

# 247 Tottenham Court Road Landscape Report - Levels 1 to 6

Dec 2022 Issued for Planning



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Revision	Date	Reason for Issue	Notes	Checked by
00	30/07/21	Stage 4	-	CK
01	12/08/21	Minor amends	Includes sketchbook to GF Internals	CK

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## INTRODUCTION AND SCOPE

This document summarises proposals encompassed within the Stage 4 landscape drawing package. The scope can be summarised as follows:

Inputs to sustainability for the external landscape

- Level 06 terrace and roofscape
- Level 05-01 balconies
- Level 00 public realm

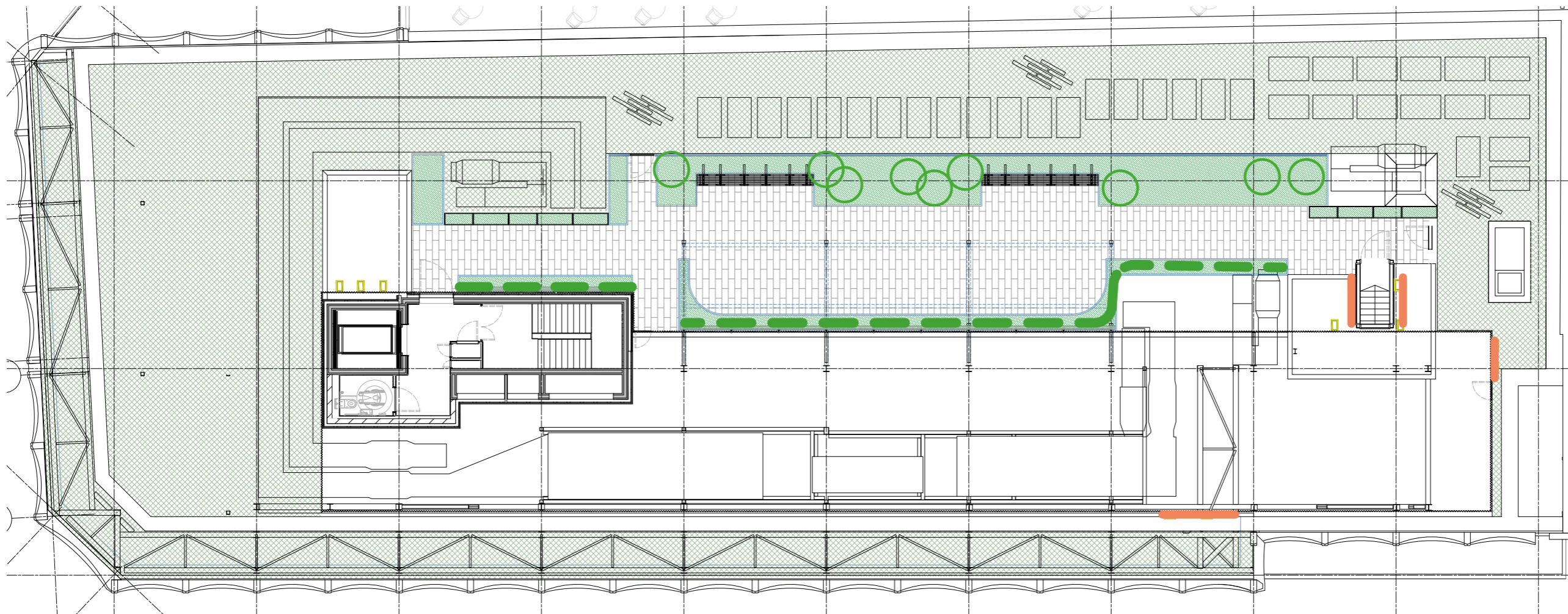
Soft landscape design - Level 01-06 planting, ecology delivery, urban greening factor



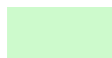

Hard landscape input - Level 06 paving, planters and pergola



# LEVEL 06 TERRACE

## Layout

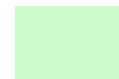


-  Climbers on cable system
-  Multistem small tree
-  Wildflower green roof
-  Bat & Bird boxes suitable locations


## LEVEL 06 TERRACE

### Practicalities: weight and loadings

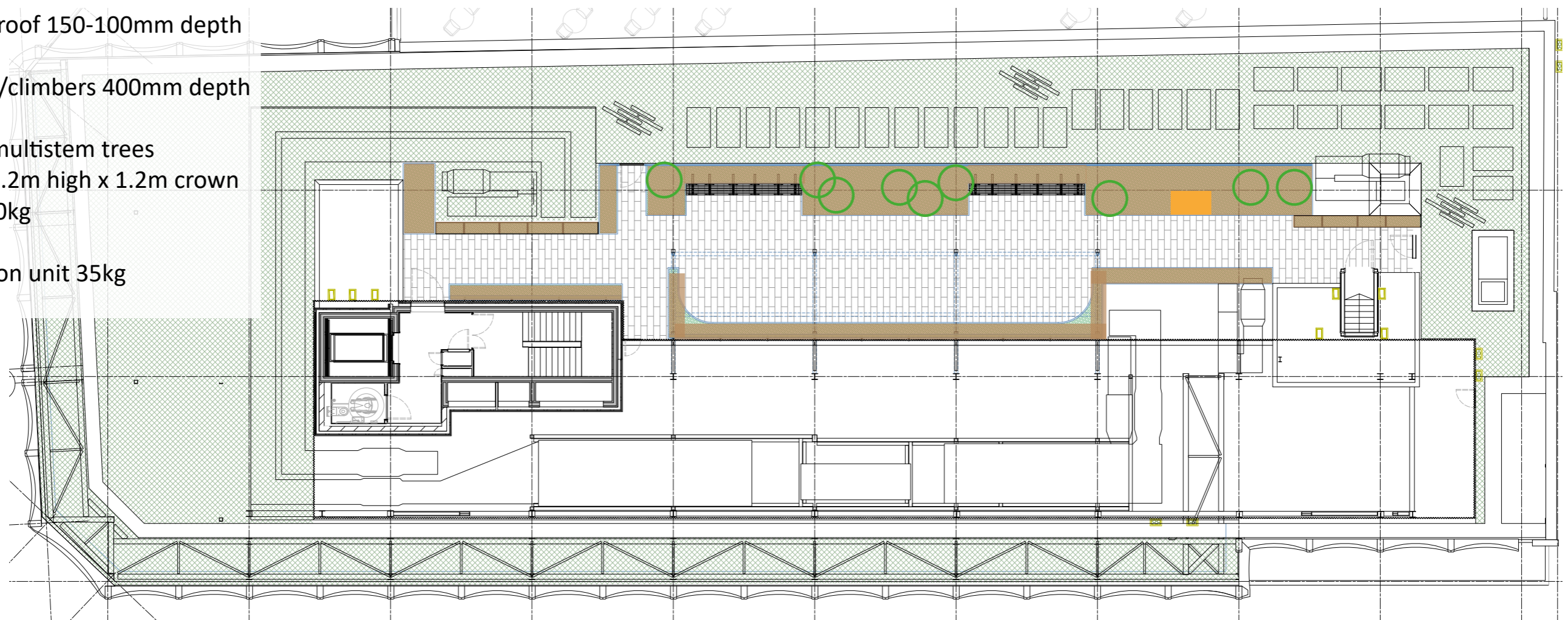
Light weight soil  
1380 kg/m<sup>3</sup> saturated

 Green roof 150-100mm depth

 Shrubs/climbers 400mm depth

 Small multistem trees  
up to 1.2m high x 1.2m crown  
circa 20kg

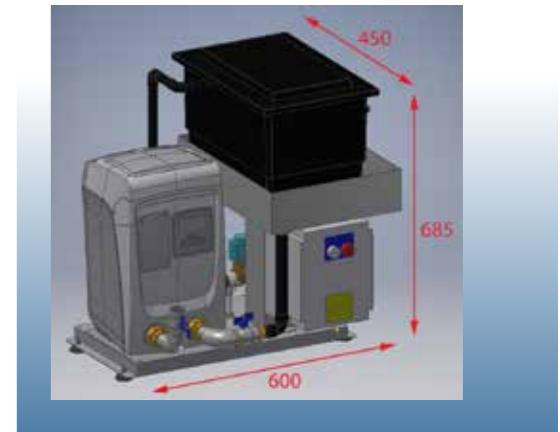
 Irrigation unit 35kg



## LEVEL 06 TERRACE

Planters: growing media and use of void fill

Q max 80 L/min	H max 5.5 Bar	P1 max 800W
v/ph/Hz 230/1/50	kW 0.8	
Weight 35 Kgs.	Max ambient temp +50°C	



### Irrigation unit

Flowmech Cat5 minibox.

Small with relatively low irrigation capacity, but light and compact. Inflow = Outflow.

Pumped flow rate of 30 litres per minute at 1 to 5 bars.

Use 2no. units to ensure green roof is watered in 4no. phases.

Mains water supply and three 13 amp fused spurs per unit; one for the pump set, one for the controller and one for the water conditioner.



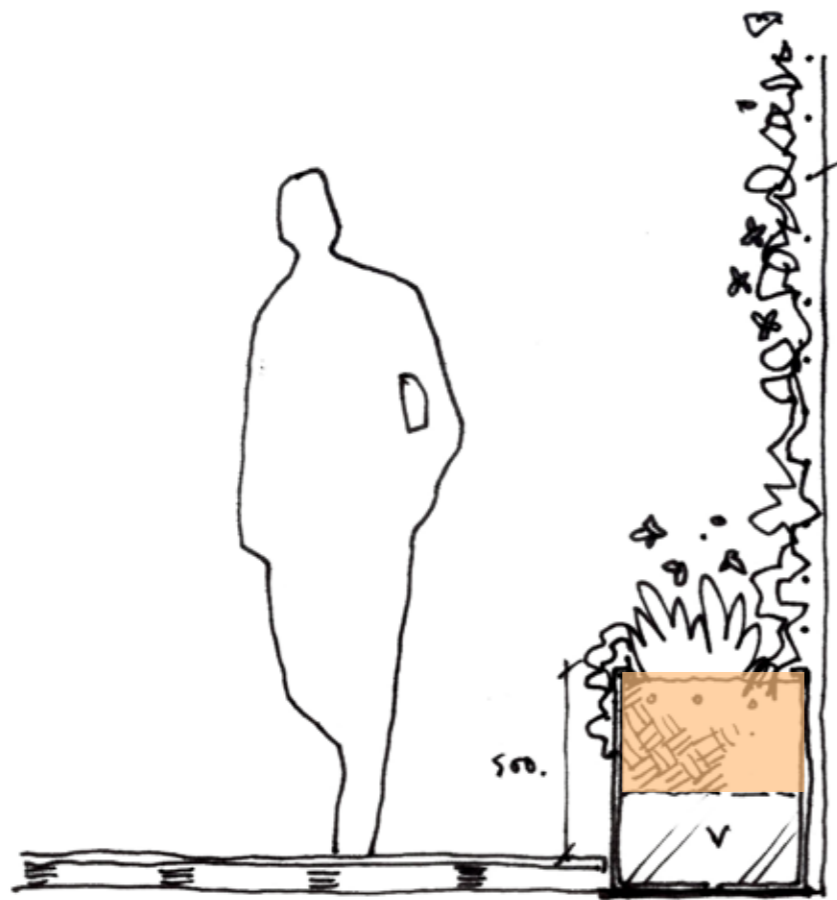
### Planter: 750mm high creates enclosure

400mm depth lightweight planting medium to support shrubs and perennial planting

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## LEVEL 06 TERRACE

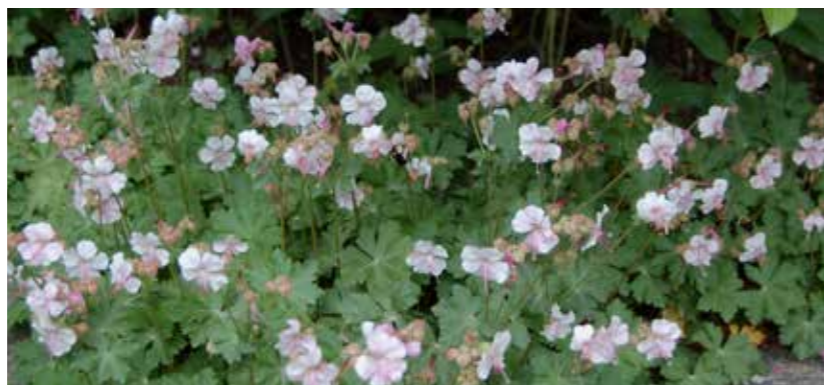
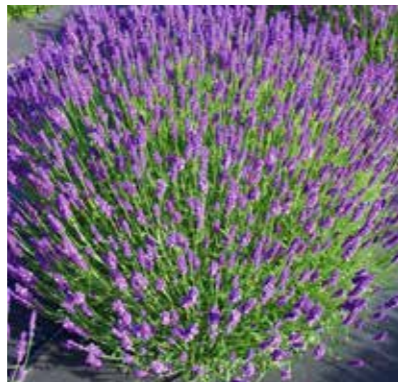
### Climbers



Climbers on cable support system - plant screen cladding visible  
400mm depth lightweight planting medium to support climbers  
Additional planting within low planter, 500mm high softens space.

LEVEL 06 TERRACE

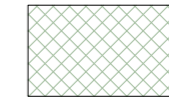
Planting palette





## LEVEL 06 TERRACE

### Green roof planting palette



Proposed green roof planting  
with growing medium depth 150mm  
feathering to 100mm at building edge

#### Green Roof mix

Refer to Level 06 Planting Plan 1

%	Species	Common Name
5	<i>Achillea millefolium</i>	Yarrow
2.5	<i>Anthyllis vulneraria</i>	Kidney Vetch
9	<i>Centaurea nigra</i>	Common Knapweed
2.5	<i>Cruciata laevipes</i>	Crosswort
1	<i>Filipendula vulgaris</i>	Dropwort
6	<i>Galium album</i>	Hedge Bedstraw
2.5	<i>Leontodon hispidus</i>	Rough Hawkbit
7.5	<i>Leucanthemum vulgare</i>	Oxeye Daisy - (Moon Daisy)
11.5	<i>Medicago lupulina</i>	Black Medick
2.5	<i>Origanum vulgare</i>	Wild Marjoram
5	<i>Plantago media</i>	Hoary Plantain
10	<i>Poterium sanguisorba</i>	Salad Burnet
5	<i>Primula veris</i>	Cowslip
20	<i>Prunella vulgaris</i>	Selfheal
5	<i>Rumex acetosella</i>	Sheep's Sorrel
5	<i>Silene vulgaris</i>	Bladder Champion

### Paving type



Kinley - Pavia ochre Porcelain Tiles - 20mm thick

# SPECIFICATIONS

## Level 06 Planting

Species	Size	Density
<b>Large shrubs</b>		
Amelanchier lamarkii	Multi-stem, potted, Umbrella form 1.2m high 1m spread. 3 stems.	As shown
<b>Specimen shrubs (E = Evergreen species)</b>		
Buxus sempervirens (E)	Clipped ball 60cm diameter, 40Lt pot	As shown
Buxus sempervirens (E)	Clipped ball 40cm diameter, 25Lt pot	As shown
Daphne odora 'Aureomarginata' (E)	Potted, 25Lt pot, bushy, 45cm high	As shown
Hydrangea arborescens 'Annabelle'	Potted, 25Lt pot, bushy, 90cm high	As shown
<b>Climbers (E = Evergreen species)</b>		
Hydrangea petiolaris	Potted, 10Lt, bushy, 45cm high	As shown
Rosa 'Shropshire Lass' (E)	Potted, 10Lt, bushy, 45cm high	As shown
<b>Perennials (E = Evergreen species)</b>		
Digitalis purpurea	Potted, 2Lt, bushy, 20cm high (leaves)	As shown
Echinacea purpurea	Potted, 3Lt, full pot 30cm high	As shown
Erigeron karvinskianus 'Kew Profusion'	Potted, 2Lt, bushy, full pot	11/m
Geranium x cantabrigiense 'St Ola' (E)	Potted, 2Lt, bushy, full pot	11/m <sup>2</sup>
Iris 'Joyful Skies'	Potted, 7.5Lt, bushy, 60cm high	As shown
Lavandula 'Hidcote' (E)	Potted, 7.5Lt, bushy, 30cm high	As shown
Stachys lanata 'Silver Carpet' (E)	Potted, 2Lt, bushy, full pot	11/m <sup>2</sup>
Sisyrinchium striatum 'Variegatum'	Potted, 3Lt, bushy, 30cm high (leaves)	As shown
Verbena bodnariensis	Potted, 3Lt, bushy, 60cm high (stems)	As shown
<b>Grasses (E = Evergreen species)</b>		
Stipa tenuissima (E)	Potted, 10Lt, 40cm high, full pot	Rows @60cm c/s
<b>Bulbs</b>		
Allium sphaerocephalon	Potted, 2Lt pot 'in the green'	As shown
<b>Green Wall</b>		
<b>Species arrangement and proportions to be confirmed.</b>		
<b>A pre-grown proprietary system based on a panel system.</b>		
<b>Green wall should to be lush and densely planted on day one with 100% plant cover at the time of installation.</b>		
Ajuga reptans Catlin's Giant		As shown
Asplenium scolopendrium		As shown
Carex morrowii Variegata		As shown
Carex oshimensis 'Evergold'		As shown
Heuchera micrantha 'Palace Purple'		As shown
Luzula sylvatica		As shown
Vinca minor		As shown
Waldsteinia ternata		As shown

## Urban greening factor

### Introduction

This calculator should be used in conjunction with London Plan Guidance 'Urban Greening Factor', 2021.

The Urban Greening Factor (UGF) is a tool that evaluates and quantifies the urban greening proposed in new developments. The UGF works by assigning a factor score to each surface cover type proposed in a planning application. Scores range from 1 for semi natural vegetation, through to 0 for impermeable sealed surfaces.

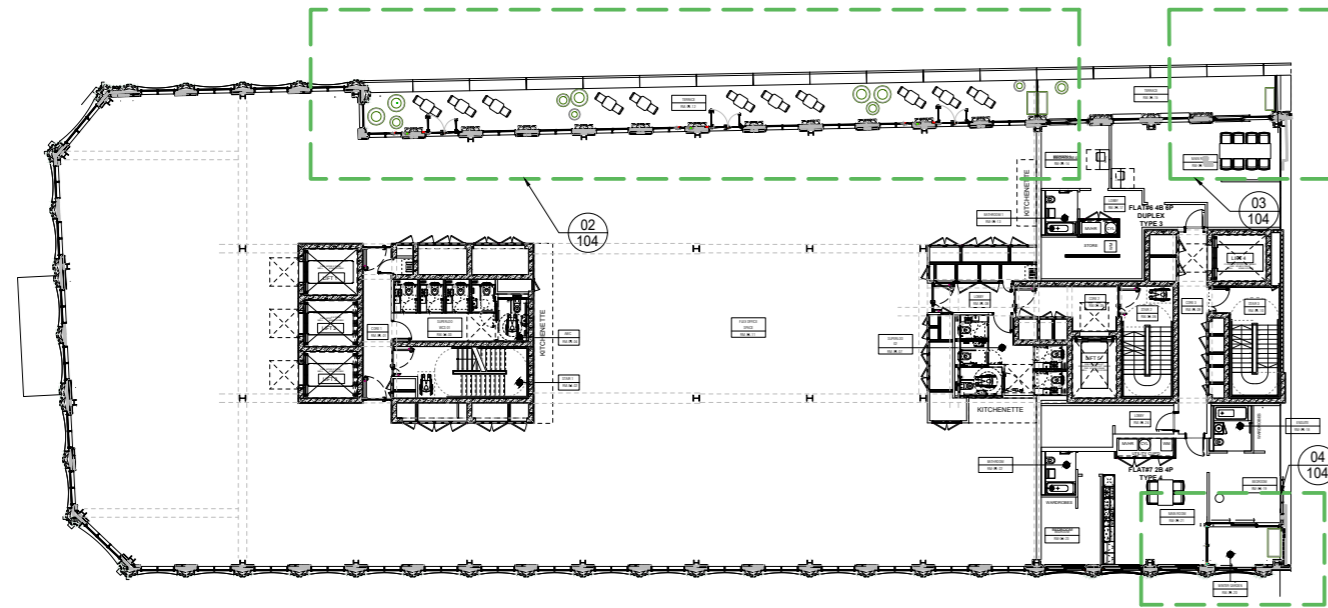
### Instructions

- Cells highlighted in green should be completed by the applicant;
- Green cover should be categorised in accordance with Appendix 1 of the UGF guidance;
- The notes column should be used to record any assumptions (e.g. how expected tree canopy has been calculated) and to set out which features (e.g. the type of semi-natural habitat) have been included in the appropriate row;
- The calculation table should be copied to UGF drawing to be submitted for planning;
- The UGF should always be calculated on the total site area, equivalent to the red line boundary;
- Adjacent areas of land under the ownership or management of the applicant but not subject to the planning application must not be included; and
- Retained surface cover types should be included in the calculation.

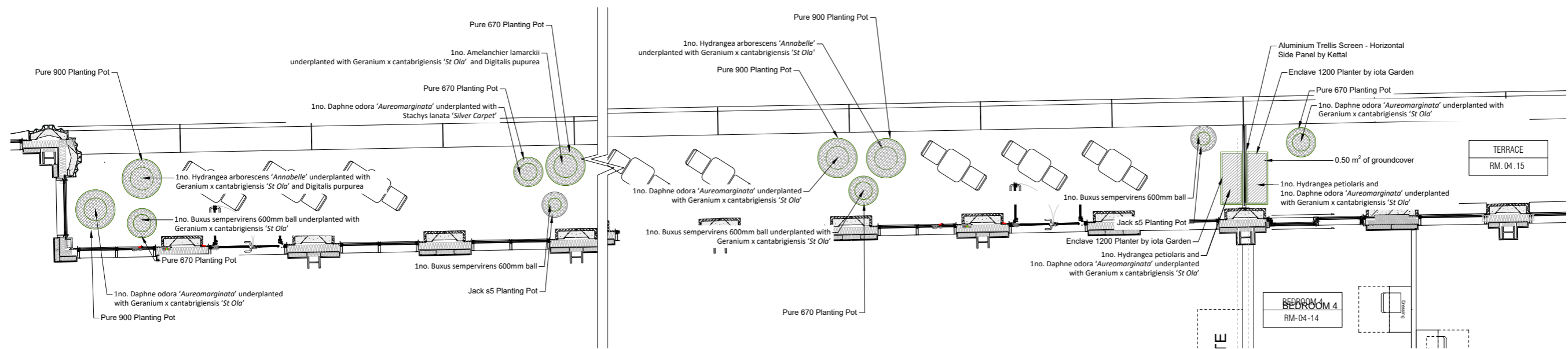
Urban Greening Factor Calculator				
Surface Cover Type	Factor	Area (m <sup>2</sup> )	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1		0	
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	71.25	57	all the planters on level 06
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	
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	591.43	414.001	includes possible biodiverse roof under BMU & ducts
Flower-rich perennial planting.	0.7	24	16.8	ground floor planters
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6		0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	9	5.4	9 no. multistem trees 1sqm pits
Green wall –modular system or climbers rooted in soil.	0.6	45.99	27.594	25.5m long x 1.8m high climber space
Groundcover planting.	0.5		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4		0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	
Water features (chlorinated) or unplanted detention basins.	0.2		0	
Permeable paving.	0.1		0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	947	0	
<b>Total contribution</b>			<b>520.795</b>	
<b>Total site area (m<sup>2</sup>)</b>				<b>1677</b>
<b>Urban Greening Factor</b>				<b>0.31055158</b>

# BALCONIES LEVELS 01-05

Refer to drawings showing Levels 1 to 5.



01 Key Plan: Level 04  
1 : 200



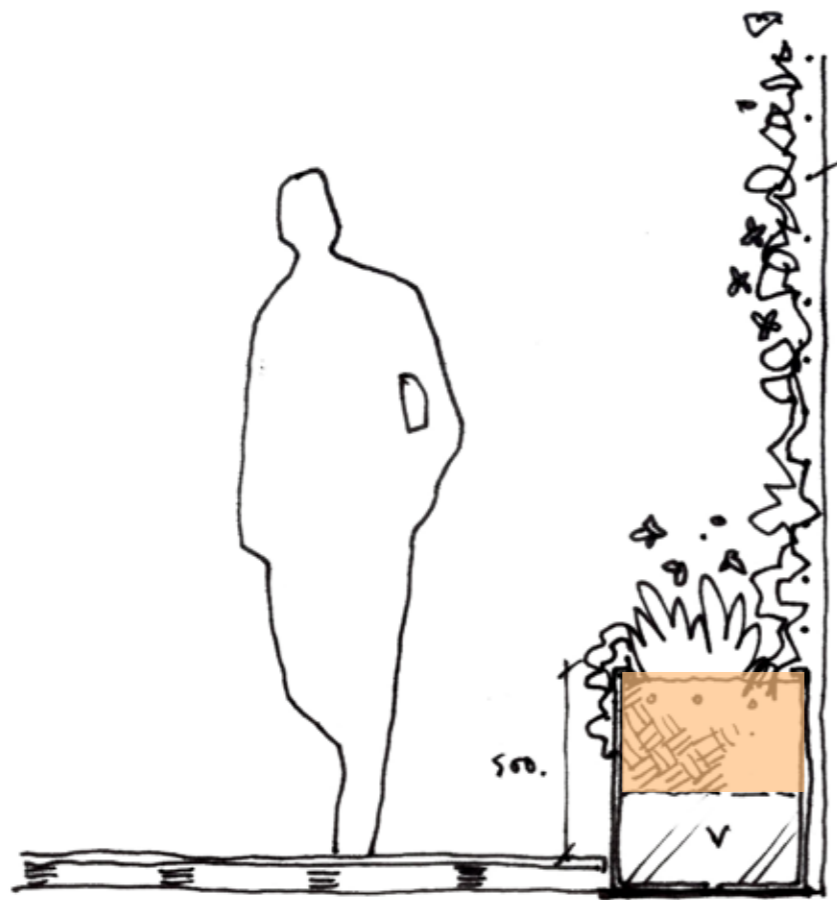
02 Plan: North Eastern Terrace  
1 : 50

Species	Size	Density
<b>Specimen shrubs (E = Evergreen species)</b>		
Amelanchier lamarckii	1.2m high, multi-stemmed umbrella form, container grown	As shown
Buxus sempervirens (E)	Clipped ball 60cm diameter, 40Lt pot	As shown
Daphne odora 'Aureomarginata' (E)	Potted, 25Lt pot, bushy, 45cm high	As shown
Hydrangea arborescens 'Annabelle'	Potted, 25Lt pot, bushy, 90cm high	As shown
Lavandula 'Hidcote' (E)	Potted, 15Lt, bushy, 45cm high	As shown
<b>Climbers (E = Evergreen species)</b>		
Hedera helix 'Cristata'	Potted, 10Lt, bushy, 45cm high	As shown
Hydrangea petiolaris	Potted, 10Lt, bushy, 45cm high	As shown
Rosa 'Shropshire Lass'	Potted, 10Lt, bushy, 45cm high	As shown
<b>Perennials (E = Evergreen species)</b>		
Digitalis purpurea	Potted, 2Lt, bushy, 20cm high	As shown
Geranium x cantabrigiensis 'St Ola' (E)	Potted, 2Lt, bushy, full pot	11/m2
Sisyrinchium striatum 'Variegatum'	Potted, 3Lt, 30cm high	As shown
Stachys lanata 'Silver Carpet' (E)	Potted, 2Lt, bushy, full pot	11/m2
Erigeron karvinskianus 'Kew Profusion'	Potted, 2Lt, bushy, full pot	11/m2

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## BALCONIES LEVELS 01-05

### Screening



Climbers on screen - if plants to private terraces are not maintained, screening and architectural integrity retained.  
400mm depth lightweight planting medium to support climbers and planting within low planting trough (500mm high) that 'softens' space.

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BALCONIES LEVELS 01-05

Planting in pots



FREE STANDING POTS : POT RANGE BY KOBERG

BALCONIES LEVELS 01-05

Planting palette north east aspect



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## BALCONIES LEVELS 01-05

### Planting palette southwest aspect

Sunloving species can be included within the palettes for areas with south west facing aspects.

