

Proposed Travelodge Extension

Travelodge London Covent Garden

10 Drury Lane

High Holborn

London WC2B 5RE



Urban Greening Factor

Introduction

This report accompanies a planning application for the proposed development. The purpose of this report is to demonstrate compliance with the Urban Greening Factor (UGF) requirements as outlined in Policy G5 of the London Plan. The UGF assessment evaluates the provision and quality of urban greening measures integrated into the proposed development to support London's sustainability and environmental goals.

Site Overview

- **Site Area:** 935 m² (Refer to J9348-23 Proposed Floor plan Level 4)
- **Target UGF:** 0.3 (as the development is commercial)
- **Existing / proposed Green Infrastructure:** Intensive green roof (190 m² / 173 m²)

Urban Greening Factor Calculation

The UGF for this development is calculated using the formula provided in Policy G5:

Input Details:

Green Infrastructure Component	Area (m ²)	UGF Factor	Contribution to UGF
Existing Intensive Green Roof	190	0.8	152.0
Proposed Intensive Green Roof front entrance	27	0.8	21.6
Proposed Intensive Green Roof over existing shops	96	0.8	76.8
Proposed Intensive Green Roof front entrance	50	0.8	40
Other Components (New areas)	111	0.0	0
<u>Total</u>			<u>290.4</u>

Calculation:

UGF 290.4 / site area 935m² = **0.31**

Compliance with UGF Requirements

The calculated UGF for the proposed development is **0.31**, which meets the target score of **0.3** for commercial development as specified in the New London Plan.

Conclusion

The proposed development demonstrates a commitment to sustainable urban design by integrating high-quality urban greening interventions that exceed the UGF target of 0.3 for commercial developments. By incorporating extensive green roofs and retaining existing green infrastructure, the development contributes to the vision for a greener city while addressing environmental and social priorities.

This proposal aligns with Policy G5 and the objectives of the New London Plan, ensuring that green infrastructure is central to the development's planning and design process.

S.Blake
JWA Architects Ltd