

Old Town, Newbury

House Type Booklet

November 2024

LOCHAILORT

General Drawing Notes:

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4. All drawings are in accordance with the Nationally Described Space Standards (NDSS).

OLD TOWN, NEWBURY

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PROJECT SUMMARY

OLD TOWN, NEWBURY.

Courtyard-by-Courtyard Summary

TABLE 1

	Old Town, Newbury - Residential Scheme (19401)											
	Total Plots	Total Sqm.	Total Sqft.	House	Duplex Maisonette:	Duplex Flat	Flat	Beds				
Court Yard Name:								1	2	3	4	5
Artist Mews	16	1378.7	14840.2	11	5	0	0	1	11	3	1	0
Eagle Yard	9	794.1	8547.6	6	3	0	0	1	5	2	1	0
Crown Court	17	1543.8	16617.3	10	7	0	0	1	5	10	1	0
Alma Court	44	3999.7	43052.4	25	19	0	0	5	13	21	5	0
Vicotria Court & Edward House	82	4229.2	45522.7	0	2	17	63	69	11	2	0	0
Ashton Thicket & Ashton Court	19	1417.5	15257.8	6	8	0	5	8	2	9	0	0
Plentys Place & Smiths Yard	50	3914.2	42132.1	22	10	6	11	14	21	11	4	0
Iron Yard	53	3033.3	32650.1	0	5	5	43	40	12	1	0	0
Falkland Place	27	2383.7	25657.9	24	1	0	0	0	16	10	1	0
Concierge	1	169.5	1824.5									
Commercial	5	342.6	3687.7									
Grand Total No of Plots:	317			104	60	28	122	139	96	69	13	0
Total Residential GIA (sq.m.):				22,694				44%	30%	22%	4%	0%
Total Concierge/Gym Facility (sq.m):				169.50								
Grand Total (sq.m):				23,206								
Grand Total (sq.ft.):				249,790								
Total Net Gross (sq.ft.):				31,145								
Total GIA & Gross (sq.ft.):				280,935								
								317				

Gross Breakdown

TABLE 2

Courtyard	Garages	Cycle Stores	GSHP Plant Rooms	Stair Cores & Communal Areas	Bin Stores	Total (Sqm)	Total Sqft.	Roof Terrace Area	Balconies	
Artist Mews & Eagle Yard	0	34.6	0	0	43.5	78.1	840.7	140	0	
Crown Court	0	14.6	0	0	40	54.6	587.7	110.2	11.4	
Falkland Place	43.9	12.1	52.5	0	38.9	147.4	1586.6	59.9	9.8	
Smith's Yard	127.8	14.8	40.2	0	20	202.8	2182.9	119	0	
Alma Court & Ashton Court	0	44.3	11.9	55.25	65.3	176.75	1902.5	380.3	38.5	
Victoria & Edward House	0	44.3	32	1345.7	24.1	1446.1	15565.7	40.6	210.5	
Plenty's Place	0	0	0	219.4	7.8	227.2	2445.6	97.5	61.1	
Iron Yard	0	89.8	0	485.5	42	617.3	6644.6	129.2	83.8	
TOTAL		171.7	254.5	136.6	2105.85	281.6	2950.25	31756.2	1076.7	415.1
								Total (Sqm)		1491.8

TABLE 3

Dwelling Summary						
	H	CH	M/DM	DF	F	Total
1B	0	0	19	6	114	139
2B	44	3	23	20	6	96
3B	47	0	18	2	2	69
4B	13	0	0	0	0	13
Total	104	3	60	28	122	317

TABLE 4

Amenity Summary	
Type of Amenity	Number of Plots
Private Front Garden	34
Private Rear Garden	9
Shared Garden	12
Roof Terrace	61
Shared Roof Terrace	2
Balcony	64
Frontage Amenity	36
Side Amenity	3
Shared Amenity	4
Community Amenity	123
Total	348

TABLE 5

Proposed Average Unit Size						
Number of Beds:	1B	2B	3B	4B	GRAND TOTAL:	AVE. UNIT SIZE (sq.ft):
Total Number of Dwellings	139	96	69	13	317	770.6
Total Sqft.	72009.4	82024.1	71470.1	18774.4	244278.1	
Total Sqm.	6689.9	7620.3	6639.8	1744.2	22694.2	
Average Unit Size Sqft.	518.1	854.4	1035.8	1444.2	-	
Average Unit Size Sqm.	48.1	79.4	96.2	134.2	-	

Summary - The Proposal (In Numbers)

This section contains various Schedules that illustrate the following;

- **Table 1: Courtyard-by-Courtyard Summary.**
 - This table summarises the GIA, unit typology and number of bedrooms within each Courtyard. The figures at the bottom of this table are the pertinent points, describing the total GIA's.
- **Table 2: Gross Breakdown.**
 - This table breaks down the 'Gross Areas', i.e. the floor area that is not habitable, such as communal corridors, communal stairs, Garages etc.
- **Table 3: Dwelling Summary.**
 - This table illustrates at a glance how many Houses (H), Duplex Maisonettes (DM), Duplex Flats (DF) and Flats (F) are proposed.
- **Table 4: Amenity Summary.**
 - This table denotes the types and quantum of amenities proposed, such as gardens, balconies etc.
- **Table 5: Proposed Average Unit Size.**
 - This table illustrates the average GIA for 1, 2, 3, and 4 bed dwellings.

Additional Information:

- Car Parking: 80
- Cycle Parking: 495 Cycles (Inc. 184 within the multi-storey Car Park).
- Number of lifts: 8
- Surface Material: 54,151sq.ft



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BATHOLMEW STREET.



BUILD-OVER

ROOF TERRACE.

STONE CAR

FEATURE B

RENDER

"INFILL" BRICK

POTS + BISTRO TABLE

RENDER

BLACK FRAME
WINDOWS

UNIT 1 + PLOTS 1+2

PLOT 3

PLOT 4

PLOT 5

GROUND FLOOR RETAIL WITH
2 X MAISONNETTES.

"CONVERTED" ARTIST
WORKSHOP

"THE ART HOUSE"

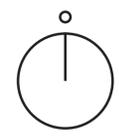
ARTIST MEWS

The Globe Inn

OLD TOWN, NEWBURY.



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REV	DESCRIPTION	DRN	CHD	DATE	
■	PRELIMINARY	□	INFORMATION	□	TENDER
□	CONSTRUCTION	□	AS BUILT		

SCALE 1:100 @ A1 DATE APR. 2024

DRAWN TNM CHK JAL

DRAWING NO. 19401/100 REV -

TITLE Old Town, Newbury.

DETAILS Ground Floor Plan, Artist Mews.



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DRAWING NO. 19401/101 REV -

TITLE Old Town, Newbury.

DETAILS First Floor Plan, Artist Mews.

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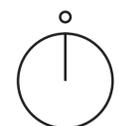
SCALE 1:100

The Globe Inn

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DRAWING NO.	19401/102	REV	-		
TITLE	Old Town, Newbury.				
DETAILS	Second Floor Plan, Artist Mews.				

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Roof Lights Examples



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DRAWN TNM CHK JAL

DRAWING NO. 19401/103 REV -

TITLE Old Town, Newbury.

DETAILS Roof Plan, Artist Mews.

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THE GLOBE. Pedestrian Access to ARTIST'S MEWS. Pedestrian Access to ARTIST'S MEWS. BARTHOLOMEW STREET. 1 BS



BARTHOLOMEW STREET. Pedestrian Access to ARTIST'S MEWS. External Stair To Plots 1&2. THE ARTHOUSE. ARTIST'S MEWS (North) ELEVATION. 1 AM



Pedestrian Access to Bartholomew Street. Pedestrian Access to Bartholomew Street. ARTIST'S MEWS (North) ELEVATION. 2 AM



Pedestrian Access to EAGLE YARD. THE GALLERY. ARTIST'S MEWS (North) ELEVATION. 3 AM



KILN HOUSE. THE GALLERY. Pedestrian Access to ARTIST'S MEWS (South). Refuse Store. BARTHOLOMEW STREET. ARTIST'S MEWS (North) ELEVATION. 4 AM

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DRAWN JPG CHK JAL

DRAWING NO. 19401/104 REV -

TITLE Old Town, Newbury.

DETAILS Elevations, Bartholomew Street & Artist's Mews (North).

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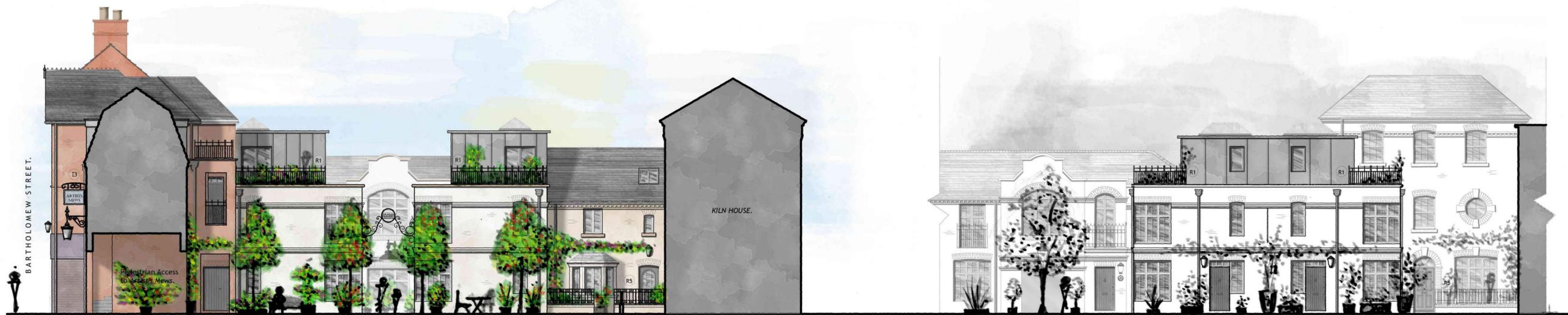
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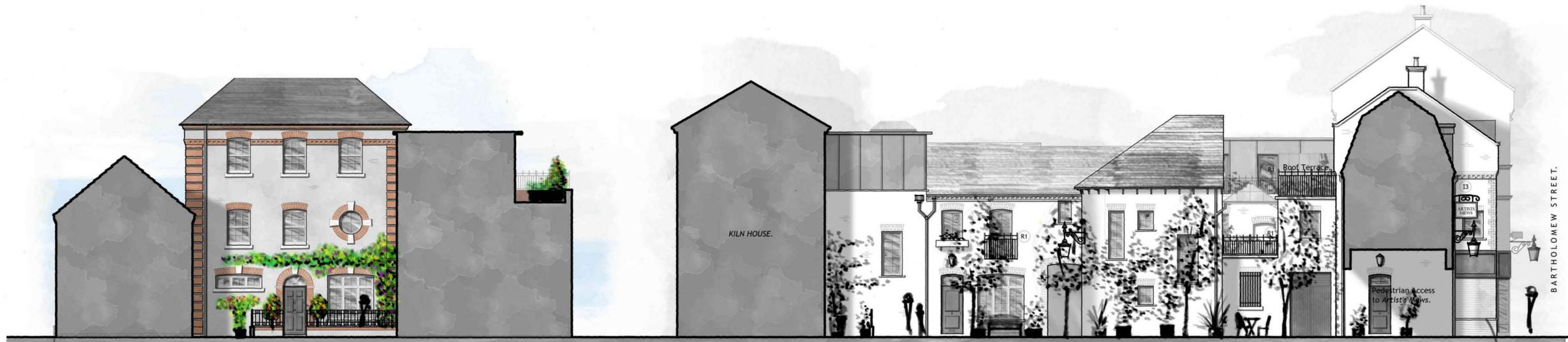
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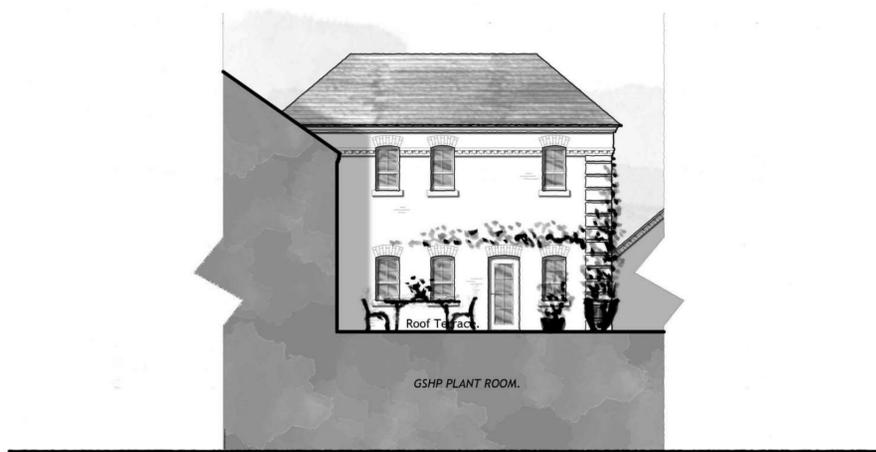
ARTIST'S MEWS (South) ELEVATION. 6 AM

ARTIST'S MEWS (South) ELEVATION. 7 AM



ARTIST'S MEWS (South) ELEVATION. 8 AM

ARTIST'S MEWS (South) ELEVATION. 9 AM



ARTIST'S MEWS (South) ELEVATION. 10 AM

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DRAWN OCN CHK JAL

DRAWING NO. 19401/105 REV -

TITLE Old Town, Newbury.

DETAILS Elevations, Artist Mews (South).

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EAGLE YARD

OLD TOWN, NEWBURY.

SCHEDULE OF ACCOMODATION

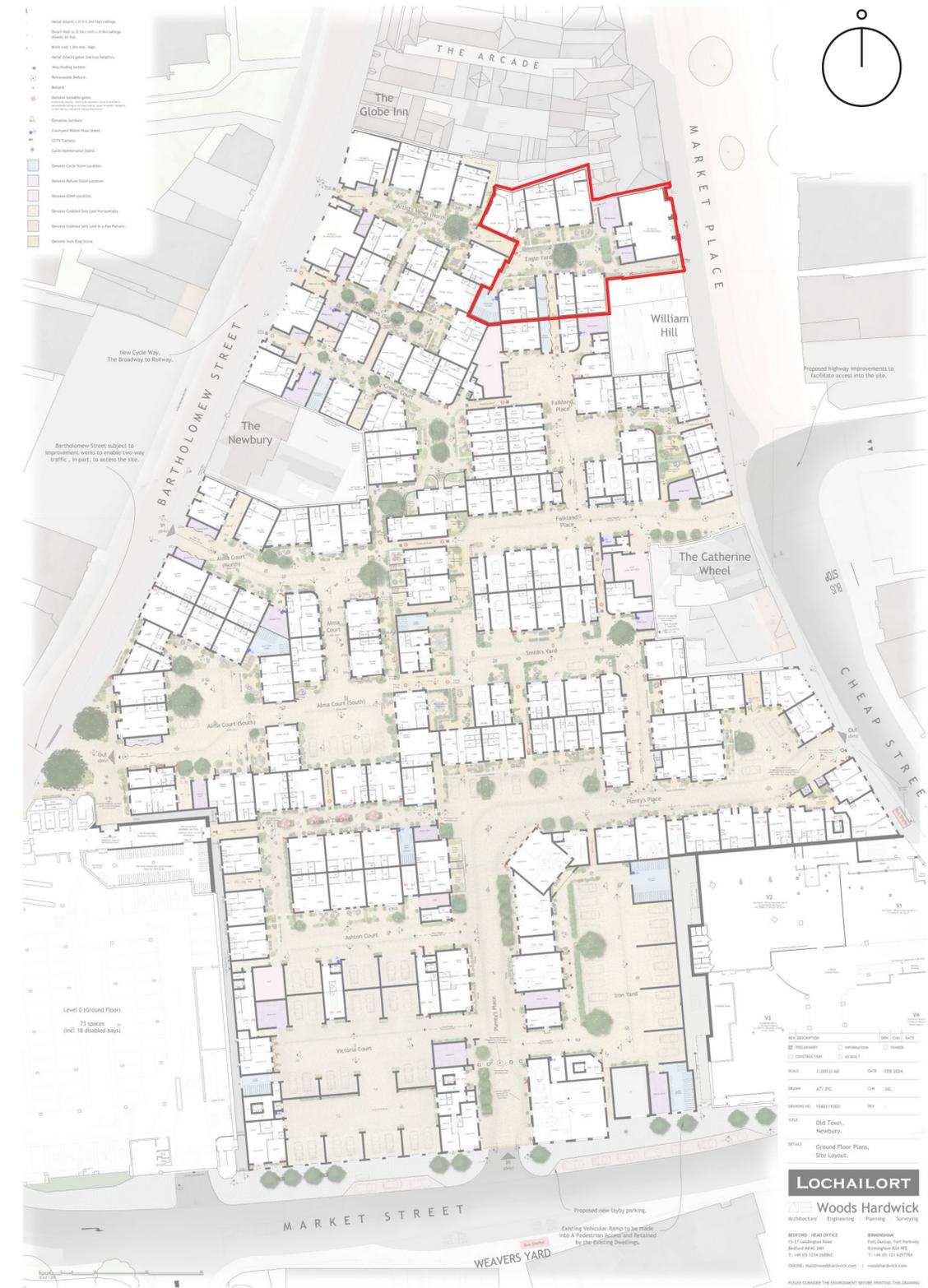
Courtyard	Plot Code	Plot	Plot Name	Number of Bedrooms 2B3P	Area		House Typology
					Sqm 70.2	Sqft 755.6	
Eagle Yard	5-H-2B-FA-CPO-756	5	-	2B3P			House
	6-H-2B-PG-OS-1083	6	-	3B4P	100.6	1082.8	House
	7-H-2B-PG-CPO-859	7	-	2B3P	79.8	859	House
	8-H-3B-PG-OS-1509	8	-	4B7P	140.2	1509.1	House
	9-DM-2B-RT-CPO-915	9	Eagle House	2B4P	85	914.9	Duplex Maisonette
	10-DM-1B-RT-CPO-587	10	Eagle House	1B2P	54.5	586.6	Duplex Maisonette
	11-DM-2B-RT-CPO-927	11	Eagle House	2B3P	86.1	926.8	Duplex Maisonette
	12-H-2B-FA-CPO-770	12	-	2B3P	71.5	769.6	House
	13-H-3B-RT-OS-1139	13	Eagle Lodge	3B5P	105.8	1138.8	House
	14-H-2B-PG-CPO-760	14	-	2B3P	70.6	759.9	House

Plot Code Key:

'PLOT-TYOLOGY-BEDROOMS-AMENITY-
PARKING-SQFT'

- Plot Reference**
- Typology:**
 - House | H
 - Duplex Maisonette | DM
 - Duplex Flat | DF
 - Flat | F
 - Coach House | CH
- Number of Bedrooms**
- Amenity:**
 - Private Garden | PG
 - Shared Garden | SG
 - Roof Terrace | RT
 - Balcony | B
 - Frontage Amenity | FA
- Parking:**
 - On-plot | OP
 - Garage | GAR
 - Communal Parking Opportunity | CPO
 - Parking Court | PC
 - On-Site | OS
- Area in Square Foot.**

EAGLE YARD KEY PLAN 1:200 @ A0



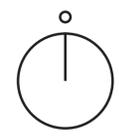


OLD TOWN, NEWBURY.

MARKET PLACE

William Hill

Project North



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DRAWING NO.	19401/150	REV	-	
TITLE	Old Town, Newbury.			
DETAILS	Ground Floor Plan, Eagle Yard.			

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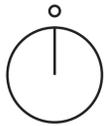
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DETAILS First Floor Plan, Eagle Yard.



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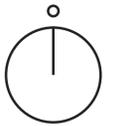
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DRAWING NO.	19401/152	REV	-	
TITLE	Old Town, Newbury.			
DETAILS	Second Floor Plan, Eagle Yard.			

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