

PROPOSED ACCOMMODATION

BACK TO FITNESS

Proposed GIA = 174.5 sqm
174.5 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 = 344.5 sqm
54.5 sqm ground floor communal areas
145 sqm first floor
145 sqm second floor

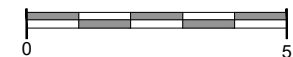
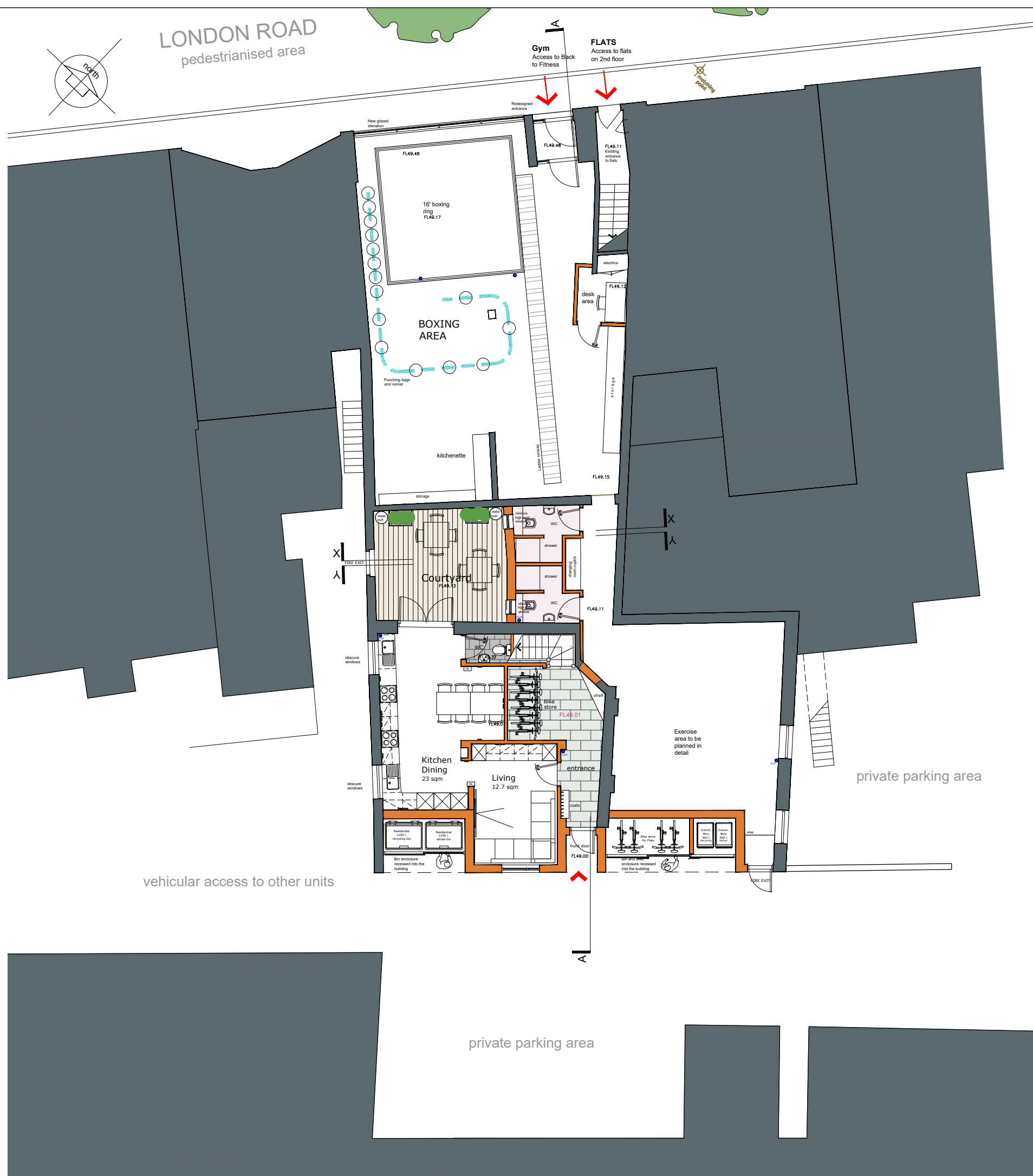
New Co Living unit on 3 levels at the back. This will create 10 number, single occupancy private rooms (ca. 20 sqm) and generous and flexible communal open plan kitchen / living spaces with utility and storage areas and redesigned internal courtyard. Internal bike stores and communal bin store externally.

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.

GROUND FLOOR AS PROPOSED - 1:150



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

D	BIN and BIKE STORE ALTERATIONS	06.02.26
C	PLANNING APPLICATION ISSUE	17.11.25
B	General update	11.11.25
A	Amended front glazing	05.11.25

CLIENT

PETER ERNEST HOMES LTD

PROJECT

REDEVELOPMENT OF
270 LONDON ROAD
WATERLOOVILLE

DRAWING TITLE

GROUND FLOOR PLAN
AS PROPOSED

DATE

OCTOBER 2024

SCALE

1:150 @ A3

DRAWING No.

LA2408 010

REVISION

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ARCHITECTS

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