



LEGEND

	Permeable paving
	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.
	Flower-rich perennial planting
	Rain gardens and other vegetated sustainable drainage elements.
	Grasscrete Paving to Car Parking Areas 41% Amenity grassland (species-poor, regularly mown lawn). 59% Permeable Paving
	Standard trees & Specimen Shrubs - planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree
	Climbing Plants Climbing species rooted in soil on wire trellis support system

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
A Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1.0	-	-	n/a
B Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1.0	-	-	n/a
C Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	763.00	610.40	Levels 02 - 10 Roof Terraces
D 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	53.70	42.96	Level 11 - Green Roof
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	-	-	Trees at ground level with tree pit infrastructure - 13m ³ growing medium per tree
F Flower-rich perennial planting.	0.7	11.60	8.12	Ground Level Planting
G Rain gardens and other vegetated sustainable drainage elements.	0.7	22.60	15.82	Ground Level - SuDs tree pit Rain Gardens to North of Site
H Hedges (line of mature shrubs one or two shrubs wide).	0.6	-	-	n/a
I Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree	0.6	201.00	120.60	Trees and specimen shrubs to upper roof terraces planted in 1.1m depth raised planters with tree pit infrastructure.
J Green wall - modular system or climbers rooted in soil.	0.6	12.20	7.32	Climbing Plants to pergola of level 02 podium terrace & to existing wall at GF level
K Groundcover planting.	0.5	-	-	n/a
L Amenity grassland (species-poor, regularly mown lawn).	0.4	43.05	17.22	vegetated grass-crete paving area to car parking / loading bays.
M Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	-	-	n/a
N Water Features (chlorinated) or unplanted detention basins.	0.2	-	-	n/a
O Permeable paving.	0.1	318.00	31.80	Permeable paving to service yard
P Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0.0	-	-	n/a
Total Contribution			854.24	
Total Site Area (m²)				2,367
Urban Greening Factor				0.361

Notes;

Overview

The London Plan includes policy for Urban Greening (Policy G5). The Policy 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.

Updated London Plan guidance was released in February 2023 which recommends that the London boroughs should develop their own targets for the UGF to identify the appropriate amount of urban greening required for new developments.

The London Plan recommends a target score of 0.4 for predominantly residential developments and 0.3 for commercial developments. It is unclear at this stage if Waltham Forest have set their own local targets.

RIBA Stage 2 - Planning Application
The proposed scheme at planning stage scored an UGF of **0.360**

RIBA Stage 4 - Section 73 Planning Application
The proposed current scheme scores an UGF of **0.361**

The site includes the following landscape features which contribute to the calculation of the UGF score; Flower rich perennial planting, Tree planting, Specimen Shrub Planting, Biodiverse Green roof, Intensive Green Roofs, Climbing plants, Permeable Paving, 'Grasscrete' permeable paving seeded with amenity grasses & Rain Gardens & SuDs Tree Pits.

The landscape scheme contributes positively to green infrastructure links, biodiversity gain, visual amenity and incorporates a sustainable drainage strategy appropriate to the size and density of the scheme, using permeable paving.

Tree Planting
All tree planting on roof terraces has been calculated based on having tree pits with soil volumes less than two thirds of the projected canopy area of the mature tree, therefore using an UGF score of 0.6 - UGF surface type **I - Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree**. The method used in this calculation assumes the area of the canopy relates to eventual / mature canopy size & area (in plan) of the tree. The predicted growth rate and eventual canopy size is estimated, taking species, climatic conditions & microclimate into account.

Climbing Plants
The UGF surface type **J - Green wall - modular system or climbers rooted in soil** has been applied to the climbing species in the scheme on the 2nd floor podium terrace. All climbers are rooted in soil and a wire trellis system is proposed to support the planting. For the purpose of this calculation, it is assumed that vegetation will grow to 2m height of an available 2.5m width trellis. This assumption of growth rate and establishment based on different species, climatic conditions and maintenance.

Permeable Paving
Permeable grass-crete paving is proposed to the new car parking areas north of the building. The voids between the hard surfacing will be seeded with grass seed (100% perennial ryegrass, sown at 50 grams per sq/m). This will make up 41.13% of the surface area of the permeable paving. Therefore this surface has been calculated using a combination of both the UGF surface type **O - Permeable paving & L - Amenity grassland (species-poor, regularly mown lawn)** to reflect the surface area covered by vegetation.



For Planning - Updated Planting Spec	S4	P05	GST	EGA	23/04/24
For Planning	S4	P04	EGA	AGA	31/01/24
For Planning	S4	P03	EGA	AGA	26/01/24
Draft Issue - For Comment	S2	P02	EGA	EGA	05/01/24
Draft Issue - For Comment	S2	P01	EGA	EGA	20/12/23
Revision	POI	Rev	Author	Apv'd	Date



Client	SCAPE (Blackhorse UK Propco Limited)
Project	Blackhorse Lane
Title	Urban Greening Factor
Dwg. No.	0189-LIC-ZZ-00-DR-L-1120
Revision	P05
Scale	1:200 @A1
Date	December 2023