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# URBAN GREENING FACTOR

665 Harrow Road

665 Harrow Road, Kensal Green, London NW10 5NU

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| CLIENT | DOCUMENT REF | REVISION | DATE | UGF SCORE | TARGET |
|---|---|---|---|---|---|
| LJ Developments | FA-UGF-0101 | P01 | 29 July 2025 | 0.425 | 0.40 |

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# Contents



# Document control

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| PROJECT | 665 Harrow Road |
| REPORT | Urban Greening Factor Assessment |
| SITE | 665 Harrow Road, Kensal Green, London NW10 5NU |
| CLIENT | LJ Developments |
| DOCUMENT REF | FA-UGF-0101 |
| REVISION | P01 |
| DATE | 29 July 2025 |
| PLANNING STAGE | Full planning application |
| PREPARED BY | Fortress Associates |

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## Executive summary

This Urban Greening Factor Assessment accompanies a full planning application for demolition of the existing building and erection of a part five, part six storey building providing residential units with commercial floorspace at ground floor, associated cycle and refuse storage, hard and soft landscaping at 665 Harrow Road, Kensal Green, London NW10 5NU. It demonstrates how urban greening has been incorporated as a fundamental element of site and building design, and quantifies it using the method set out in Policy G5 and Table 8.2 of the London Plan and the London Plan Guidance on the Urban Greening Factor.

The development achieves an Urban Greening Factor of 0.425, calculated as a total weighted contribution of 264.17 across a red line site area of 621 square metres. Against the target score of 0.40 for predominantly residential development, the development meets the target with a margin of 0.03.

The score is delivered by 357 m² of extensive green roof (GRO Code), 94 m² of permeable paving, 6.6 m² of green wall and 1.3 m² of flower-rich perennial planting. 95 per cent of the weighted contribution comes from surface-cover types scoring 0.7 or above, reflecting the emphasis the London Plan places on the quality of greening rather than its quantity alone. The proposals raise the Urban Greening Factor of the site from 0.014 to 0.425.

The greening is secured by the approved drawings and maintained under landscape management plan secured by condition. The development accords with Policy G5 of the London Plan, and there is no urban greening reason to withhold planning permission.

## Key urban greening information

| Item | Value |
|---|---|
| **Site address** | 665 Harrow Road, Kensal Green, London NW10 5NU |
| **OS grid reference** | TQ 25114 82048 |
| **Local planning authority** | Brent |
| **Development** | Demolition of the existing building and erection of a part five, part six storey building providing residential units with commercial floorspace at ground floor, associated cycle and refuse storage, hard and soft landscaping |
| **Total site area (red line)** | 621 m2 |
| **Development classification** | Predominantly residential |
| **Target Urban Greening Factor** | 0.40 (London Plan Policy G5 interim score) |
| **Total weighted contribution** | 264.17 |
| **Urban Greening Factor achieved** | 0.425 |
| **Compliance** | Target met - margin 0.03 |
| **Vegetated cover** | 358 m2 (58% of the site area), excluding permeable paving and vertical greening |
| **Green wall** | 6.6 m2 on the vertical plane, additional to the site area |
| **Existing Urban Greening Factor** | 0.01 - an increase of 0.41 |
| **Development scale** | Major development (18 dwellings, 1,707 m² of floorspace) |

## Site and development description

### Purpose & scope of this assessment

This Urban Greening Factor Assessment has been prepared to demonstrate how the proposed development at 665 Harrow Road, Kensal Green, London NW10 5NU incorporates urban greening as a fundamental element of site and building design, as required by Policy G5 of the London Plan. It sets out the surface-cover types proposed across the site, the area of each, and the resulting Urban Greening Factor score calculated in accordance with Table 8.2 of the London Plan and the London Plan Guidance on the Urban Greening Factor published by the Greater London Authority in February 2023.

The assessment accompanies a full planning application and is supported by a colour-coded Urban Greening Factor plan showing the distribution of each surface-cover type.

### The site & the proposed development

The proposed development comprises demolition of the existing building and erection of a part five, part six storey building providing residential units with commercial floorspace at ground floor, associated cycle and refuse storage, hard and soft landscaping. The application site extends to 621 square metres within the red line boundary, which forms the denominator of the calculation. The scheme constitutes major development by virtue of 18 dwellings and 1,707 m² of floorspace, and Policy G5 therefore applies in full. The greening proposals are those shown on the landscape proposals prepared by Studio Verde Landscape Architects (drawing 665-LP-101 Rev C).

### Existing green cover & site context

A two-storey building in commercial use fronting Harrow Road, with an area of hardstanding to the rear used for parking and servicing. The existing site carries an Urban Greening Factor of 0.014. The proposals raise this to 0.425, an increase of 0.411. Existing green cover retained on site counts towards the score in accordance with Policy G5(C), and retained surface-cover types are included in the calculation. The local green infrastructure priority relevant to this site is low tree canopy cover, and the greening strategy is directed towards it.

The application site is located at 665 Harrow Road, Kensal Green, London NW10 5NU, National Grid Reference TQ 25114 82048, within the administrative area of Brent.

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## Development quantum

| Parameter | Value |
|---|---|
| Total site area (red line boundary) | 621 m2 |
| Dwellings created | 18 units |
| Residential floorspace | 1,450 m2 GIA |
| Non-residential floorspace | 257 m2 GIA |
| Building footprint | 420 m2 |
| Site area in hectares | 0.062 ha |


Figure 1 - Site location plan (application site outlined red)

## Designations recorded at the site

| Designation | Status |
|---|---|
| Conservation area | None recorded at the site |
| Tree preservation order | None recorded at the site |
| Ancient woodland | None recorded at the site |
| Local nature reserve | None recorded at the site |
| Site of special scientific interest | None recorded at the site |
| Registered park or garden | None recorded at the site |
| Green Belt | None recorded at the site |

## Planning policy context

### National planning policy

The National Planning Policy Framework requires planning policies and decisions to contribute to and enhance the natural and local environment, and to ensure that developments are sympathetic to local character while providing well-designed places. It requires plans to take a proactive approach to mitigating and adapting to climate change, taking into account the risk of overheating from rising temperatures, and to incorporate green infrastructure and sustainable drainage. Urban greening delivers against each of those objectives.

### London Plan Policy G5 & Table 8.2

Policy G5 of the London Plan requires major development proposals to contribute to the greening of London by including urban greening as a fundamental element of site and building design, and by incorporating measures such as high-quality landscaping including trees, green roofs, green walls and nature-based sustainable drainage. Part B of the policy requires boroughs to develop an Urban Greening Factor based on the factors set out in Table 8.2, and provides that in the interim the Mayor recommends a target score of 0.4 for developments that are predominantly residential and 0.3 for predominantly commercial development.

Part C provides that existing green cover retained on site counts towards meeting those scores. Table 8.2 assigns a factor between 1 and 0 to each of sixteen surface-cover types, weighted by their potential for rainwater infiltration as a proxy for naturalness and functionality.

### Local plan policy & the applicable target

In the absence of an adopted local target, the interim score recommended by the Mayor applies. The development is predominantly residential, the residential floorspace of 1,450 square metres exceeding the 257 square metres of non-residential floorspace, giving a target Urban Greening Factor of 0.40. Where a borough sets a local target it must retain the calculation methodology, the surface-cover types and the factor scores set out in Table 8.2; only the target score itself may differ.

### London Plan Guidance - Urban Greening Factor

The London Plan Guidance on the Urban Greening Factor, published by the Greater London Authority in February 2023, sets out how Policy G5 is to be applied and how the score is to be calculated. It

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requires the score to be calculated on the total site area equivalent to the red line boundary, requires retained surface-cover types to be included, excludes adjacent land outside the red line irrespective of ownership, and provides that the vertical area of green walls is added to the calculation without increasing the site area.

It also requires the calculation to be submitted as a stand-alone drawing comprising a masterplan colour-coded by surface-cover type together with a completed Urban Greening Factor table. This assessment follows that guidance in full.

## Target scores under London Plan Policy G5

| Development type | Target Urban Greening Factor | Applies to this scheme |
|---|---|---|
| **Predominantly residential** | 0.4 | Yes |
| **Predominantly commercial** | 0.3 | No |
| **Borough target set in the Local Plan** | Where adopted, takes precedence | No |
| **Class B2 / B8** | Excluded from the interim scored score still reported | No |

## Calculation methodology

Method: London Plan Policy G5 and Table 8.2 applied in accordance with London Plan Guidance - Urban Greening Factor (Greater London Authority, February 2023). The Urban Greening Factor is the sum of each surface-cover area multiplied by its factor score, divided by the total site area.

### Calculation methodology

The Urban Greening Factor is calculated by assigning to each surface-cover type in the development the corresponding factor score from Table 8.2, measuring the area of each type in square metres, multiplying the factor by the area, adding the results together, and dividing the total by the site area. The calculation for this development is set out in full in the table below, which reproduces every one of the sixteen surface-cover types so that the treatment of each is transparent. The total weighted contribution is 264.17 across a site area of 621 square metres, giving an Urban Greening Factor of 0.425.

### Calculation principles applied

The calculation principles set out in the London Plan Guidance have been applied. The score is calculated on the whole red line area, including any land within the boundary not under the applicant's control. Retained surface-cover types are included. Adjacent land outside the red line is excluded. The 6.6 square metres of green wall is included in the calculation on the vertical plane, and the site area is not increased to accommodate it. Figures for the individual greening types are not rounded.

### Assumptions & measurement basis

Areas have been measured from the landscape proposals prepared by Studio Verde Landscape Architects (drawing 665-LP-101 Rev C). The basis on which each area was derived is recorded against the relevant row of the calculation table.

## London Plan Table 8.2 - surface-cover types and factor scores

| Surface-cover type | Factor |
|---|---|
| Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site | 1 |
| Wetland or open water (semi-natural; not chlorinated) maintained or established on site | 1 |
| Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm | 0.8 |
| 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 |
| 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 | 0.7 |
| Rain gardens and other vegetated sustainable drainage elements | 0.7 |
| Hedges (line of mature shrubs one or two shrubs wide) | 0.6 |
| Standard trees planted in pits with soil volumes less than two-thirds of the projected canopy area of the mature tree | 0.6 |
| Green wall - modular system or climbers rooted in soil | 0.6 |
| Groundcover planting | 0.5 |
| Amenity grassland (species-poor, regularly mown lawn) | 0.4 |
| Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014 | 0.3 |
| Water features (chlorinated) or unplanted detention basins | 0.2 |
| Permeable paving | 0.1 |
| Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone) | 0 |

## The urban greening proposed

### Ground level planting & landscape

At ground level the scheme provides 1.3 square metres of soft landscape. 1.3 square metres of flower-rich perennial planting, scoring 0.7. Circulation and parking surfaces use permeable paving over 94 square metres. The planting palette is specified to establish and to be maintained as the surface-cover type against which it has been scored.

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### Green roofs & vegetation over structure

Vegetated roofs cover 357 square metres of the building. 357 square metres is extensive green roof with a minimum settled substrate depth of 80mm meeting the requirements of the GRO Green Roof Code 2014, scoring 0.7. The substrate depth quoted is the minimum settled depth, which is the depth that governs the factor applied to a roof of variable depth. Where photovoltaic panels are installed above a vegetated roof, the full area of the roof beneath them is included, as the guidance directs.

### Trees & tree pits

No standard trees are scored in this calculation.

### Green walls & vertical greening

Green walls cover 6.6 square metres measured on the vertical plane, scoring 0.6. The system is formed by climbers rooted in soil at the base of the wall, and the design intent is to achieve full covering of the wall. The area is added to the calculation without increasing the site area, in accordance with the London Plan Guidance. The specification observes the fire safety restrictions on combustible materials in external walls.

### Rain gardens & vegetated drainage

Surface water is managed through the drainage strategy for the development. Permeable paving over 94 square metres provides source control and scores 0.1.

## The Urban Greening Factor calculation

The table below is the calculation in full. All sixteen surface-cover types of Table 8.2 are listed, including those that do not occur on this site, so that the treatment of each is explicit.

## Calculation table

| Surface-cover type | Factor | Area (m2) | Contribution | Notes |
|---|---|---|---|---|
| Semi-natural vegetation | 1 | 0.00 | 0.00 | |
| Wetland or open water | 1 | 0.00 | 0.00 | |
| Intensive green roof | 0.8 | 0.00 | 0.00 | |
| Standard trees - soil >= two-thirds of canopy | 0.8 | 0.00 | 0.00 | |
| Extensive green roof (GRO Code) | 0.7 | 357.00 | 249.90 | Biodiverse biosolar roof with a varied substrate depth of minimum 80mm, measured from the roof plan. Allows for maintenance and access requirements, including stepping pads on top of the substrate in place of seed mix. |
| Flower-rich perennial planting | 0.7 | 1.30 | 0.91 | Ornamental perennial planting within raised planters at ground floor along the building frontage. |
| Rain gardens / vegetated SuDS | 0.7 | 0.00 | 0.00 | |
| Hedges, shrub beds and food growing | 0.6 | 0.00 | 0.00 | |
| Standard trees - soil < two-thirds of canopy | 0.6 | 0.00 | 0.00 | |
| Green wall | 0.6 | 6.60 | 3.96 | Climbing plants within the ground floor planters, trained to cover the wall; measured on the vertical plane. |
| Groundcover planting | 0.5 | 0.00 | 0.00 | |
| Amenity grassland | 0.4 | 0.00 | 0.00 | |
| Sedum mat / lightweight green roof | 0.3 | 0.00 | 0.00 | |
| Water features / unplanted basins | 0.2 | 0.00 | 0.00 | |
| Permeable paving | 0.1 | 94.00 | 9.40 | Gravel margins around the perimeter of the green roof spaces, and ground floor permeable paving between the existing and proposed building. |
| Sealed surfaces | 0 | 162.10 | 0.00 | Building footprint at ground level, servicing area and the pedestrian approach. |
| Total contribution | | | 264.17 | |
| Total site area (m2) | | | 621.00 | Red line boundary |
| Urban Greening Factor | | | 0.425 | Meets the target of 0.40 |

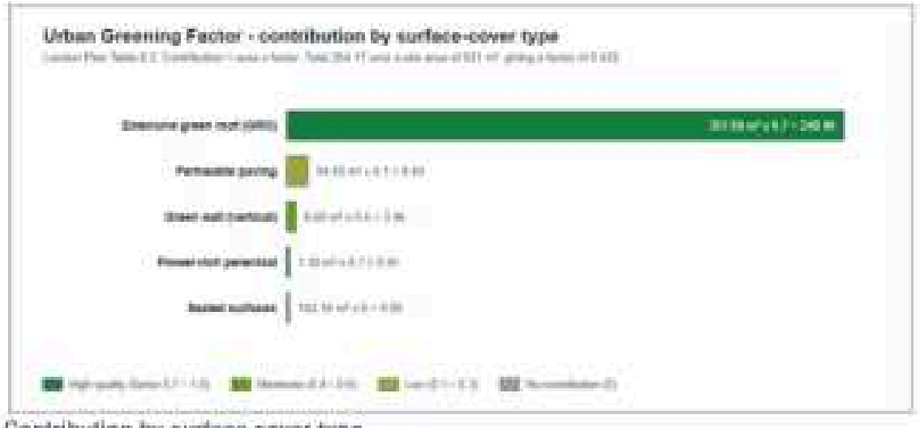


Figure 2 - Contribution by surface-cover type

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# Results and compliance

### The calculated score against the target

The proposed development achieves an Urban Greening Factor of 0.425, calculated as a total weighted contribution of 264.17 across a site area of 621 square metres. Against the target of 0.40, the development meets the target with a margin of 0.03.

### Quality & distribution of the greening

The London Plan Guidance directs that the weighting of surface-cover types encourages higher-quality urban greening rather than large quantities of low-quality features, and that a borough reviewing a submission should look at the distribution of higher and lower-scoring types. Of the total weighted contribution, 95 per cent comes from surface-cover types scoring 0.7 or above. The largest single contributors are extensive green roof (GRO Code) contributing 249.90, permeable paving contributing 9.40, green wall contributing 3.96. Vegetated cover extends across 58 per cent of the site area.

### Options reviewed where the target is not met

The target is met by the greening proposed, and no shortfall arises. The quality of the greening has nonetheless been maximised within the constraints of the site, in preference to providing a larger area of lower-scoring cover.


Figure 3 - Urban Greening Factor against the target score

## Quality of the greening proposed

| Quality band | Area (m2) | Contribution | Share of total |
|---|---|---|---|
| High (factor 0.7 - 1.0) | 358 | 250.81 | 95% |
| Moderate (factor 0.4 - 0.6) | 7 | 3.96 | 2% |
| Low (factor 0.1 - 0.3) | 94 | 9.40 | 4% |
| No contribution (factor 0) | 162 | 0.00 | 0% |


Figure 4 - How the site is covered

## Change against the existing site (Policy G5(C))

| Item | Existing | Proposed | Change |
|---|---|---|---|
| Urban Greening Factor | 0.014 | 0.425 | +0.411 |
| Weighted contribution | 8.80 | 264.17 | +255.37 |
| Vegetated area (m2) | 22 | 459 | +437 |

## Wider benefits of the greening

### Response to local green infrastructure priorities

The greening strategy responds directly to low tree canopy cover as the green infrastructure priority for this location. The types of greening proposed have been scoped against the local context so that

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the greening delivers where it is most needed rather than simply meeting an area target. Urban greening on this site contributes to the wider green infrastructure network and links the site into it.

### Biodiversity & relationship to net gain

The urban greening proposed creates habitat on a site with a limited ecological baseline. The vegetated roofs are specified with a diverse planting mix to support invertebrates and foraging birds. The Urban Greening Factor and the national requirement for biodiversity net gain are separate requirements, and compliance with one does not demonstrate compliance with the other. Biodiversity net gain is addressed in its own right in the documentation accompanying this application.

### Climate adaptation, drainage & urban heat

The greening proposed contributes to climate adaptation. Vegetated surfaces and tree canopy reduce surface temperatures and moderate the urban heat island effect, both by day and at night. Vegetated roofs, rain gardens and permeable surfaces intercept rainfall at source, reducing the rate and volume of surface water run-off. These functions are delivered by the same measures that generate the Urban Greening Factor score, without competing for space.

### Amenity, play & public realm

The greening is arranged to be seen and used. Planting frames the approach to the building and softens the boundaries with neighbouring land, and the greening at street level improves the public realm along the site frontage. Urban greening delivered in this way supports the wider objectives of the development plan for well-designed places.

## Delivery, management and maintenance

### Management & maintenance

Landscape management plan secured by condition will govern the greening in the long term. Management and maintenance arrangements ensure that each surface-cover type is maintained as the type against which it has been scored: species-rich grassland managed by infrequent cutting rather than regular mowing, vegetated roofs inspected and maintained to keep the specified substrate depth and plant cover, and trees maintained to develop the canopy on which the calculation rests.

### Establishment & irrigation

Mains-fed automatic irrigation to planters and green roofs supports establishment. Planting is specified to be appropriate to its aspect and exposure so that it establishes and thrives without permanent irrigation, and the vegetated roof specification uses drought-tolerant species suited to the substrate depth provided.

### Securing the greening through the permission

The greening measures relied on in this calculation are shown on the approved drawings and are capable of being secured through the planning permission. The Urban Greening Factor plan accompanying this assessment shows the distribution of every surface-cover type in the calculation, colour-coded and dimensioned, so that what has been scored can be checked against what is approved and, in due course, against what is built.

## Submission checks

London Plan Guidance Table 3.2 sets out the questions a borough considers when reviewing an Urban Greening Factor submission. Each is answered below.

## Review criteria

| Question | Status | Response |
|---|---|---|
| **Has the total site area been used?** | Satisfied | The calculation is made on the whole red line area of 621 m², including any land within the boundary not under the applicant's control. |
| **Does the surface schedule account for the whole site?** | Satisfied | The surface types occupying the plan area total 614.4 m², which is 98.94% of the red line area. Tree canopy (0 m²) and vertical greening (6.6 m²) overlay that plane and are counted in addition to it. |
| **Has the correct target score been applied?** | Satisfied | The scheme is predominantly residential on floorspace (1450 m² residential against 257 m² non-residential), giving a target of 0.4. |
| **Are the assumptions recorded?** | Satisfied | 5 of the 5 surface-cover types carrying an area record the basis on which the area was derived. |
| **Is the tree canopy assumption stated?** | Satisfied | No standard trees are scored in this calculation. |
| **Is the calculation supported by a UGF drawing?** | Satisfied | The areas are measured from the landscape proposals prepared by Studio Verde Landscape Architects (drawing 665-LP-101 Rev C), and the colour-coded UGF plan accompanies this assessment. |

## Summary of commitments

The measures below are commitments of this assessment, set out so the local planning authority can secure them by condition.

| Item | Committed measure |
|---|---|
| **Extensive green roof (GRO Code)** | 357.00 m2 at a factor of 0.7, contributing 249.90. Biodiverse biosolar roof with a varied substrate depth of minimum 80mm, measured from the roof plan. Allows for maintenance and access requirements, including stepping pads on top of the substrate in place of seed mix. |
| **Flower-rich perennial planting** | 1.30 m2 at a factor of 0.7, contributing 0.91. Ornamental perennial planting within raised planters at ground floor along the building frontage. |
| **Green wall** | 6.60 m2 measured on the vertical plane at a factor of 0.6, contributing 3.96. Climbing plants within the ground floor planters, trained to cover the wall; measured on the vertical plane. |

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| Item | Committed measure |
|---|---|
| **Permeable paving** | 94.00 m2 at a factor of 0.1, contributing 9.40. Gravel margins around the perimeter of the green roof spaces, and ground floor permeable paving between the existing and proposed building. |
| **Management** | Landscape management plan secured by condition |
| **Establishment** | Mains-fed automatic irrigation to planters and green roofs |
| **Performance** | Urban Greening Factor of 0.425, meeting the target of 0.40 |

## Data sources and basis of assessment

| Source | Used for | Reference |
|---|---|---|
| Ordnance Survey / OpenStreetMap | Site location plan base mapping and the red line boundary | openstreetmap.org |
| postcodes.io | Local planning authority, ward and administrative geography | api.postcodes.io |
| Planning Data (MHCLG) | Conservation areas, listed buildings, tree preservation orders, local nature reserves and open space designations at the site | planning.data.gov.uk |
| GLA Green Infrastructure Focus Map | Local green infrastructure priorities used to scope appropriate greening types | london.gov.uk |
| Landscape proposals supplied for the scheme | The measured area of each surface cover type | Scheme landscape drawings |

Datasets were accessed on 29 July 2025 under the Open Government Licence v3.0 / ODbL. Contains public sector information licensed under the Open Government Licence (MHCLG, Greater London Authority); base mapping (c) OpenStreetMap contributors.

## Guidance applied

- The London Plan (2021) - Policy G5 Urban greening and Table 8.2 - the surface-cover types and factor scores, and the interim target scores of 0.4 and 0.3
- London Plan Guidance - Urban Greening Factor (GLA, February 2023) - The calculation methodology, the calculation principles, the Appendix 1 measurement rules, submission requirements and the route where a target is not met
- Urban Greening Factor for London (The Ecology Consultancy for the GLA, 2017) - The research that established the factor scores and target levels
- National Planning Policy Framework - Section 12 on well-designed places and Section 15 on the natural environment, including the provision of green infrastructure
- Urban Greening for Biodiversity Net Gain: A Design Guide - Design of urban greening to deliver biodiversity gains alongside green infrastructure benefits
- GRO Green Roof Code (2014) - The code of practice governing the design, installation and maintenance of green roofs, referenced by the 0.7 and 0.9 factor scores
- Trees in Hard Landscapes (TDAG) - Soil volume and tree pit design referenced by the 0.8 standard-tree factor score

## Basis of assessment

- The calculation follows London Plan Policy G5 and Table 8.2, applied in accordance with London Plan Guidance – Urban Greening Factor (Greater London Authority, February 2023). The surface-cover types and their factor scores are those set out in Table 8.2 and are not varied.
- The Urban Greening Factor is calculated on the total site area equivalent to the red line boundary, including any land within the boundary not under the applicant's control. Adjacent land outside the red line is excluded irrespective of ownership or management.
- Retained surface-cover types are included in the calculation, as Policy G5(C) requires. Areas are measured from the landscape proposals prepared by Studio Verde Landscape Architects (drawing 665-LP-101 Rev C) and the basis of each is recorded against the relevant row of the calculation table.
- Scores are based on planting as expected at maturity. Projected tree canopy is measured as shown on the landscape drawing and does not exceed the maximum canopy area published by the supplier nursery.
- Surfaces beneath a tree canopy are counted in their own right in addition to the canopy, and the vertical area of green walls is included in the calculation without increasing the site area, both in accordance with the guidance. The schedule of areas may therefore total more than the site area.
- The figures for the individual greening types are not rounded, as the guidance requires.
- The Urban Greening Factor and the national requirement for biodiversity net gain are separate requirements; compliance with one does not demonstrate compliance with the other.
- The surface-cover types and areas stated in this report are commitments of the application and are written so the local planning authority can secure them by condition.

## Closure

This Urban Greening Factor Assessment demonstrates that the proposed development achieves an Urban Greening Factor of 0.425, calculated as a total weighted contribution of 264.17 across a red line site area of 621 square metres. The development meets the target score of 0.40 with a margin of 0.03. Urban greening has been incorporated as a fundamental element of site and building design, and the development accords with Policy G5 of the London Plan. There is no urban greening reason for planning permission to be withheld.

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