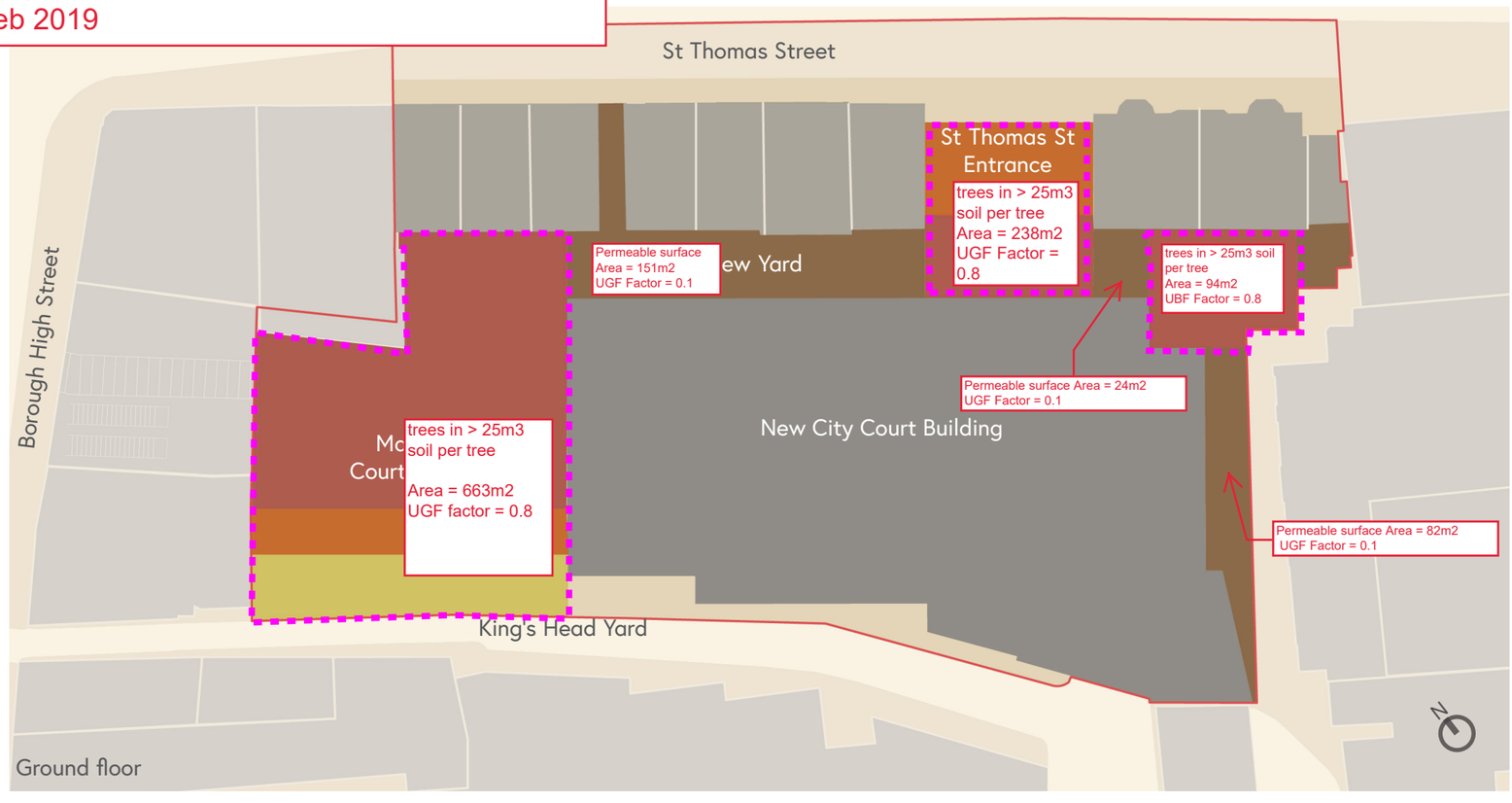
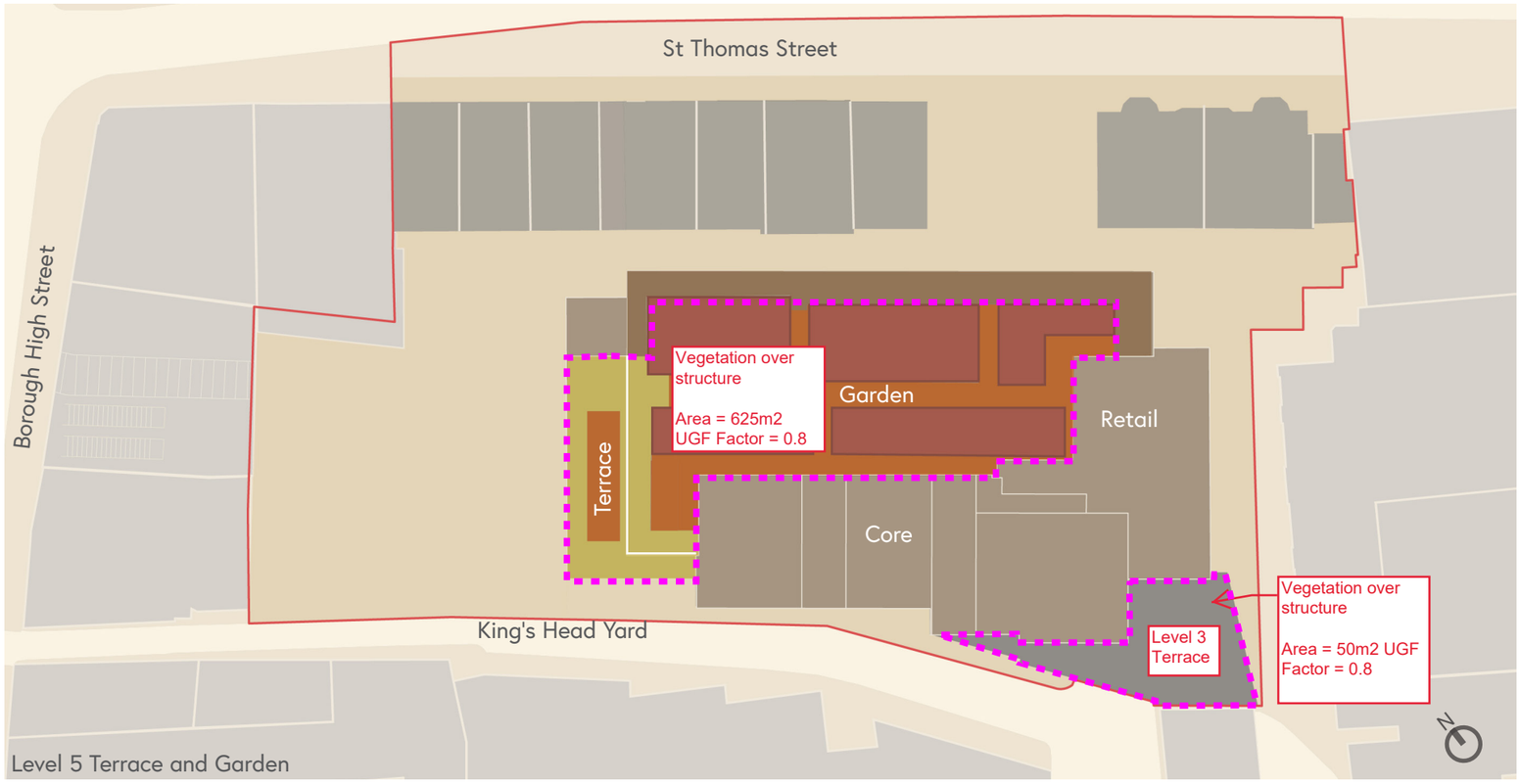
New City Court
Mark-up of Urban Green Factor Area Calculations
18 Feb 2019





3. Site-wide Landscape and Public Realm

Technical constraints: Landscape on structure

The public spaces on the ground and on L5 will be built mostly on structure, i.e. 'podium landscapes'. The available depths for soil vary across the site and some areas are quite limited.

Soil extents will be maximised to sustain the long-term health of trees planted in hard landscape. On the Ground Floor public spaces, an integrated approach to protecting soil from compaction (suspended open-joint paving) and providing rainwater attenuation will allow trees to benefit from shared root space whilst the rooting volume will also provide benefits of water filtration and detention in a sustainable urban drainage system.

Ground Floor Technical constraints: soil depths

- 1200mm soil + 175mm aggregate
- 800mm + 175mm aggregate
- 700mm + 200mm aggregate
- Depth as required for attenuation

On Level 5, creating generously sized planter beds, with a similar approach to suspending paving over a floorplate-wide volume of soil for extensive shared rootspace will help to ensure plants grow to their intended mature sizes.

Different types of soil will be specified to meet the needs of different types and groups of plants.

All trees and large palms at the ground floor and Level 5 will be anchored into the planter beds to prevent uprooting due to soil depth constraints.

Level 5 Terrace and Garden Technical constraints: soil depths

- 1050mm-1200mm soil depth
- 700mm-800mm soil depth
- 100-300mm soil depth
- No soil

A terrace on Level 3, to be accessed from adjacent offices, will be planted in approx. 40% of its total area.

MRG Studio
New City Court
Urban Green Factor calculations
18-Feb-19

Description	Green Infrastructure Factor	M2 Area	Area x Factor	Location
Trees in more than 25m3 soil per tree	0.8	995	796	GF public spaces
Vegetation over structure	0.8	625	500	L5 Terrace and Garden
Vegetation over structure	0.8	12	9.6	Planting in L5 retail
Vegetation over structure	0.8	50	40	Planting on L3 office terrace
Permeable surface	0.1	257	25.7	GF public spaces
			1371.3	Total Green area
			3839	Total red line boundary area
			0.36	**Urban Green Factor Score**