

URBAN GREENING FACTOR - 65 Highfield Gardens, NW11 9HA					
Key	Surface cover type	Factor	Proposed Area	Contribution	Notes
	Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	3.62	3.62	Retained area shadowed by woodland trees to rear edge of plot
	Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1	0	0	
	Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	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	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	12.3	8.61	Biodiverse roof, includes bike stores; 80mm substrate roof level with pockets of plug planting, wide range of native species, low numbers of sedum
	Flower-rich perennial planting.	0.7	31.34	21.938	Mix of native plants and nectar rich flowering plants with long flowering period
	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	32	19.2	16m of 2m of climbing plants utilising the retaining walls with climbing support to plot boundaries
	Groundcover planting.	0.5	0	0	
	Amenity grassland (species-poor, regularly mown lawn).	0.4	71.86	28.744	Includes grass crete driveway and rear garden grass
	Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.I	0.3	0	0	
	Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
	Permeable paving	0.1	41.7	4.17	Forecourt to be grass crete with amenity grass
	Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone)	0	193.69	0	Building
	<b>Total contribution</b>			<b>86.282</b>	
	<b>Total site</b>			<b>354.51</b>	
	<b>Urban Greening Factor</b>			<b>0.243383826</b>	

London Plan Policy G5 requires the use of an Urban Greening Factor (UGF) tool to evaluate the amount and quality of urban greening provided by a development proposal.


Policy G5 Urban Greening: “Major development proposals should contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature based sustainable drainage”

The UGF is calculated by assigning a score to all the surface cover types in a proposed development that is based on the ability of the surface cover to provide a variety of benefits, such as reducing storm water run-off.

The proposals at 65 Highfield Gardens are for the replacing of a single dwelling. The design includes for extensive permeable surfacing; green roofs where possible; green walls and species rich perennial and shrub planting. The design of the roof should follow the London Plan guidance to Urban Greening Factor. The species selection should be climate change resilient and provide for birds and their young by including native trees and shrubs and group to create dense cover. Avoid chemical management of planting areas.

Barnet Council’s Policy DM16: Biodiversity states when ‘considering development proposals the council will seek the retention and enhancement, or the creation of biodiversity’. 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. UGF target scores should be considered the minimum benchmark not the maximum required. It should be stressed that achieving UGF on small single dwelling residential sites is very difficult due the required dwelling footprint within most small residential plots.

The UGF achieved site is 0.24 which is does not achieve 0.4 for residential developments on a site that previously developed as a single dwelling occupying a similar footprint with less permeable surfaces. However, the design has sought to maximise greening of the site and increasing planting for biodiversity. The site proposals consists of 0.035 hectares and is not ‘Major Development’ as quantified by the NPPF as ‘for housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more’.



Date	Reason for revisions	By

Client: Iguana Architects

Project: 65 Highfield Gardens, NW11 9HA

Drawing Title: Urban Greening Factor

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