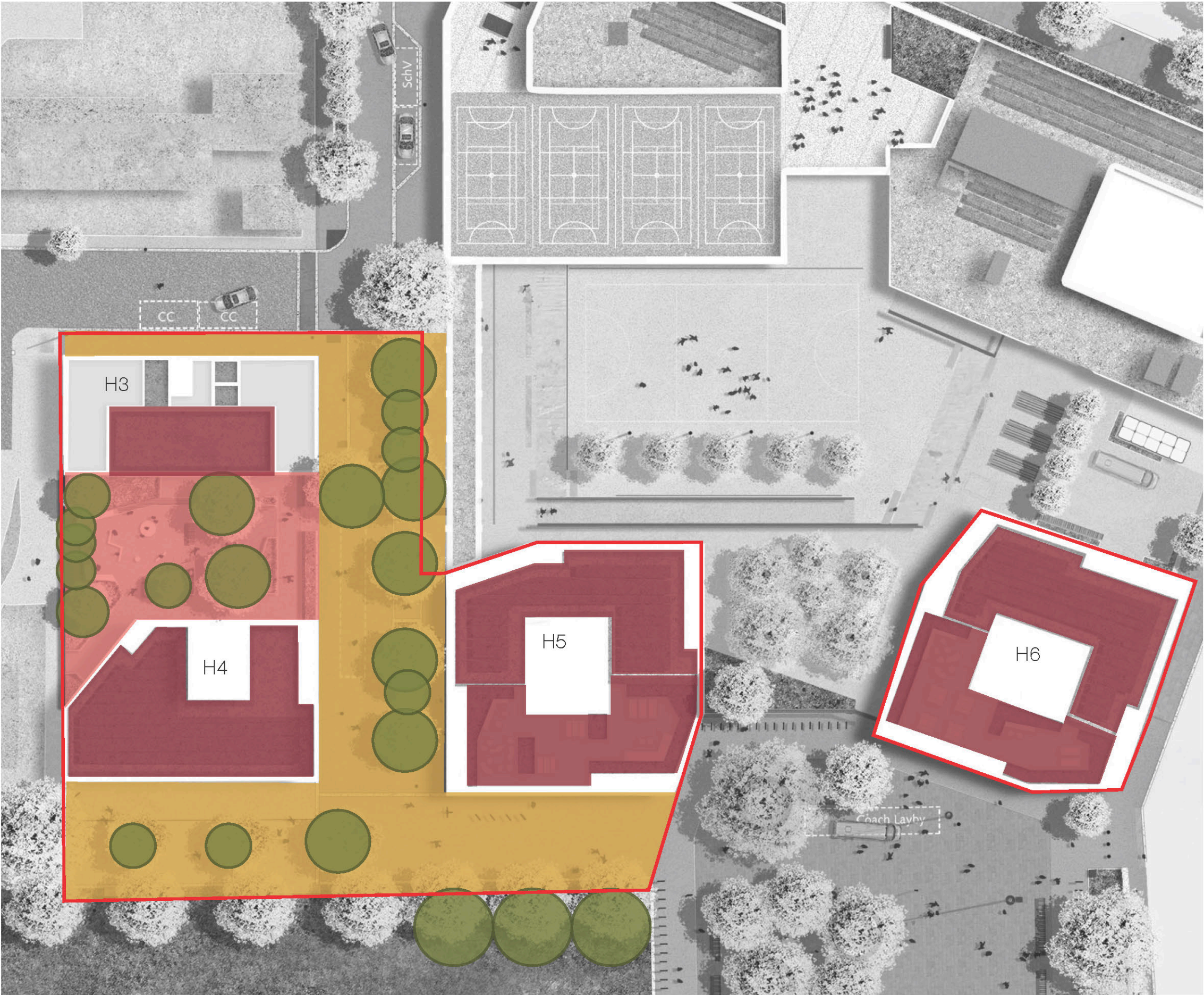


# 5 Landscape

## 5.10 Planting - Maintenance and Management Areas

The diagram to the right illustrates the management responsibilities as agreed at Outline Planning between Private management company, and Local Authority (hackney Council).



-  Reserved Matters Application
-  Extent of Local Authority maintenance
-  Private management company maintenance ground level
-  Private management company roof level
-  Trees

# 5 Landscape

## 5.11 Play Provision

The diagram to the right illustrates the proposed under 5's play provision for the residential buildings.

The tables below set out required play provision in meter squared for under 5's. This is based on a 10 square meter area being provided for each child. The numbers are calculated using the Greater London Authority Child Yield Calculator, and the full tables are provided on the following pages for H3, H4, H5 & H6.

The strategy shows that under 5 play provision for buildings H3 and H4 can be provided on plot in the courtyard garden. A shortfall for H5 and H6 being placed in the existing playground in the park.

Given the proximity of Shoreditch Park and it's facilities it has been agreed that these facilities should be considered as part of the play provision for the residential development.

Play provision for 12 years + children will be provided in Shoreditch Park and the nearby Rosemary Gardens.

Play provision for under 5's

Area provision (m <sup>2</sup> )	H3/ H4	H5/ H6
Required provision	52	305
Proposed provision	52	0
Unilateral Undertaking contribution		305

Key

1. Courtyard play space for H3 H4
2. Existing play space enhanced to accommodate additional under 5's play provision for H5 H6



# 5 Landscape

## 5.11 Play Provision

### H3 H4 GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	9	10	24	0
Social Units	0	0	0	0

Total Units	43
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Geographic Aggregation	London
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PTAL	PTAL 5-6
------	----------

#### Notes

Sample size of 27 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	5.2	0.0	5.2
Ages 5, 6, 7, 8, 9, 10 & 11	3.8	0.0	3.8
Ages 12, 13, 14 & 15	1.5	0.0	1.5
Ages 16 & 17	0.8	0.0	0.8
18-64	88.1	0.0	88.1
65+	2.1	0.0	2.1
<b>Total Yield</b>	<b>101.6</b>	<b>0.0</b>	<b>101.6</b>

#### Play Space Calculator

Total Children	11.4
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	113.8

H3 H4  
 Child yield ages 0-5=5.2  
 Total doorstep play = 52msq

### H5 GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	96	96	0	0
Social Units	0	0	0	0

Total Units	192
-------------	-----

Geographic Aggregation	London
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PTAL	PTAL 5-6
------	----------

#### Notes

Sample size of 27 sites  
 Shaded cells require user input  
 Select both geography and PTAL  
 For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	17.0	0.0	17.0
Ages 5, 6, 7, 8, 9, 10 & 11	10.7	0.0	10.7
Ages 12, 13, 14 & 15	1.7	0.0	1.7
Ages 16 & 17	0.9	0.0	0.9
18-64	312.7	0.0	312.7
65+	7.5	0.0	7.5
<b>Total Yield</b>	<b>350.4</b>	<b>0.0</b>	<b>350.4</b>

#### Play Space Calculator

Total Children	30.2
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	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	302.1

H5  
 Child yield ages 0-5=17  
 Total doorstep play = 170msq

# 5 Landscape

## 5.11 Play Provision

### H6 GLA Population Yield Calculator

	1 bed	2 bed	3 bed	4 bed
Market and Intermediate Units	76	76		
Social Units	0	0	0	0

<b>Total Units</b>	<b>152</b>
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Geographic Aggregation	London
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PTAL	PTAL 5-6
------	----------

#### Notes

- Sample size of 27 sites
- Shaded cells require user input
- Select both geography and PTAL
- For developments in Outer London with PTAL 5-6 use [London/PTAL 5-6] or [Outer London/3-4] to calculate yield

#### Yield from Development (persons)

	Market & Intermediate	Social	Total
Ages 0, 1, 2, 3 & 4	13.5	0.0	13.5
Ages 5, 6, 7, 8, 9, 10 & 11	0.5	0.0	0.5
Ages 12, 13, 14 & 15	1.3	0.0	1.3
Ages 16 & 17	0.7	0.0	0.7
18-64	247.6	0.0	247.6
65+	5.9	0.0	5.9
<b>Total Yield</b>	<b>277.4</b>	<b>0.0</b>	<b>277.4</b>

#### Play Space Calculator

Total Children	23.9
----------------	------

	Benchmark (m <sup>2</sup> )	Total play space (m <sup>2</sup> )
Play space requirement	10	239.1

H6  
 Child yield ages 0-5=13.5  
 Total doorstep play = 135msq

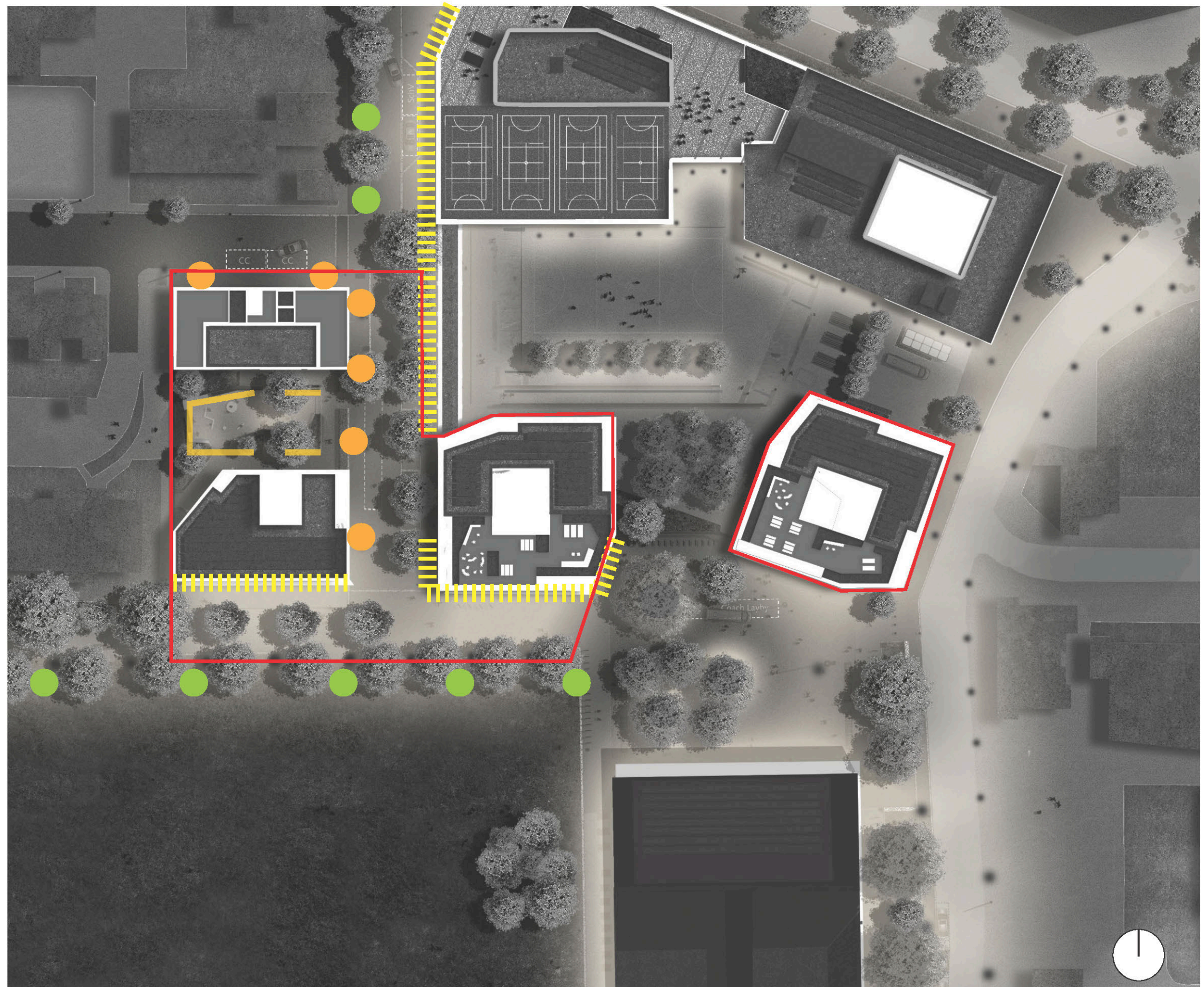
# 5 Landscape

## 5.12 Lighting Strategy

The diagram to the right illustrates the lighting strategy for the Reserved Matters Application. This includes street lighting to Northport Street and Grange Street and low level lighting to the courtyard to provide safe routes for residents.

Existing lighting is shown in the immediate context and has been delivered as part of the Phase 1 works. The specification for lighting has been re-confirmed with Streetscene, to take on board comments from local residents in relation to Phase 1 and to ensure that lights don't impact on the enjoyment of the new homes, and bedrooms in particular.

Lighting to public areas to meet the specification of the local authority.

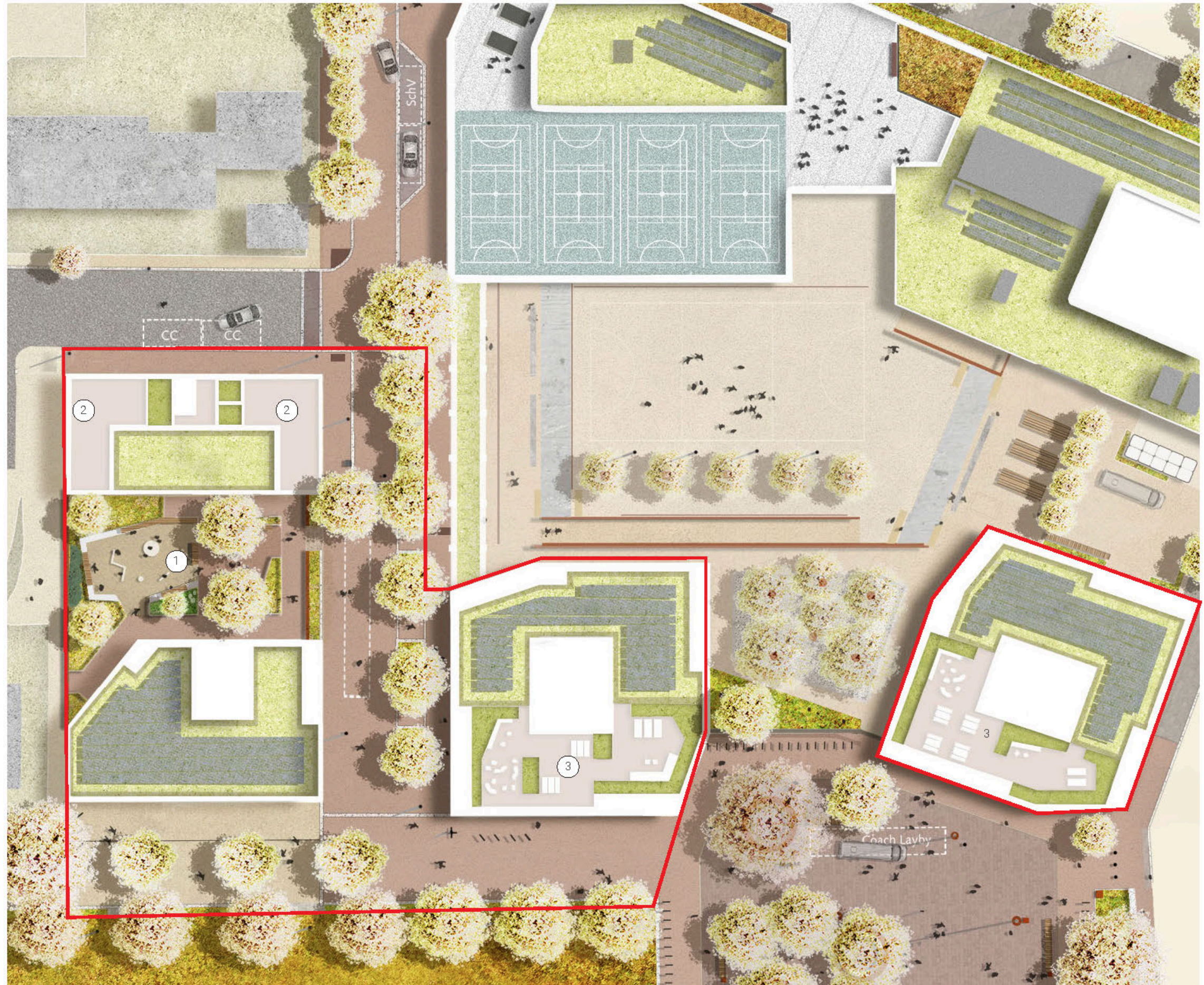


- Reserved Matters Application
- Column mounted lighting to Hackney lighting specification. (proposed)
- Street lighting (existing)
- Lighting from buildings (potential spill out)

# 5 Landscape

## 5.13 Amenity provided

AMENITY	AREA m <sup>2</sup>
H3-H4 Courtyard	465
H3 Private roof terraces	150
Residents roof gardens	445
Private Balconies	2958
Total	4018



### Key

1. H3-H4 Residents courtyard garden
2. H3 Private roof terrace
3. Residents roof gardens
4. Balconies

# 5 Landscape

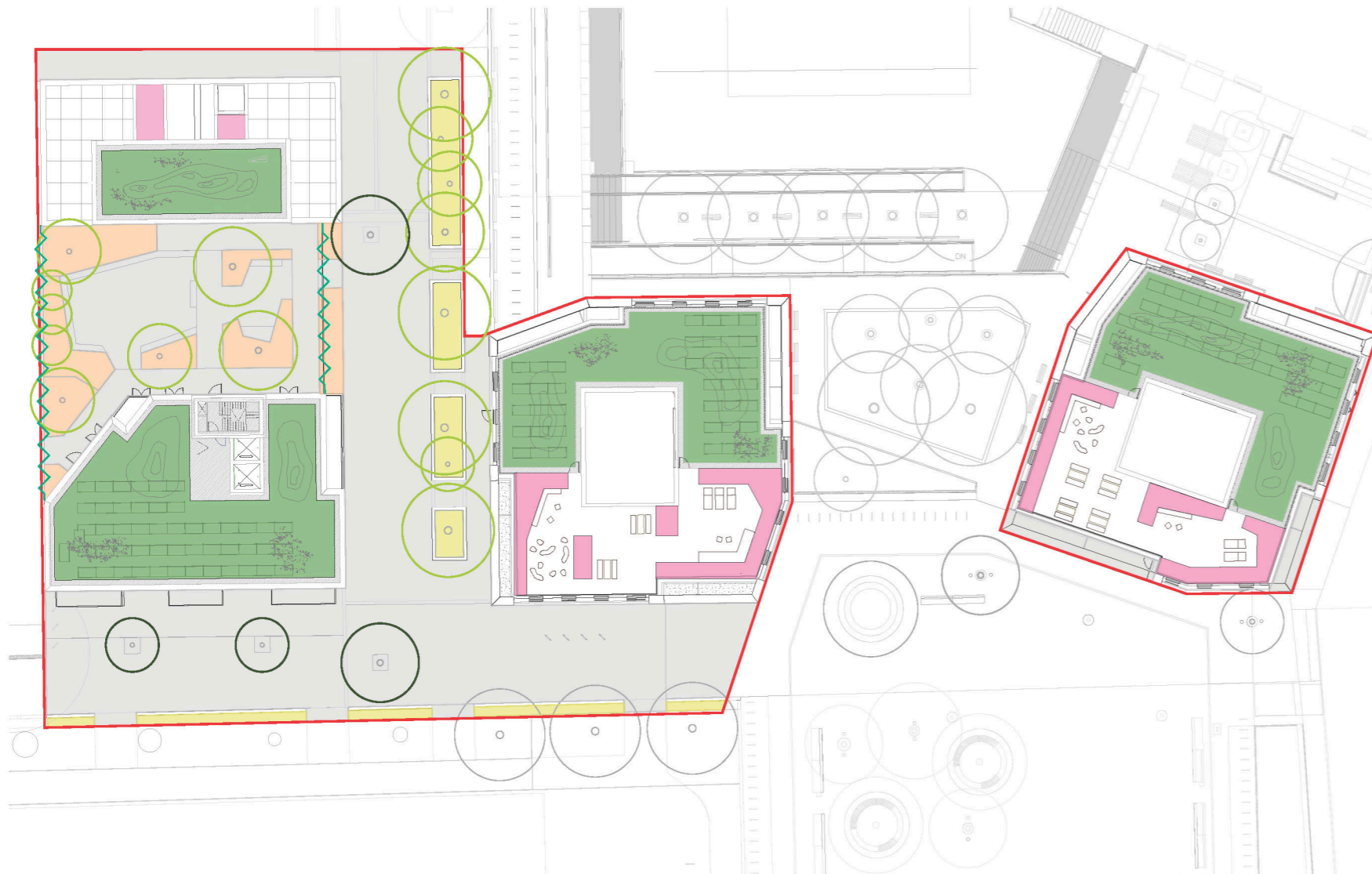
## 5.14 London Urban Greening Factor

Green infrastructure has been included as an essential element in the landscape design. This includes biodiversity roofs, rain gardens, vertical planting using climbing plants against walls and fences and tree planting. The London Plan Policy G5 introduces the use of an Urban Greening Factor (UGF) to evaluate the quantity and quality of urban greening provided by a development. 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.

We have used the UGF (Urban Greening Factor) calculator to calculate the UGF score for the development. The diagram and table that follow illustrate the areas of urban greening proposed and the calculator used to give the factor. The proposals provide a factor of 0.38. The Mayor

recommends a target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development.

-  Sealed surface
-  Flower rich perennial
-  Rain gardens
-  Permeable paving
-  Extensive green roof
-  Intensive green roof
-  Vertical climbing planting



SURFACE COVER TYPE	FACTOR	AREA m <sup>2</sup>	VALUE
Extensive green roof	0.7	900	630
Intensive green roof	0.8	138	110.4
Standard trees planted in natural soil or with a minimum of 25 cubic meters of soil per tree or in connected tree pits	0.8	96	76.8
Standard trees planted in individual pits with less than 25 cubic meters of soil	0.6	24	14.4
Flower rich perennial planting	0.7	178	124.6
Rain Gardens	0.7	139	97.3
Vertical gardens - Climbers	0.6	84	50.4
Sealed Surface	0	1,447.00	0

Total Area	Total Value	UGF
2886	1103.9	<b>0.38</b>

Trees area: 6 m<sup>2</sup> per tree

Surface Cover Type	Factor
Semi-natural vegetation (e.g. woodland, flower-rich grassland) created on site.	1
Wetland or open water (semi-natural; not chlorinated) created on site.	1
Intensive green roof or vegetation over structure. Vegetated sections only. Substrate minimum settled depth of 150mm – see livingroofs.org for descriptions <sup>6</sup> .	0.8
Standard trees planted in natural soils or with a minimum of 25 cubic metres soil volume per tree (preferably with load-bearing substrates and connected pits) – see Trees in Hard Landscapes for overview <sup>7</sup> .	0.8
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
Flower-rich perennial planting – see Centre for Designed Ecology for case-studies <sup>8</sup> .	0.7
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case-studies <sup>9</sup> .	0.7
Hedges (line of mature shrubs one or two shrubs wide) – see RHS for guidance <sup>10</sup> .	0.6
Standard trees planted in individual pits with less than 25 cubic metres soil volume.-	0.6
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview <sup>11</sup> .	.0.6
Groundcover planting – see RHS Groundcover Plants for overview <sup>12</sup> .	0.5
Amenity grassland (species-poor regularly mown lawn).	0.4
Extensive green roof of sedum mat without substrate or other systems that do not meet GRO Code (2014) <sup>13</sup> .	0.3
Water features (chlorinated) or unplanted detention basins.	0.2
Permeable paving - see CIRIA for overview <sup>14</sup> .	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0

