

ECOLOGICAL ENHANCEMENTS - U0160160

ON BEHALF OF
THE RICHMOND CHARITIES

MITRE MEWS TO THE REAR OF 20-34 ST MARY'S GROVE,
RICHMOND

(22/2082/FUL)

SEPTEMBER 2024



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1.0 Requirements

1.1 Condition

U0160160 - Full details of all ecological enhancements shall be submitted to and approved in writing by the local planning authority and thereafter implemented in accordance with the approved details prior to the occupation of the development.

Reason: To enhance nature conservation interest.

2.0 Development Description

The proposed Mitre Mews development is for 5 No. 1- bed single-storey dwellings (Use Class C3 (a)) with associated landscaped amenity, providing 100% affordable housing for the over 65s. All the units are designed to 'Passivhaus' standards, with four units to be M4(3) wheelchair user dwellings and one to M4(2) wheelchair accessible and adaptable standards.

3.0 Ecological Enhancements

Inline with the approved of the Construction Enviro / Ecological Plan (ref: U0160159), the following ecological enhancements are to be implemented:

3.1 Bats

1 No. Kent Eco Bat Box. To be installed on the new residential buildings circa 3m above ground level. Location for the box is shown on the External Works Plan, reference: SMGG-105.



3.2 Birds

I No. Schwegler ISP Sparrow Terrace. To be installed onto the north facing wall, circa 3m above ground, and not directly above windows or doors, and in proximity to hedgerow planting.



I No. Schwegler 3S Starling Box. To be installed onto the north facing wall, circa 3m above ground, and not directly above windows or doors, and in proximity to hedgerow planting.



3.3 Invertebrates

I No. Tabarca Bee & Insect Hotel. To be positioned in a sunny, sheltered location near vegetation, preferably no higher than 2 m.

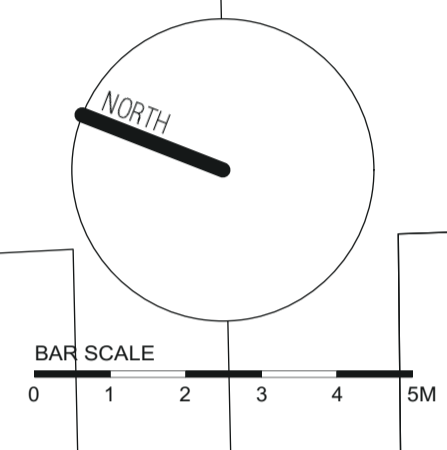


ACCOMMODATION SCHEDULE

SELF-CONTAINED DWELLINGS FOR THE OVER 65s
 4 No. 1 BED / 2 PERSON WHEELCHAIR ACCESSIBLE M4(3) UNITS @ 60M²
 1 No. 1 BED / 2 PERSON ACCESSIBLE & ADAPTABLE UNIT WITH WET ROOM M4(2) @ 50M²
 5 No. UNITS TOTAL

PARKING:
 1 No. BLUE BADGE DISABLED PARKING BAY (ELECTRIC CHARGING)
 2 No. VISITOR BAYS

NOTE:
 DRY RISER REQUIRED FOR FIRE BRIGADE ACCESS.
 EXISTING NEIGHBOUR GATE AND GARAGE ACCESS RETAINED.
 BOUNDARY FENCE REPLACEMENT SUBJECT TO CONSULTATION WITH NEIGHBOURS.



KEY - ROOF PLAN

- +8.000 PROPOSED PARAPET LEVELS
- COLOUR CODES DENOTE VARIED PARAPET HEIGHTS
- SVP SOIL VENT PIPE
- RWP RAINWATER PIPE
- AIR EXHAUST/INTAKE DUCTWORK
- MVHR UNIT
- AC/DC/TV CABLES THROUGH ALWITRA
- WATER SPOUT 75MM HIGH x 215MM WIDE
- TV AERIAL DISH
- ECO BAT BOX / STARLING BOX / SPARROW TERRACE / BUG HOTEL



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Notes:
 Levels on this drawing are adjusted to OS GPS and Ordnance Datum; refer to Twickenham Survey's drawing 23119LSa, dated OCT 2023 & MAY 2012.
 Please refer to Twickenham Survey's drawing 1272LSa, dated MAY 2012, for previous arbitrary datum levels.

REVISIONS:
 C1: 15.11.2023: MVHR intake/exhaust positions updated.
 C2: 16.01.2024: MVHR intake/exhaust positions updated. Levels updated to OS GPS.
 C3: 21.02.2024: SVP locations updated. Compost bin/food waste added.
 C4: 21.03.2024: PV panel and green roof layout has been updated.
 C5: 17.07.2024: AC/DC/TV cables and water spouts added. TV Aerial dish indicated.
 C6: 29.09.2024: Bat, bird boxes, and insect hotel added to plan.
 Dry-riser inlet position moved due to pipework below ground/brick enclosures removed.

CONSTRUCTION

Project
ST MARY'S GROVE GARAGES, RICHMOND TW9
 Drawing
GA - ROOF PLAN
 Drawing No
SMGG-112 C6
 Scale
1:100 @ A1
 Date
09.11.2023