

The O2 Centre Masterplan S73 Submission

LANDSCAPE_UGF PLANNING

Townshend Landscape Architects
January 2025



O2 MASTERPLAN SITE DETAILED ELEMENT

LANDSCAPE_UGF PLANNING ADDENDUM

This document serves as the Addendum to the “220920_East Landscape_UGF Planning Addendum_R02”, which was approved as part of the original planning permission. As part of the Section 73 Application, this Addendum reflects the updated figures.

TOWNSHEND LANDSCAPE ARCHITECTS

TOWN818(02) 2003 R01 Landscape_UGF Planning ADDENDUM

JANUARY 2025

DATE	ISSUE	NOTES
30/01/2025	TOWN818(02)2003 R00	Landscape_UGF Planning Addendum DRAFT
31/01/2025	TOWN818(02)2003 R01	Landscape_UGF Planning Addendum DRAFT

Figure 1: Document control register

Copyright © 2025 Townshend Landscape Architects

No part of this document may be reproduced without the prior consent of the client. Townshend Landscape Architects and its collaborators are not responsible for nor shall be liable for the consequences of any use made of this Report other than that for which it was prepared by Townshend Landscape Architects for the Client unless Townshend Landscape Architects provide prior written authorisation for such other use and confirms in writing that the Report is suitable for it. It is acknowledged by the parties that this Report has been produced solely in accordance with the Client's brief and instructions and without any knowledge of or reference to any other parties' potential interests in or proposals for the Project.

1.0 Urban Greening Factor

1.1 CALCULATION

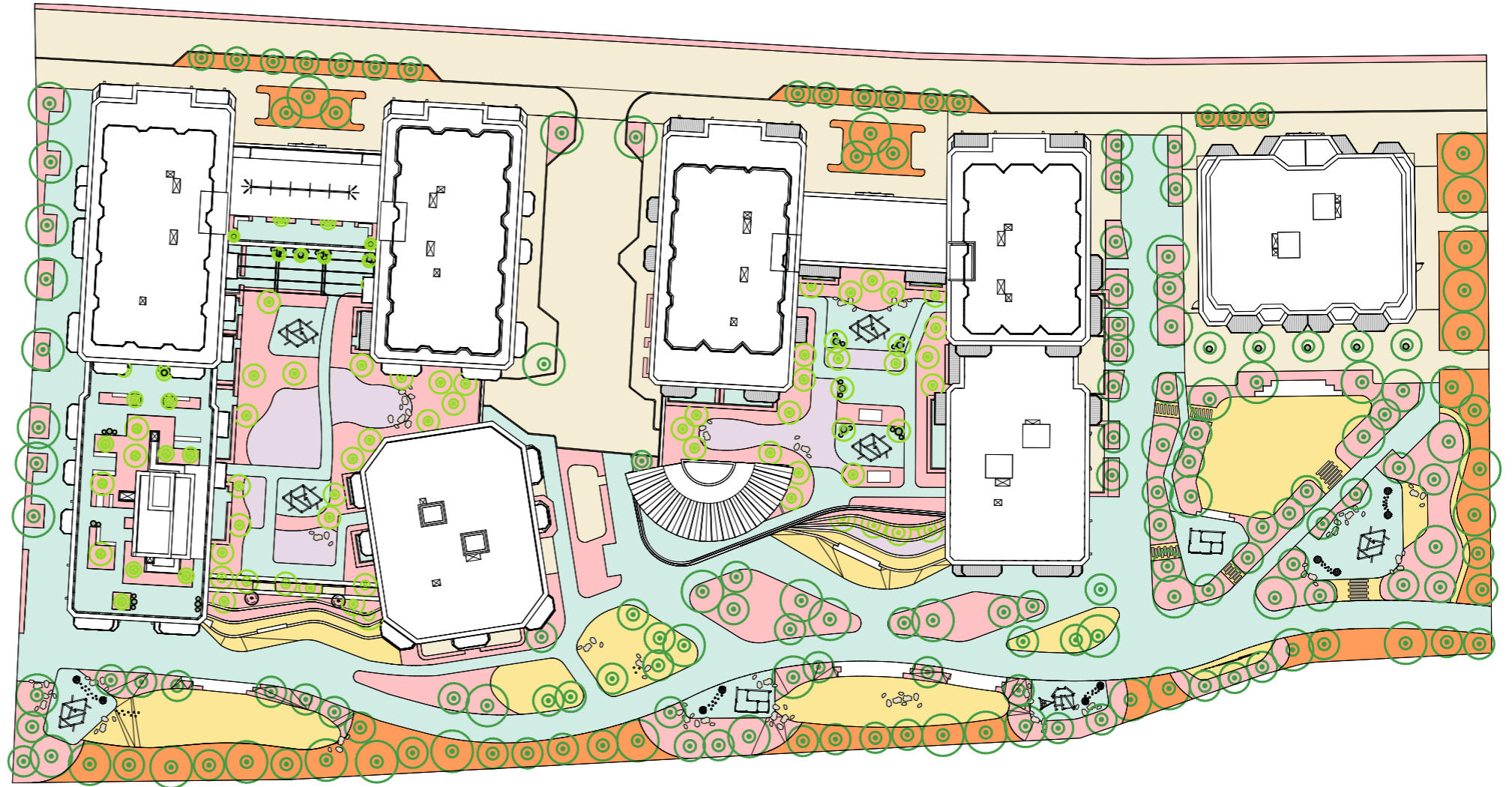
The scheme submitted for the S73 permission will deliver an Urban Greening Factor for the Detailed Element of 0.37 which is equal to the consented scheme.

Surface cover type	Factor	Proposed m2	Proposed factor
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) created on site	1	0	0
Intensive green roof of vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm - See Trees in hard landscapes for overviewB	0.8	2847	2277.6
Standard trees planted in natural soils or in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree - see Trees in Hard Landscapes for overviewB.	0.8	2550	2040
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) - meets the requirements of GRO code 2014c)	0.7	358	250.6
Flower-rich perennial planting - see Centre for Designed Ecology for case-studiesD	0.7	1216	851.2
Rain gardens and other vegetated sustainable drainage elements - See CIRIA for case-studiesE.	0.7	0	0
Hedges (line of mature shrubs one or two shrubs wide) - see RHS for guidanceF.	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	470	282
Green wall - modular system or climbers rooted in soil - see NBS Guide to Façade Greening for overviewG	0.6	0	0
Groundcover planting - see RHS Groundcover Plants for overviewH.	0.5	0	0
Amenity grassland (species-poor, regularly mown lawn).	0.4	1180	472
Extensive green roof of sedum mat or other lightweight systems that do not meet	0.3	427	128.1
Water features (chlorinated) or unplanted detention basins.	0.2	0	0
Permeable paving - see CIRIA for overviewJ.	0.1	3914	391.4
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	3861	0
Total urban factor			6692.9
Total site footprint			17935
URBAN GREEN FACTOR			0.37

Surface Cover Type	Factor	Area (sqm)	Score
INTENSIVE GREEN ROOF	0.8	2847	2277
FLOWER-RICH PERENNIAL PLANTING	0.7	1216	851
AMENITY GRASSLAND	0.4	1180	472
EXTENSIVE GREEN ROOF ON SEDUM	0.3	358	108
PERMEABLE PAVING	0.1	3914	391
SEALED SURFACES	0	3861	0
STANDARD TREES PLANTED IN NATURAL SOILS	0.8	2756	2205
STANDARD TREES PLANTED IN PITS	0.6	2550	2040

TOTAL SITE AREA:	17916 sqm
BUILDING FOOTPRINT:	0 sqm
SITE AREA EXCLUDING BUILDING FOOTPRINT:	0 sqm
URBAN GREENING FACTOR	0.37

Detailed Element UGF diagram - Phase 1



NOTE

TREE COVERAGE BASED ON TREE SIZE: WHEN FIRST PLANTED

- SMALL TREE - 1.25m RADIUS / 4.9m² CANOPY (MIN. SOIL PROVISION: 12m² / TREE)
- MEDIUM TREE - 1.8m RADIUS / 10.2m² CANOPY (MIN. SOIL PROVISION: 14.4m² / TREE)
- LARGE TREE - 2.5m RADIUS / 19.6m² CANOPY (MIN. SOIL PROVISION: 24m² / TREE)

