



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-COM.vwx

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

Key



Client

London Square

Project title

**Greggs Bakery Site
Twickenham**

Drawing title

**Proposed
Urban Greening Factor**

Scale @ A1 Issue date

1:500 **08/04/22**

Drawing number

GBT-ASA-ZZ-00-DR-L-0160

Proposed status Revision

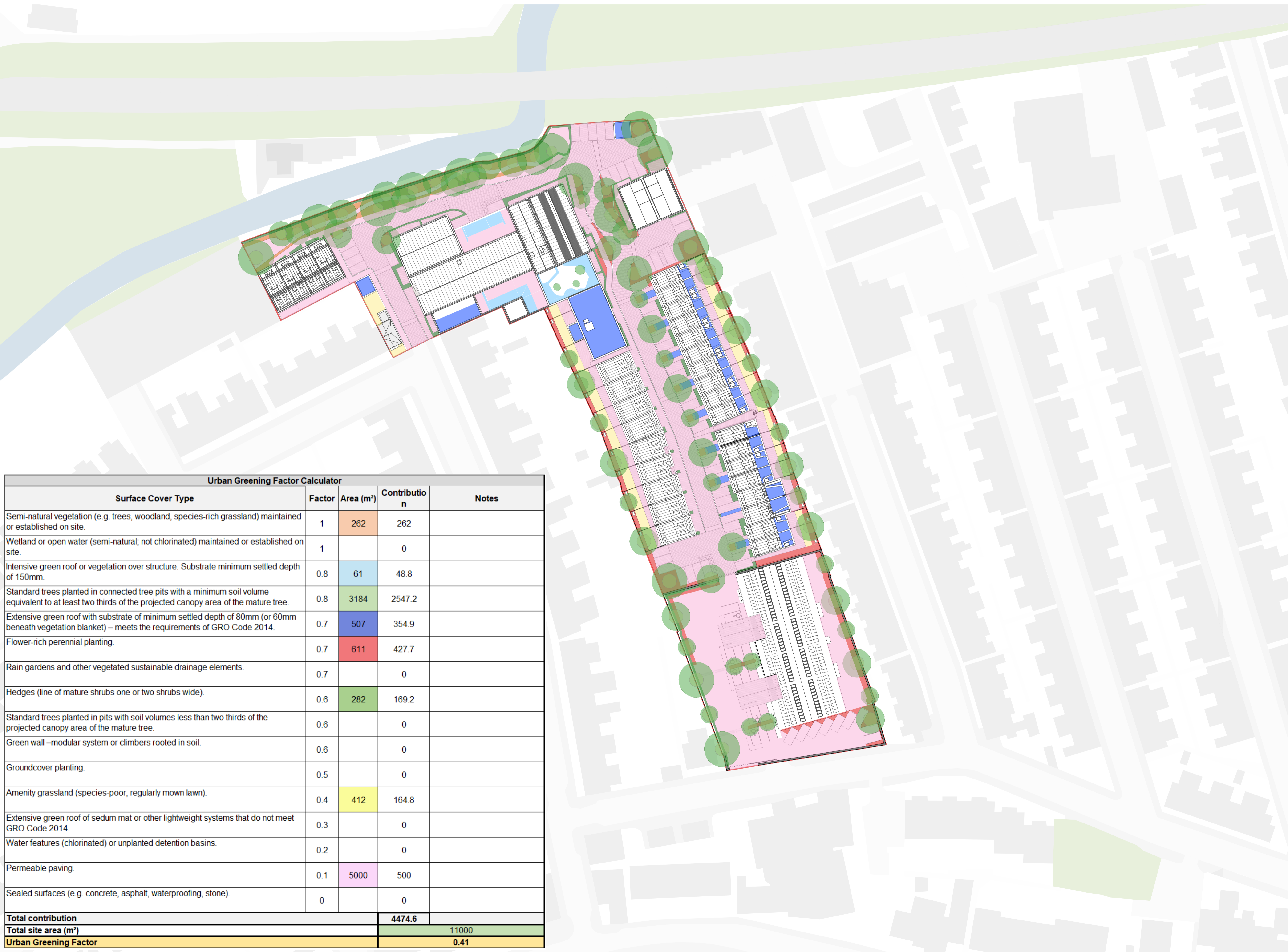
for Planning **R3**

Discipline

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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	262	262	
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	61	48.8	
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	3184	2547.2	
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	507	354.9	
Flower-rich perennial planting.	0.7	611	427.7	
Rain gardens and other vegetated sustainable drainage elements.	0.7		0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	282	169.2	
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		0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	412	164.8	
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	5000	500	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0		0	
Total contribution			4474.6	
Total site area (m²)				11000
Urban Greening Factor				0.41