

General notes

This drawing must not be scaled. This drawing must not be used for land transfer purposes. This drawing must be read in conjunction with all relevant drawings. All measurements must be checked on site.

Areas are measured and calculated generally in accordance with RICS Property Measurement, 2nd Edition (January 2018). All areas have been calculated in metric units.

Construction tolerances, workmanship and design by others may affect the stated areas. Existing buildings and structures may present anomalies in relation to surveyed/drawn plans that may also affect the stated areas. All these factors should be considered before making any decisions on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, and should include due allowance for the increases and decreases inherent in the design and construction processes.

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Electronic file reference
GBT-ASA-ZZ-ALL-DR-L-0100-RESI.vwx

Rev	Revision note	Date	Drawn	Check
2	Issue for Planning	08/04/22	GG	GR



Client
London Square

Project title
Greggs Bakery Site Twickenham

Drawing title
Proposed Urban Green Factor

Scale @ A1
1:500

Issue date
08/04/22

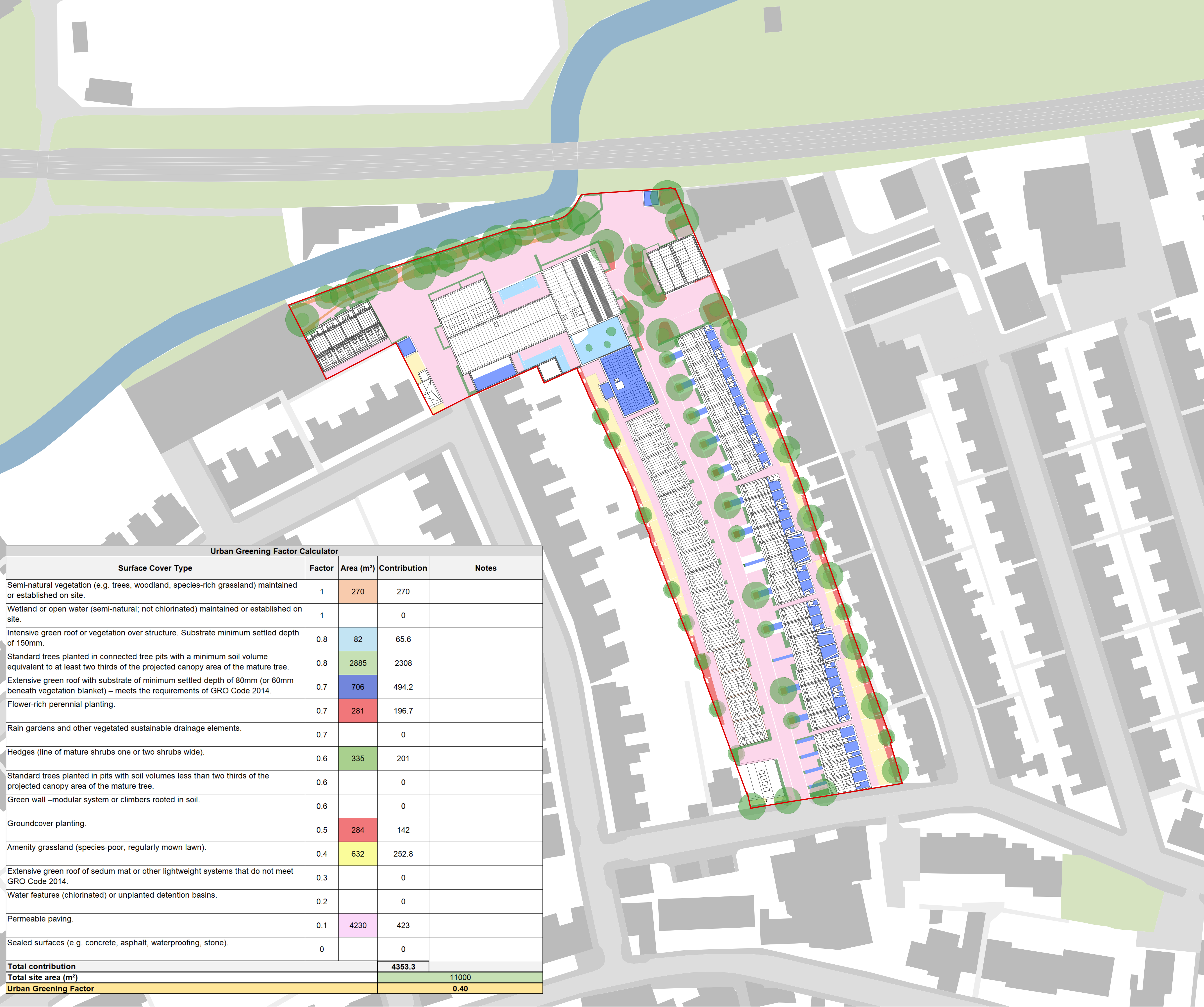
Drawing number
GBT-ASA-ZZ-00-DR-L-0110

Proposed status
for Planning

Revision
R2

Assael

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Urban Greening Factor Calculator

Surface Cover Type	Factor	Area (m ²)	Contribution	Notes
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	270	270	
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	82	65.6	
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	2885	2308	
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	706	494.2	
Flower-rich perennial planting.	0.7	281	196.7	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	335	201	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6		0	
Green wall –modular system or climbers rooted in soil.	0.6		0	
Groundcover planting.	0.5	284	142	
Amenity grassland (species-poor, regularly mown lawn).	0.4	632	252.8	
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	4230	423	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			4353.3	
Total site area (m²)				11000
Urban Greening Factor				0.40