

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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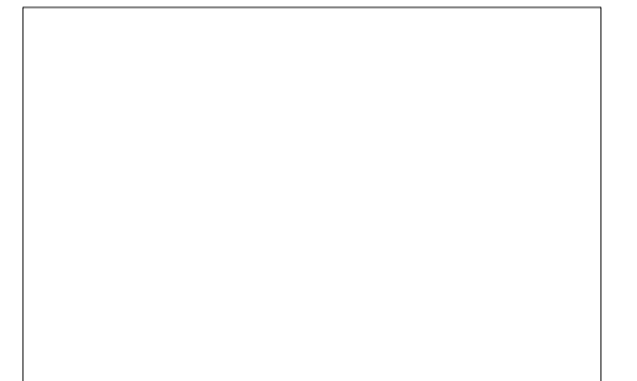
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Electronic file reference

GBT-ASA-ZZ-ALL-DR-L-0100-RESI.vwx

Rev	Revision note	Date	Drawn	Check
1	Draft Issue for Planning	10/03/22	GG	GR
2	Issue for Planning	08/04/22	GG	GR
3	For Planning	09/12/22	CS	GR
4	Issue for Planning	14/12/22	CS	GR

Key



Client

London Square

Project title

Greggs Bakery Site Twickenham

Drawing title

Proposed Urban Green Factor

Scale @ A1 Issue date

1:500 14/12/22

Drawing number

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

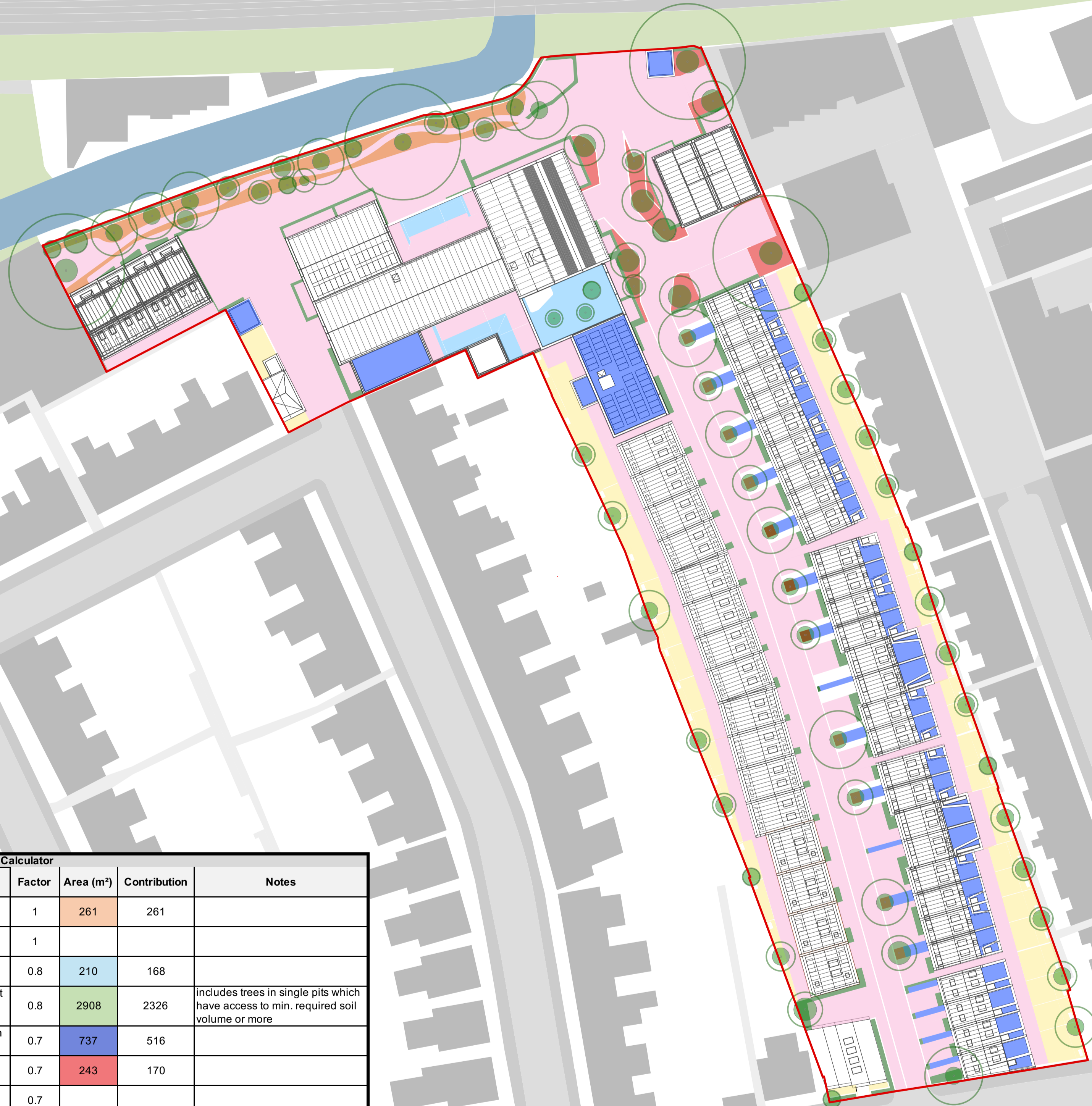
Proposed status Revision

for Planning R4

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	261	261	
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	210	168	
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	2908	2326	includes trees in single pits which have access to min. required soil volume or more
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	737	516	
Flower-rich perennial planting.	0.7	243	170	
Rain gardens and other vegetated sustainable drainage elements.	0.7			
Hedges (line of mature shrubs one or two shrubs wide).	0.6	334	200	
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	942	377	
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	4135	414	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0			
Total contribution			4432	
Total site area (m²)				11000
Urban Greening Factor				0.40