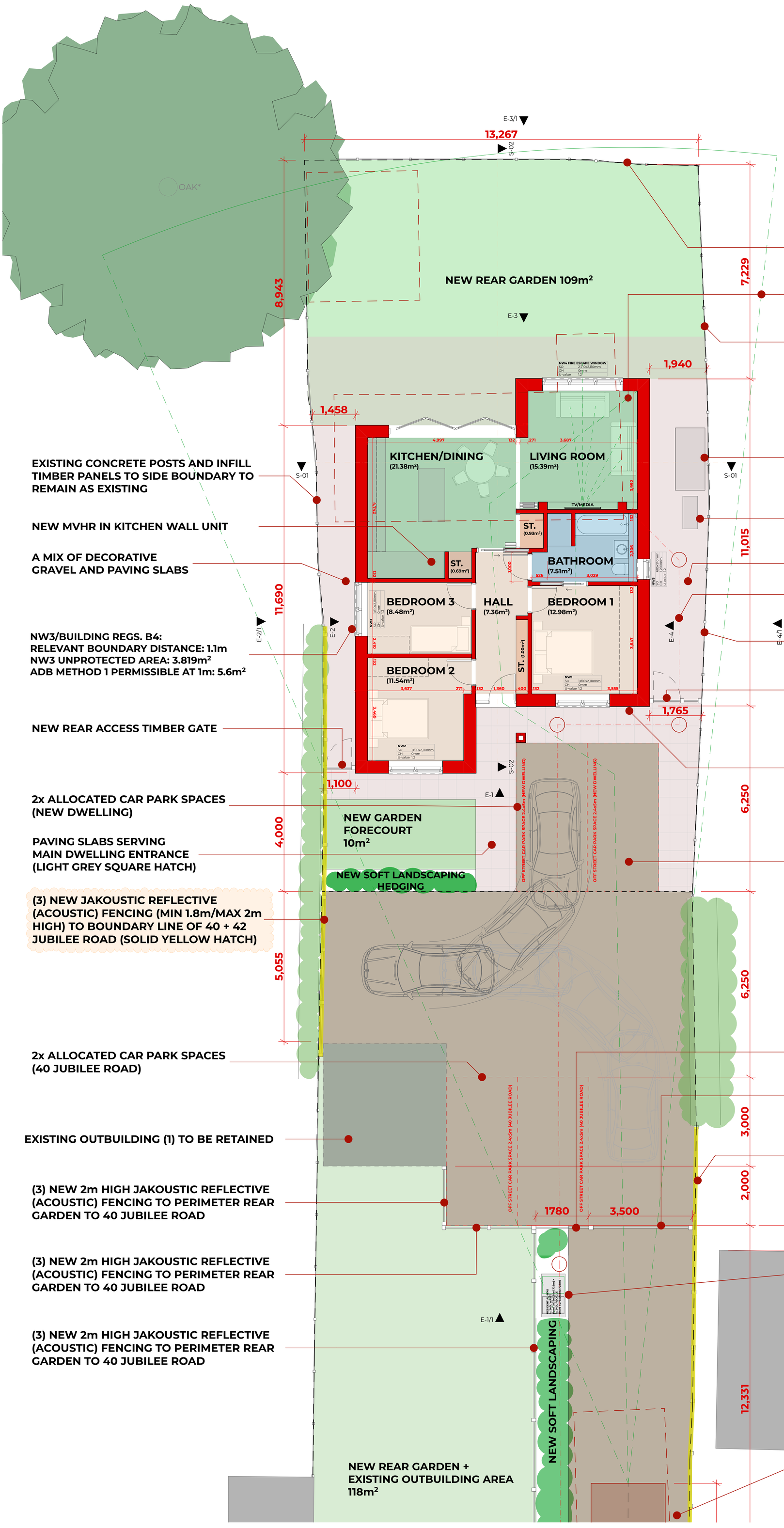


NEW SINGLE-STOREY DWELLING GROUND FLOOR GEA AND GIA:

GROSS EXTERNAL AREA
GEA: 109.523 m²

GROSS INTERNAL AREA
GIA: 91.510 m²

NEW DWELLING GROUND FLOOR LEVEL: 49.350

EXTERNAL DIMENSIONS AND GEA OF NEW DWELLING TAKEN AS BRICKWORK BELOW HORIZONTAL DPC LEVEL (TO RENDER FINISH DEDUCT 17mm)

NATIONALLY DESCRIBED MINIMUM SPACE STANDARDS:
3bedroom/5person/single-storey dwelling: 86m²

EXISTING CONCRETE POSTS AND INFILL TIMBER PANELS TO REAR BOUNDARY TO REMAIN AS EXISTING

45m FIRE ENGINE REACH LIMIT/ ACTUAL MAX. FIRE HOSE LAYING ROUTE = 41.3m ≤ 45m

EXISTING CONCRETE POSTS AND INFILL TIMBER PANELS TO SIDE BOUNDARY TO REMAIN AS EXISTING

NEW SECURE BIKE SHED STORAGE FOR 3 BIKES SIZE: 2.1x1x1.4m (LxWxH)

NEW AIR SOURCE HEAT PUMP TYPICAL SIZE: 1.1x0.5x1.4m (WxDxH)

A MIX OF DECORATIVE GRAVEL AND PAVING SLABS

NEW FOUL WATER DRAINAGE

EXISTING CONCRETE POSTS AND INFILL TIMBER PANELS TO SIDE BOUNDARY (TO EXISTING NEIGHBOUR HEDGING) TO REMAIN AS EXISTING

NEW REAR ACCESS TIMBER GATE

NEW EV CHARGING POINT

NEW RESIN BOUND POROUS AND PERMEABLE RESIN GRAVEL OR POROUS ASPHALT (TARMAC ULTIPOROUS OR SIMILAR) WITH LOW LEVEL THIN EDGE KERBS FORMING NEW DRIVEWAY (SOLID BROWN HATCH)

(1) NEW 1.2m HIGH POST AND RAIL TIMBER FENCE

(2) NEW 1.2m (NOMINAL HEIGHT) TRADITIONAL WOODEN ENTRANCE GATE (3.1m MIN. UNOBSTRUCTED CLEARANCE)

(3) NEW 2m HIGH JAKOUSTIC REFLECTIVE (ACOUSTIC) FENCING TO BOUNDARY LINE OF 40 + 36 JUBILEE ROAD (SOLID YELLOW HATCH)

SECURE BIN STORAGE AREA FOR NEW DWELLING ≤ 30m FROM DWELLING ENTRANCE AND ≤ 25m FROM LA COLLECTION POINT

NEW RESIN BOUND POROUS AND PERMEABLE RESIN GRAVEL OR POROUS ASPHALT (TARMAC ULTIPOROUS OR SIMILAR) FORMING NEW DRIVEWAY - MIN. ROADBASE TO BE DESIGNED TO 12.5 TONNES CAPACITY FOR FIRE ENGINE (SOLID BROWN HATCH)

EXISTING CONCRETE POSTS AND INFILL TIMBER PANELS TO SIDE BOUNDARY TO REMAIN AS EXISTING

NEW MVHR IN KITCHEN WALL UNIT

A MIX OF DECORATIVE GRAVEL AND PAVING SLABS

NW3/BUILDING REGS. B4:
RELEVANT BOUNDARY DISTANCE: 1.1m
NW3 UNPROTECTED AREA: 3.819m²
ADB METHOD 1 PERMISSIBLE AT 1m: 5.6m²

NEW REAR ACCESS TIMBER GATE

2x ALLOCATED CAR PARK SPACES (NEW DWELLING)

PAVING SLABS SERVING MAIN DWELLING ENTRANCE (LIGHT GREY SQUARE HATCH)

(3) NEW JAKOUSTIC REFLECTIVE (ACOUSTIC) FENCING (MIN 1.8m/MAX 2m HIGH) TO BOUNDARY LINE OF 40 + 42 JUBILEE ROAD (SOLID YELLOW HATCH)

2x ALLOCATED CAR PARK SPACES (40 JUBILEE ROAD)

EXISTING OUTBUILDING (1) TO BE RETAINED

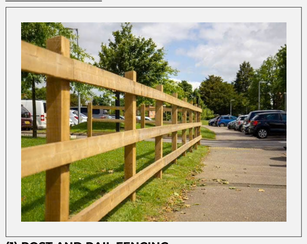
(3) NEW 2m HIGH JAKOUSTIC REFLECTIVE (ACOUSTIC) FENCING TO PERIMETER REAR GARDEN TO 40 JUBILEE ROAD

(3) NEW 2m HIGH JAKOUSTIC REFLECTIVE (ACOUSTIC) FENCING TO PERIMETER REAR GARDEN TO 40 JUBILEE ROAD

(3) NEW 2m HIGH JAKOUSTIC REFLECTIVE (ACOUSTIC) FENCING TO PERIMETER REAR GARDEN TO 40 JUBILEE ROAD

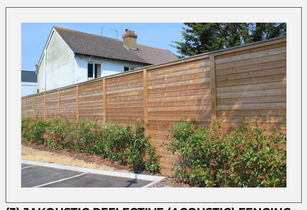
NEW REAR GARDEN + EXISTING OUTBUILDING AREA 118m²

MATERIALS KEY:



(1) POST AND RAIL FENCING

(2) TRADITIONAL WOODEN ENTRANCE GATE



(3) JAKOUSTIC REFLECTIVE (ACOUSTIC) FENCING

0 **PROPOSED GROUND FLOOR PLAN** **1:50**

plan

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Principal - Steven V. Barlow FCIAT

revision RevID	ChID	Transmittal Set Name	Date
01		Planning Application	19/03/2026
02	Ch-03	Planning Application	04/09/2026
03	Ch-04	Planning Application	28/09/2026
04	Ch-06	Planning Application	28/09/2026

scale bars: 1:50 (0, 1500, 3000mm) · 1:100 (0, 3000, 6000mm) · 1:200 (0, 6, 12m) · 1:500 (0, 15, 30m) · 1:1250 (0, 30, 60m)

north point: N

40 JUBILEE ROAD, WATERLOOVILLE. PO7 7RD.

client: MR. & MRS. PALMER

drawing title: PROPOSED GROUND FLOOR PLAN

project: PROPOSED NEW DWELLING
40 JUBILEE ROAD, WATERLOOVILLE.
PO7 7RD.

project number/drawing number: 0877-01.005.

revision number: 04

scale: 1:50, 1:125, 1:100 · paper size: A0 · date: 18 MARCH 2026

status/classification: ☐preliminary ■planning ☐building regulations ☐production ☐tender ☐construction ☐as built ☐land registry ☐other