13 Site Wide Urban Greening Factor

The London Plan 2021 states that major development proposals should contribute to the greening of London by including urban greening from the outset of the development design process. A score 0.448 has been calculated for the overall landscape, which exceeds the 0.4 recommended by the GLA for predominantly residential projects.

The UGF has also been calculated for the two separate applications within both Enfield and Haringey.

URBAN GREENING FACTOR				
	Surface Cover Type	Factor Value	Area sqm	UGF area (sqm)
A	Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1	9708	9708
B	Wetland or open water (semi-natural; not chlorinated) created on site.	1	370	370
C	Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions.	0.8	2304	1843.2
D	Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see Trees in Hard Landscapes for overview.	0.8	7960	6368
E	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	0
F	Flower-rich perennial planting – see Centre for Designed Ecology for case-studies.	0.7	502	351.4
G	Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies.	0.7	3983	2788.1
H	Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance.	0.6	1964	1178.4
I	Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	0	0
J	Green wall – modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview.	0.6	698	418.8
K	Groundcover planting – see RHS Groundcover Plants for overview.	0.5	2796	1398
L	Amenity grassland (species-poor, regularly mown lawn).	0.4	12595	5038
M	Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014I.	0.3	0	0
N	Water features (chlorinated) or unplanted detention basins.	0.2	0	0
O	Permeable paving - see CIRIA for overview.	0.1	5733	573.3
P	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	29431	0

Total project area: 67082
UGF value: 0.448

Urban Greening Factor Calculation
sqm of factor) + etc / total project area
0.447738589

3.14 Ecology & Biodiversity

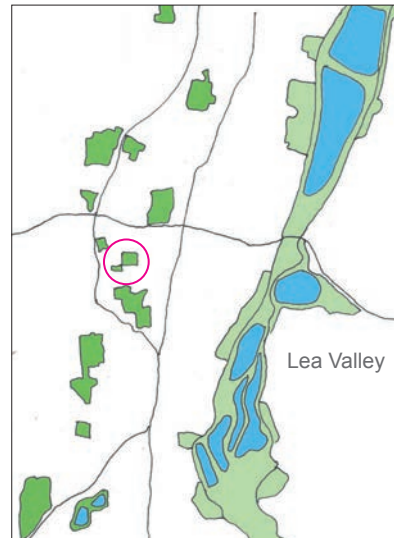
The site is part of an important chain of green spaces on the west side of the Lea Valley running parallel to the River Lea and including Pymmes Park directly to the north and Tottenham Cemetery directly to the south. The boundaries of the site, with mature trees and understorey, are the most ecologically valuable habitats and wherever possible these have been retained and enhanced.

Diversifying Habitat & Encouraging Wildlife

The project presents an opportunity to diversify habitats. A pond and fringe wetland introduce a valuable new habitat. A significant increase in future tree cover and the wide extent of SuDS network will diversify habitats and strengthen green routes through the site. New tree planting and soft landscape planting is also diverse and intended to encourage biodiversity.

Away from the sports field amenity grass, wherever possible grasses will be species rich meadows. Biodiverse green roofs will provide a potential mosaic of habitat undisturbed by everyday use. New boundary planting, and to fencing including the 3G pitch, will include native hedgerows and climbers. Residential courtyards will also include native hedges and rain gardens.

Bats have been identified on the site. New planting such as hedgerows and trees will create additional bat foraging habitat enhancing potential bat commuting and complementing bat roost creation.



Wider Green Infrastructure Context



3.14 Ecology & Biodiversity

Habitats & Biodiversity Features

The soft landscape proposals for the site will feature a number of ecologically valuable habitats and planting chosen to support local BAP priority species. The key habitat typologies proposed for the site are:

- Grasslands - a mix of flowering lawns and wildflower rich meadows across the site. Grasslands will be subject to less frequent mowing regimes and allowed to grow taller than typical amenity lawns to allow for flowering herbs to set seed.
- Wet grasslands within larger SuDS features
- Pond
- Woodland
- Hedgerows & Shrubs
- Green Roofs
- Groundcover.

Maintenance regimes will be developed to ensure that the green spaces bring maximum benefit for biodiversity and local ecology. In addition, local wildlife will be supported by introduction of various habitat aids such as a stag beetle loggeries, bat and bird habitat boxes and bee hotels which will be positioned in undisturbed spaces across the site. Building integrated features such as swift habitat bricks will also be considered.



Native hedgerows



Grasslands, flowering lawns and meadows



Wet grasslands



Woodland understory planting



Woodland



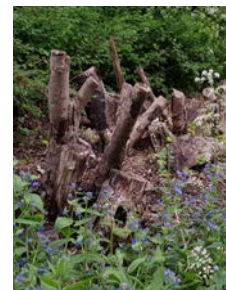
SuDS spine



Native trees



Felled and cut logs arranged as new habitats, (Arnold Circus, Tower Hamlets)



Stag beetle loggery, (Railway Fields, Haringey)



Planting for BAP priority species - Toadflax brocade moth



Garden bird habitat boxes



Solitary bee hotels

3.15 Community Food Growing

Community Food Growing and Edible Landscapes

Two community growing spaces are located near to the north-east Bull Lane and west Weir Hall Road entrances. In line with successful practice across London, these will be unfenced with raised planting beds and access to a nearby secure water point. It is anticipated that, building on the interest and support Weir Hall Road allotment group formed during lockdown, that a Park Users Group will lead on the management of these spaces.

The Selby Centre currently has dedicated growing space at the rear of the existing Centre - the Global Garden. This is re-provided in a space opposite the new Selby Centre. This area will have raised planters and benches and will be defined by a 1.5m high fence. Secured water and electricity supplies will be provide along with a steel container, clad in timber, which will act as a secure store and allotment hut.

In addition to edible species within the soft landscaping there are three clusters of 'orchard' fruit or nut trees across the site to encourage foraging. Residental courtyards will also each have aised beds for community gardening - in the first instance herbs or similar.

- Key
- Selby Centre Global Garden
 - Community food growing
 - Groups of fruit and nut trees



Normand Park, Hammersmith



Normand Park, Hammersmith



Whittington Park, Islington



Wray Gardens, Islington

Unfenced community gardens in parks are a popular and successful feature across London

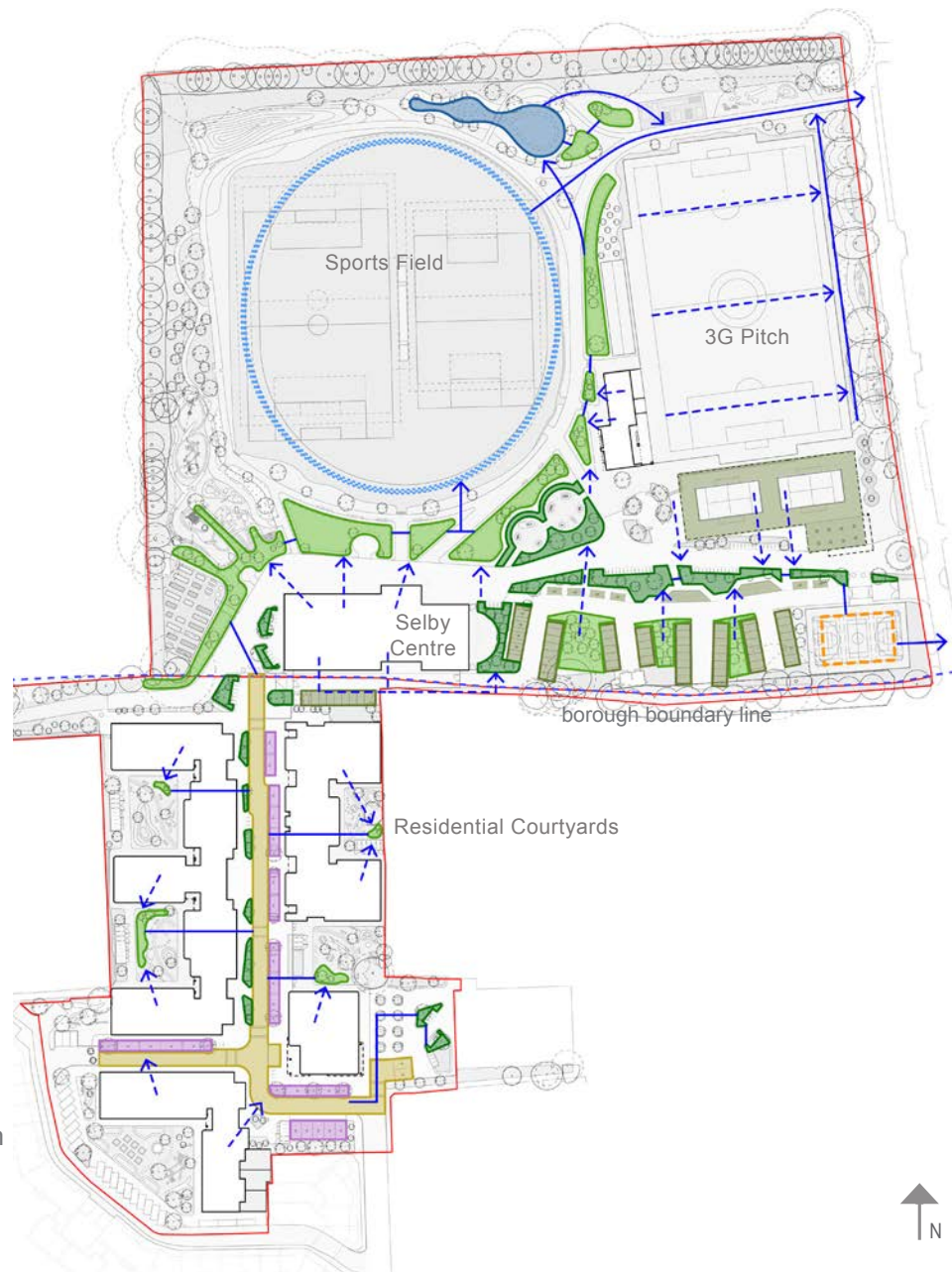
3.16 Sustainable Urban Drainage

This development as a whole - new housing and community buildings combined with a new park - provides an opportunity for an ambitious integrated sustainable drainage strategy within the landscape. The proposed SuDS network will also bring biodiversity, play opportunities and add a layer of distinctive landscape character.

The SuDS strategy takes advantage of the existing topography, gathering surface water drainage in the housing development in the southwest and taking it across the site through a north/south SuDS spine. Interconnected rain gardens, permeable paving and bioswales within the housing lead into a chain of swales and attenuation basins within the park to eventually discharge into the local drainage system under Bull Lane.

Levels design mean that some discharging surface water will remain close to the surface; for example, in drainage channels embedded in paving outside of the Selby Centre or in exposed rills into residential courtyards. Levels constraints also mean that the drainage of the car park will require an attenuation tank under the MUGA. Elsewhere across the site intermediate attenuation capacity is achieved with an innovative large French drain (approx. 1m x 2m) in the ground around the perimeter of the sports field. A reinforced raised lip to the open side of the sports field, combined with small embankments to the south and west, means that, in exceptional flooding, the sports field itself can become a flood basin. The permanent wildlife pond in the north of the park is also a key part of surface water attenuation.

Paths through the parkland, including along Weir Hall Way, drain to adjacent soft landscape. Given that the borough boundary splits the site, surface water will drain from Haringey into Enfield. Refer to Civil Engineer's report and drawings.



Swale and SuDS planting



Wildlife pond and wetland

Key

-  Connecting Pipework
-  Permeable Paving
-  Rain Gardens
-  Swales
-  Bioswales
-  Attenuation Basin
-  Attenuation Pond
-  Attenuation Tank
-  Large French Drain

3.17 Play Strategy

Play is embedded across the site with 'play on the way' opportunities complementing dedicated play areas. Natural play is prioritised. Two smaller play areas are close to the Weir Hall Road and Northeast entrances to Bull Lane Park. A large playground for all ages is set in the centre of the park next to the Selby Centre. This playground takes its character from a shaped landscape with play equipment built into mounding and banks.

The Bull Lane Walk is characterised by a play route with play opportunities parallel to the path. Within the residential street, rain gardens are animated by stepping stones and boulders. Residential courtyards offer secure doorstep play while a new public open space by Dalby's Crescent contains play equipment for all.

The MUGA and the wider park, including the hill, provide less formal play opportunities and especially for older children. However, the Copse, located in the centre of the park, is seen as a focus and meeting space providing suitable space for girls in the park.

Engagement with the DOCO, the Selby Trust and the Haringey Parks team have informed the development of this strategy.

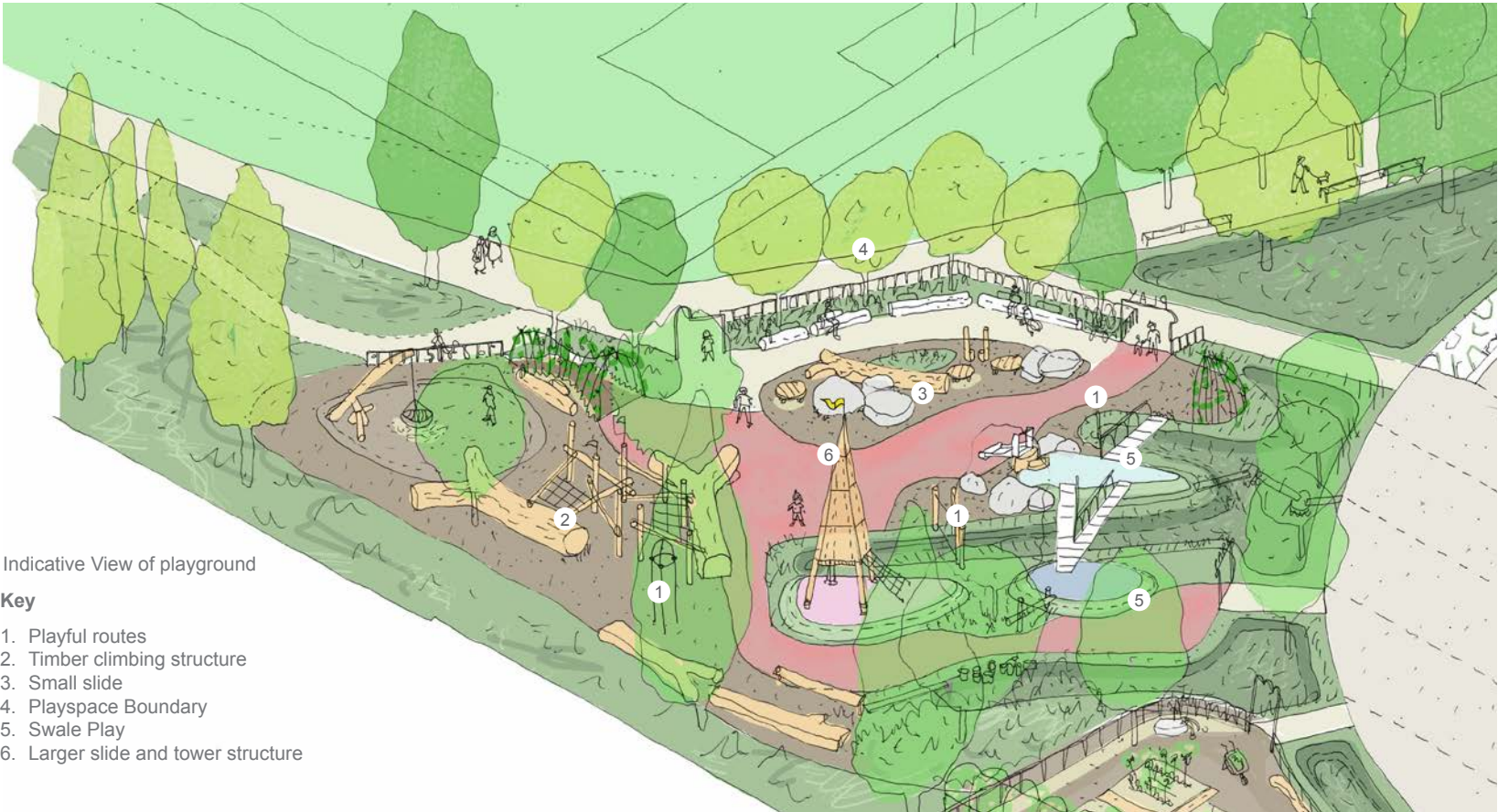


Key

1. Selby Centre
2. 3G Pitch + Changing Pavilion
3. Play on the way
4. Northern entrance play
5. Weir Hall Road entrance play
6. Play Space
7. Space for Girls
8. MUGA
9. Padel Courts
10. Residential Doorstep play
11. Dalby's Crescent play

 Key play moments

3.17 Play Strategy



Indicative View of playground

Key

- 1. Playful routes
- 2. Timber climbing structure
- 3. Small slide
- 4. Playspace Boundary
- 5. Swale Play
- 6. Larger slide and tower structure



Boulder play and stepping stones within rain gardens (Plumstead, A&S)



Climbing frame (Chesnut Road, Haringey, Adams & Sutherland)



Natural play (Camden Play Spaces, KLA)



Doorstep Play (0-4 years)



Equipped Play (5-11 years)



Teenage Friendly (11+ years)



Play-on-the Way (all ages)



Urban Sport (11+ years)

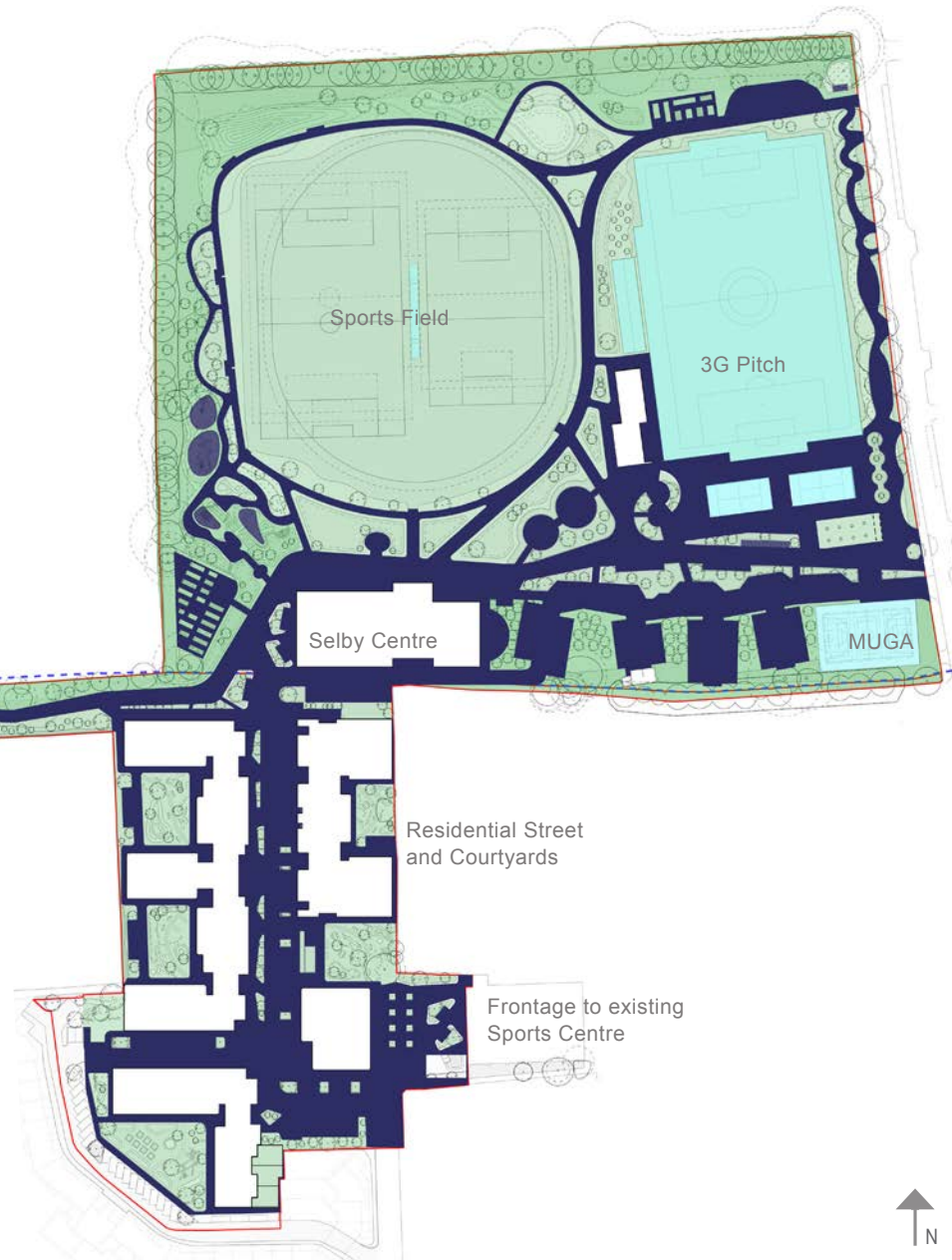


Natural Playspace (South Gardens, Elephant Park, Southwark, Gillespies)

3.18 Hard Landscape

A distinctive hierarchy of hard landscaping across the site articulates the differences between spaces and reinforces the narrative of placemaking and new routes. It is important that the park retains an informality, that the Selby Centre has a clear and functional setting, and that the new residential neighbourhood is distinct from the park, legible and welcoming with clear public and private realms.

The extent of hard landscaping across the site is minimised where possible. Permeable paving or surfacing is used extensively although the sports surfacing for the 3G pitch and MUGA are unable to be permeable.



Key

- Hard landscape
- Soft Landscape
- Artificial Playing Surface



Informal seating and wild planting
(The Greenway, Newham, A&S)



Sports spaces set into a gentle slope.
(Memorial Recreation Ground, Newham, muf)



Colourful surfaces with inlaid play



Grid of trees and patterned ground
(Freight Station, Hanover, Topotek 1)