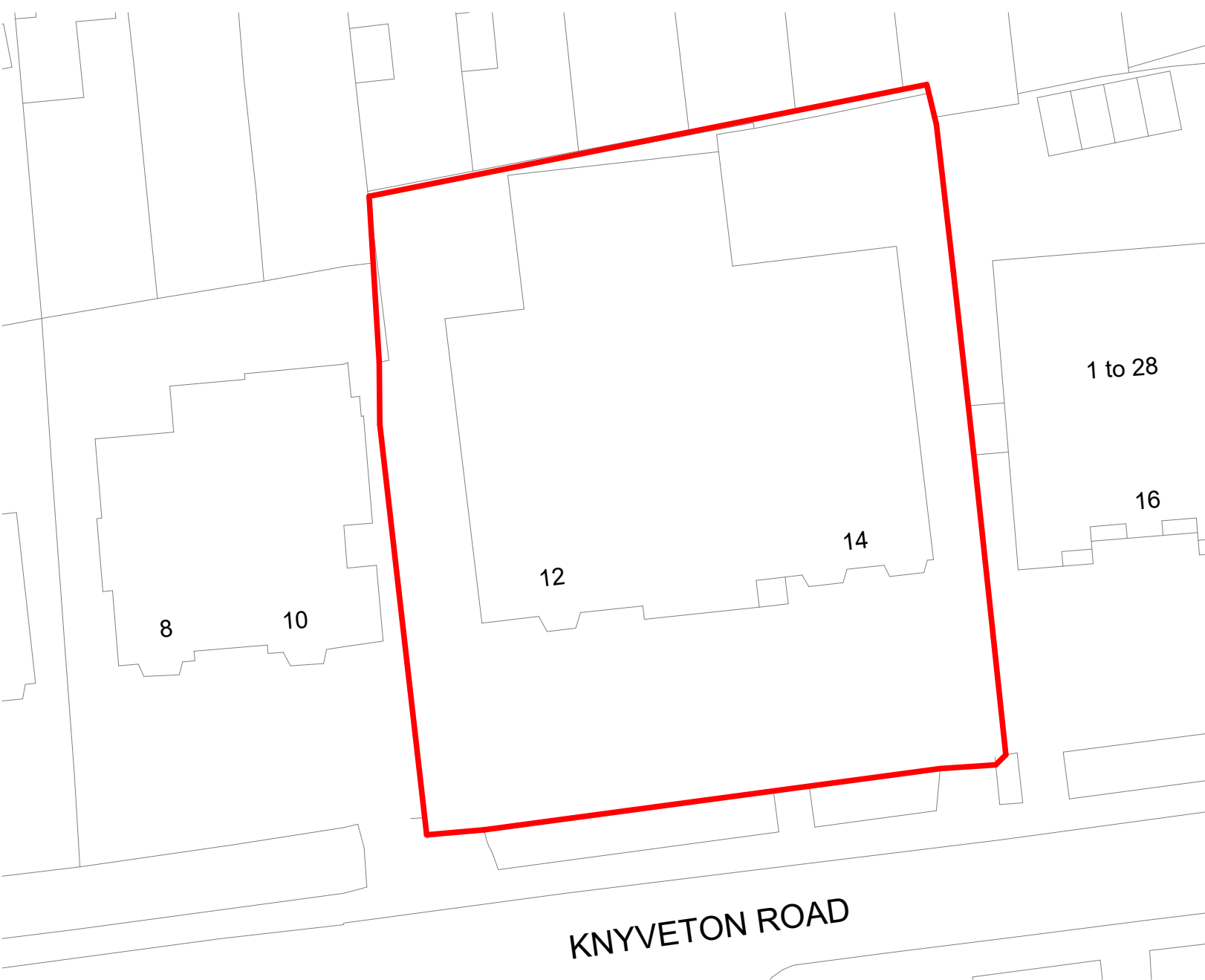




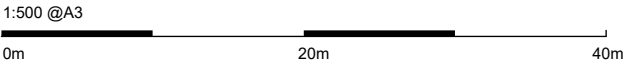
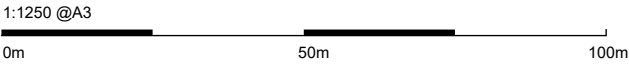
Site Location as Existing

Scale 1:1250@A3



Block Plan as Existing

Scale 1:500@A3



Pierfront Developments
12-14 Knyveton Rd, Boscombe,
Bournemouth BH1 3QP

Revision	Description	Date
a	Drawing Revised	17.08.22
b	Site Location Amended	13.09.22

Drawn by HB
Checked by DH
Scale @ A3 As indicated

All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Drawing Status Key:

SK	- Sketch	P	- Preliminary
D	- Draft	S	- Submitted
A	- Approved	T	- Tender
C	- Construction	IN	- Information

Site Location & Block Plan

Drawing Ref: 1857P .001b | Status: P

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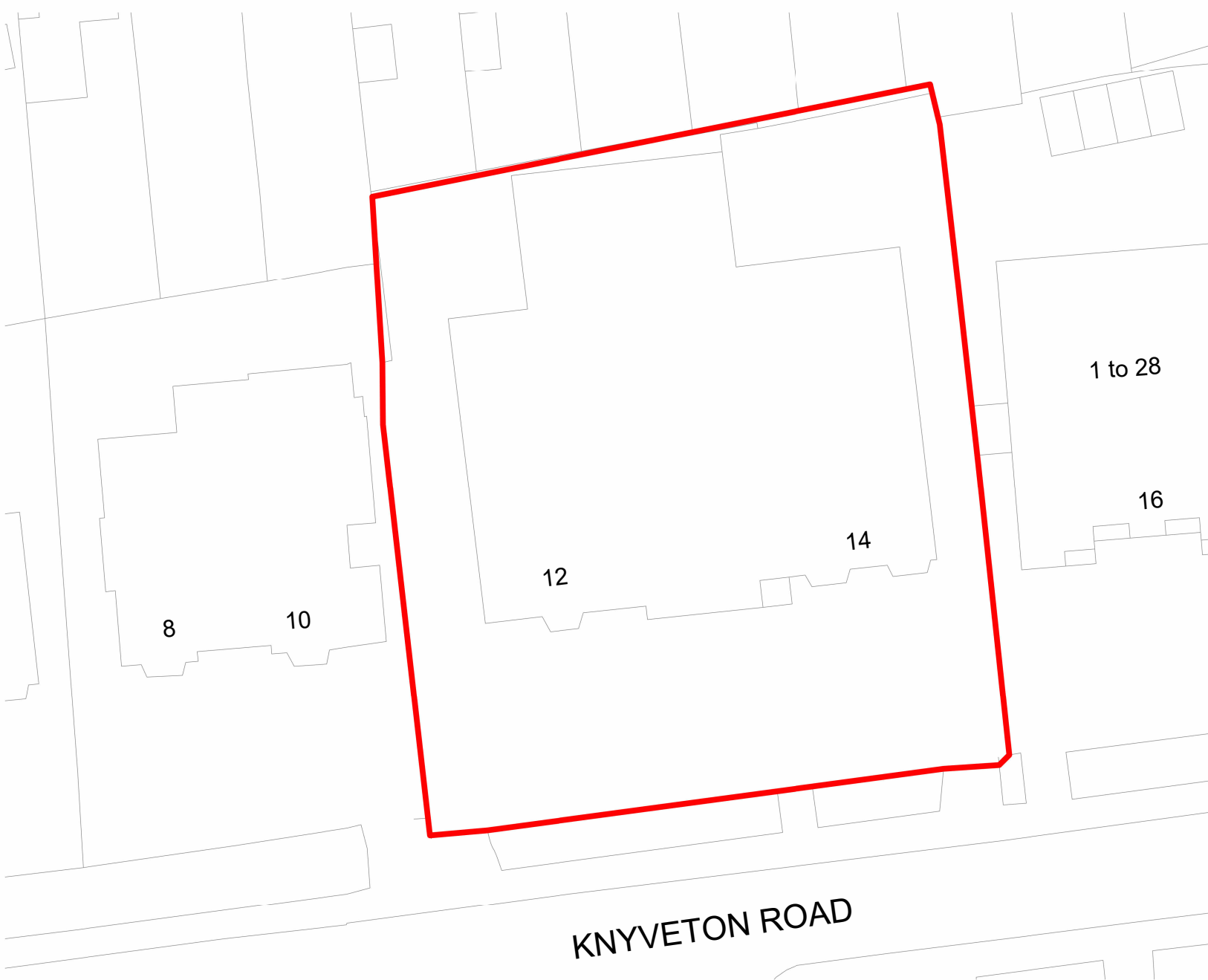
01202 280 638

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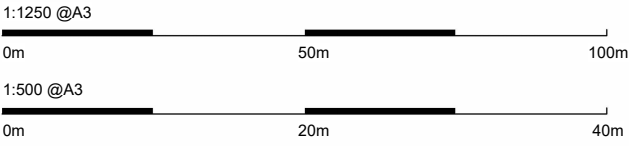
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Site Location as Existing
Scale 1:1250@A3



Block Plan as Proposed
Scale 1:500@A3



Pierfront Developments
12-14 Knyveton Rd, Boscombe,
Bournemouth BH1 3QP

Revision	Description	Date
a	Drawing Revised	17.08.22
b	Site Location Amended	13.09.22

Drawn by HB
Checked by DH
Scale @ A3 As indicated

All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Drawing Status Key:

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A	- Approved	T	- Tender
C	- Construction	IN	- Information

Site Location & Block Plan

Drawing Ref: Status:

1857P .001b | D

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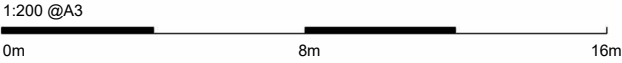
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Gross Internal Areas:	(m²)
Lower Ground	682
Ground Floor	1269
First Floor	686
Second Floor	632
Third Floor	162
Total	3431

-1 - Lower Ground as Existing
Scale: 1 : 200@A3



Owner
Elstead Hotel

Revision Description

Date

Drawn by HB
Checked by DH
Scale @ A3 As indicated

All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Drawing Status Key:
SK - Sketch P - Preliminary
D - Draft S - Submitted
A - Approved T - Tender
C - Construction IN - Information

Lower Ground as Existing

Drawing Ref: Status:

1857P .002 IP

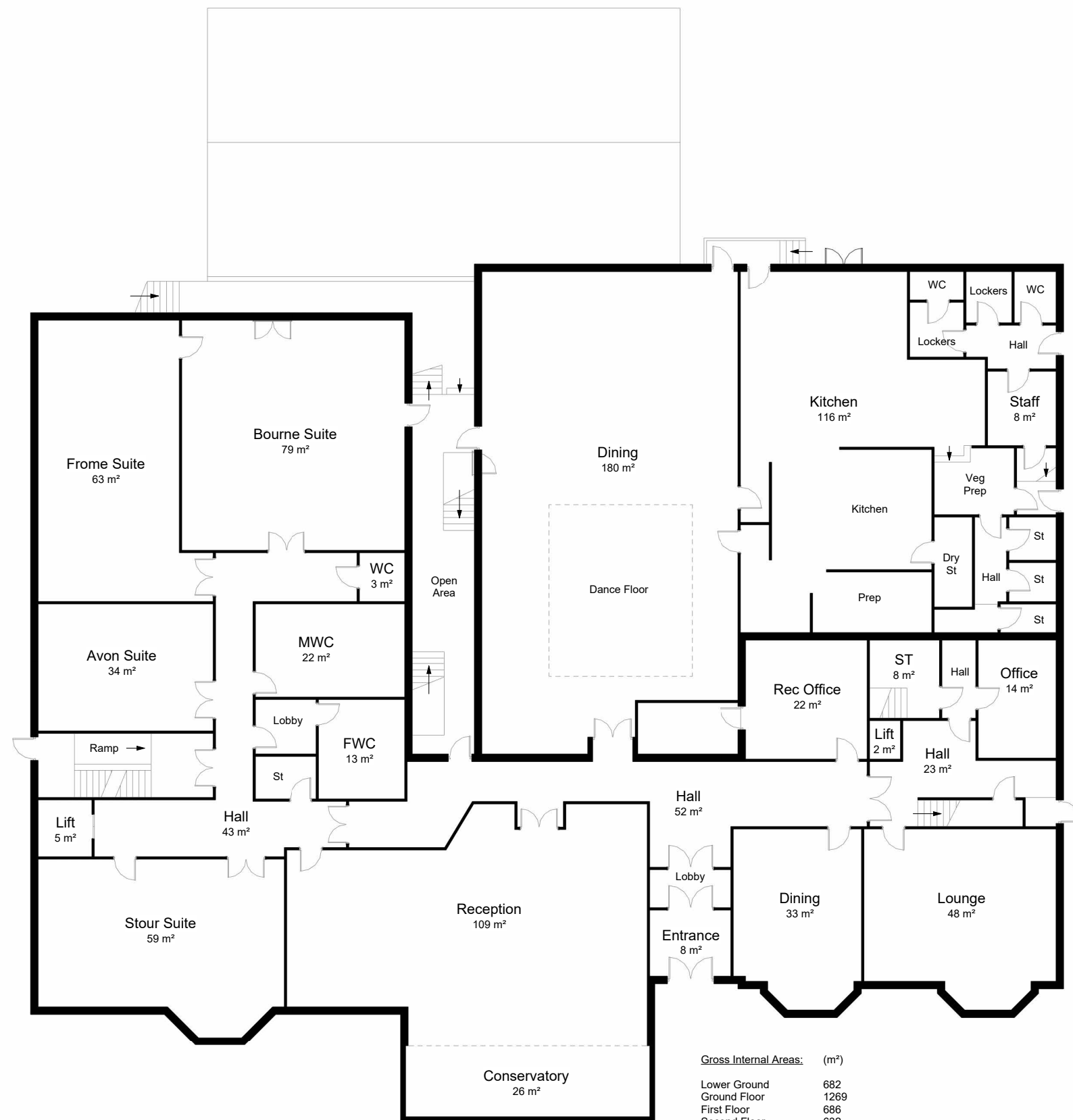
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00 - Ground Floor as Existing
Scale: 1 : 200@A3

Gross Internal Areas:	(m²)
Lower Ground	682
Ground Floor	1269
First Floor	686
Second Floor	632
Third Floor	162
Total	3431

1:200 @A3

0m 8m 16m

Owner
Elstead Hotel

Revision Description

Date

Drawn by
Checked by

HB
DH

Scale @ A3

As indicated

All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

Drawing Status Key:

SK	- Sketch	P	- Preliminary
D	- Draft	S	- Submitted
A	- Approved	T	- Tender
C	- Construction	IN	- Information

Ground Floor as Existing

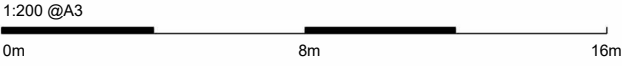
Drawing Ref: Status:

1857P .003 IP

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01 - First Floor as Existing
Scale: 1 : 200@A3



Owner
Elstead Hotel

Revision Description Date

Drawn by HB
Checked by DH
Scale @ A3 As indicated

All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

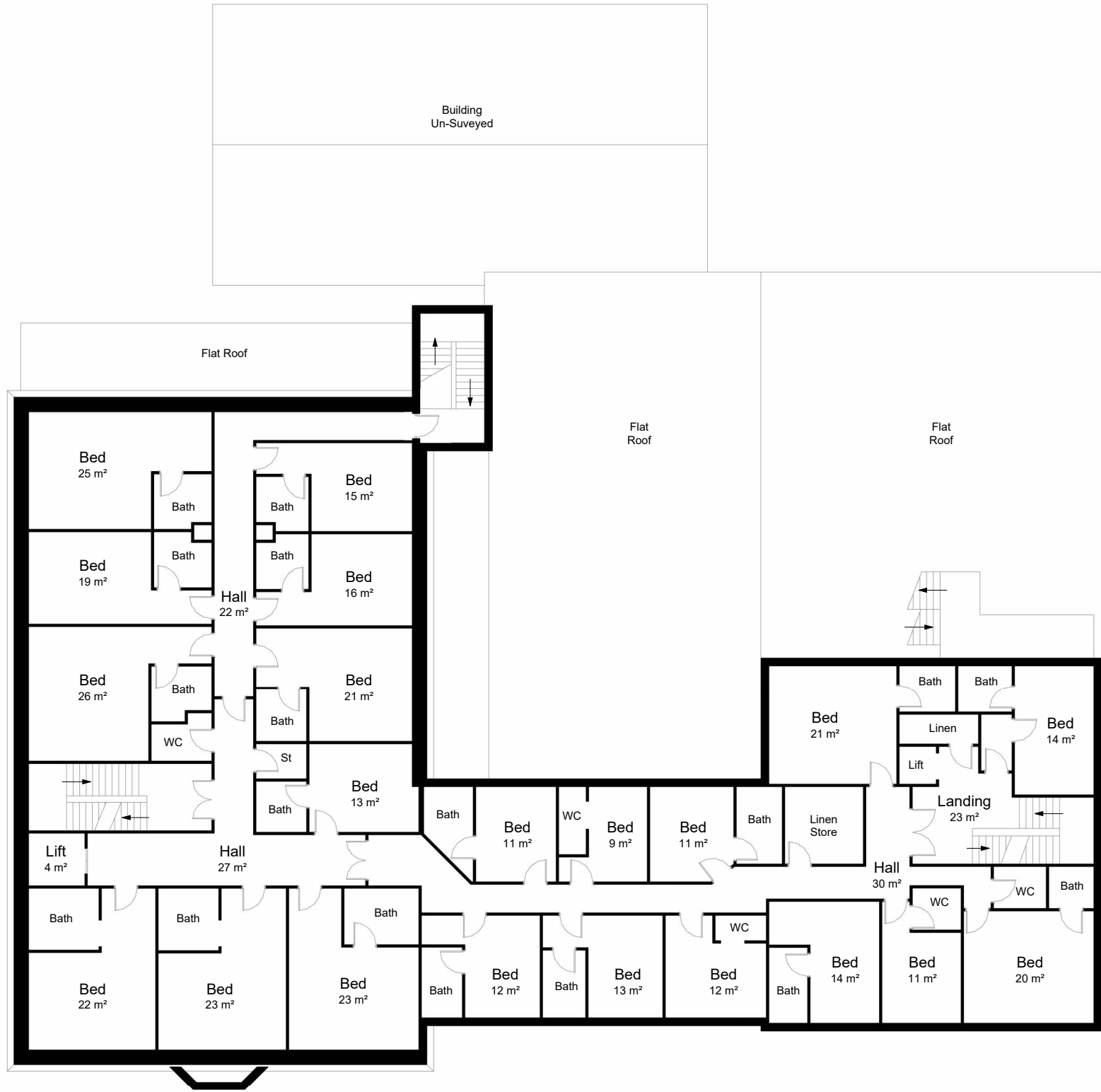
Drawing Status Key:
SK - Sketch P - Preliminary
D - Draft S - Submitted
A - Approved T - Tender
C - Construction IN - Information

First Floor as Existing

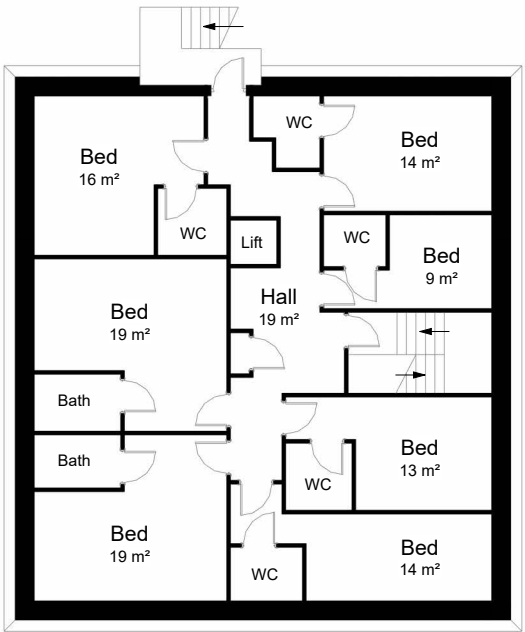
Drawing Ref: Status:

1857P .004 IP

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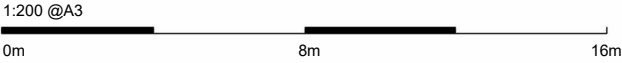


02 - Second Floor as Existing
Scale: 1 : 200@A3



Third Floor as Existing
Scale: 1 : 200@A3

Gross Internal Areas:	(m²)
Lower Ground	682
Ground Floor	1269
First Floor	686
Second Floor	632
Third Floor	162
Total	3431



Owner
Elstead Hotel

Revision Description Date

Drawn by HB
Checked by DH
Scale @ A3 As indicated

All the dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

54 The Grove, Christchurch, BH23 2HB

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Drawing Status Key:
SK - Sketch P - Preliminary
D - Draft S - Submitted
A - Approved T - Tender
C - Construction IN - Information

Second & Third as Existing

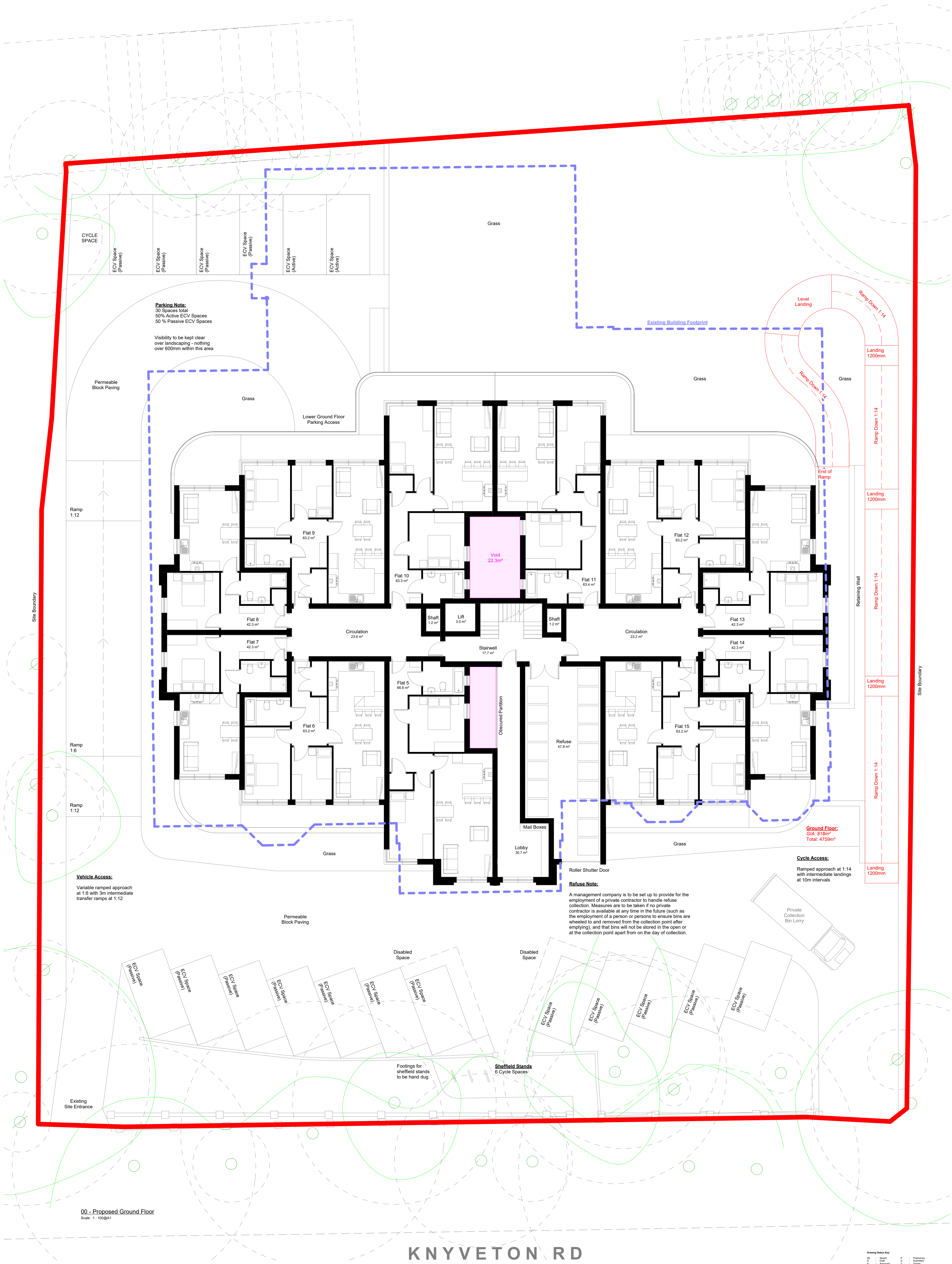
Drawing Ref: Status:

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Parking Note:
30 Spaces total
50% Active ECV Spaces
50% Passive ECV Spaces

Visibility to be kept clear
over landscaping - nothing
over 600mm within this area

Permeable
Block Paving

Grass

Lower Ground Floor
Parking Access

Grass

Existing Building Footprint

Grass

Level
Landing

Ramp Down 1:14

Landing
1200mm

Ramp Down 1:14

Landing
1200mm

Ramp Down 1:14

Landing
1200mm

Ramp Down 1:14

Landing
1200mm

Ramp Down 1:14

Landing
1200mm

Ground Floor:
GIA: 816m²
Total: 4759m²

Cycle Access:
Ramped approach at 1:14
with intermediate landings
at 10m intervals

Refuse Note:
A management company is to be set up to provide for the
employment of a private contractor to handle refuse
collection. Measures are to be taken if no private
contractor is available at any time in the future (such as
the employment of a person or persons to ensure bins are
wheeled to and removed from the collection point after
emptying), and that bins will not be stored in the open or
at the collection point apart from on the day of collection.

Private
Collection
Bin Lorry

Vehicle Access:
Variable ramped approach
at 1:6 with 3m intermediate
transfer ramps at 1:12

00 - Proposed Ground Floor
Scale: 1:100@A1

KNYVETON RD

1:100 @A1
0m 4m 8m
12-14 Knyveton Rd, Boscombe, Bournemouth BH1 3QP

Revision Description
a Revised to LA's Comments
b Cycle Store & Access Revised

Date
29.11.23
01.12.23

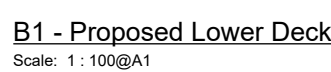
Drawing Status Key:
DR - Draft
A - Approved
C - Construction
P - Production
S - Submission
T - Tender
I - Information

Proposed Site Plan
Drawing Ref: 1857P .201b1P
Status:

Drawn by
Checked by
Scale @ A1
HB
DH
As Indicated

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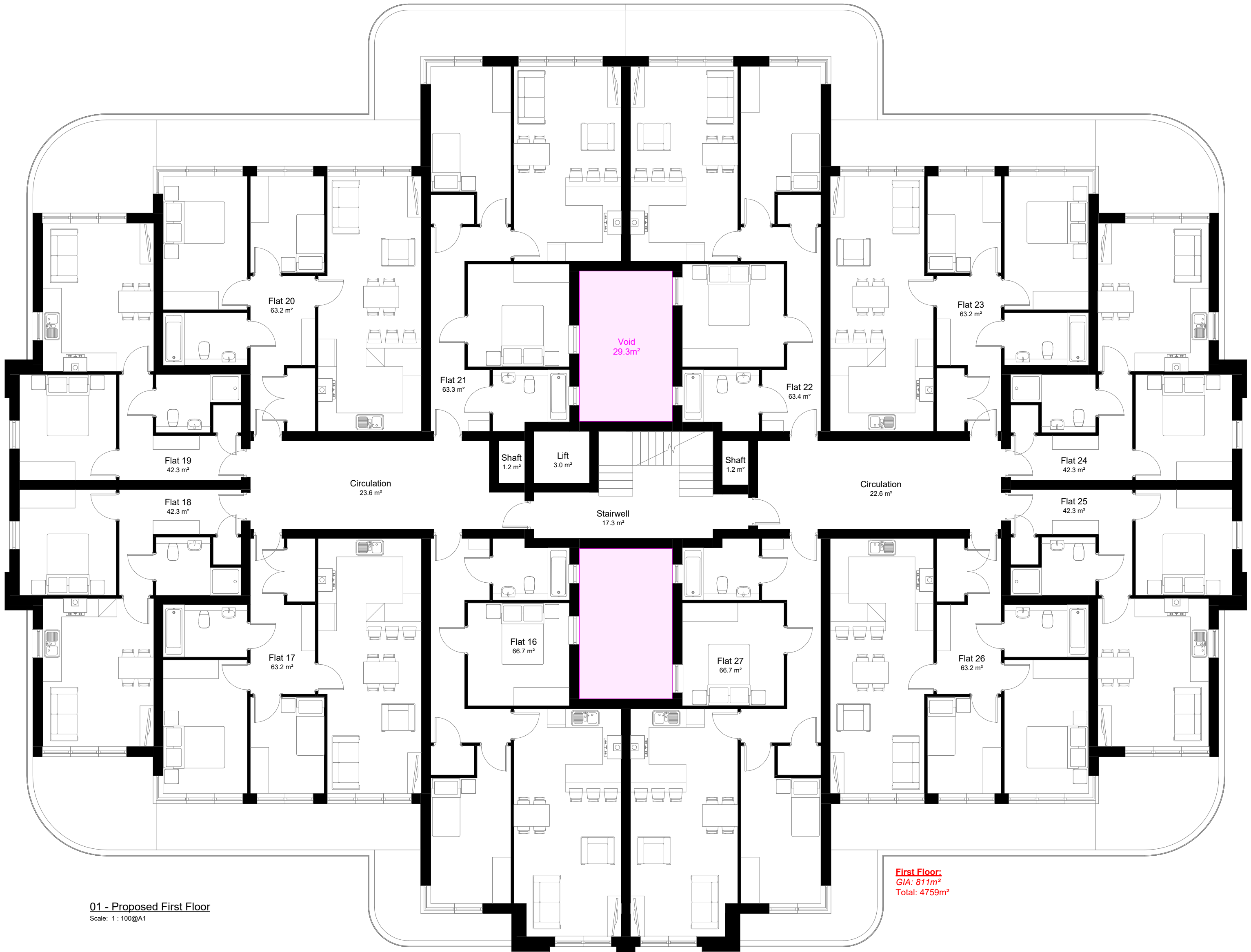
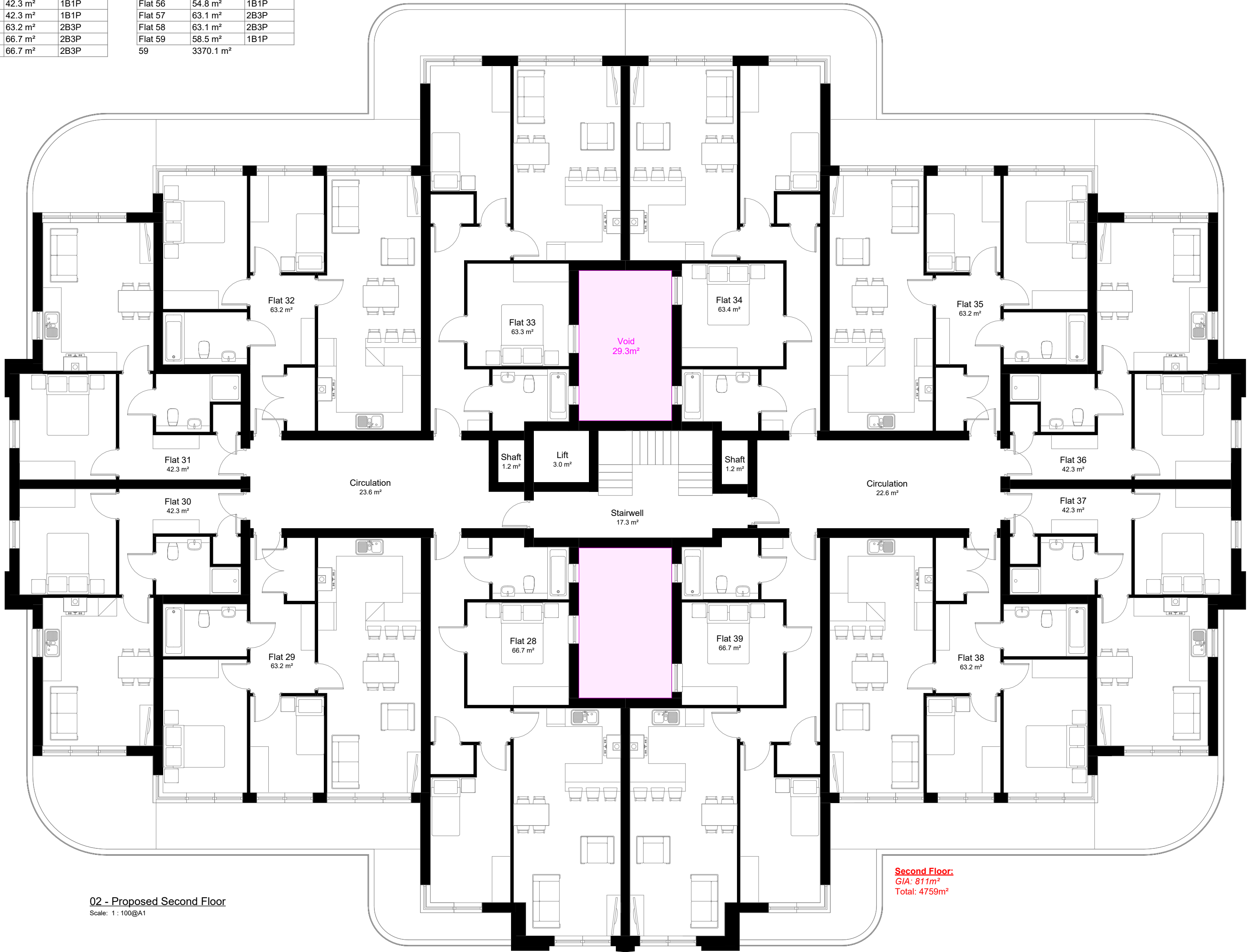
Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 41	63.2 m ²	2B3P
Flat 42	42.3 m ²	1B1P
Flat 43	42.3 m ²	1B1P
Flat 44	63.2 m ²	2B3P
Flat 45	63.3 m ²	2B3P
Flat 46	63.4 m ²	2B3P
Flat 47	63.2 m ²	2B3P
Flat 48	42.3 m ²	1B1P
Flat 49	42.3 m ²	1B1P
Flat 50	63.2 m ²	2B3P
Flat 51	66.7 m ²	2B3P
Flat 52	58.5 m ²	1B1P
Flat 53	63.1 m ²	1B1P
Flat 54	63.1 m ²	2B3P
Flat 55	54.8 m ²	1B1P
Flat 56	54.8 m ²	1B1P
Flat 57	63.1 m ²	2B3P
Flat 58	63.1 m ²	2B3P
Flat 59	58.5 m ²	1B1P
59	3370.1 m ²	



Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 1	63.3 m²	2B3P
Flat 2	63.4 m²	2B3P
Flat 3	63.2 m²	2B3P
Flat 4	39.7 m²	1B1P
Flat 5	66.6 m²	2B3P
Flat 6	63.2 m²	2B3P
Flat 7	42.3 m²	1B1P
Flat 8	42.3 m²	1B1P
Flat 9	63.2 m²	2B3P
Flat 10	63.3 m²	2B3P
Flat 11	63.4 m²	2B3P
Flat 12	63.2 m²	2B3P
Flat 13	42.3 m²	1B1P
Flat 14	42.3 m²	1B1P
Flat 15	63.2 m²	2B3P
Flat 16	66.7 m²	2B3P
Flat 17	63.2 m²	2B3P
Flat 18	42.3 m²	1B1P
Flat 19	42.3 m²	1B1P
Flat 20	63.2 m²	2B3P

Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 21	63.3 m²	2B3P
Flat 22	63.4 m²	2B3P
Flat 23	63.2 m²	2B3P
Flat 24	42.3 m²	1B1P
Flat 25	42.3 m²	1B1P
Flat 26	63.2 m²	2B3P
Flat 27	66.7 m²	2B3P
Flat 28	66.7 m²	2B3P
Flat 29	63.2 m²	2B3P
Flat 30	42.3 m²	1B1P
Flat 31	42.3 m²	1B1P
Flat 32	63.2 m²	2B3P
Flat 33	63.3 m²	2B3P
Flat 34	63.4 m²	2B3P
Flat 35	63.2 m²	2B3P
Flat 36	42.3 m²	1B1P
Flat 37	42.3 m²	1B1P
Flat 38	63.2 m²	2B3P
Flat 39	66.7 m²	2B3P
Flat 40	66.7 m²	2B3P

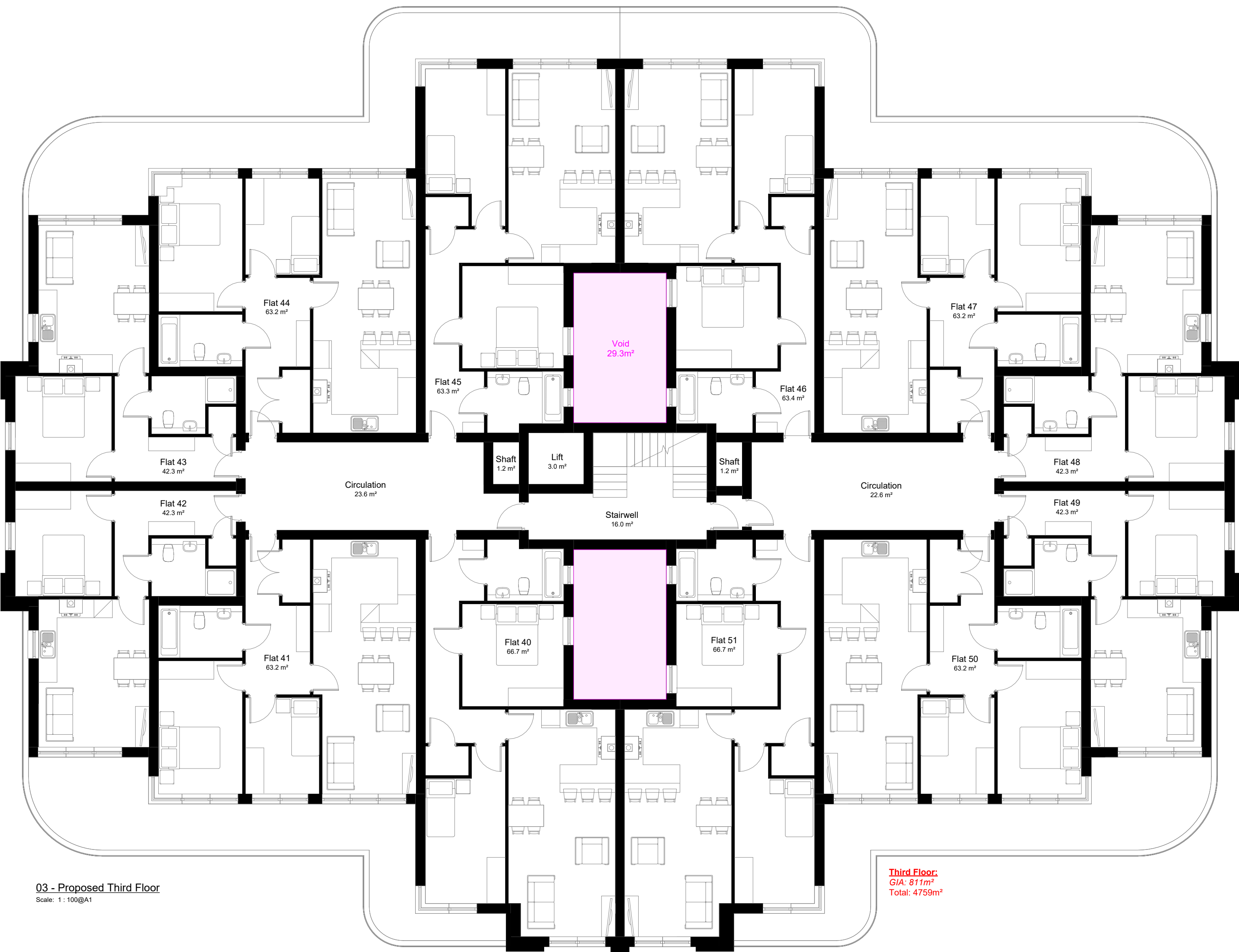
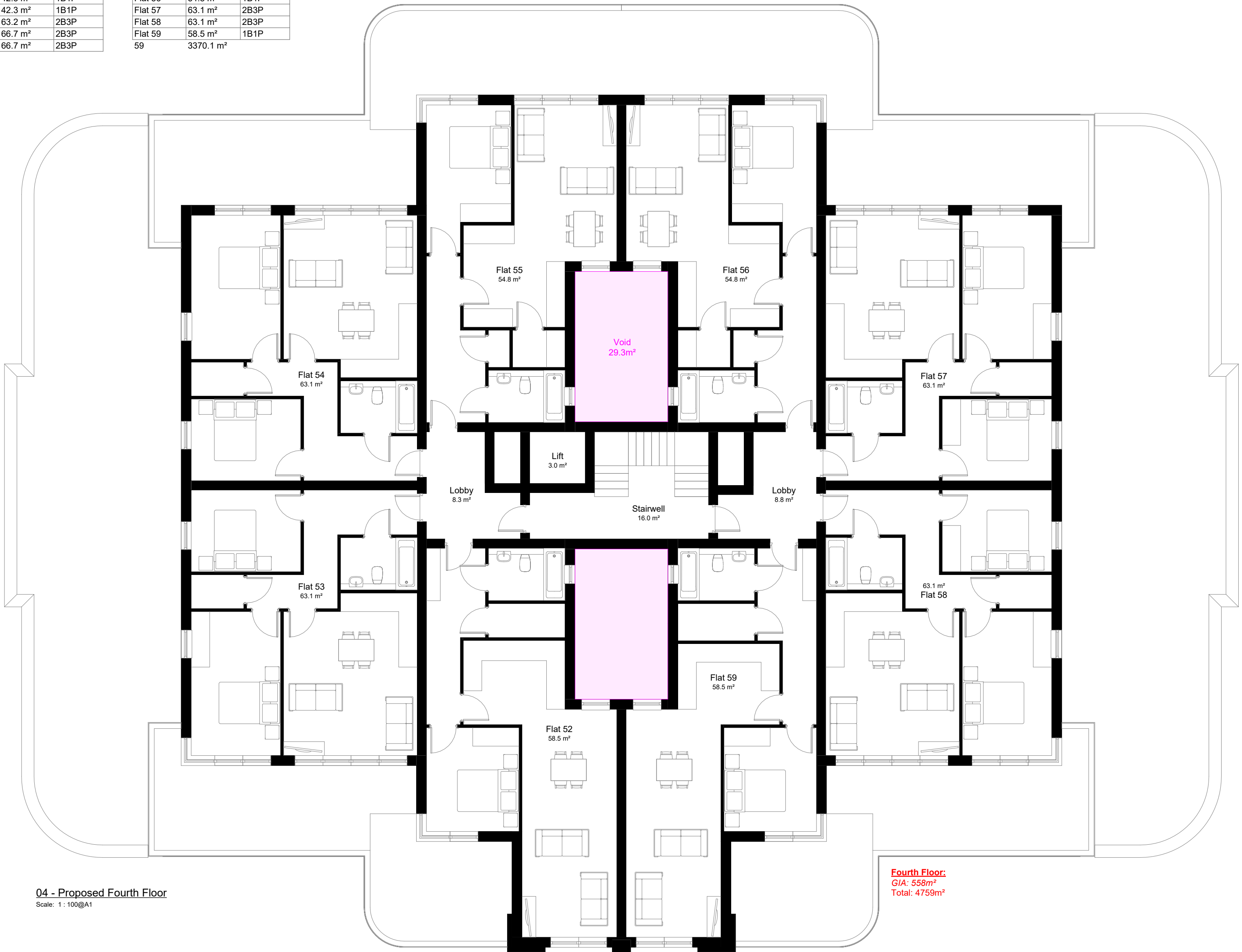
Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 41	63.2 m²	2B3P
Flat 42	42.3 m²	1B1P
Flat 43	42.3 m²	1B1P
Flat 44	63.2 m²	2B3P
Flat 45	63.3 m²	2B3P
Flat 46	63.4 m²	2B3P
Flat 47	63.2 m²	2B3P
Flat 48	42.3 m²	1B1P
Flat 49	42.3 m²	1B1P
Flat 50	63.2 m²	2B3P
Flat 51	66.7 m²	2B3P
Flat 52	58.5 m²	1B1P
Flat 53	63.1 m²	1B1P
Flat 54	63.1 m²	2B3P
Flat 55	54.8 m²	1B1P
Flat 56	54.8 m²	1B1P
Flat 57	63.1 m²	2B3P
Flat 58	63.1 m²	2B3P
Flat 59	58.5 m²	1B1P
59	3370.1 m²	



Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 1	63.3 m²	2B3P
Flat 2	63.4 m²	2B3P
Flat 3	63.2 m²	2B3P
Flat 4	39.7 m²	1B1P
Flat 5	66.6 m²	2B3P
Flat 6	63.2 m²	2B3P
Flat 7	42.3 m²	1B1P
Flat 8	42.3 m²	1B1P
Flat 9	63.2 m²	2B3P
Flat 10	63.3 m²	2B3P
Flat 11	63.4 m²	2B3P
Flat 12	63.2 m²	2B3P
Flat 13	42.3 m²	1B1P
Flat 14	42.3 m²	1B1P
Flat 15	63.2 m²	2B3P
Flat 16	66.7 m²	2B3P
Flat 17	63.2 m²	2B3P
Flat 18	42.3 m²	1B1P
Flat 19	42.3 m²	1B1P
Flat 20	63.2 m²	2B3P

Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 21	63.3 m²	2B3P
Flat 22	63.4 m²	2B3P
Flat 23	63.2 m²	2B3P
Flat 24	42.3 m²	1B1P
Flat 25	42.3 m²	1B1P
Flat 26	63.2 m²	2B3P
Flat 27	66.7 m²	2B3P
Flat 28	66.7 m²	2B3P
Flat 29	63.2 m²	2B3P
Flat 30	42.3 m²	1B1P
Flat 31	42.3 m²	1B1P
Flat 32	63.2 m²	2B3P
Flat 33	63.3 m²	2B3P
Flat 34	63.4 m²	2B3P
Flat 35	63.2 m²	2B3P
Flat 36	42.3 m²	1B1P
Flat 37	42.3 m²	1B1P
Flat 38	63.2 m²	2B3P
Flat 39	66.7 m²	2B3P
Flat 40	66.7 m²	2B3P

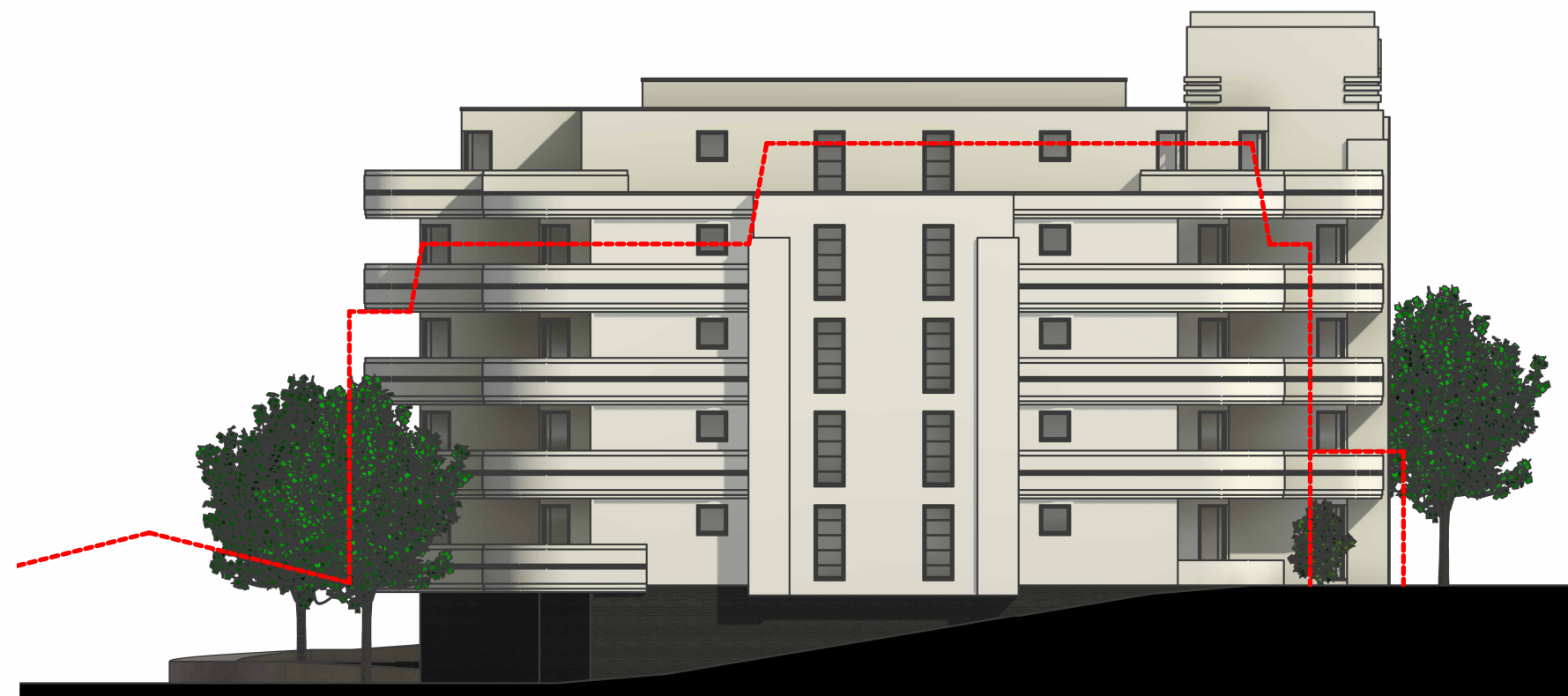
Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 41	63.2 m²	2B3P
Flat 42	42.3 m²	1B1P
Flat 43	42.3 m²	1B1P
Flat 44	63.2 m²	2B3P
Flat 45	63.3 m²	2B3P
Flat 46	63.4 m²	2B3P
Flat 47	63.2 m²	2B3P
Flat 48	42.3 m²	1B1P
Flat 49	42.3 m²	1B1P
Flat 50	63.2 m²	2B3P
Flat 51	66.7 m²	2B3P
Flat 52	58.5 m²	1B1P
Flat 53	63.1 m²	1B1P
Flat 54	63.1 m²	2B3P
Flat 55	54.8 m²	1B1P
Flat 56	54.8 m²	1B1P
Flat 57	63.1 m²	2B3P
Flat 58	63.1 m²	2B3P
Flat 59	58.5 m²	1B1P
59	3370.1 m²	





Proposed South Elevation

Scale: 1:200 @A3



Proposed West Elevation

Scale: 1:200 @A3

1:200 @A3

0m 8m 16m

12-14 Knyveton Rd, Boscombe, Bournemouth BH1 3QP

Revision Description
a Cycle Store & Access Revised

Date
01.12.23

Drawn by HB
Checked by DH
Scale @ A3 As indicated

All dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

54 The Grove, Christchurch, BH23 2HB

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Drawing Status Key:

SK	- Sketch	P	- Preliminary
D	- Draft	S	- Submitted
A	- Approved	T	- Tender
C	- Construction	IN	- Information

Proposed Elevations

Drawing Ref: Status:

1857P .205a | P

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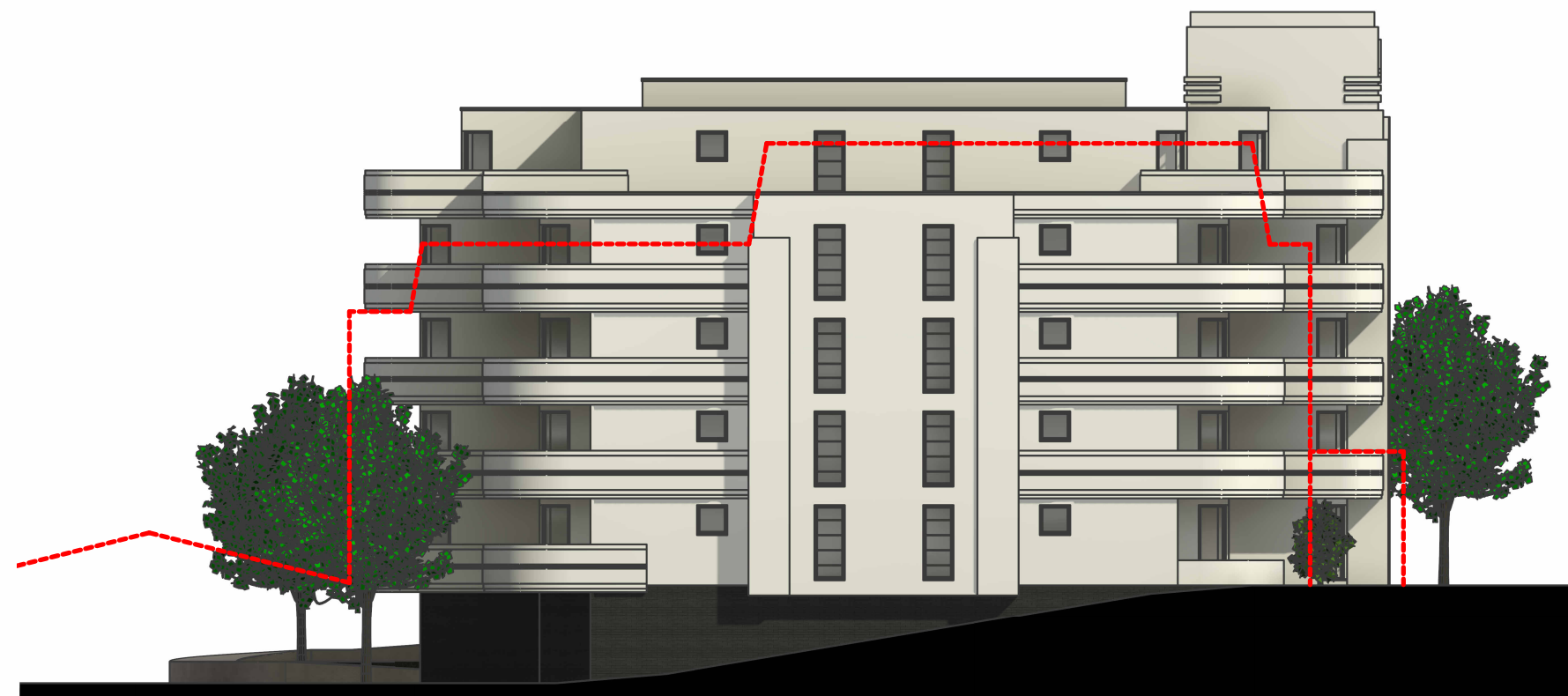
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Proposed South Elevation

Scale: 1:200 @A3



Proposed West Elevation

Scale: 1:200 @A3

1:200 @A3

0m 8m 16m

12-14 Knyveton Rd, Boscombe, Bournemouth BH1 3QP

Revision Description
a Cycle Store & Access Revised

Date
01.12.23

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Checked by DH
Scale @ A3 As indicated

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54 The Grove, Christchurch, BH23 2HB

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Drawing Status Key:

SK	- Sketch	P	- Preliminary
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C	- Construction	IN	- Information

Proposed Elevations

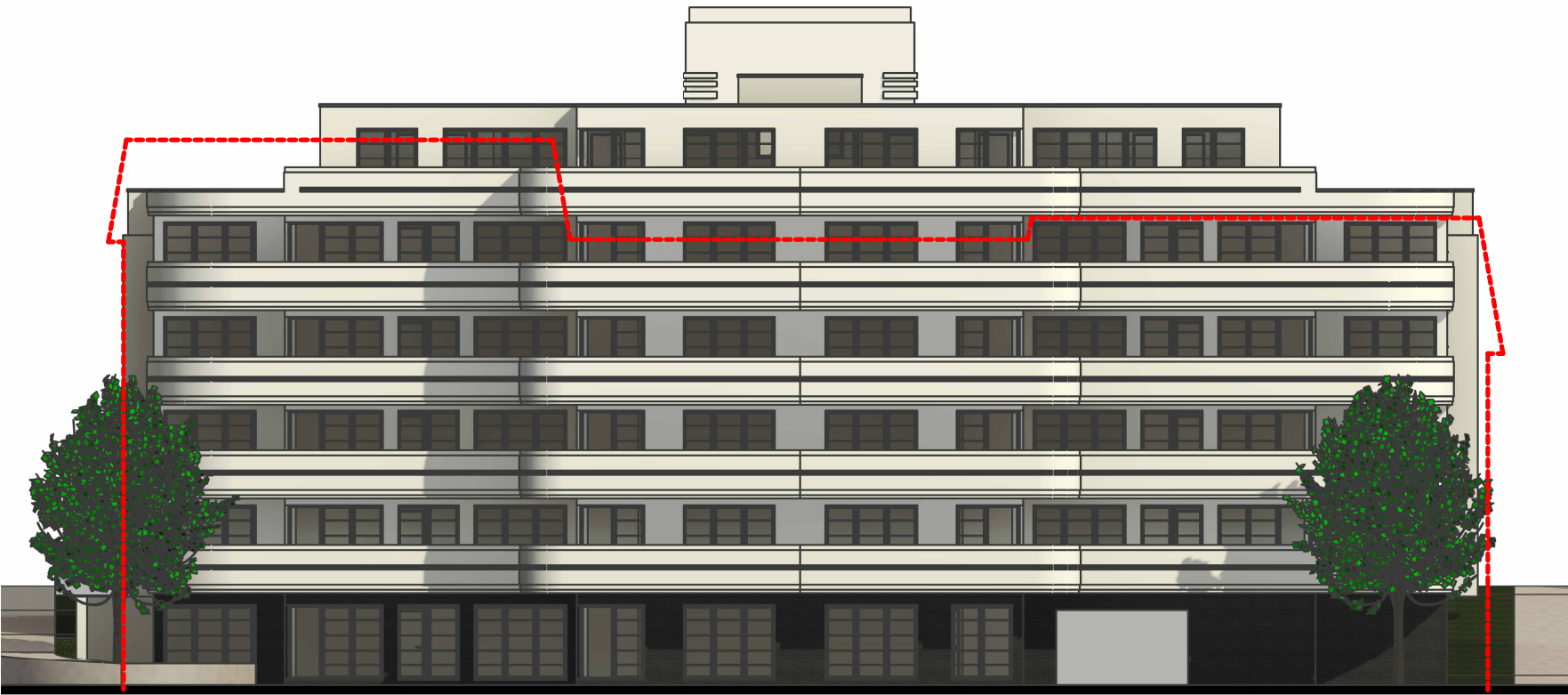
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1857P .205a | P

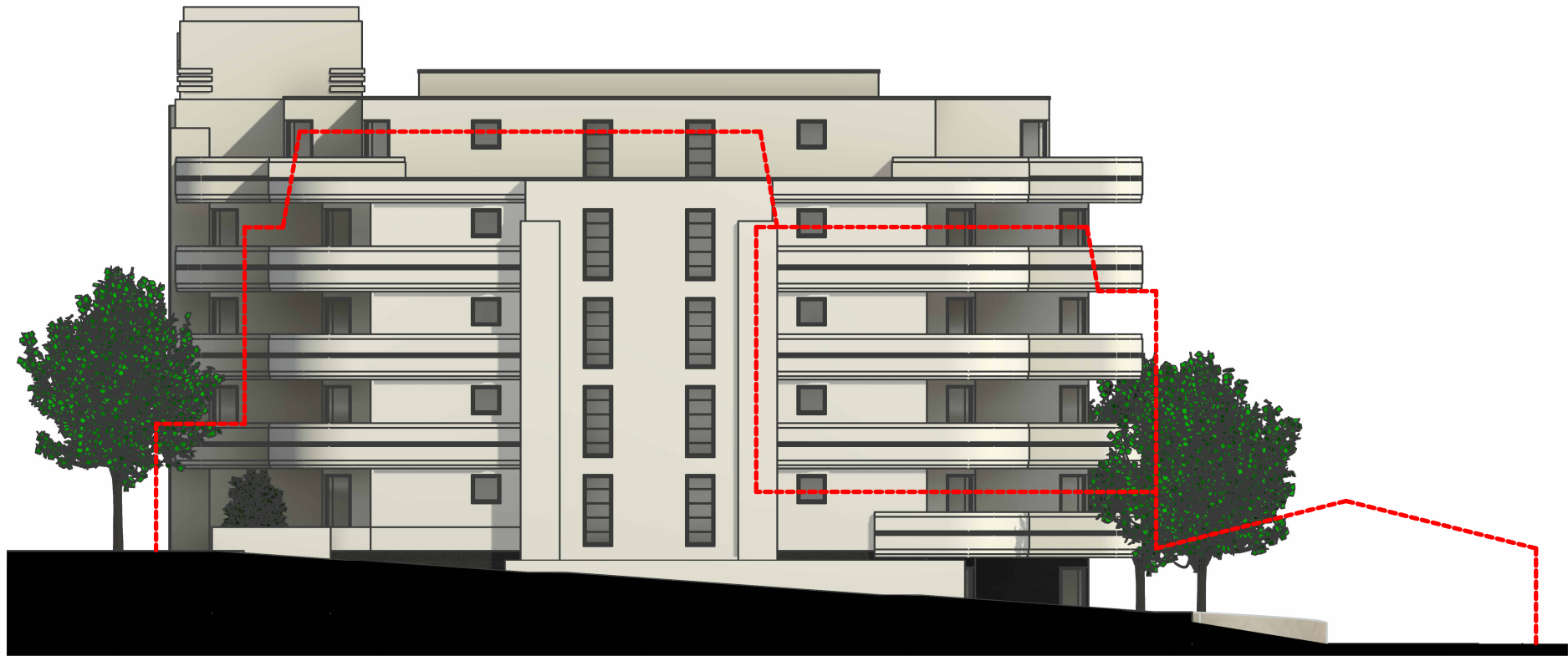
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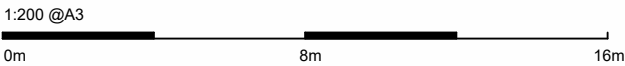
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Proposed North Elevation
Scale: 1:200 @A3



Proposed East Elevation
Scale: 1:200 @A3



12-14 Knyveton Rd, Boscombe, Bournemouth BH1 3QP

Revision	Description
a	Cycle Store & Access Revised

Date
01.12.23

Drawn by HB
Checked by DH
Scale @ A3 As indicated

All dimensions to be checked on site prior to commencement of work. Do not scale from drawing.

54 The Grove, Christchurch, BH23 2HB

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Drawing Status Key:

SK	- Sketch	P	- Preliminary
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A	- Approved	T	- Tender
C	- Construction	IN	- Information

Elevations Continued

Drawing Ref: Status:

1857P .206a | P

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