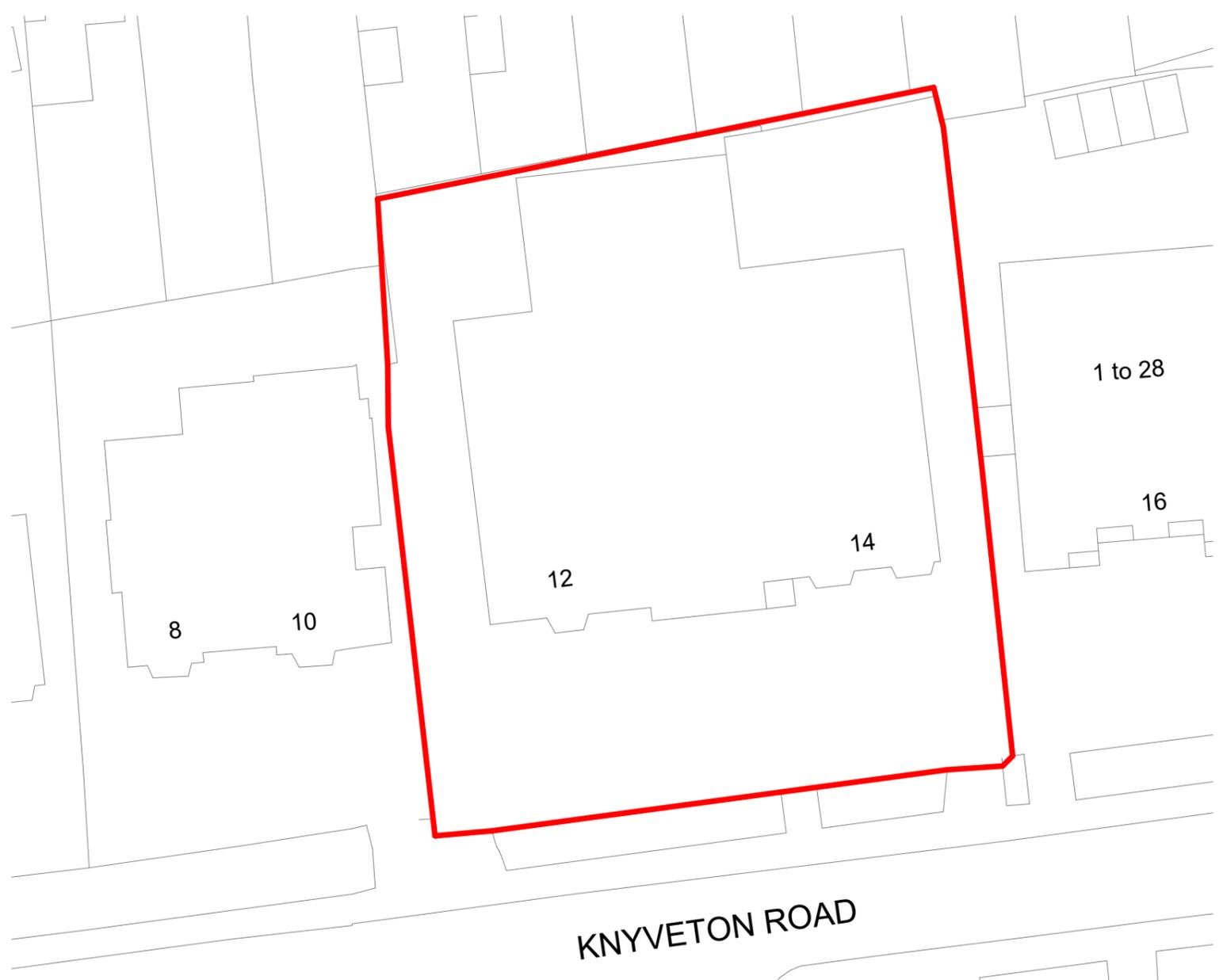




**Site Location as Existing**

Scale 1:1250@A3



**Block Plan as Existing**

Scale 1:500@A3

1:1250 @A3



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

**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 | P Status:

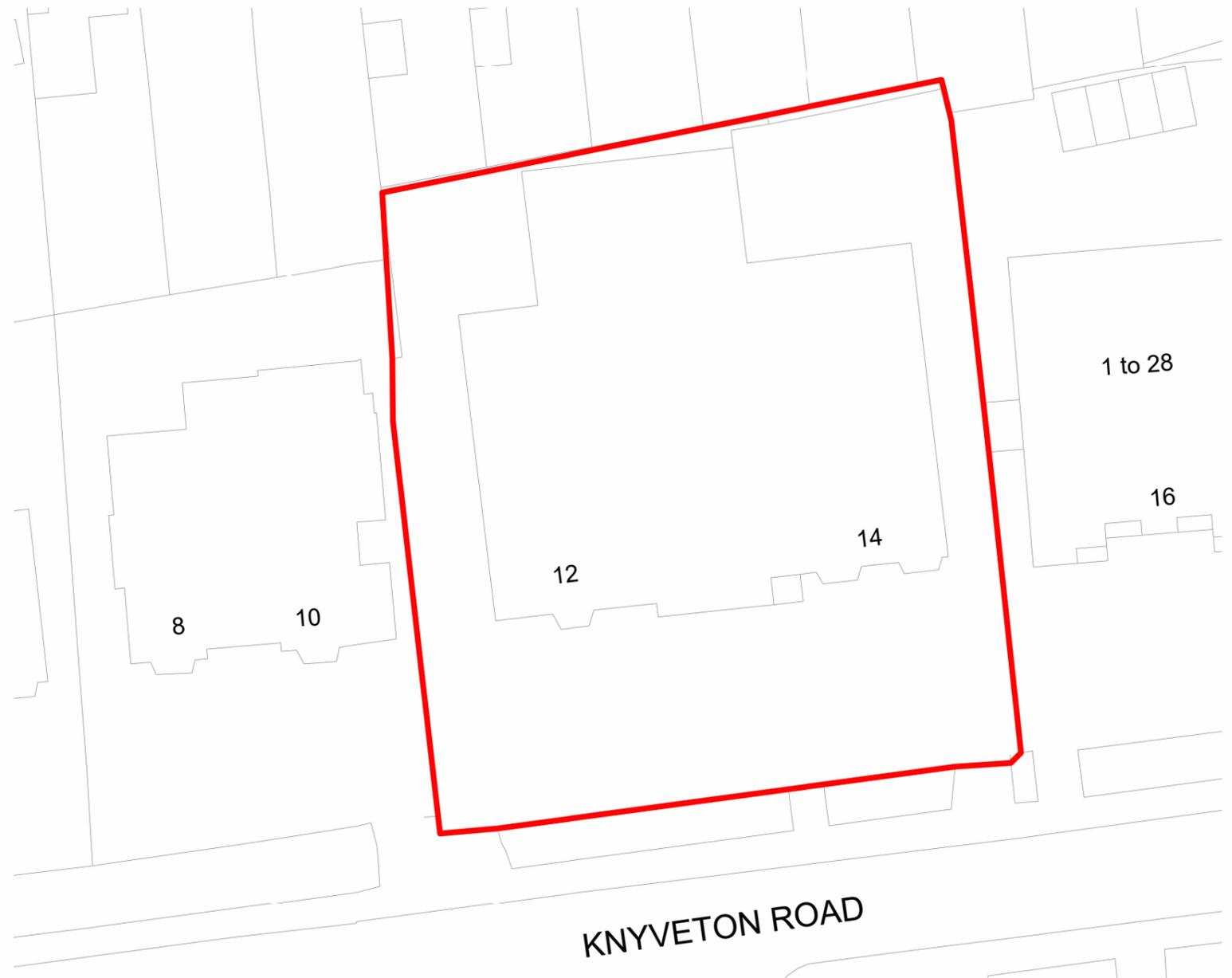
1857P .001b | P

**dot  
architecture**



**Site Location as Existing**

Scale 1:1250@A3



**Block Plan as Proposed**

Scale 1:500@A3

1:1250 @A3



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

**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: Status:

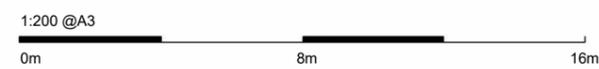
**1857P .001b | D**

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Gross Internal Areas: (m <sup>2</sup> )	
Lower Ground	682
Ground Floor	1269
First Floor	686
Second Floor	632
Third Floor	162
<b>Total</b>	<b>3431</b>

**-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.

54 The Grove, Christchurch, BH23 2HB

01202 280 638

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

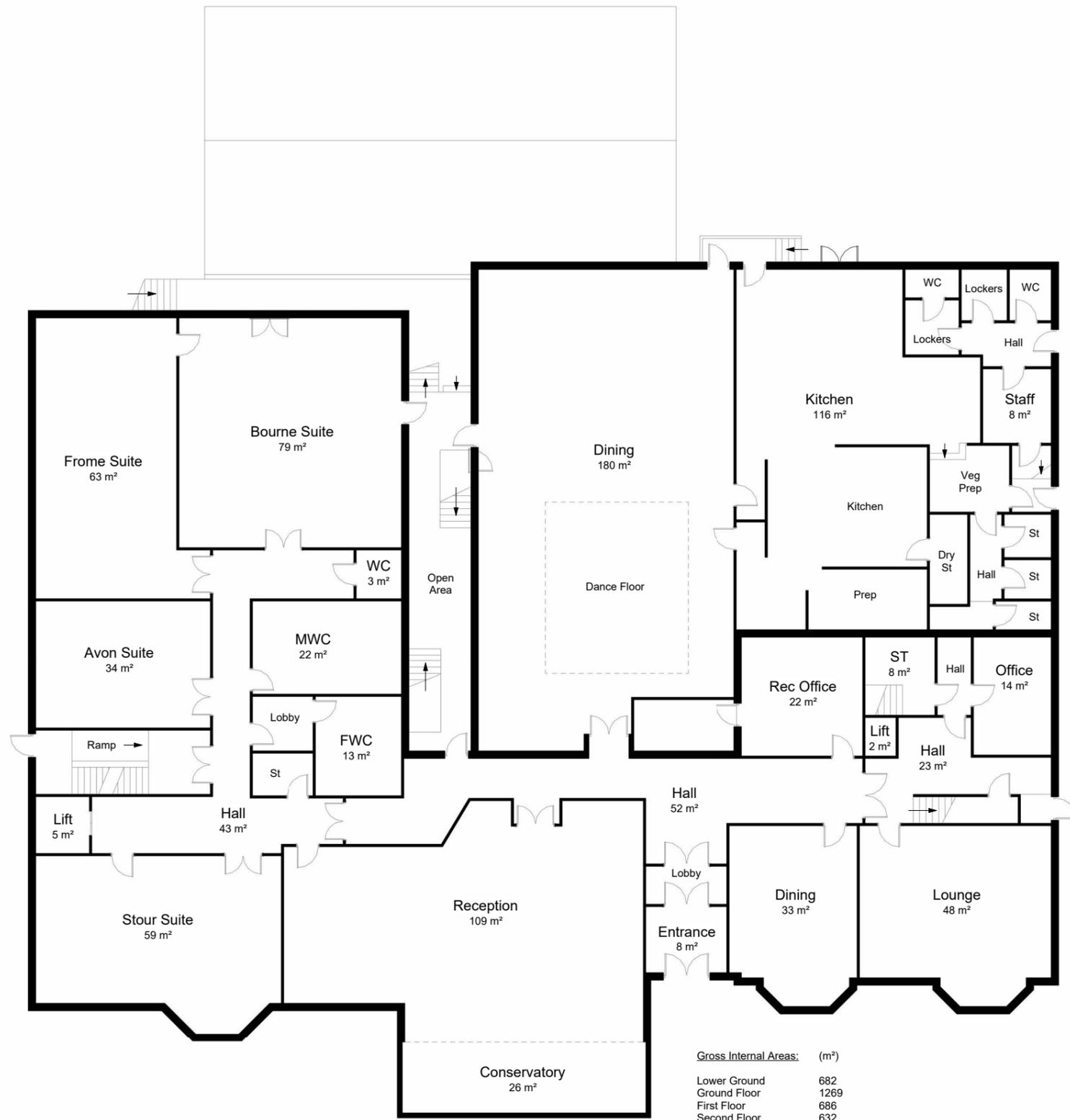
Lower Ground as Existing

Drawing Ref: 1857P .002 | Status: IP

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architecture**

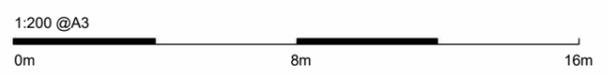
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00 - Ground Floor as Existing  
Scale: 1 : 200@A3

Gross Internal Areas: (m <sup>2</sup> )	
Lower Ground	682
Ground Floor	1269
First Floor	686
Second Floor	632
Third Floor	162
<b>Total</b>	<b>3431</b>



**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

Owner	Revision	Description	Date
Elstead Hotel			

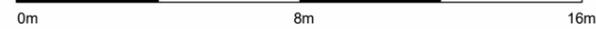
Drawn by	HB
Checked by	DH
Scale @ A3	As indicated

**dot architecture**



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

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.

54 The Grove, Christchurch, BH23 2HB

01202 280 638

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

First Floor as Existing

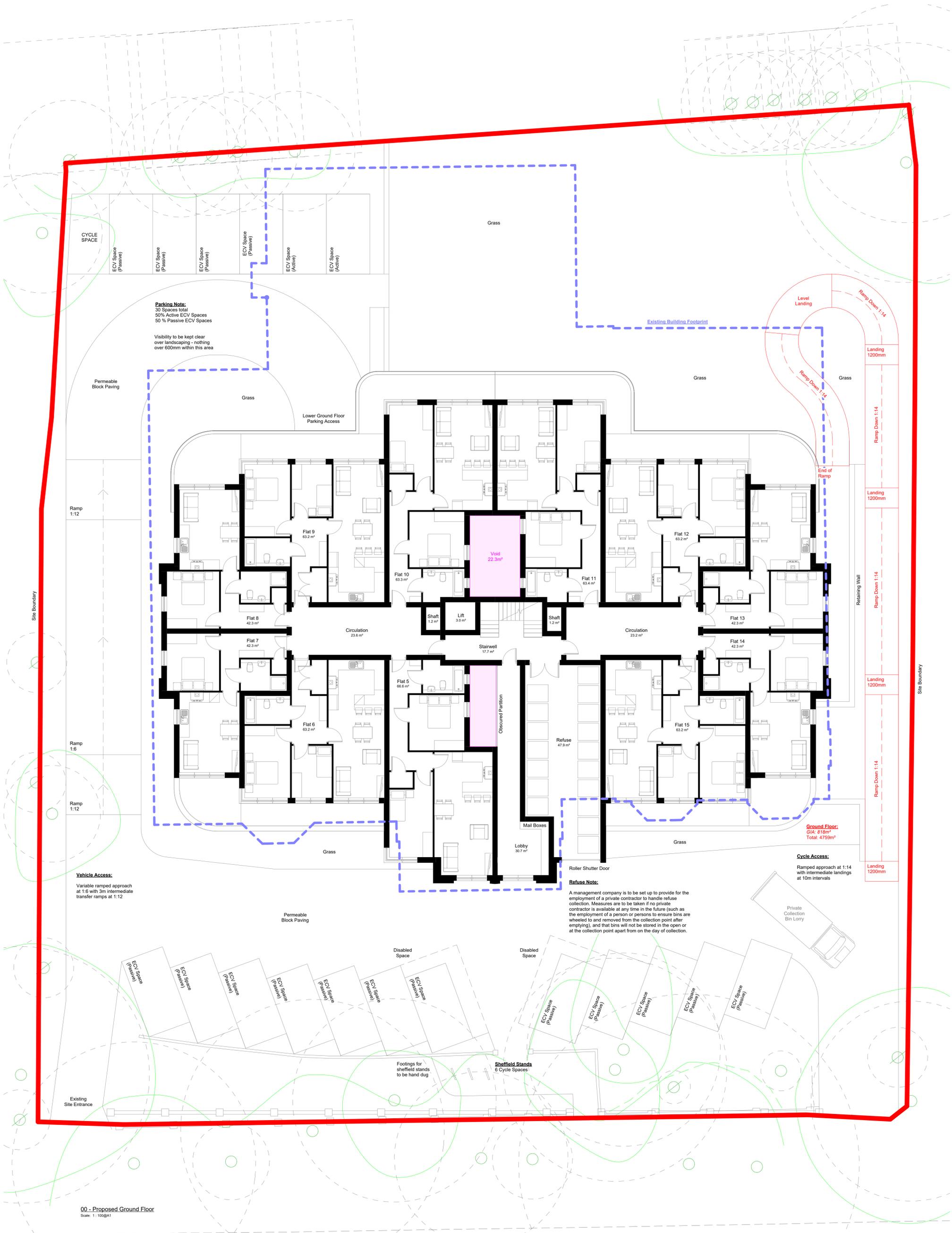
Drawing Ref: 1857P .004 IP Status:

**dot**  
**architecture**

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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

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

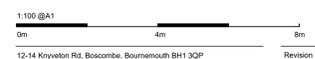
**Refuse Note:**  
 A management company is to be set up to provide for the employment of a private contractor to handle refuse collection. Measures are to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled 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.

**Ground Floor:**  
 GIA: 810m²  
 Total: 4759m²

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

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

KNYVETON RD



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

Revision	Description	Date
a	Revised to LA's Comments	20.11.23
b	Cycle Store & Access Revised	01.12.23

Drawn by  
 Checked by  
 Scale @ A1

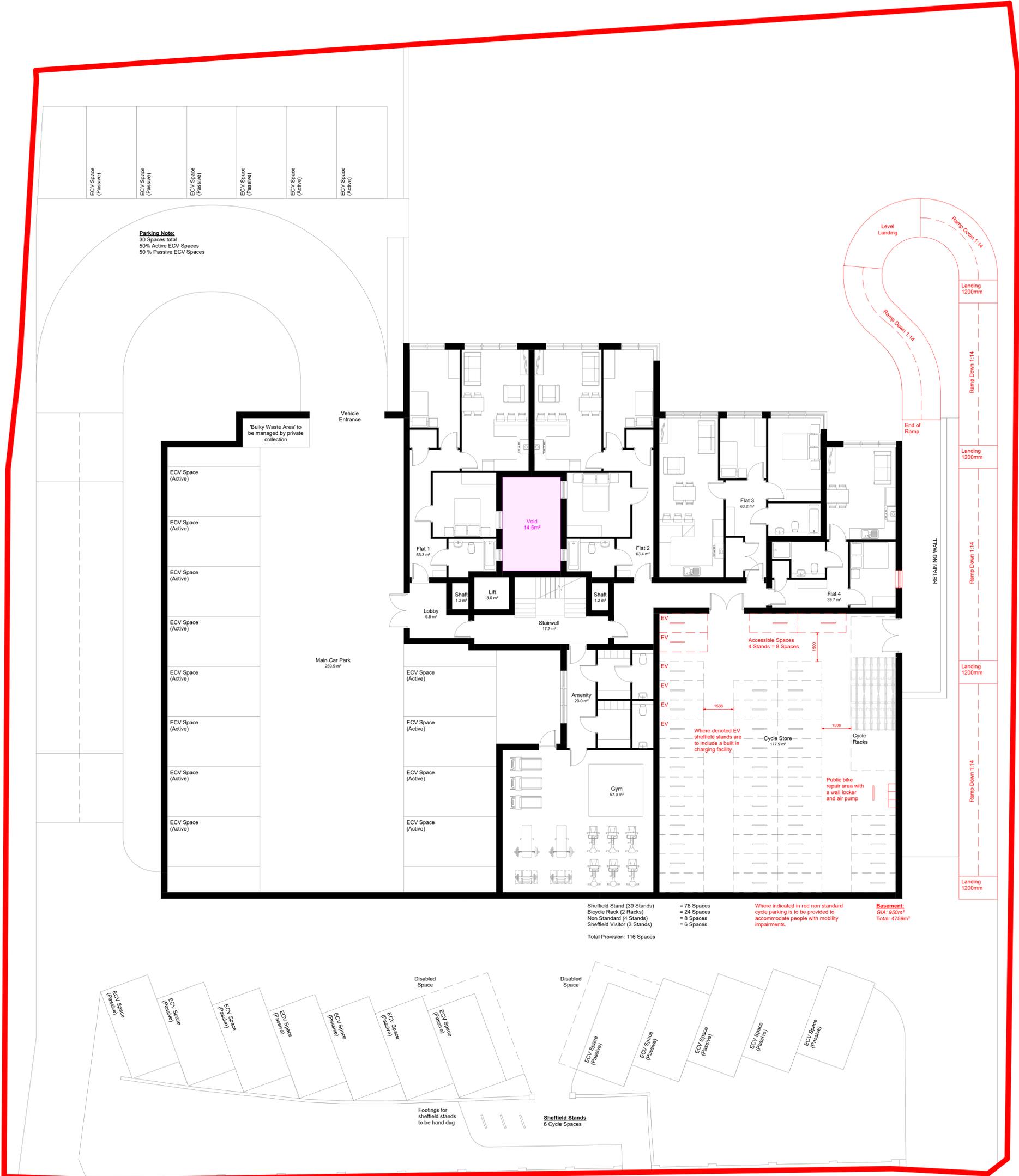
HB  
 DH  
 As Indicated

Drawing Status Key:	Symbol	Description
DR	[Symbol]	Drawn
CH	[Symbol]	Checked
AP	[Symbol]	Approved
AS	[Symbol]	As Issued
AS	[Symbol]	Approved
AS	[Symbol]	Approved
AS	[Symbol]	Approved

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

dot architecture  
 Design On Trust LTD

Accommodation Schedule			Accommodation Schedule			Accommodation Schedule		
Name	Area (GIA)	Occupancy	Name	Area (GIA)	Occupancy	Name	Area (GIA)	Occupancy
Flat 1	63.3 m <sup>2</sup>	2B3P	Flat 21	63.3 m <sup>2</sup>	2B3P	Flat 41	63.2 m <sup>2</sup>	2B3P
Flat 2	63.4 m <sup>2</sup>	2B3P	Flat 22	63.4 m <sup>2</sup>	2B3P	Flat 42	42.3 m <sup>2</sup>	1B1P
Flat 3	63.2 m <sup>2</sup>	2B3P	Flat 23	63.2 m <sup>2</sup>	2B3P	Flat 43	42.3 m <sup>2</sup>	1B1P
Flat 4	39.7 m <sup>2</sup>	1B1P	Flat 24	42.3 m <sup>2</sup>	1B1P	Flat 44	63.2 m <sup>2</sup>	2B3P
Flat 5	66.6 m <sup>2</sup>	2B3P	Flat 25	42.3 m <sup>2</sup>	1B1P	Flat 45	63.3 m <sup>2</sup>	2B3P
Flat 6	63.2 m <sup>2</sup>	2B3P	Flat 26	63.2 m <sup>2</sup>	2B3P	Flat 46	63.4 m <sup>2</sup>	2B3P
Flat 7	42.3 m <sup>2</sup>	1B1P	Flat 27	66.7 m <sup>2</sup>	2B3P	Flat 47	63.2 m <sup>2</sup>	2B3P
Flat 8	42.3 m <sup>2</sup>	1B1P	Flat 28	66.7 m <sup>2</sup>	2B3P	Flat 48	42.3 m <sup>2</sup>	1B1P
Flat 9	63.2 m <sup>2</sup>	2B3P	Flat 29	63.2 m <sup>2</sup>	2B3P	Flat 49	42.3 m <sup>2</sup>	1B1P
Flat 10	63.3 m <sup>2</sup>	2B3P	Flat 30	42.3 m <sup>2</sup>	1B1P	Flat 50	63.2 m <sup>2</sup>	2B3P
Flat 11	63.4 m <sup>2</sup>	2B3P	Flat 31	42.3 m <sup>2</sup>	1B1P	Flat 51	66.7 m <sup>2</sup>	2B3P
Flat 12	63.2 m <sup>2</sup>	2B3P	Flat 32	63.2 m <sup>2</sup>	2B3P	Flat 52	58.5 m <sup>2</sup>	1B1P
Flat 13	42.3 m <sup>2</sup>	1B1P	Flat 33	63.3 m <sup>2</sup>	2B3P	Flat 53	63.1 m <sup>2</sup>	1B1P
Flat 14	42.3 m <sup>2</sup>	1B1P	Flat 34	63.4 m <sup>2</sup>	2B3P	Flat 54	63.1 m <sup>2</sup>	2B3P
Flat 15	63.2 m <sup>2</sup>	2B3P	Flat 35	63.2 m <sup>2</sup>	2B3P	Flat 55	54.8 m <sup>2</sup>	1B1P
Flat 16	66.7 m <sup>2</sup>	2B3P	Flat 36	42.3 m <sup>2</sup>	1B1P	Flat 56	54.8 m <sup>2</sup>	1B1P
Flat 17	63.2 m <sup>2</sup>	2B3P	Flat 37	42.3 m <sup>2</sup>	1B1P	Flat 57	63.1 m <sup>2</sup>	2B3P
Flat 18	42.3 m <sup>2</sup>	1B1P	Flat 38	63.2 m <sup>2</sup>	2B3P	Flat 58	63.1 m <sup>2</sup>	2B3P
Flat 19	42.3 m <sup>2</sup>	1B1P	Flat 39	66.7 m <sup>2</sup>	2B3P	Flat 59	58.5 m <sup>2</sup>	1B1P
Flat 20	63.2 m <sup>2</sup>	2B3P	Flat 40	66.7 m <sup>2</sup>	2B3P	59	3370.1 m <sup>2</sup>	



Sheffield Stand (39 Stands) = 78 Spaces  
 Bicycle Rack (2 Racks) = 24 Spaces  
 Non Standard (4 Stands) = 8 Spaces  
 Sheffield Visitor (3 Stands) = 6 Spaces  
**Total Provision: 116 Spaces**

Where indicated in red non standard cycle parking is to be provided to accommodate people with mobility impairments.

**Basement:**  
 GIA: 950m<sup>2</sup>  
 Total: 4759m<sup>2</sup>

B1 - Proposed Lower Deck  
 Scale: 1:100@A1

1:100 @A1  
 0m 4m 8m

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

Drawn by: HB  
 Checked by: DH  
 Scale @ A1: As Indicated

Revision Description Date  
 a G/A's Amended 20.10.23  
 b Revised to LA's Comments 29.11.23  
 c Cycle Store & Access Revised 01.12.23

Drawing Status Key:  
 B: Baseline P: Approved  
 D: Draft S: Submitted  
 A: Amended T: Tender  
 C: Contracted W: Withdrawn

Proposed Lower Deck  
 Drawing Ref: 1857P .202c | P

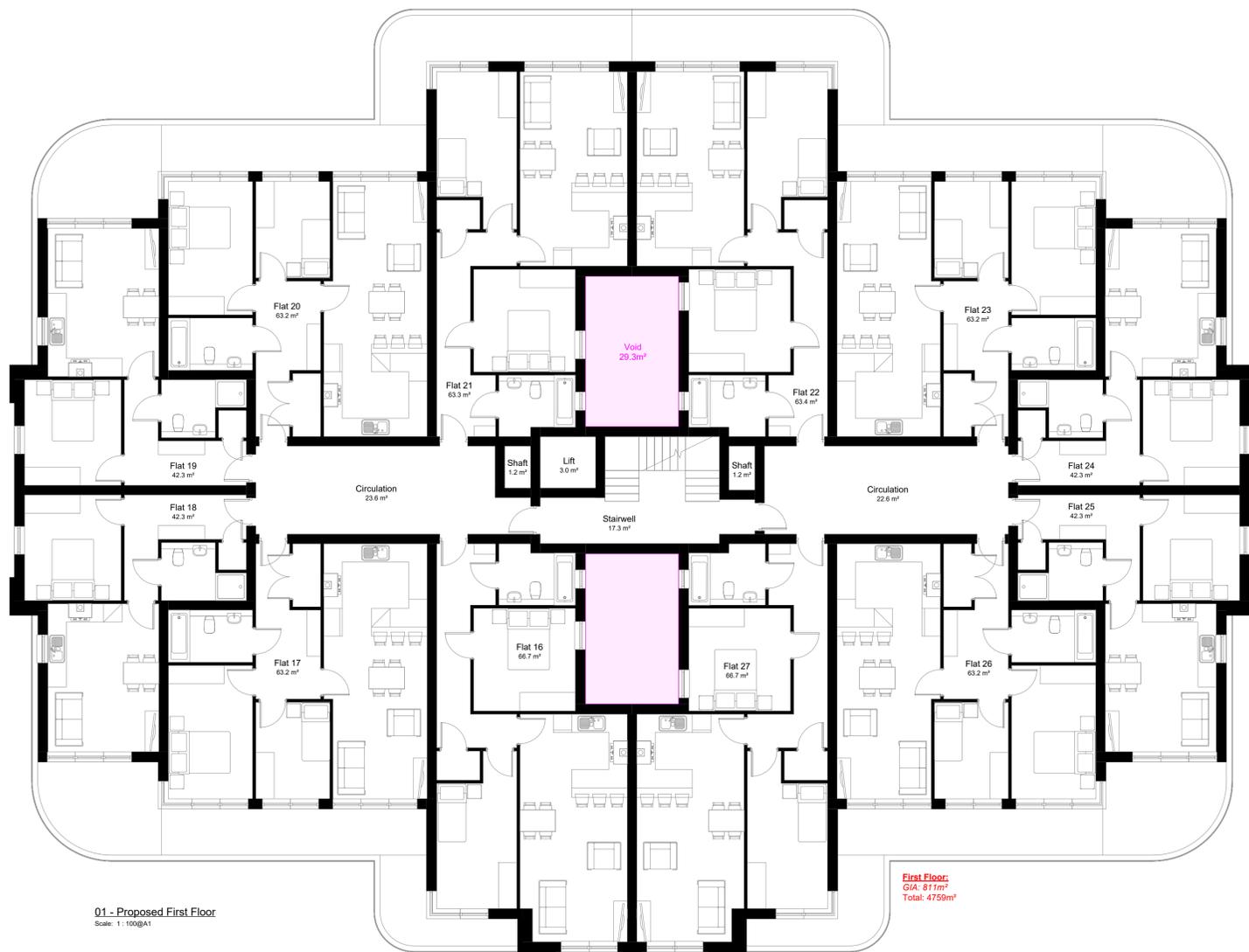
Status:

dot architecture

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

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

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



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

Drawn by: HB  
Checked by: DH  
Scale @ A1: As Indicated

Drawing Status Key:  
GIA: 511 m<sup>2</sup>  
Total: 4759 m<sup>2</sup>

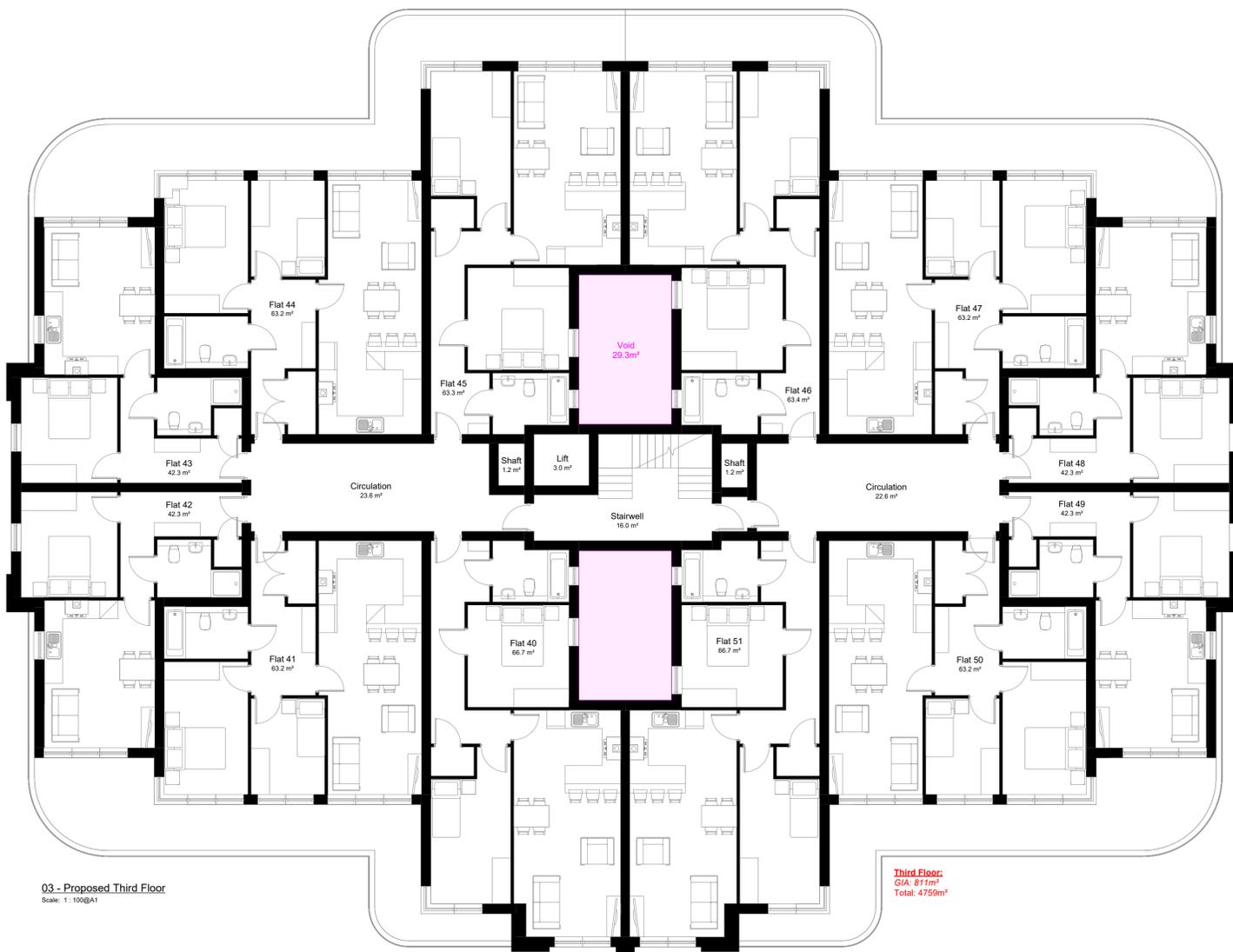
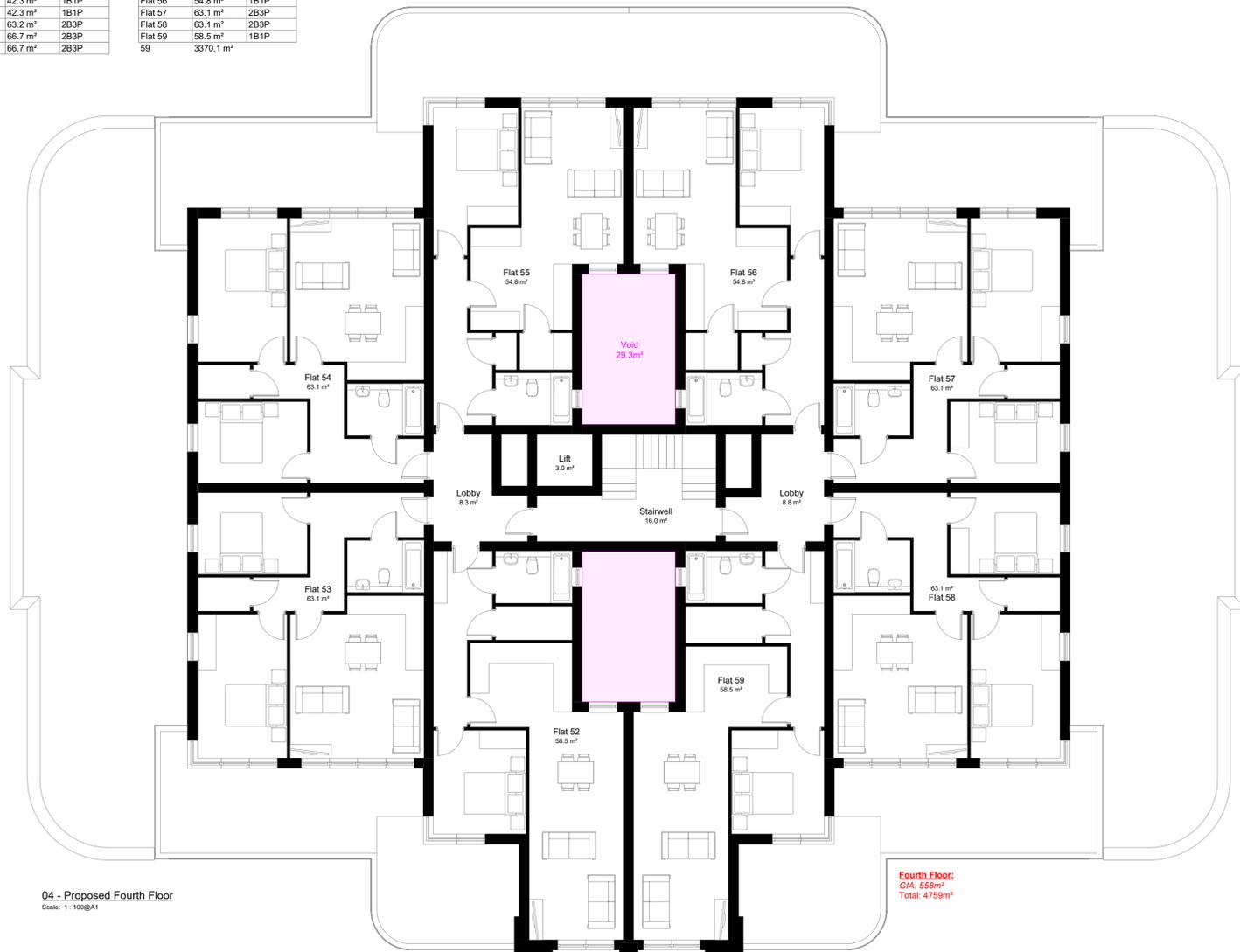
Proposed First & Second Floor  
Drawing Ref: 1857P .203a IP  
Status:

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54 The Grove, Christchurch, BH23 2HB  
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Accommodation Schedule		
Name	Area (GIA)	Occupancy
Flat 1	63.3 m <sup>2</sup>	2B3P
Flat 2	63.4 m <sup>2</sup>	2B3P
Flat 3	63.2 m <sup>2</sup>	2B3P
Flat 4	39.7 m <sup>2</sup>	1B1P
Flat 5	66.6 m <sup>2</sup>	2B3P
Flat 6	63.2 m <sup>2</sup>	2B3P
Flat 7	42.3 m <sup>2</sup>	1B1P
Flat 8	42.3 m <sup>2</sup>	1B1P
Flat 9	63.2 m <sup>2</sup>	2B3P
Flat 10	63.3 m <sup>2</sup>	2B3P
Flat 11	63.4 m <sup>2</sup>	2B3P
Flat 12	63.2 m <sup>2</sup>	2B3P
Flat 13	42.3 m <sup>2</sup>	1B1P
Flat 14	42.3 m <sup>2</sup>	1B1P
Flat 15	63.2 m <sup>2</sup>	2B3P
Flat 16	66.7 m <sup>2</sup>	2B3P
Flat 17	63.2 m <sup>2</sup>	2B3P
Flat 18	42.3 m <sup>2</sup>	1B1P
Flat 19	42.3 m <sup>2</sup>	1B1P
Flat 20	63.2 m <sup>2</sup>	2B3P

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

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



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

Drawing Ref: 1857P .204a | P  
Revision Description  
Date

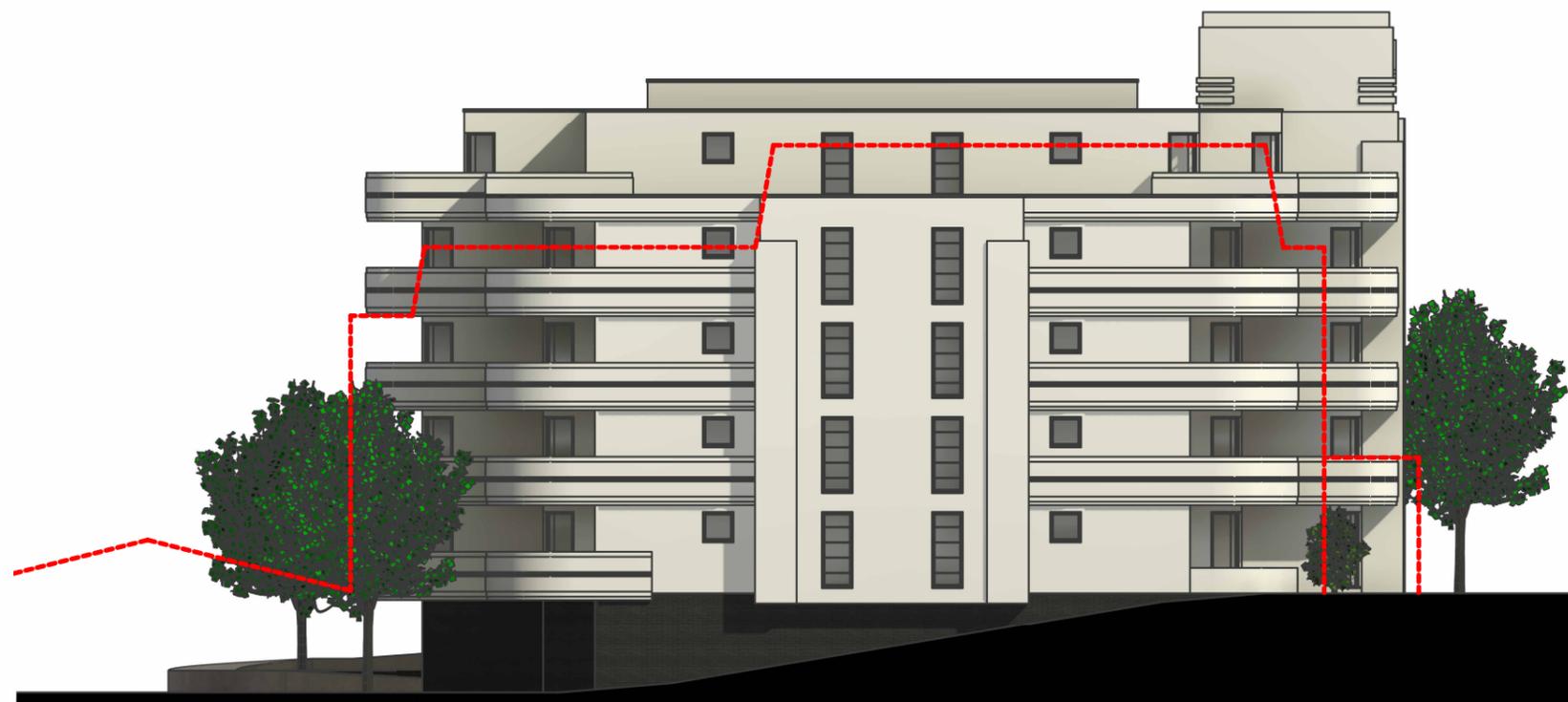
Drawing Status Key:  
 H - Headlines  
 D - Draft  
 A - Approved  
 C - Construction  
 S - Structural  
 E - Electrical  
 I - Interior  
 M - Mechanical  
 P - Plumbing  
 T - Trenching  
 W - Windows

Proposed Third & Fourth Floor  
 Status:   
 1857P .204a | P  
 dot architecture  
 All the drawings 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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**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	Date
a	Cycle Store & Access Revised	01.12.23

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

01202 280 638

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

Proposed Elevations

Drawing Ref: 1857P .205a | P Status:

1857P .205a | P

**dot  
 architecture**

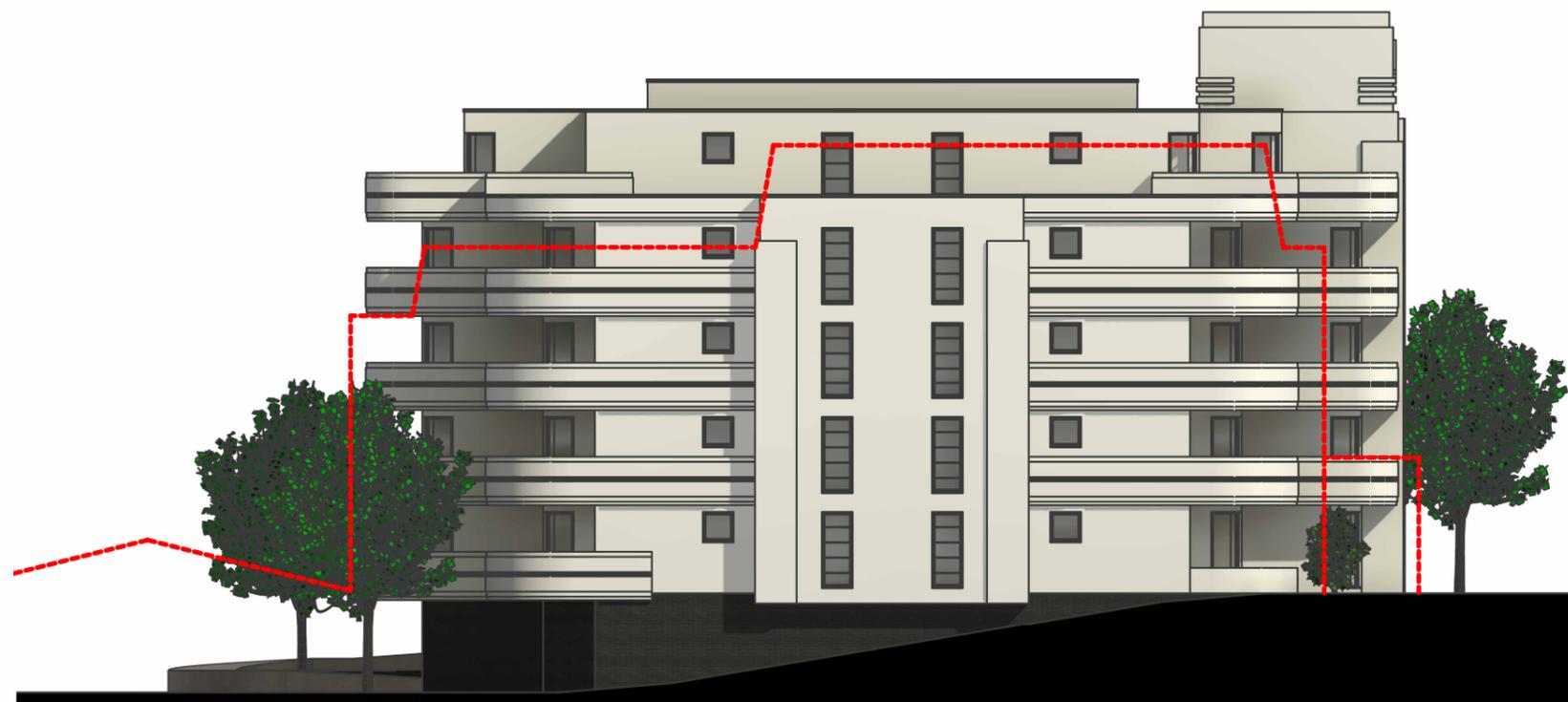
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**Proposed South Elevation**

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	Date
a	Cycle Store & Access Revised	01.12.23

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

01202 280 638

**Drawing Status Key:**

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

**Proposed Elevations**

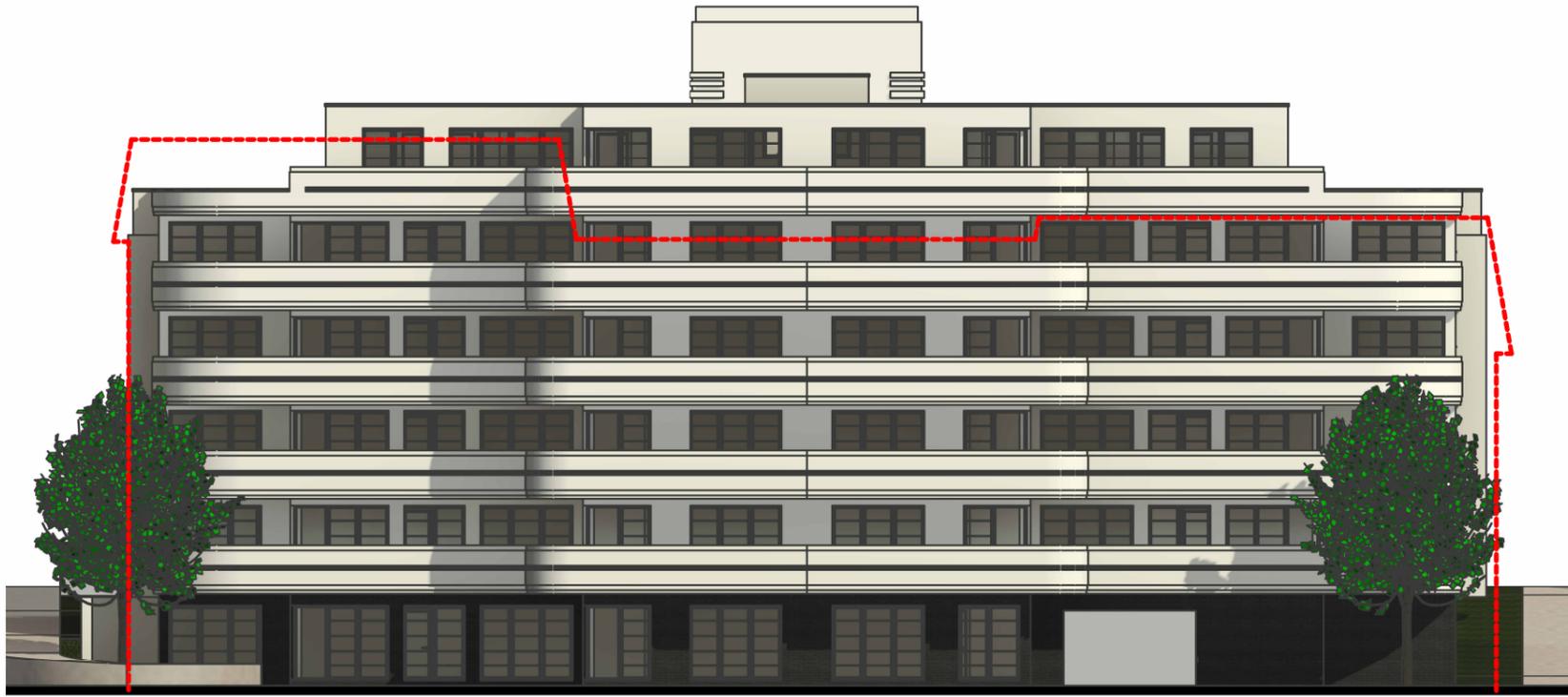
Drawing Ref:	Status:
1857P .205a   P	

1857P .205a | P

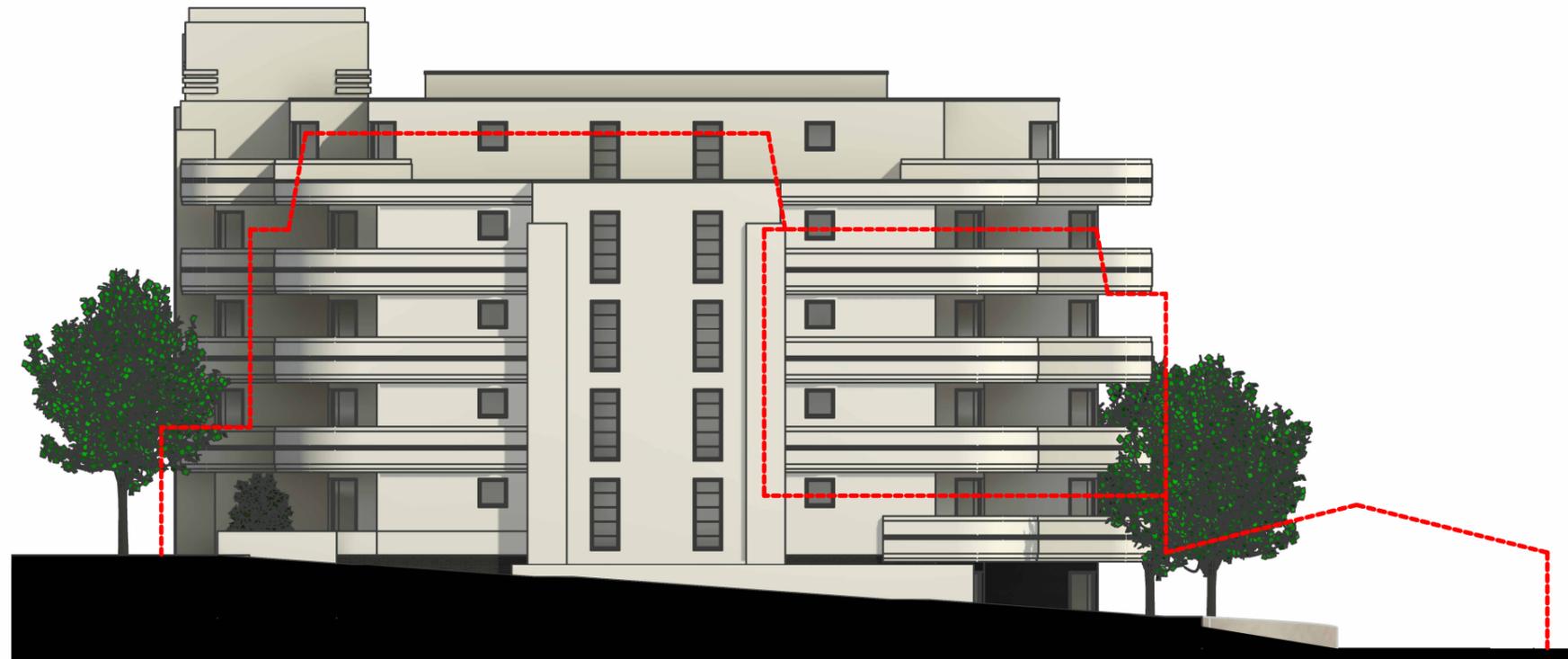
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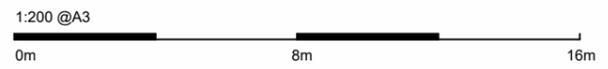
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**Proposed North Elevation**  
Scale: 1:200 @A3



**Proposed East Elevation**  
Scale: 1:200 @A3



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

Revision	Description	Date
a	Cycle Store & Access Revised	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

01202 280 638

Drawing Status Key:

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

Elevations Continued

Drawing Ref:	Status:
1857P .206a   P	

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