PROPOSED ACCOMMODATION

BACK TO FITNESS
Proposed GIA = 177 sqm
177 sqm on ground floor

Reconfigured Boxing and Exercise Gym on ground floor. Main entrance via the pedestrian London Road / High Street
Emergency exits are rear.
Dedicated bin area.

CO LIVING UNIT
Proposed GIA = 345 sqm
55 sqm ground floor communal areas
145 sqm first floor
145 sqm second floor

New Co Living unit on 3 levels at the back. This will create 10 number, single occupancy private rooms (ca. 20 sqm) and generous and flexible communal open plan kitchen / living spaces with utility and storage areas and redesigned internal courtyard.
Internal bike stores and communal bin store externally.

FLATS
Proposed GIA = 193 sqm
5.5 sqm ground floor lobby
95 sqm first floor stair core
92.5 sqm second floor flat

4 number studio flats (37 or 38 sqm) to be accommodated on first and second floor with an improved internal stairwell.
Bike storage at the back.
Communal external bin store.

SECOND FLOOR
AS PROPOSED - 1:150

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NOTES:

This drawing has been prepared for PLANNING APPLICATION and is not to be used for any other purpose. Dimensions are indicative and should be referenced against measured surveys only.

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All external walls to be upgraded acoustically, which will include both appropriate external cladding and facing materials and insulation.
New windows will be double glazed with restricted openings where needed.

New full height walls (structural or partitions)

Existing walls / structure to remain.

AMENDMENTS		DATE
B	PLANNING APPLICATION ISSUE	17.11.25
A	Minor Amendments	05.11.25

CLIENT
PETER ERNEST HOMES LTD

PROJECT
REDEVELOPMENT OF 270 LONDON ROAD WATERLOOVILLE

DRAWING TITLE
SECOND FLOOR PLAN
AS PROPOSED

DATE
OCTOBER 2024

SCALE
1:150 @ A3

DRAWING No.
LA2408 012

REVISION
B

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