



## **231 WATFORD ROAD, HARROW.**

LANDSCAPE DESIGN STATEMENT, INITIAL LANDSCAPE SPECIFICATION  
AND URBAN GREENING FACTOR (UGF) REPORT AND CALCULATIONS

Client: Fruition Properties

For : Planning

Date : September 2021

**CONCEPT**

Concept Landscape Architects  
52 Broughton Avenue, London, N3 3EH  
[studioconcept.co.uk](http://studioconcept.co.uk)

## EXISTING SITE AND DESIGN BRIEF

The scope of the Landscape design has been to develop in collaboration with a design team a suitable layout and associated landscape proposals for external landscape and certain roof areas as outlined within the proposed Architectural development at 231 Watford Road, Harrow.

The design scope includes for the specific inclusion for a dedicated children's play area's to specified surface area, with other private and communal amenity spaces at ground and roof level.

The existing site has a restaurant building and car park area that is bounded by some mature trees and shrubs. This existing site vegetation gives the feel and impression of lacking in previous maintenance and management or longer term objectives.

## AIMS AND OBJECTIVES - DESIGN AND URBAN GREENING FACTOR (UGF)

Generally, to provide a high quality landscape environment with use of robust and sustainable materials. The aim to produce an attractive landscape setting and also create memorable and pleasing landscape spaces for long term enjoyment and added value.

By working towards Urban Greening Factor (UGF) Factor the proposals focus the design scheme towards a multifaceted and layered landscape design. Consequently creating a visually and environmentally balanced master-plan allowing necessary investment into the site at this key stage, allowing it to potentially flourish and nurture the site into the short and longer term.

The UGF calculator has provided a figure of 0.451, see below for detailed breakdown.

## SITE FRONTAGE:

The design attempts to provide as much increased tree and hedge screen and generally softening to the overall proposed architectural scheme, and from the adjacent pedestrian and vehicular traffic flow - on Watford Road.

Further planting beds provide soft boundary edges and privacy to and from the adjacent public footpaths, communal path areas and nearby private terraces. The layout, theme and rhythm of the design generally provides for soft landscape areas which frame the key entrances and exits and to be impactful, enhancing the adjacent landscape street scene and public realm.

## COMMUNAL GARDEN, CHILDREN'S PLAY AND PRIVATE TERRACES.

Children's Play is split into a semi enclosed space with ample space for several pieces of fixed play equipment and street furniture, which leads to an associated open lawn for light recreation and ball games. These dedicated spaces provide a firm commitment to children's play, exercise, and well-being.

A circular shaped communal lawn area and communal patio is surrounded by proposed specimen trees to provide additional coverage, screening and privacy to views in and out of the rear garden and also to create an attractive environment. The layout offers usable areas for family time, meeting and socialising are generally located away from private terraces

Soft boundary planting such as mature evergreen hedges and other ornamental planting provide informal divisions and screening between communal areas, paths and private areas.

Continued....



Perennial Planting to feature within the soft landscape scheme



Native hedges adding to Ecology and Biodiversity.

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## SITE BOUNDARY TREATMENTS

Existing boundary vegetation and trees are to be preserved if they can provide for sufficient future coverage and growth. Generally some further detailed investigations into individual trees conditions and canopy shadows, overhanging, and root protection areas are to be coordinated.

Otherwise, the aim is to infill, add to and enhance existing vegetated areas with a mix of native and ornamental planting. The aim is to provide as much privacy and limit views into and out of the site, with softening and enhancements to boundary areas and subsequently screen walls and fences so they are not the main visual element. Longer term maintenance and management is required specifically in these areas to ensure future projected growth and benefit for the site location.

## VEGETATED ROOFS AREAS AND COMMUNAL ROOF TERRACES

In collaboration with the Architectural and Engineers design scheme, light weight extensive green or brown roof type systems that meet GRO Code 2014 are keyed in. These would have a thin layer of substrate and could include Sedums, small grasses, herbs or herbaceous plants that need minimal maintenance and no permanent irrigation.

In addition, proposals include intensive green roof vegetation with soil depths greater than 150mm. The planted areas allow for larger plant species such as ornamental grasses, ground cover, flowers, evergreen hedges and small specimen shrubs. These planted areas shall be part of an integrated roof system and a communal terrace on the 4th floor allows for informal meeting and include for fixed benches and part of the design.

## SUMMARY

A comprehensive Landscape Design scheme which illustrates a strong commitment to enhancing the landscape and environment.

Urban Greening Factor (UGF) calculations provide a tangible view and breakdown of the landscape scheme as part of this initial landscape design scheme and submission. These findings are to be read in conjunction with this document and the following landscape drawings:

9020-01 Landscape Design and UGF Plan

9020-02 Roof Landscape Design and UGF Plan

Please also refer to associated topographical survey for existing site condition, Arboricultural and Tree report and recommendations, and Architects and Engineers submissions.

Visual images included to show design intent for the landscape design.

Continued....



Design Approach : Sustainable, Ecological and Visually attractive



Green Roofs as enhancements.

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











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**LANDSCAPE DESIGN & URBAN GREENING FACTOR (UGF) LEGEND**

refer to landscape drawings 9020-01 Landscape Design Plan and 9020-02 Roof Landscape Design Plan

-  SEMI NATURAL VEGETATION - E.G NATIVE WOODLAND SHRUBS / TREES  
UGF Factor 1 / Area (m<sup>2</sup>) 125 / Contribution 125
-  VEGETATION OVER STRUCTURE MIN SETTLED DEPTH 150MM (Refer to Roof Plan)  
UGF Factor 0.8 / Area (m<sup>2</sup>) 30 / Contribution 24
-  STANDARD TREES IN CONNECTED TREE PITS - SOIL VOLUME MORE THAN 2/3 CANOPY  
UGF Factor 0.8 / Area (m<sup>2</sup>) 166 / Contribution 132.8
-  EXTENSIVE GREEN / BROWN ROOFS TO GRO CODE 2014 (refer to Roof Plan)  
UGF Factor 0.7 / Area (m<sup>2</sup>) 363 / Contribution 254.1
-  FLOWER RICH PERENNIAL PLANTING  
UGF Factor 0.7 / Area (m<sup>2</sup>) 78 / Contribution 54.6
-  Rain garden / other vegetated sustainable drainage elements  
UGF Factor 0.7 / Area (m<sup>2</sup>) 234 / Contribution 163.8
-  HEDGES - LINE OF MATURE SHRUBS ONE OR TWO WIDE  
UGF Factor 0.8 / Area (m<sup>2</sup>) 147 / Contribution 88.2
-  STANDARD TREES IN CONNECTED TREE PITS - SOIL VOLUME LESS THAN 2/3 CANOPY  
UGF Factor 0.5 / Area (m<sup>2</sup>) 49 / Contribution 25.4
-  GROUND COVER PLANTING  
UGF Factor 0.5 / Area (m<sup>2</sup>) 107 / Contribution 53.5
-  AMENITY GRASSLAND  
UGF Factor 0.4 / Area (m<sup>2</sup>) 384 / Contribution 153.6
-  PERMEABLE PAVING TYPE 2 E.G PERMEABLE TARMAC OR BLOCKS  
UGF Factor 0.1 / Area (m<sup>2</sup>) 156 / Contribution 15.6
-  FEATURE PAVING TYPE - E.G CLAY PAVERS - FALLS TO PLANTING BEDS  
UGF Factor 0.0 / Area (m<sup>2</sup>) 114 / Contribution 0
-  TARMAC SURFACE  
UGF Factor 0.0 / Area (m<sup>2</sup>) 466 / Contribution 0

- SUMMARY**
1. CONTRIBUTION 1094.6
  2. TOTAL SITE AREA 2425 (m<sup>2</sup>)
  3. URBAN GREENING FACTOR 0.451
- LANDSCAPE PROPOSALS ARE SUBJECT TO DETAIL DESIGN.  
REFER TO ALL OTHER DOCUMENTS

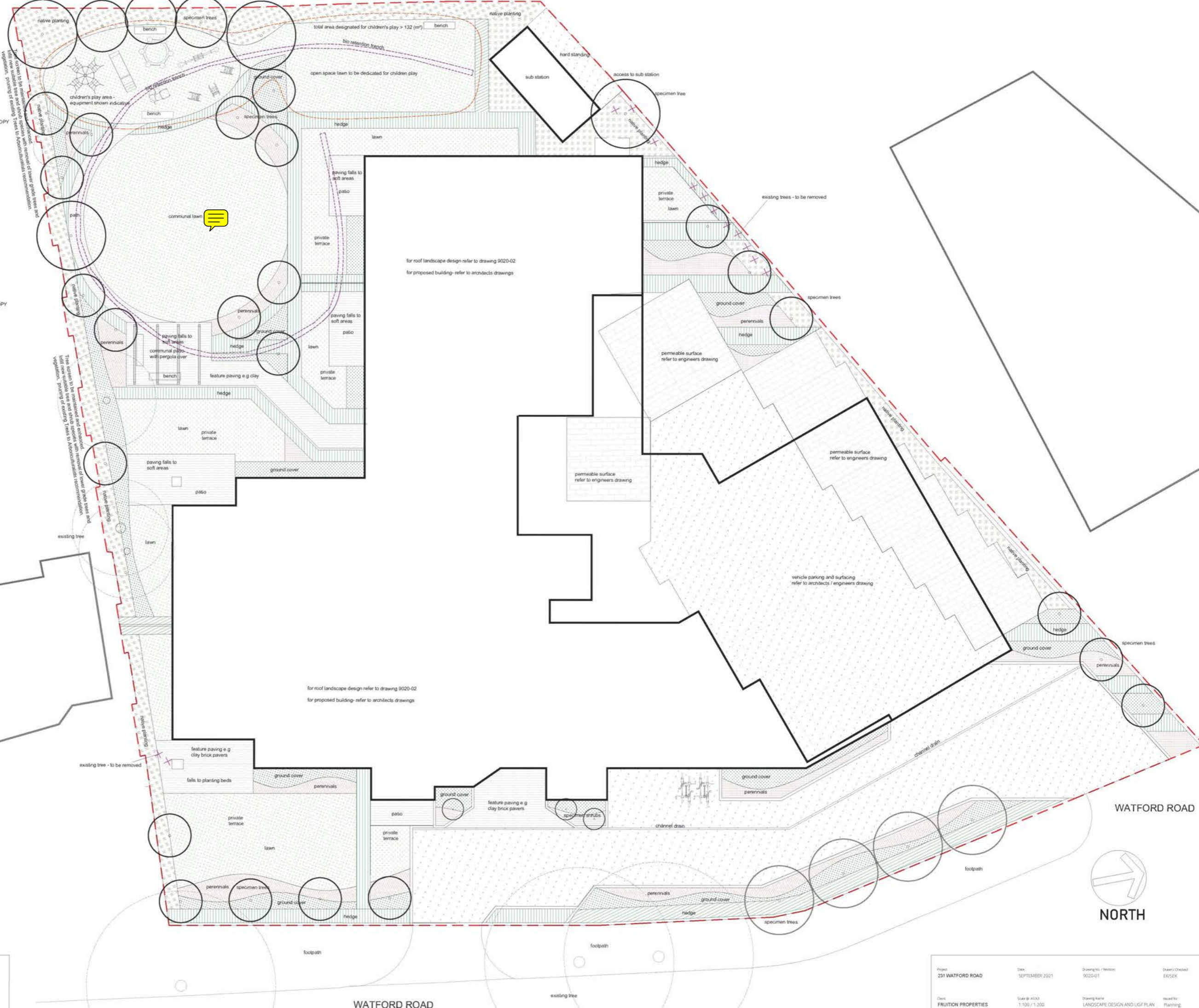
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REFER TO TREE REPORT
-  EXISTING TREE TO BE RETAINED AND PROTECTED  
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**notes**

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refer to all other drawings and specifications. drawing issued as preliminary.

drawing is for planning, and subject to detail design and further site investigation. all drainage, structural, electrical and engineering details by others. all information to be verified onsite.



**LANDSCAPE DESIGN & URBAN GREENING FACTOR (UGF) LEGEND**

refer to landscape drawings 9020-01 Landscape Design Plan and 9020-02 Roof Landscape Design Plan

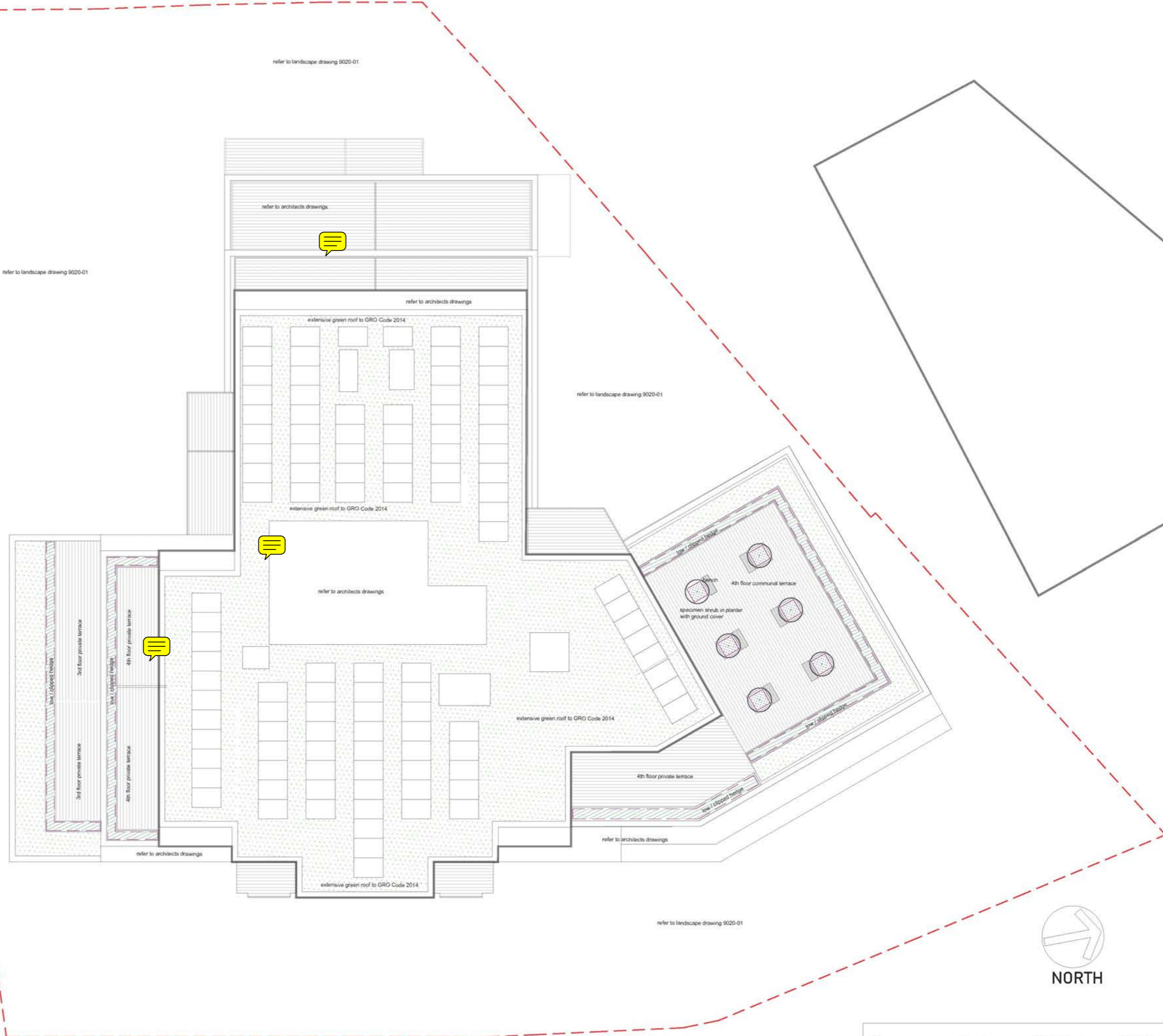
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 3. URBAN GREENING FACTOR: 0.451

LANDSCAPE PROPOSALS ARE SUBJECT TO DETAIL DESIGN. REFER TO ALL OTHER DOCUMENTS

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to be read in conjunction with all other drawings.

## URBAN GREENING FACTOR CALCULATOR and INITIAL LANDSCAPE SPECIFICATION

SURFACE COVER TYPE	FACTOR	AREA (M <sup>2</sup> )	CONTRIBUTION	(GREEN) Initial Landscape Specification and (BLUE) GF Notes.
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	125	125	Combined areas as Illustrated on landscape drawing - 9020-01  Specified as mix of native woodland shrubs and trees species e.g. Hawthorn, Field Maple, Alder, Dog Rose, Hazel, etc
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1		0	n/a
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	30	24	Combined areas as Illustrated on roof landscape drawing - 9020-02  Containerised planting and drainage e.g. 300-400mm planting medium.
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	166	132.8	Combined areas as Illustrated on landscape drawing - 9020-01  30No. Specimen trees proposed throughout the development – advanced nursery stock/ semi mature specimens planted in connected tree pits e.g Cherry, Hornbeam, Silver Birch, Alder, Hawthorn, Hazel, Rowan, Small leaved Lime
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	363	254.1	Combined areas as Illustrated on roof drawing 9020-02  e.g Extensive Biodiverse Green Roof System by Blackdown,
Flower-rich perennial planting.	0.7	78	54.6	Combined areas as Illustrated on roof drawing 9020-01  e.g Lily-of-the-valley, Yarrow, Monkshood, Sedum, Echinacea, Jerusalem sage, Sunny daisies, Lady's mantle, English Lavender 15
Rain gardens and other vegetated sustainable drainage elements.	0.7	234	163.8	Bio retention trench Combined areas as Illustrated on roof drawing 9020-01  Refer to engineers report and specification.
Hedges (line of mature shrubs one or two shrubs wide).	0.6	147	88.2	Combined areas as Illustrated on landscape drawing - 9020-01  Evergreen / Deciduous hedge line double or staggered rows e.g Hornbeam, Beech, Cherry Laurel, Box, Privet, Lonicera, Photinia, Portuguese Laurel @ 5- 10 Litre Pot sizes
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	49	29.4	Combined areas as Illustrated on landscape drawing - 9020-01 - 4No. Specimen trees to front of development.  advanced nursery stock/ semi mature specimens planted in contained tree pits e.g Ginkgo biloba, Tilia cordata, Liquidambar styraciflua
Green wall –modular system or climbers rooted in soil.	0.6		0	n/a
Groundcover planting.	0.5	107	53.5	Combined areas as Illustrated on landscape drawing - 9020-01  2-5Lit pot sizes, @ 4-11 per sq m e.g festuca, carex, hebe, hedera, vinca, cotoneaster, hypericum, salvia, ceanothus, acanthus, lonicera, etc

Continued...

Amenity grassland (species-poor, regularly mown lawn).	0.4	384	153.6	Combined areas as Illustrated on landscape drawing - 9020-01 Lawn turf or grass seeding over 150mm clean top soil
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3		0	N/A
Water features (chlorinated) or unplanted detention basins.	0.2		0	N/A
Permeable paving.	0.1	156	15.6	Combined areas as Illustrated on landscape drawing - 9020-01 Specified by engineers, e.g, permeable concrete block paving or permeable tarmac,
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	357	0	Combined areas as Illustrated on landscape drawing - 9020-01
<b>Total contribution</b>			<b>1094.6</b>	
<b>Total site area (m<sup>2</sup>)</b>			<b>2425</b>	
<b>Urban Greening Factor</b>			<b>0.451381443</b>	

UGF calculated referencing advice via [https://www.london.gov.uk/sites/default/files/urban\\_greening\\_factor\\_lpg\\_pre-consultation\\_draft.pdf](https://www.london.gov.uk/sites/default/files/urban_greening_factor_lpg_pre-consultation_draft.pdf) and <https://www.landscapeinstitute.org/blog/urban-greening-factor-london/> and using a UGF calculator provided at <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/urban-greening-factor-ugf-guidance-pre-consultation-draft>

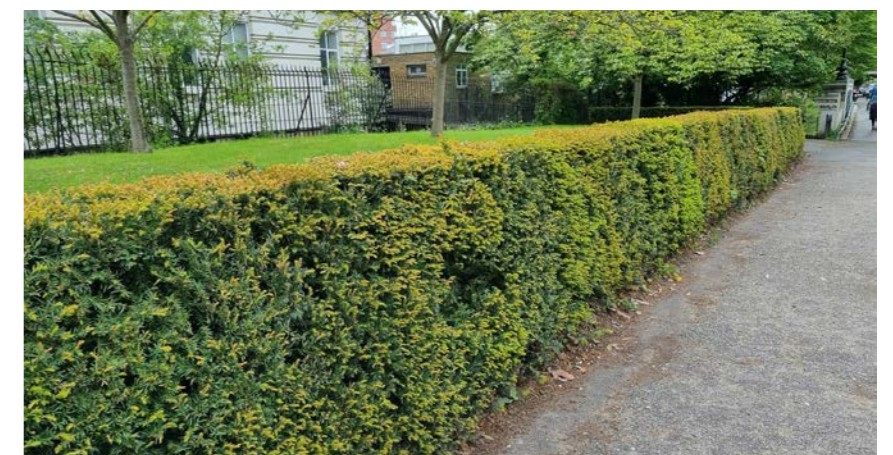
Areas are calculated using CAD software and with all reasonable care, any errors should be reported and any such parties that relies on the report at its own risk.  
Landscape Design and UGF is subject to detail design and further site investigations and design and client coordination and local authority approvals.

Disclaimer, this report has been prepared by Concept Landscape Architects with all reasonable care, skill, and diligence and to the contractual terms with the client.  
We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.  
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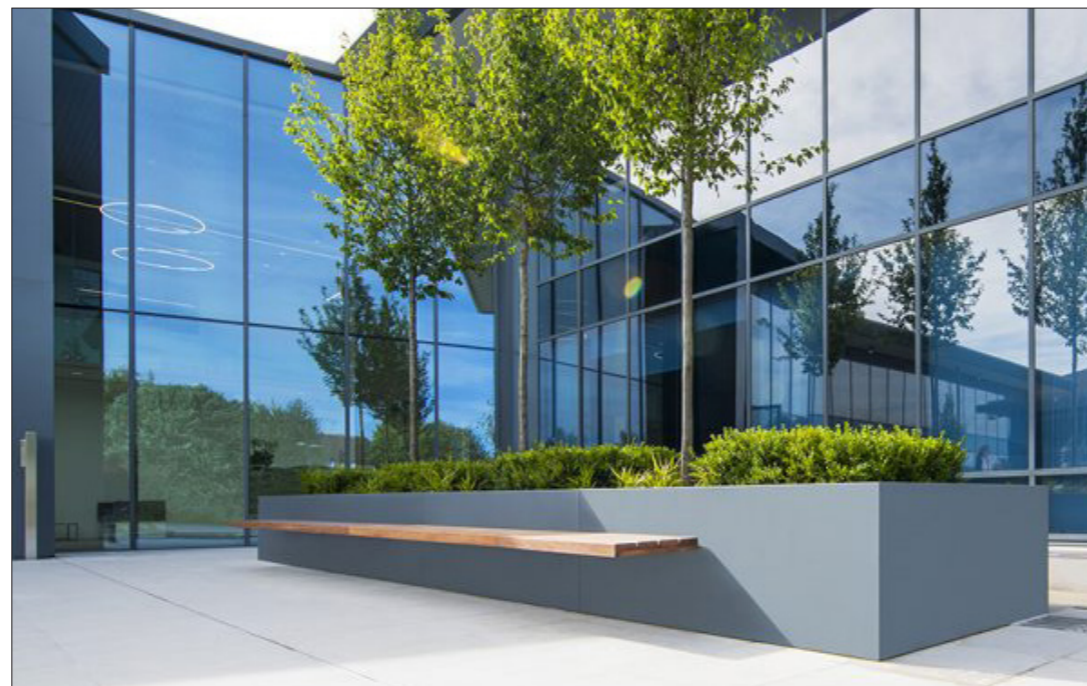
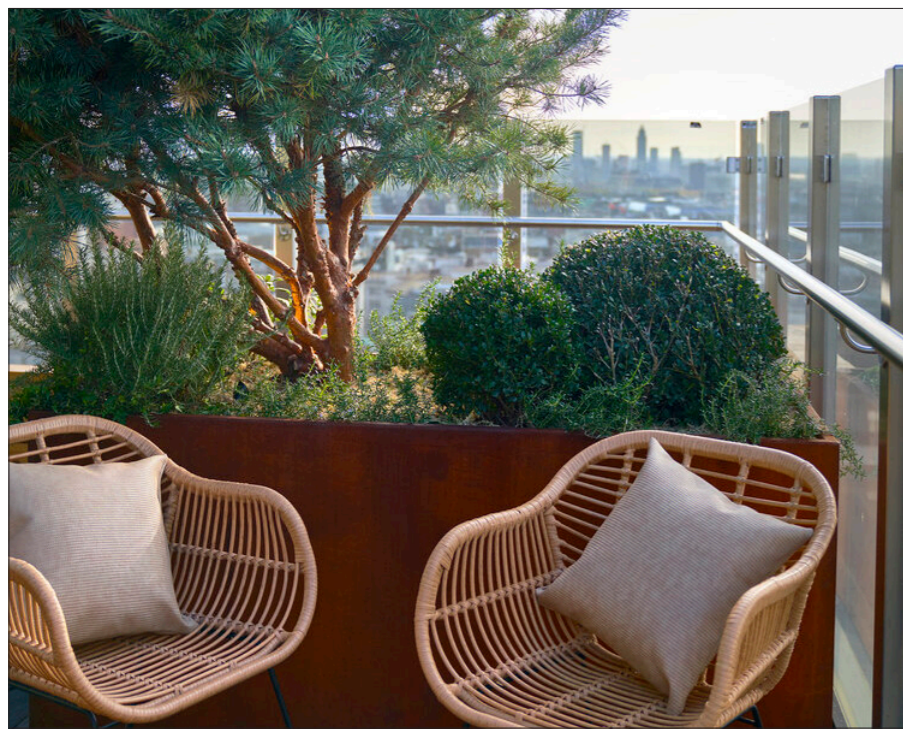


**CONCEPT**

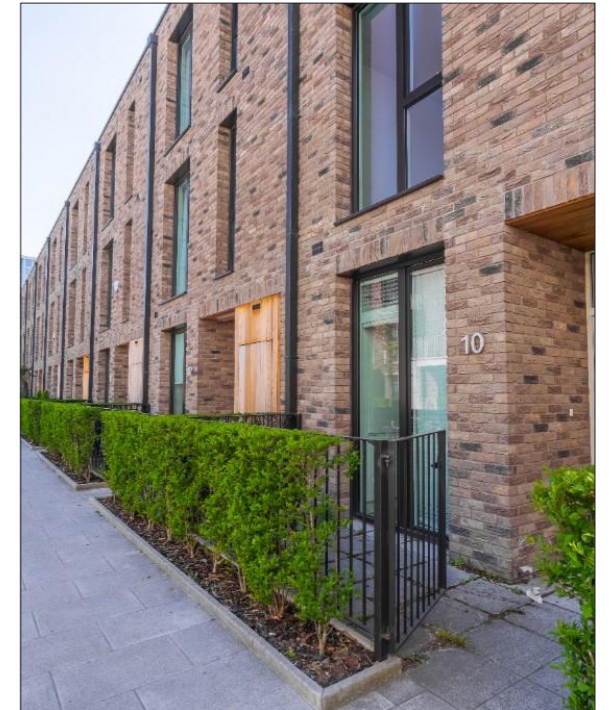
CHARTERED LANDSCAPE ARCHITECTS + URBAN DESIGN

Typical Soft Landscape and Planting





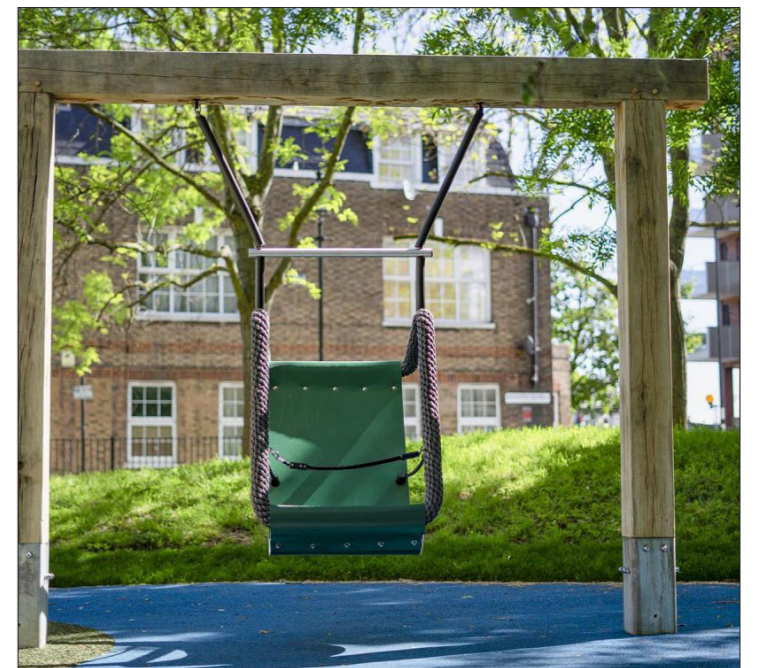
Landscape Image Moodboard and Precedent images



**CONCEPT**

CHARTERED LANDSCAPE ARCHITECTS + URBAN DESIGN

Typical street furniture and feature paving



**CONCEPT**

CHARTERED LANDSCAPE ARCHITECTS + URBAN DESIGN

Typical Wooden Play Equipment