



**KEY**

- DESIGNATED PRIVATE OPEN SPACE  
3108m<sup>2</sup>
- DESIGNATED PUBLIC OPEN SPACE  
1207m<sup>2</sup>
- COMMUNAL PRIVATE SPACE TO PHASE 3 COURTYARD  
1830m<sup>2</sup>
- PUBLICLY ACCESSIBLE COMMUNITY GARDEN  
368m<sup>2</sup>
- PRIVATELY MANAGED CRECHE AREA  
103m<sup>2</sup>
- GAIN IN OPEN SPACE  
1892m<sup>2</sup>
- MANAGEMENT SPACE
- PHASE 2 PLAY SPACE (COMBINATION OF EQUIPPED, NATURAL AND OPEN RECREATIONAL PLAY SPACE) - 2007m<sup>2</sup>
- PHASE 3 PLAY SPACE (COMBINATION OF EQUIPPED, NATURAL AND OPEN RECREATIONAL PLAY SPACE) - 1595m<sup>2</sup>

- Retained Designated Private Open Space area post Phase 2 & 3 development: 3,108m<sup>2</sup>
- Proposed Phase 2 Building Footprint area: 962m<sup>2</sup>
- Proposed uplift in Open Space area: 1,892m<sup>2</sup>
- Proposed/relocated Publicly Accessible Community Garden area: 368m<sup>2</sup>
- Proposed/relocated Privately Managed Creche area: 103m<sup>2</sup>
- Proposed Private Communal Gardens to Phase 3: 1,830m<sup>2</sup>
- Loss of Designated Private Open Space: 1,577m<sup>2</sup>
- Gain in Open Space: 1,892m<sup>2</sup>
- Net Gain: 1,892 - 1,577 = 315m<sup>2</sup>

- Notes**
1. This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
  2. 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 the drawing.
  3. The original of this drawing has coloured lines. Do not rely on the monochrome copy.

No.	Date	Reason	DY	Name
P1	29/04/2022	ISSUED FOR PLANNING		
Revisions				



First Floor  
4-8 Emerson Street  
London  
SE1 9DU

T: 0207 620 1453  
F: 0207 261 9126  
E: london@fabrikuk.com  
W: www.fabrikuk.com

Project  
**ABBEY AREA PHASE 3 for WATES**

Drawing  
**Proposed Open Space - Phase 2 & 3**

Scale	Date	Approved	Checked	Drawn
As indicated@A1	13/04/22	MB	DY	LR

Project No.	Drawing No.	Revision
D2857	D2857-FAB-S1-XX-DR-L-9201	P1

- Preliminary
- Issued for Design/Information
- Issued for Planning Approval
- Issued for Tender
- Issued for Construction
- As Built