

J:\JOB FILES\D2913 LAND AT WATERBRIDGE MILL, NEWBURY\DRAWINGS\07 FABRIK\02 PHOTOSHOP



LEGEND

	SITE BOUNDARY		SPINE STREET
	RESIDENTIAL BLOCK		SECONDARY STREET
	HOMES FOR OLDER PEOPLE		TERTIARY STREET
	CONVENIENCE STORE		PRIVATE DRIVE
	COMMUNITY FACILITIES		RAISED TABLE
	WETLAND FEATURE		PROPOSED FOOTPATH
	PROPOSED OPEN SPACE		WATERCOURSE
	PRIVATE GARDEN		PUBLIC RIGHT OF WAY
	COMMUNITY GARDEN		PROPOSED TREE
	GREEN CORRIDOR		MOBILITY HUB
	EXISTING TREE		BUS TURNING AREA
	WOODLAND PLAY AREA		

ELEMENT	AMOUNT	UNIT
TOTAL SITE AREA	22.45	HA
ACCESS/SPINE STREET/ADDITIONAL HIGHWAYS LAND	1.40	HA
WOODLAND/TREE BELT	2.52	HA
ECOLOGICAL POND	0.99	HA
CONVENIENCE STORE	0.41	HA
COMMUNITY BUILDING	0.10	HA
HEALTH AND WELLBEING CENTRE	0.33	HA
WOODLAND PLAY AREA	0.10	HA
RESIDENTIAL AREA	9.25	HA
NET DENSITY	38 DPH	DPH
DWELLINGS	350	NO
POPULATION	805	NO
OPEN SPACE MINIMUM REQUIREMENT	1.92	HA
OPEN SPACE QUALITY STANDARD	2.58	HA
OPEN SPACE PROVISION (EXCLUDES PONDS)	7.35	HA

REV.	DESCRIPTION	APP. DATE
A	CLIENT COMMENTS	SD 14/7/20
B	MINOR AMENDMENTS	LW 19/7/21
C	CLIENT COMMENTS	NT 4/10/21
D	CLIENT COMMENTS	LW 21/10/21
E	UPDATES TO THE SCHEDULE	SD 25/10/21

fabrik

PROJECT TITLE
LAND AT WATERMILL BRIDGE, NEWBURY

DRAWING TITLE
CONCEPT PLAN

ISSUED BY London **T:** 020 7620 1453

DATE OCT 2021 **DRAWN** SD

SCALE@A2 1:2000 **CHECKED** AB

STATUS ISSUE **APPROVED** BS

DWG. NO. D2913_209_REVE

Notes:

- This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
- Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on this drawing.

© fabrik ltd.