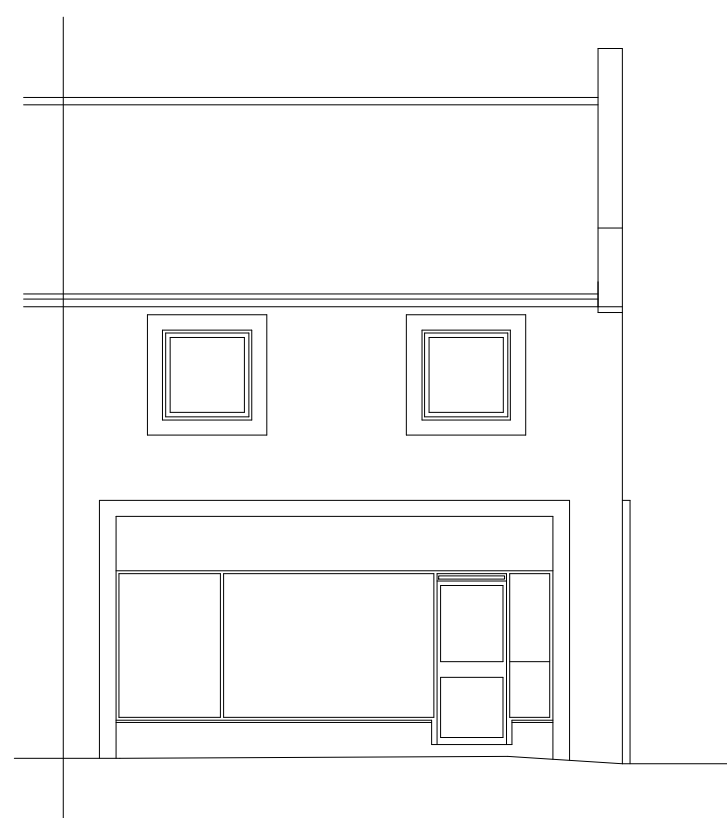
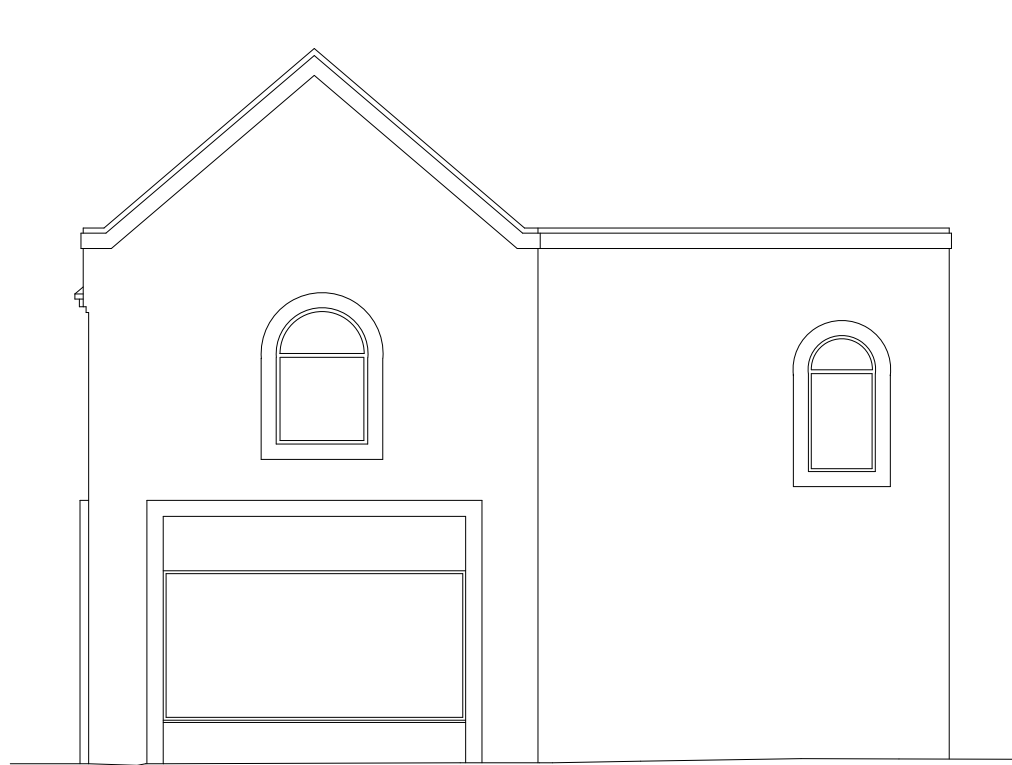


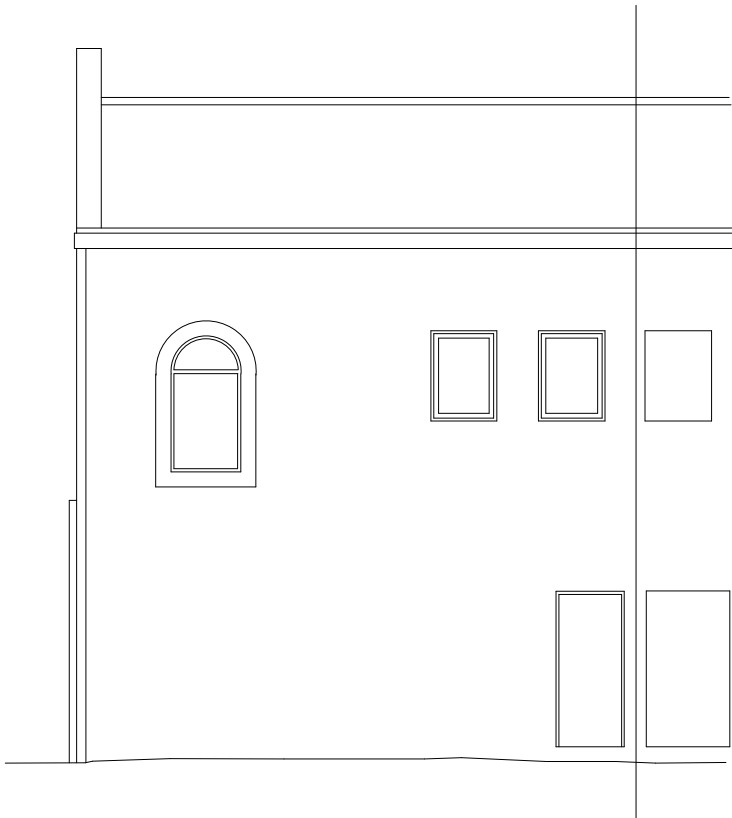
EXISTING



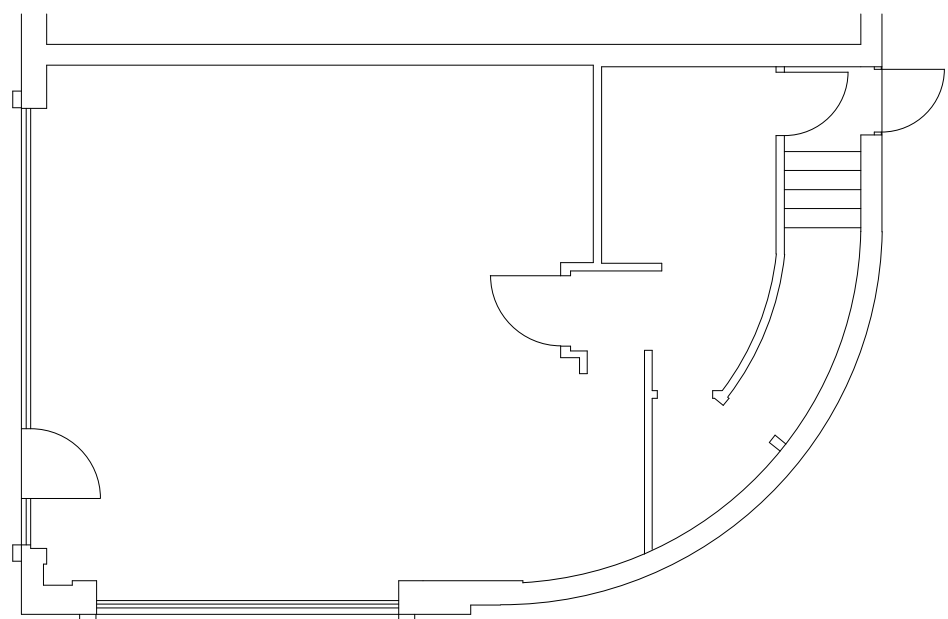
Existing West Elevation (Scale 1:100)



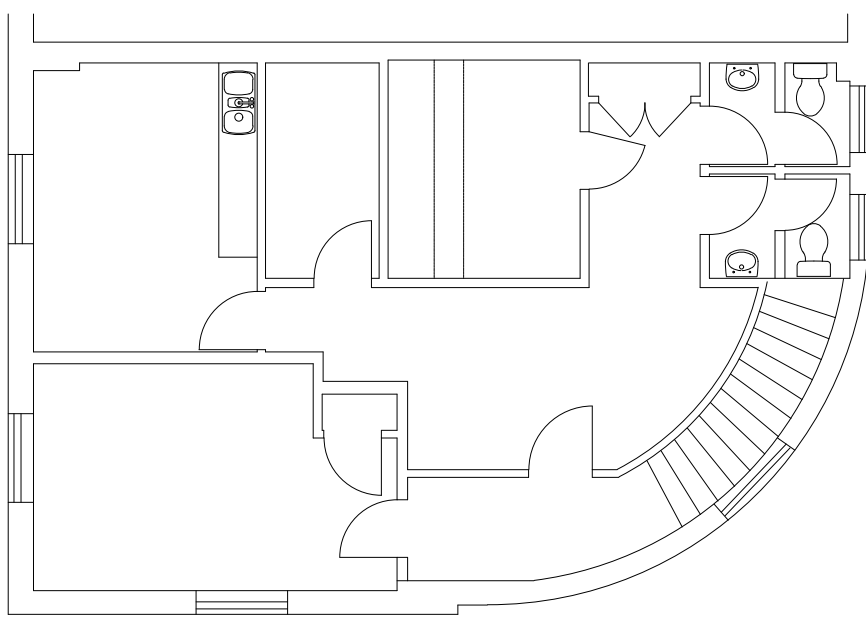
Existing South Elevation (Scale 1:100)



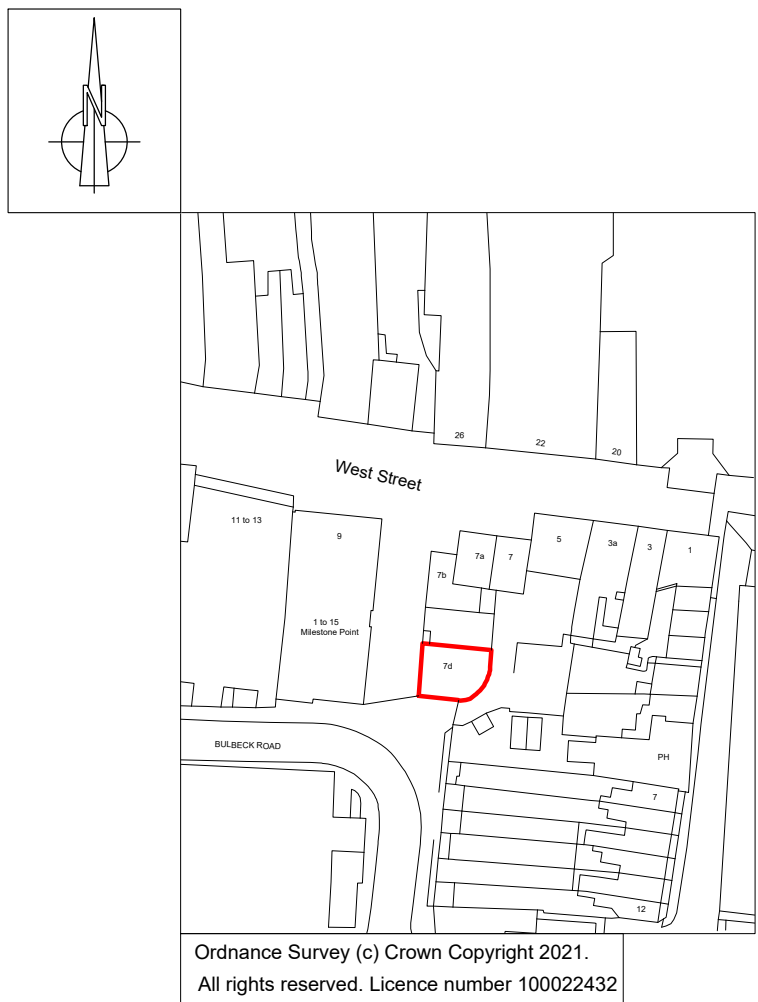
Existing East Elevation (Scale 1:100)



Existing Ground Floor Plan (Scale 1:100)



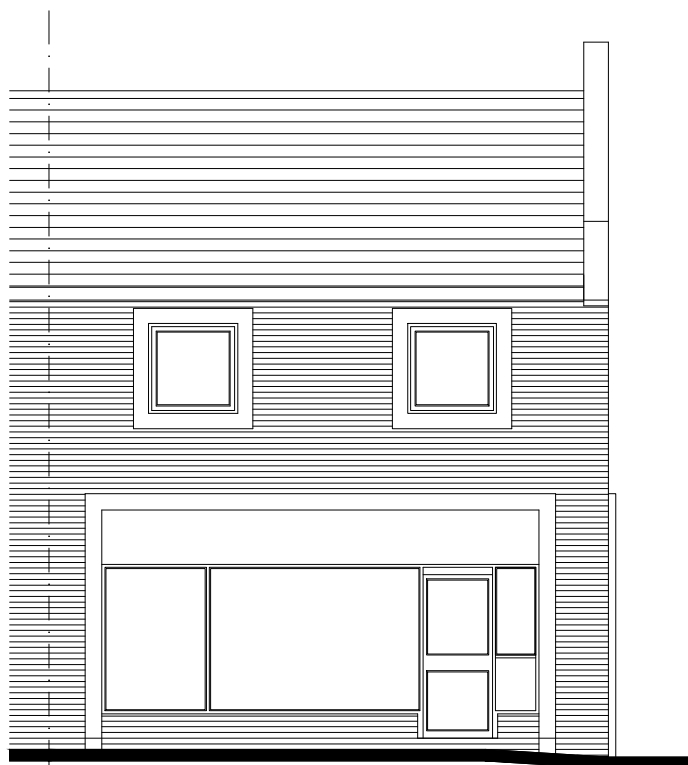
Existing First Floor Plan (Scale 1:100)



Location Plan (Scale 1:1250)

THIS DRAWING HAS BEEN PRODUCED FOR PLANNING PURPOSES ONLY. THIS IS NOT A WORKING DRAWING. FOR FURTHER INFORMATION CONTACT KALOTEC LTD.

PROPOSED



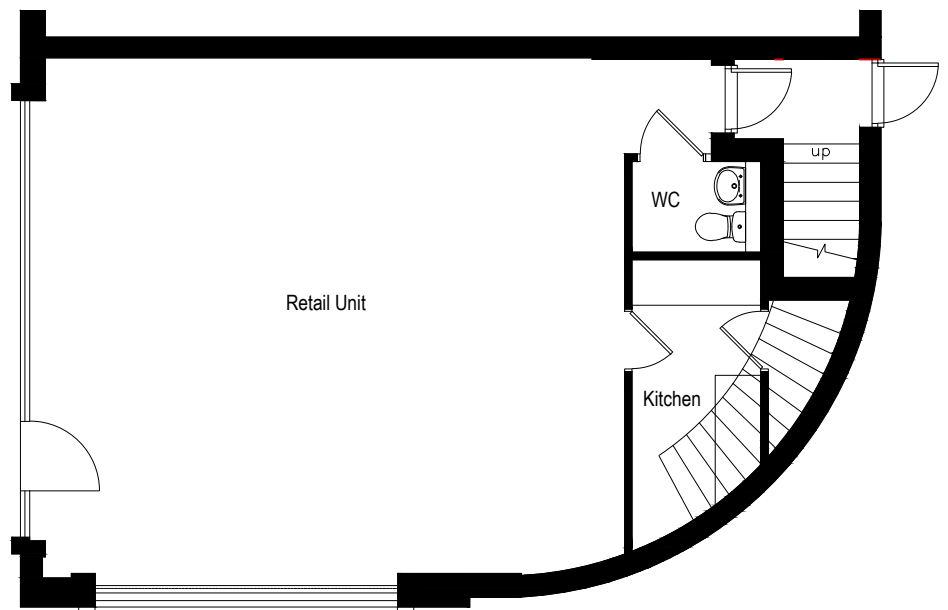
Proposed West Elevation (Scale 1:100)



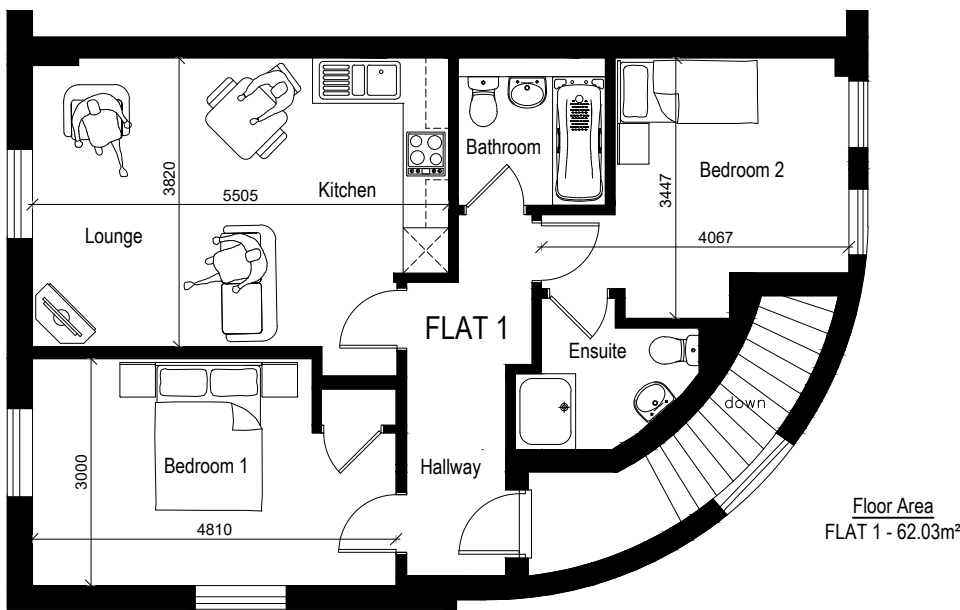
Proposed South Elevation (Scale 1:100)



Proposed East Elevation (Scale 1:100)



Proposed Ground Floor Plan (Scale 1:100)



Proposed First Floor Plan (Scale 1:100)

Nationally Described Space Standards
Check List

The standards require:

- a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 : **2B 1P - 2 storey dwelling 61m², actual 62.03m²**
- b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom: **Double bedroom provided**
- c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide: **Bedroom 2 is 10.54m² - 3.44m wide**
- d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²: **Bedroom 1 - 13.34m²**
- e. one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide: **Bedroom 1 - 3.0m wide**
- f. any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area): **no headroom under 1.5m**
- g. any other area that is used solely for storage and has a headroom of 900 -1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all: **none**
- h. a built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m² in a double bedroom and 0.36m² in a single bedroom counts towards the built-in storage requirement: **Bedroom 1 built in wardrobe 0.47m²**
- i. the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area: **100% of floor area is over 2.3m ceiling height**

Mitigation of noise impact from surrounding commercial premises

Potential noise sources:

- The Robin Hood Public House (main building 17.5m and covered garden area 10.5m from application site).
- Ground floor commercial use.

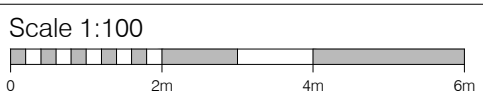
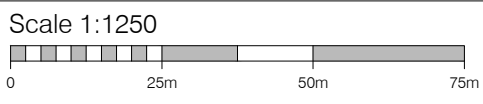
Potential impact on intended occupiers of the proposed conversion:

- Intermittent use of public house garden mainly evening and weekends.
- Use of ground floor retail units mainly during opening hours.

Controls and Mitigation:

- The Robin Hood Public House is a licensed premises. Noise from licensed premises can be considered to be a statutory nuisance which is defined in Part III of the Environmental Protection Act 1990. This law empowers Local Authorities to deal with excessive noise from licensed premises. With regards to this application it should be noted that there are several existing residential properties within closer vicinity of The Robin Hood Public House garden.
- The proposed conversion is to include further mitigation with PVCu or aluminium double glazed windows to all elevations.
- The proposed separating floor between the new dwelling and ground floor retained commercial unit are to be upgraded acoustically to accord with the current building regulations.

The above measures will reduce the impact of noise from any surrounding commercial on the intended occupiers of the new dwelling.



REVISIONS

A - Amended in accordance with Clients requirements - 11.04.2022

B - Amended to reflect Planners comments - 15.07.2022

kalotec
Residential Development Solutions

CLIENT: Mr J Sohal

SITE: 7D West Street, Havant, PO9 1EH

TITLE: Planning - Existing Floor Plans & Elevations

SCALE: Varies (A1)	DRAWING NO:	REVISION:
DATE: April 22	KALO-0277-100	B
DRAWN: PDB	CHECKED: PDB	

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