



## 2.9 Parking, Servicing & Access



**Consented Scheme:** Parking and Loading.



**S96A Proposal:** Parking and Loading.

The requirement to retain the embankment adjacent to the railway line has resulted in the blue-badge parking spaces being relocated along Stanhope Way.

As a result of amendments to the building colonnade, new tree planting forms a colonnade of trees which help to define a 2m clear footway along the building.

The bays are integrated into the public realm through material choice and tone which allows the space to be experienced as a single shared surface that feels spatially generous.

Additional greening has been added to the front of the building which compensates for the loss of planting to Stanhope Way.



**Consented Scheme:** Access.



**S96A Proposal:** Access.

The S96A proposal retains clearly defined routes and points of entry.

There is a clear hierarchy of entry which the public realm and landscape design responds to.

A new secure access to the cycle store to the rear of the plot defines back-of-house and cycle entry.

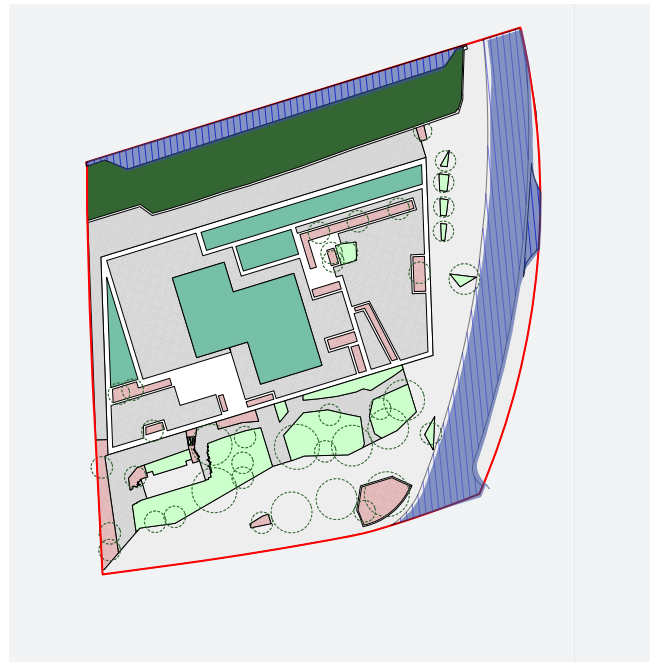


## 2.10 Urban Greening Factor



**Consented Scheme:** Urban Greening Factor diagram.

There have been several improvements to the proposal that have increased the amount of urban greening such as the removal of the rear access road, the retention of the existing embankment and additional trees for wind mitigation measures.



**S96A Proposal:** Urban Greening Factor diagram.









The proposals meet and exceed the required Urban Greening Factor target of 0.40, where it previously failed with a consented score of 0.15.

Urban Greening Factor (S96A): 0.407

Urban Greening Factor (Consented): 0.15

Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m <sup>2</sup> )	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	418	418	
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	440	352	
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	387	270.9	
Flower-rich perennial planting.	0.7	170	119	
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	80	48	
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	275	137.5	
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	1056	105.6	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	1378	0	
<b>Total contribution</b>			<b>1451</b>	
<b>Total site area (m<sup>2</sup>)</b>				<b>3563</b>
<b>Urban Greening Factor</b>				<b>0.407241089</b>

S96A Proposal: Urban Greening Factor calculation.

-  Semi-natural vegetation (trees, woodland, species-rich grass) maintained or established on site
-  Standard trees planted in connected tree pits
-  Extensive green roof with 80mm min substrate
-  Flower-rich perennial planting
-  Ground cover planting
-  Extensive green roof of sedum mat
-  Permeable paving
-  Sealed surface