H O N D O

LONDON PLAN POLICY G5
URBAN GREENING

PLANNING STATEMENT
JANUARY 2022

20-24a POPE'S ROAD

Adjaye Associates | on behalf of AG Hondo Pope's Road BV (Hondo)

FOREWORD

This document has been developed with the intention of reviewing the proposed scheme against the requirements listed under Policy G5 of the London Plan. This document aims to provide a calculation and analysis of the urban greening provided by the scheme, achieved at concept design stage.

Chapter 1 of this document will show the calculations of the urban greening factor resulting from the scheme as is was submitted to the planning authorities in July 2020.

Chapter 2 of this document will show a potential solution to increase the urban greening factor and achieve the required factor of 0.3. This will show potential minor ammendments to the scheme as submitted to the planning authorities in July 2020.

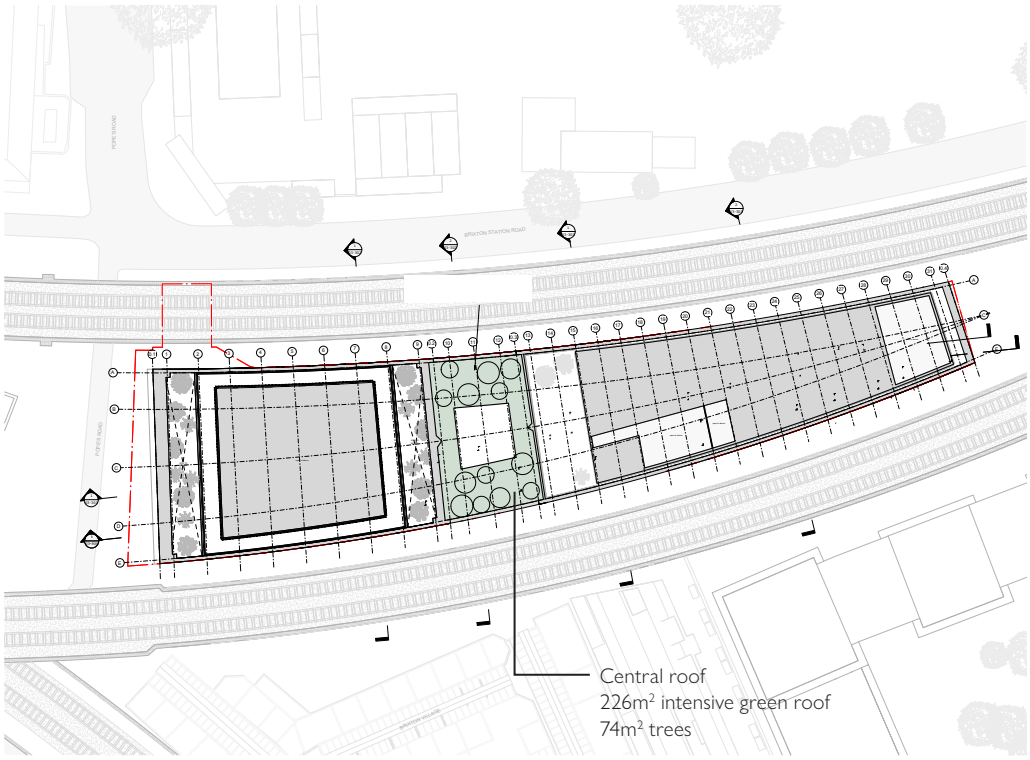
1. PLANNING SCHEME UGF CALCULATION

The scheme submitted to the planning authorities in July 2020 showed a tree pit covering the totality of the roof around the proposed skylight of the lower central volume.

The resulting urban greening factor of this area of green roof and corresponding tree pits is of circa 0.09. This value is considerably lower than the target set by Policy G5 of London plan for predominately commercial developments.

To achive the target factor of 0.3 the proposed planning submission would require the ammendments as suggested in point 2 of this document.

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	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	226	180.8	
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	74	59.2	
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	
Flower-rich perennial planting.	0.7		0	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
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	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	0	0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			**240**	
Total site area (m²)			2573	
Urban Greening Factor			**0.093276331**	



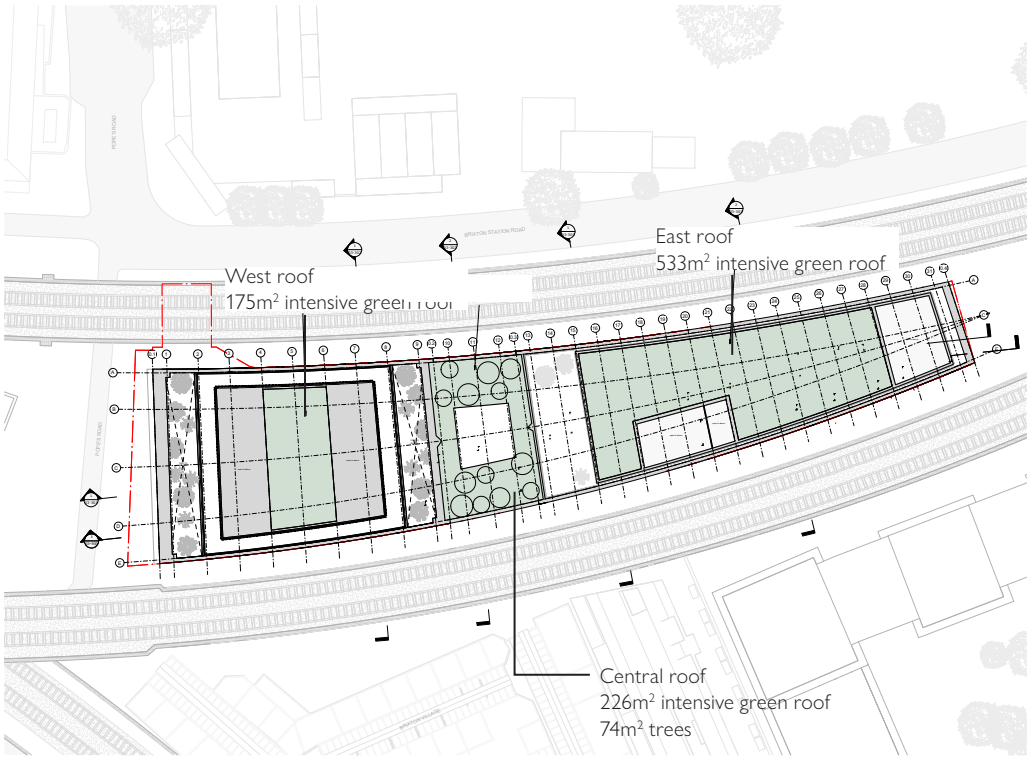
1.1 Roof plan of proposal as per planning submission 07/2020

1.2 Axo diagram of proposal as per planning submission 07/2020

2. POTENTIAL CHANGES TO ACHIEVE 0.3 FACTOR

Through the introduction of green roofs to the eastern and western volumes, the proposed area of intensive green roof would increase by 708m2. This additional area would be sufficient to achieve a total factor of over 0.31, thus exceeding the minimum set by Policy G5 of London plan for predominately commercial developments.

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	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	934	747.2	
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	74	59.2	
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	
Flower-rich perennial planting.	0.7		0	
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
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	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	0	0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			**806.4**	
Total site area (m²)			2573	
Urban Greening Factor			**0.313408473**	



2.1 Roof plan of proposal with additional intensive green roofs to east and west blocks

2.2 Axo diagram of proposal with additional intensive green roofs to east and west blocks