



Former Greggs Bakery, Twickenham Ecological Enhancement Plan

Introduction

Richard Graves Associates have been instructed by London Square Developments Ltd to provide a Ecological Enhancement Plan for the redevelopment of the former Greggs Bakery site at Gould Road, Twickenham.

The proposals for (application Ref. 22/2556/FUL are for:

“Demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide up to 116 residential units and 175 sqm commercial floorspace (Use Class E(g)) with associated hard and soft landscaping, car parking and highways works and other associated works.”

This Ecological Enhancement Plan has been prepared at the request of The London Borough of Richmond in order to discharge planning condition U0179074 Ecological enhancement plan of 22/2556/FUL which states:

“Prior to the commencement of above ground works, an Ecological Enhancement Plan for the development shall be submitted to and approved in writing by the local planning authority. Details of swift bricks attached to the development, bat bricks built into the development and invertebrate habitats to supplement the wildlife friendly planting scheme shall be provided, and shall include specifications, locations, positions and aspects. The details shall also include details of roof nesting bird habitat such as gravel and kestrel boxes /other bird boxes. The development shall be carried out in accordance with the approved Ecological Enhancement Plan and the ecological enhancement measures shall thereafter be retained for the lifetime of the development. REASON: To ensure the proposal would achieve a net gain in biodiversity and would be in accordance with Paragraph 170 of the NPPF”

Richard Graves CEcol CEnv FCIEEM has been appointed as the project ecologist, has visited the site and has reviewed and provided input to the relevant design documents for the duration of the project.

The objectives of the

Registered Address: **Lynwood House, Crofton Road, Orpington, Kent. BR6 8QE** Company Number **7931959**

www.richardgravesassociates.com

Providing Trusted Ecological Advice



The report also makes the following recommendations for enhancements including:

- Habitat Creation
- The use of predominately native and pollinator plant species in the planting palette
- Installation of bat boxes within new builds and on retained trees to provide roosting opportunities
- Installation of bird boxes on the new buildings

Implementing the Recommendation

The following table provides further details with respect to implementing the recommendations where they are appropriate. The current conditions at the site are as described in the survey reports,

The following table details the methods to be implemented for the protection and enhancement of biodiversity:

Table 2 Implementation of Enhancement



Habitats / Species	Site Specific Information	Enhancement
Bats	Surveys: A comprehensive bat survey was completed between 2018 and 2023, which established that there were no bat roosts on-site and that The River Crane corridor was well used as part of the local foraging and commuting resource for several species.	<p>Landscape Planting: A new vegetated buffer strip will be established along the river frontage of the development, replacing the existing buildings and security lighting. The vegetated buffer will effectively screen the development from the river and provide additional foraging resource for local bat populations.</p> <p>Integrated Bat Boxes</p>

Registered Address: **Lynwood House, Crofton Road, Orpington, Kent. BR6 8QE** Company Number **7931959**

www.richardgravesassociates.com

Providing Trusted Ecological Advice



		<p>Two integrated bat roost boxes will be installed on southern / western facets of buildings at more than 3 m above ground: Suitable integrated bat roost boxes include: Brick Bat Box - Permanent Bat Habitats (birdbrickhouses.co.uk)</p>  <p>Bat Box - EcoHabitats</p>  <p>Locations are indicated on landscape ecological enhancement plan These features will be installed during construction of the new buildings.</p>
Birds	Prior to development the site supported limited potential for foraging and nesting birds with only feral pigeon recorded on-site.	Landscape Planting:

Registered Address: **Lynwood House, Crofton Road, Orpington, Kent. BR6 8QE** Company Number **7931959**

www.richardgravesassociates.com

Providing Trusted Ecological Advice



The River Crane is used by foraging kingfishers and other species.

The new vegetated buffer and wildlife friendly planting as well as new back gardens will provide additional foraging and shelter for typical urban bird species.

Nest Box Provision:

Two integrated swift bricks / boxes will be installed on the northern facets of buildings at least 4 m above ground.

Suitable examples include:

[Swift Brick Bird Boxes - Swift Nesting Boxes - Bird Brick Houses](#)



One nest box suitable for kestrel will be securely mounted on the roof (away from other bird and bat boxes) at least 5 m above ground level suitable examples include:





[Kestrel | NHBS Practical Conservation Equipment](#)

Registered Address: **Lynwood House, Crofton Road, Orpington, Kent. BR6 8QE** Company Number **7931959**

www.richardgravesassociates.com

Providing Trusted Ecological Advice



		<p>Two additional general purpose integrated bird nest bricks / boxes will be installed on northern and eastern facets of buildings at at least 3 m aboveground level. Suitable examples include:</p>  <p>Brick Nesting Boxes For Birds - Integrated Bird Habitats</p> <p>These features will be installed during construction of the new building.</p>
Invertebrates		<p>Bug Hotels</p> <p>Proposed locations for two 'Bug Hotels' are indicated on the plan where they will provide additional shelter and structure for invertebrates within suitable habitats.</p> <p>Suitable examples are illustrated below:</p> 

Registered Address: **Lynwood House, Crofton Road, Orpington, Kent. BR6 8QE** Company Number 7931959

www.richardgravesassociates.com

Providing Trusted Ecological Advice



Registered Address: **Lynwood House, Crofton Road, Orpington, Kent. BR6 8QE** Company Number **7931959**

www.richardgravesassociates.com

Providing Trusted Ecological Advice



Landscape Proposals Including Ecological Enhancements

Registered Address: **Lynwood House, Crofton Road, Orpington, Kent. BR6 8QE** Company Number **7931959**

www.richardgravesassociates.com

Providing Trusted Ecological Advice

Notes

Do not scale this drawing.
 All dimensions to be checked by the Contractor before construction proceeds.
 This drawing is the copyright of Stanford Eatwell Architecture Ltd and shall not be in any way used or reproduced without their prior written consent.

rev.	date.	des.
P1	18.11.24	LS



Key

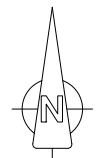
- A Block Reference
- Bat Brick / Box x2
(Height: 3-4m above ground)
- Bird Brick / Box (General Purpose) x2
(Height: Min' 3m above ground)
- Bird Brick / Box (Swift) x2
(Height: Min' 4m above ground)
- Bird Box (Kestrel) x1
(Height: Min' 5m above ground)
- Bug Hotel x2

Notes

Bat & Bird Brick / Box locations shown indicatively. Refer to Elevations and Sections for exact locations.

This plan has been prepared in line with the requirements and recommendations of the Ecology Consultant Richard Graves Associates.

This drawing has been produced pursuant to the submission in relation to the discharge Condition U0179074 of Planning Consent 22/2556/FUL.



Preliminary Issue

Stanford | Eatwell
 Architecture

Chartered Architects

Thornhill Park | Bishops Stortford | Herts | CM22 7WE

T 01279 874413
 E info@stanfordeatwell.co.uk
 W www.stanfordeatwell.co.uk

project **Gregg's Bakery Site, Twickenham
 London Square**

title **Ecological Enhancement Plan**

scale 1:200 @ A1 den LS

date November 2024 dsk RH

desig no. 1597-P-050 rev P1

Extract of Proposed Site Plan showing locations of bug hotels, bird & bat boxes

Notes

Do not scale this drawing.
All dimensions to be checked by the Contractor before construction proceeds.
This drawing is the copyright of Stanford Eatwell Architecture Ltd and shall not be in any way used or reproduced without their prior written consent.

rev.	date.	des.
T1	17.05.24	MB
Issued for Tender. Building heights amended. Building envelope enlarged 112.5mm (with 200mm cavities).		
T2	28.06.24	MB
Building key added. Rainwater pipe positions amended.		
T3	02.08.24	RH
External Materials Specification updated. Window & External Door references added.		
T4	05.11.24	LS
Bird Box location indicated.		



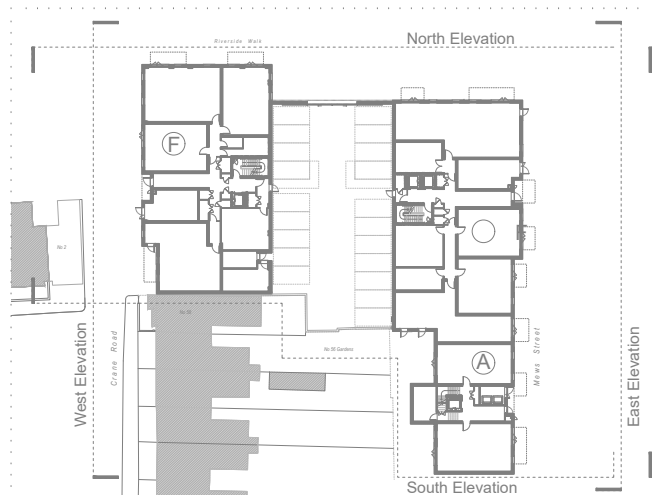
Key

- A Block Reference
- Bat Brick / Box x2
(Height: 3-4m above ground)
- Bird Brick / Box (General Purpose) x2
(Height: Min' 3m above ground)
- Bird Brick / Box (Swift) x2
(Height: Min' 4m above ground)
- Bird Box (Kestrel) x1
(Height: Min' 5m above ground)
- Bug Hotel x2

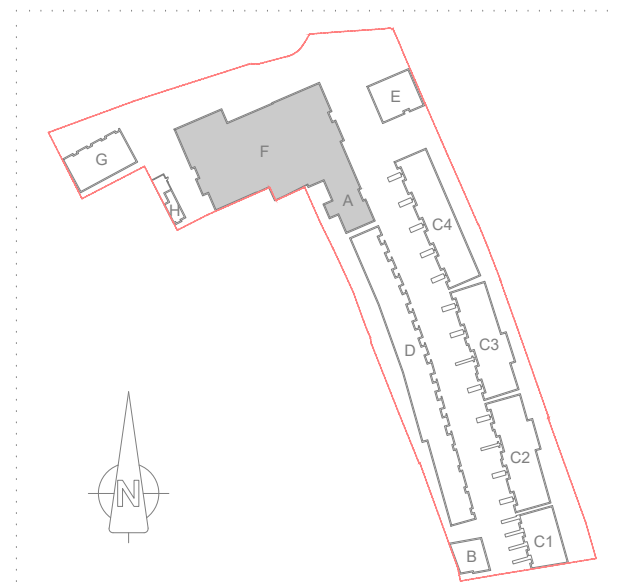
EXTERNAL MATERIALS SPECIFICATION

- External Walls:** Facing Brickwork laid in stretcher bond with flush pointed mortar
- Colours:**
- A Brown Buff Brick
Danehill Yellow
(with natural mortar)
 - B London Stock / Multi Buff
Crest Kingston Weathered Gault
(with natural mortar)
 - C Pink Buff Brick
FLB Lindfield Yellow Multi Stock
(with natural mortar)
 - D Dark Red Brick
Forterra Westcroft Red Multi
(with dark grey mortar)
 - E White Brick
Bespoke Karma White Handmade
(with white mortar)
- Roofs:** F Dark grey Standing Seam
- Windows:** G Timber/Aluminium Composite double glazed units to Acoustic Engineer's requirements.
* denotes opaque glass
** denotes dummy window
- Entrance Doors:** H To conform with AD/Q and incorporate sidelight / toplight as shown
- Garage Doors:** I Up and over opening doors
- Rainwater goods:** J Polyester Powder Coated Aluminium to match windows
- Copings:** K Anodised Aluminium copings to match windows
- Rooflights:** L Keylite (or similar)
- Window Box:** M Proprietary prefabricated PPC Metal window box to match window colour

Blocks A & F - Proposed East Elevation (Mews Street). (Scale 1:100 @ A1)



Key Plan. (Scale 1:500 @ A1)



Key Plan Scale 1:1250

Issued for Tender

Stanford | Eatwell
Architecture
Chartered Architects

Threemhall Park | Bishops Cleeve | Herts | CM22 7WE

T 01279 874413
E www.stanfordeatwell.co.uk
W www.stanfordeatwell.co.uk

project **Gregg's Bakery Site, Twickenham London Square**

title **Blocks A & F - Proposed East Elevation**

scale 1:100 @ A1	des MB
date July 2020	chk RH

dig no. 1597-AF-401	rev T4
----------------------------	--------

Notes

Do not scale this drawing.
All dimensions to be checked by the Contractor before construction proceeds.
This drawing is the copyright of Stanford Eatwell Architecture Ltd and shall not be in any way used or reproduced without their prior written consent.

rev.	date.	des.
T1	17.05.24	MB
Issued for Tender. Building heights amended. Building envelope enlarged 112.5mm (with 200mm cavities).		
T2	28.06.24	MB
Building key added. Rainwater pipe positions amended.		
T3	02.08.24	RH
External Materials Specification updated. Window & External Door references added.		
T4	05.11.24	LS
Bat Box location indicated.		



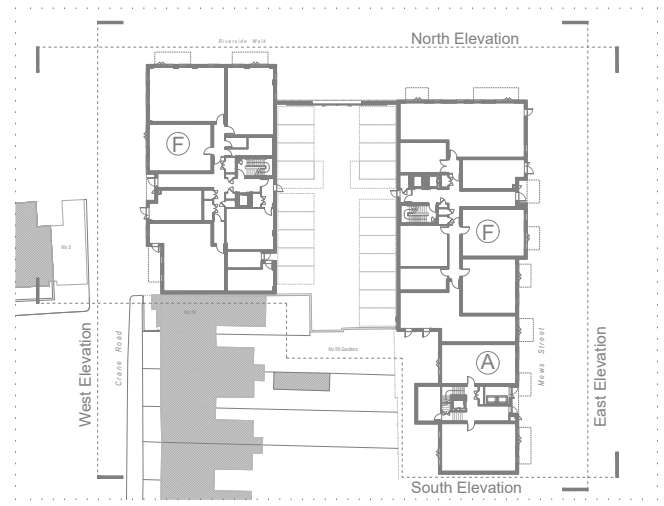
Key

- (A) Block Reference
- Bat Brick / Box x2 (Height: 3-4m above ground)
- Bird Brick / Box (General Purpose) x2 (Height: Min' 3m above ground)
- Bird Brick / Box (Swift) x2 (Height: Min' 4m above ground)
- Bird Box (Kestrel) x1 (Height: Min' 5m above ground)
- Bug Hotel x2

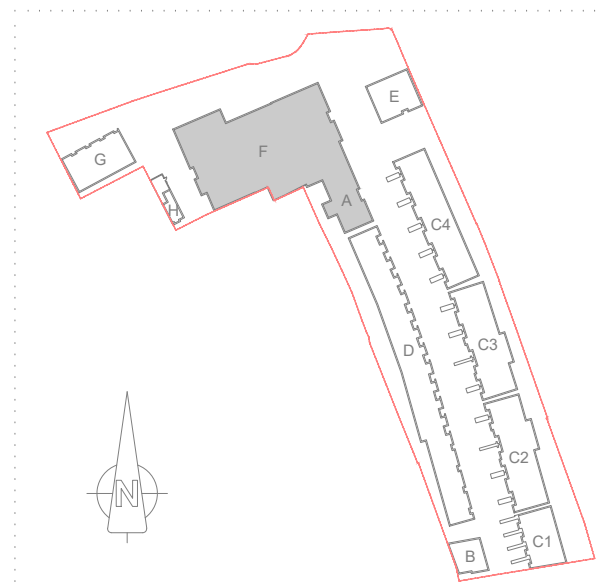
EXTERNAL MATERIALS SPECIFICATION

- External Walls:** Facing Brickwork laid in stretcher bond with flush pointed mortar
- Colours:**
- (A) Brown Buff Brick Danehill Yellow (with natural mortar)
 - (B) London Stock / Multi Buff Crest Kingston Weathered Gault (with natural mortar)
 - (C) Pink Buff Brick FLB Lindfield Yellow Multi Stock (with natural mortar)
 - (D) Dark Red Brick Forterra Westcroft Red Multi (with dark grey mortar)
 - (E) White Brick Bespoke Karma White Handmade (with white mortar)
- Roofs:** (F) Dark grey Standing Seam
- Windows:** (G) Timber/Aluminium Composite double glazed units to Acoustic Engineer's requirements.
* denotes opaque glass
** denotes dummy window
- Entrance Doors:** (H) To conform with AD/Q and incorporate sidelight / toplight as shown
- Garage Doors:** (I) Up and over opening doors
- Rainwater goods:** (J) Polyester Powder Coated Aluminium to match windows
- Copings:** (K) Anodised Aluminium copings to match windows
- Rooflights:** (L) Keylite (or similar)
- Window Box:** (M) Proprietary prefabricated PPC Metal window box to match window colour

Blocks A & F - Proposed West Elevation (Crane Road). (Scale 1:100 @ A1)



Key Plan. (Scale 1:500 @ A1)



Key Plan Scale 1:1250

Issued for Tender

Stanford | Eatwell
Architecture
Chartered Architects

Threnhall Park | Bishops Stortford | Herts | CM22 7WE

T 01279 874413
E www.stanfordeatwell.co.uk
W www.stanfordeatwell.co.uk

project **Gregg's Bakery Site, Twickenham London Square**

title **Blocks A & F - Proposed West Elevation**

scale 1:100 @ A1	des MB
date July 2020	chk RH

dig no. 1597-AF-403	rev T4
----------------------------	---------------

Notes

Do not scale this drawing.
All dimensions to be checked by the Contractor before construction proceeds.
This drawing is the copyright of Stanford Eatwell Architecture Ltd and shall not be in any way used or reproduced without their prior written consent.

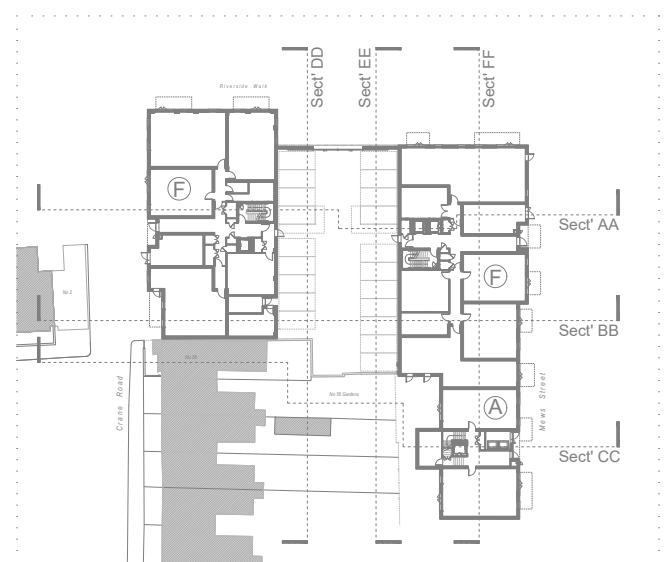
rev.	date	des.
T1	17.05.24	MB
Issued for Tender. Building heights amended. Building envelope enlarged 112.5mm (with 200mm cavities).		
T2	28.06.24	MB
Building key added. Rainwater pipe positions amended.		
T3	02.08.24	LS
Window & External Door References added.		
T4	05.11.24	LS
Bird Box location indicated.		



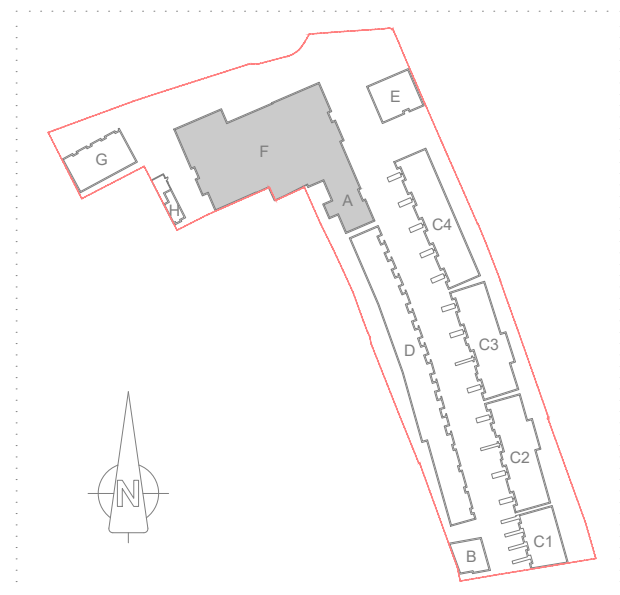
Key

- A Block Reference
- Bat Brick / Box x2
(Height: 3-4m above ground)
- Bird Brick / Box (General Purpose) x2
(Height: Min' 3m above ground)
- Bird Brick / Box (Swift) x2
(Height: Min' 4m above ground)
- Bird Box (Kestrel) x1
(Height: Min' 5m above ground)
- Bug Hotel x2

Blocks A & F - Section DD. (Scale 1:100 @ A1)



Key Plan. (Scale 1:500 @ A1)



Key Plan

Scale 1:1250

Issued for Tender

Stanford | Eatwell
Architecture
Chartered Architects

Thornhall Park | Bishops Stortford | Herts | CM22 7WE

T 01279 874413
E stanford@stanfordeatwell.co.uk
W www.stanfordeatwell.co.uk

project **Gregg's Bakery Site, Twickenham London Square**

title **Blocks A & F - Proposed Section DD**

scale 1:100 @ A1	des MB
date July 2020	chk RH

dig no. 1597-AF-503	rev T4
----------------------------	---------------

Notes

Do not scale this drawing.
All dimensions to be checked by the Contractor before construction proceeds.
This drawing is the copyright of Stanford Eatwell Architecture Ltd and shall not be in any way used or reproduced without their prior written consent.

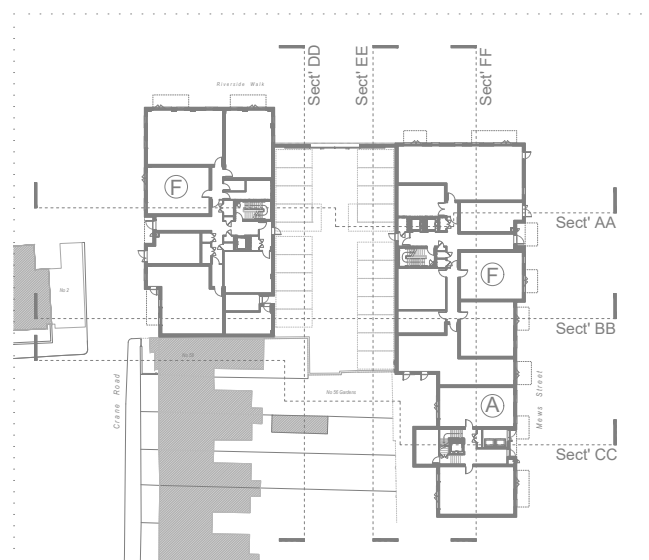
rev.	date	des.
T1	17.05.24	MB
Issued for Tender. Building heights amended. Building envelope enlarged 112.5mm (with 200mm cavities).		
T2	28.06.24	MB
Building key added. Rainwater pipe positions amended.		
T3	02.08.24	LS
Window & external door references added. Plant Room & Cycle Store doors added in undercroft.		
T4	05.11.24	LS
Bat Box location indicated.		



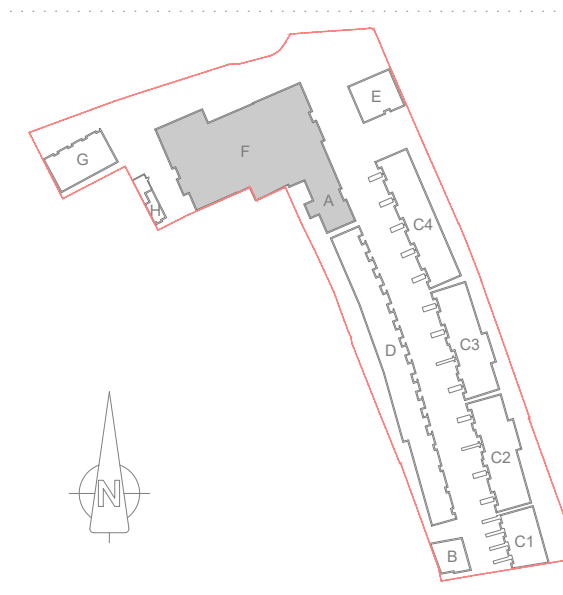
Key

- A Block Reference
- Bat Brick / Box x2
(Height: 3-4m above ground)
- Bird Brick / Box (General Purpose) x2
(Height: Min' 3m above ground)
- Bird Brick / Box (Swift) x2
(Height: Min' 4m above ground)
- Bird Box (Kestrel) x1
(Height: Min' 5m above ground)
- Bug Hotel x2

Blocks A & F - Section EE. (Scale 1:100 @ A1)



Key Plan. (Scale 1:500 @ A1)



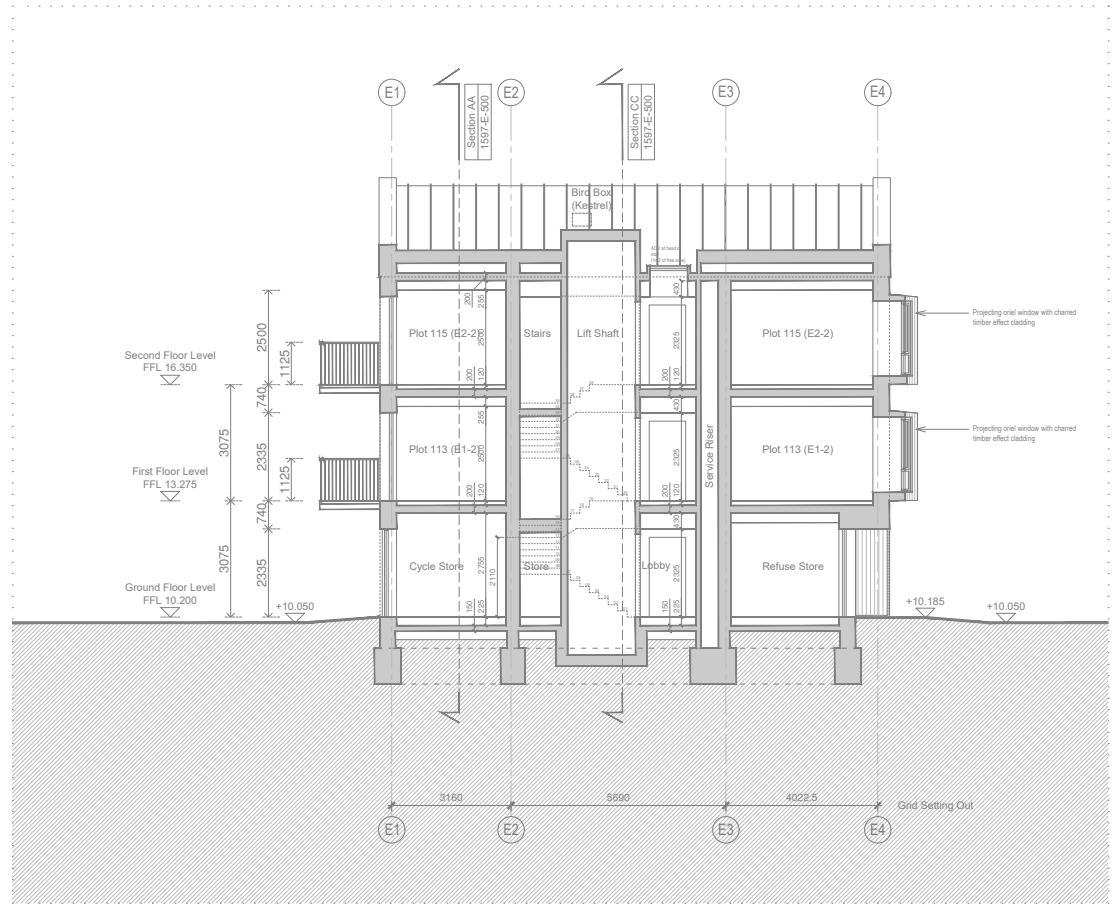
Key Plan

Scale 1:1250

Issued for Tender	
Stanford Eatwell Architecture Chartered Architects	
<small>Thornhall Park Bishops Cleeve Herts CM22 7WE</small>	
<small>T 01279 874413 E www.stanfordeatwell.co.uk W www.stanfordeatwell.co.uk</small>	
project Gregg's Bakery Site, Twickenham London Square	
title Blocks A & F - Proposed Section EE	
scale 1:100 @ A1	des MB
date July 2020	chk RH
des no. 1597-AF-504	rev T4



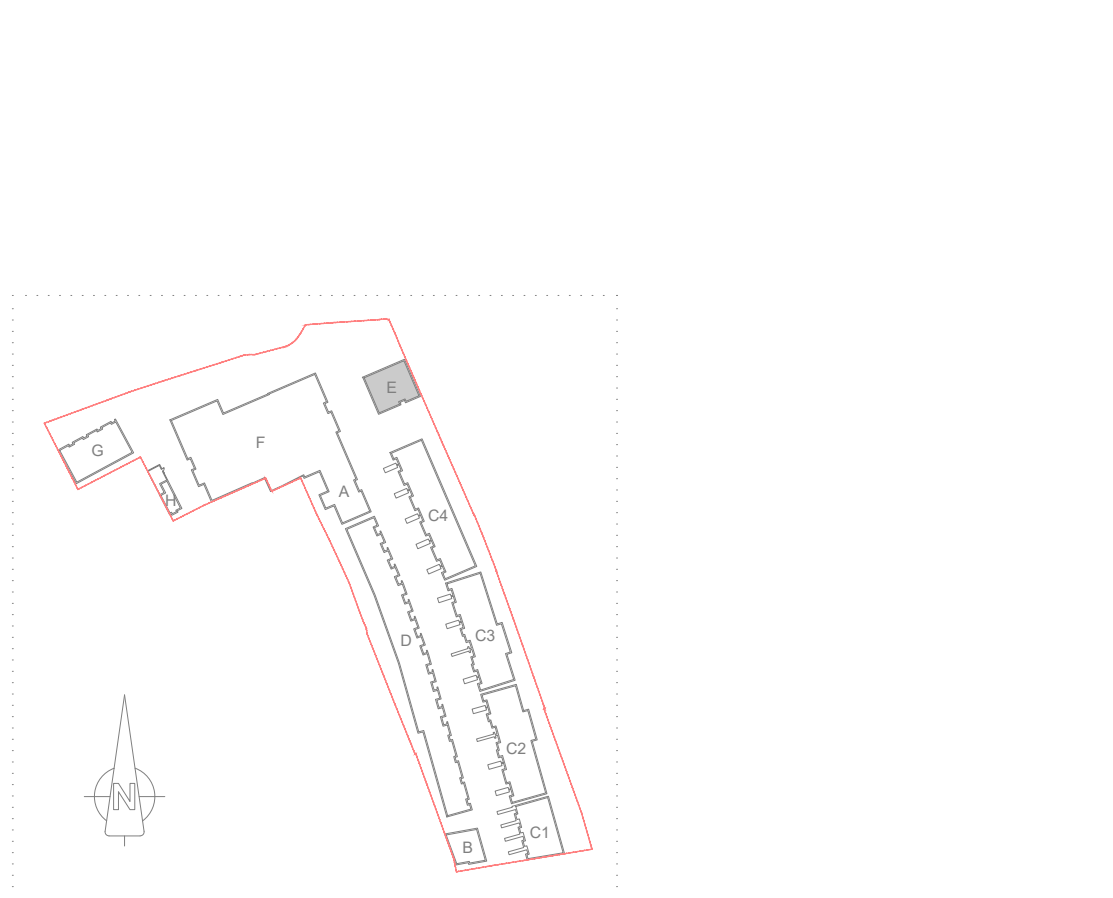
Blocks E - Section AA. (Scale 1:100 @ A1)



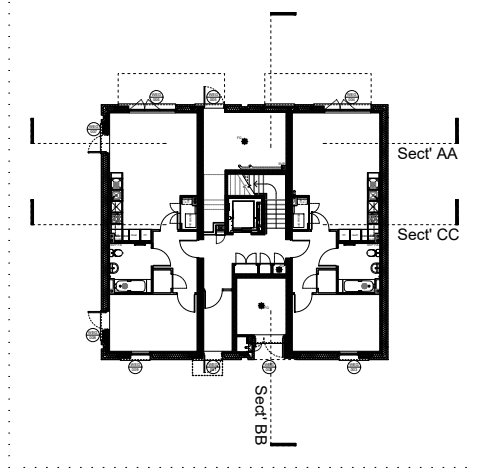
Blocks E - Section BB. (Scale 1:100 @ A1)



Blocks E - Section CC. (Scale 1:100 @ A1)



Key Plan Scale 1:1250



Key Plan. (NTS)

Notes

Do not scale this drawing.
All dimensions to be checked by the Contractor before construction proceeds.
This drawing is the copyright of Stanford Eatwell Architecture Ltd and shall not be in any way used or reproduced without their prior written consent.

rev.	date	des.
P1	26.06.20	MB
T1	24.08.20	MB
T2	20.02.24	MB
T3	17.05.24	MB
T4	28.06.24	MB
T5	18.11.24	LS

Key

- A Block Reference
- Bat Brick / Box x2
(Height: 3-4m above ground)
- Bird Brick / Box (General Purpose) x2
(Height: Min' 3m above ground)
- Bird Brick / Box (Swift) x2
(Height: Min' 4m above ground)
- Bird Box (Kestrel) x1
(Height: Min' 5m above ground)
- Bug Hotel x2

Issued for Tender

Stanford | Eatwell
Architecture
Chartered Architects

Thornhall Park | Bishops Cleeve | Herts | CM22 7WE

T 01279 874413
E stanford@stanfordeatwell.co.uk
W www.stanfordeatwell.co.uk

project **Gregg's Bakery Site, Twickenham London Square**

title **Blocks E - Proposed Sections**

scale	1:10 & 1:100 @ A1	des	MB
date	June 2020	chk	RH

des. no.	1597-E-500	rev	T5
----------	------------	-----	----

Notes

Do not scale this drawing.
All dimensions to be checked by the Contractor before construction proceeds.
This drawing is the copyright of Stanford Eatwell Technical Ltd and shall not be in any way used or reproduced without their prior written consent.

rev.	date.	des.
P1	19.06.20	AM
P2	20.02.24	LS
T1	30.05.24	LS
T2	28.06.24	MB
T3	02.08.24	LS
T4	31.10.24	LS

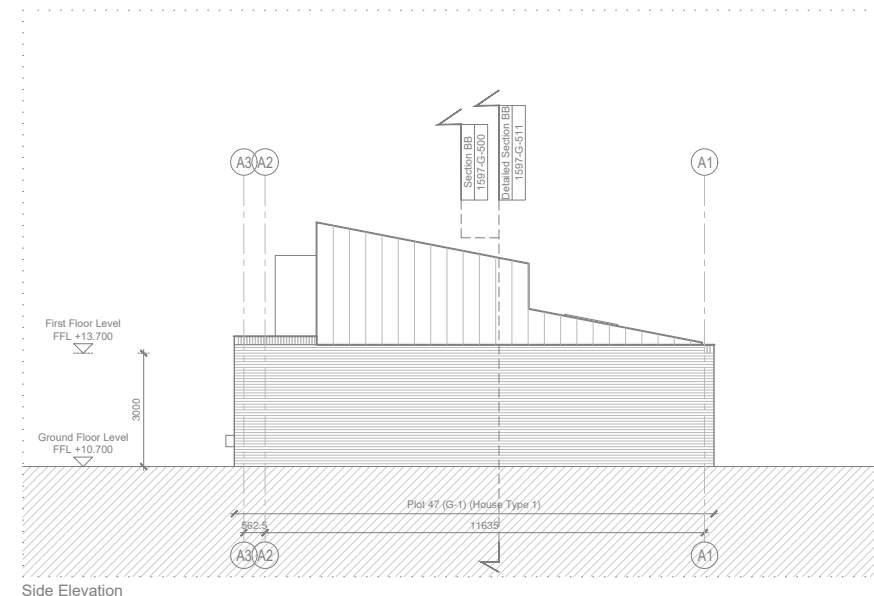
- Key**
- A Block Reference
 - Bat Brick / Box x2
(Height: 3-4m above ground)
 - Bird Brick / Box (General Purpose) x2
(Height: Min' 3m above ground)
 - Bird Brick / Box (Swift) x2
(Height: Min' 4m above ground)
 - Bird Box (Kestrel) x1
(Height: Min' 5m above ground)
 - Bug Hotel x2

EXTERNAL MATERIALS SPECIFICATION

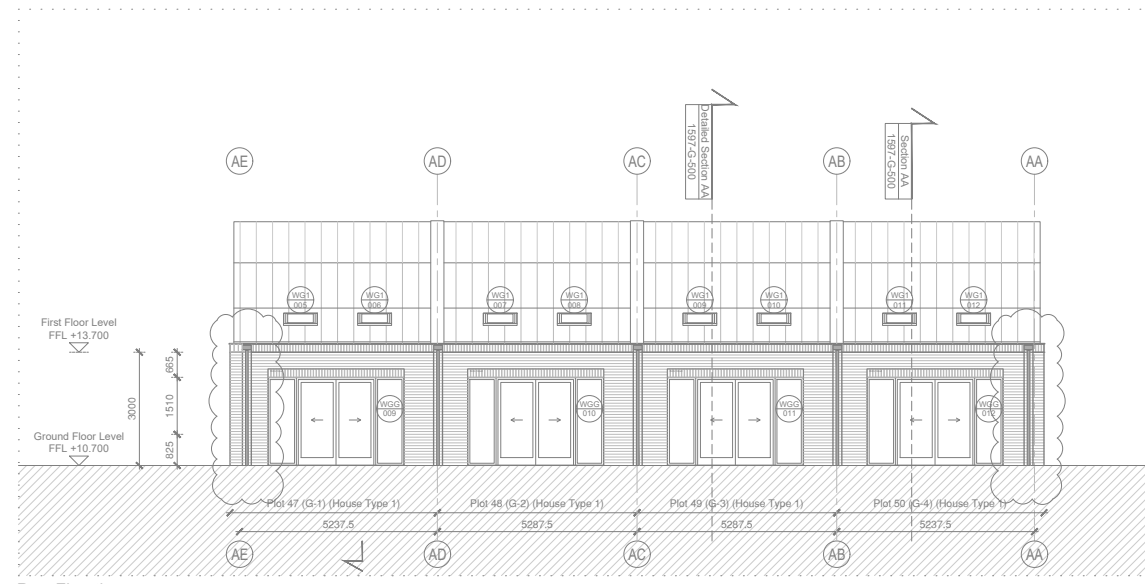
- External Walls:** Facing Brickwork laid in stretcher bond with flush pointed mortar
- Colours:**
- A Brown Buff Brick
Danehill Yellow
(with Natural mortar)
 - B London Stock / Multi Buff
Crest Kingston Weathered Gault
(with natural mortar)
 - C Pink Buff Brick
FLB Lindfield Yellow Multi Stock
(with natural mortar)
 - D Dark Red Brick
Fortuna Westcroft Red Multi
(with dark grey mortar)
 - E White Brick
Bespoke Karma White Handmade
(with white mortar)
- Roofs:** F Dark grey Standing Seam
- Windows:** G Timber/Aluminium Composite double glazed units to Acoustic Engineer's requirements.
* denotes opaque glass
** denotes dummy window
- Entrance Doors:** H To conform with AD/Q and incorporate sidelight / toplight as shown
- Garage Doors:** I Up and over opening doors
- Rainwater goods:** J Polyester Powder Coated Aluminium to match windows
- Copings:** K Anodised Aluminium copings to match windows
- Rooflights:** L Keylite (or similar)
- Window Box:** M Proprietary prefabricated PPC Metal window box to match window colour



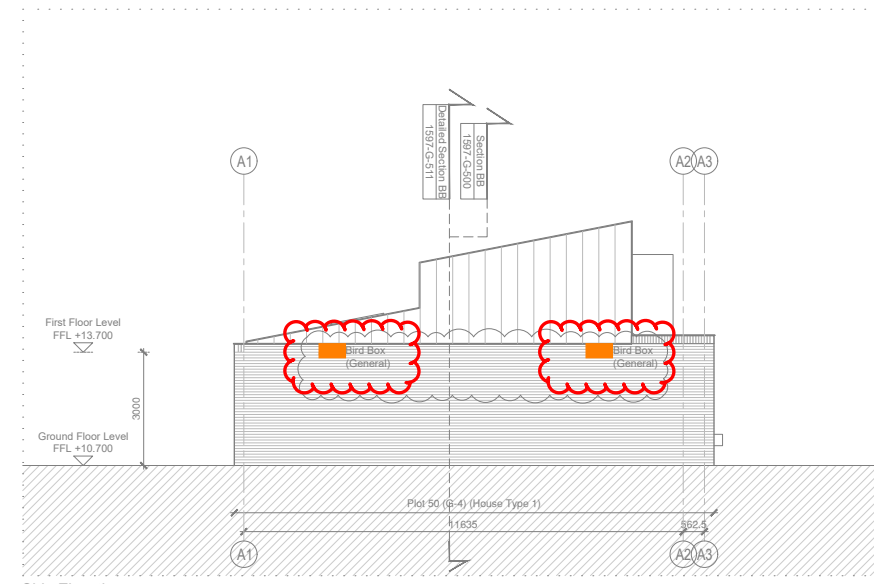
Front Elevation



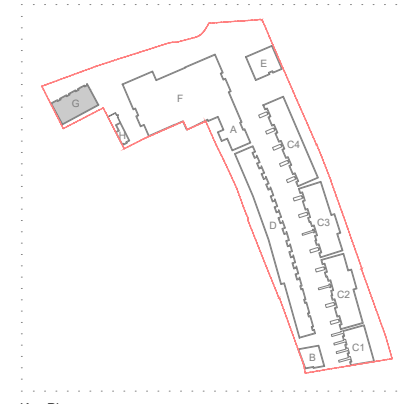
Side Elevation



Rear Elevation



Side Elevation



Key Plan

Scale 1:1250

Issued for Tender

Stanford | Eatwell
Technical
Architectural Technicians
Thremhall Park | Bishops Cleeve | Leics | CM22 7WE
T 01279 874413
F 01279 874417
E technical@stanfordeatwell.co.uk

project **Gregg's Bakery Site, Twickenham London Square**

title **Blocks G - Proposed Elevations**

scale 1:100 @ A1
date June 2020

des MB
chk RH
rev T4

1597-G-400