



Proposed redevelopment of
land to rear of Lyndhurst
Oakland Road
Dovercourt

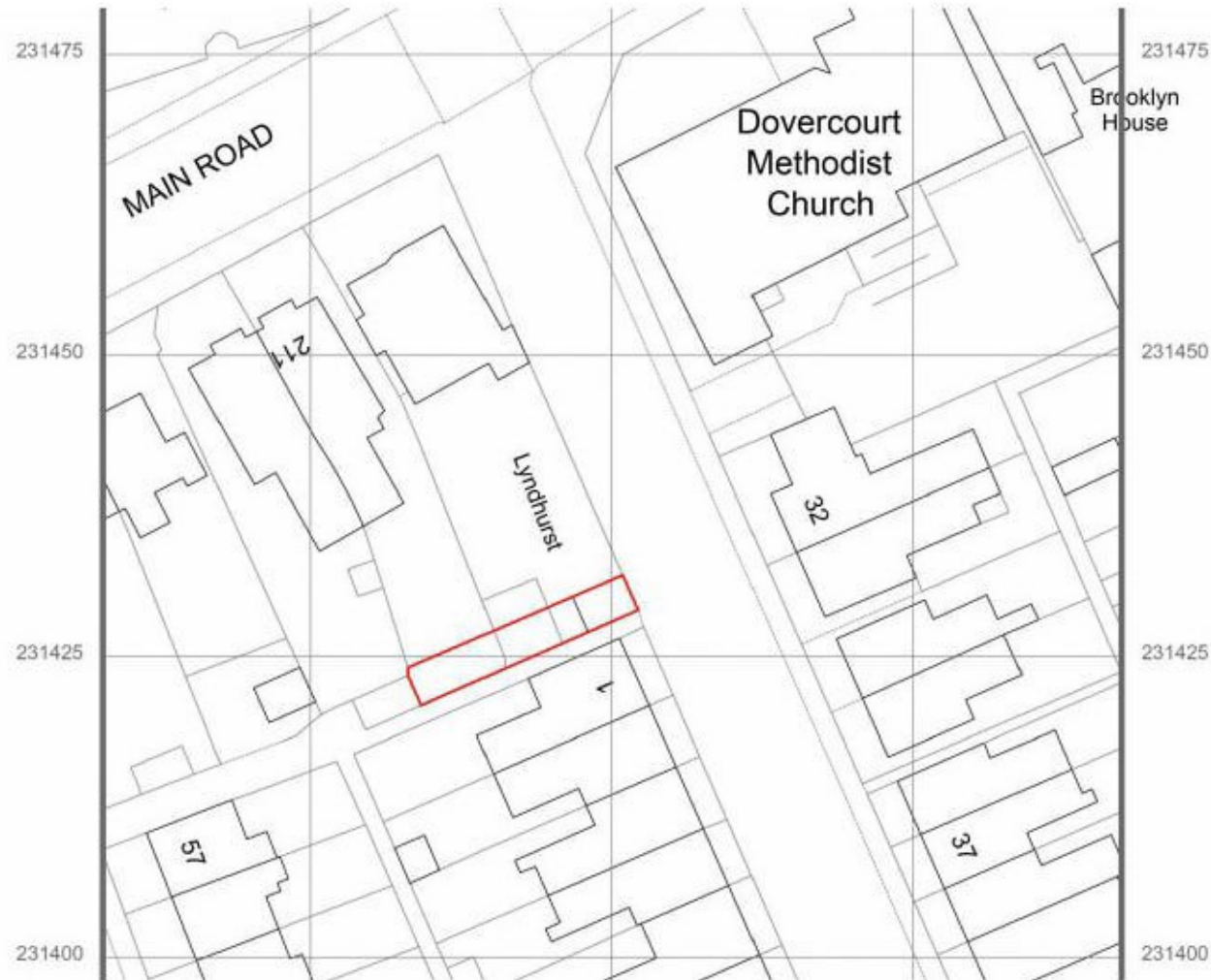


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- 2.0 Local Venacular
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- 5.0 Access and Egress
- 6.0 Conclusion



1.0 Location



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The site sits to the rear of Lyndhurst Oakland road and consists of a delapidated garage, outbuilding and scrub land

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2.0 Local Venacular



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2.0 Local Vernacular



3.0 Design Approach

DO NOT SCALE THE DRAWING. SQUARE DIMENSIONS CAN BE USED TO SCALE.
 1) This drawing set is not a replacement for other documents.
 Any discrepancies between this drawing and other information should be
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New Date: _____ Description: _____ By: _____



OAKLAND ROAD - PROPOSED PLANS Scale 1:50 @A1



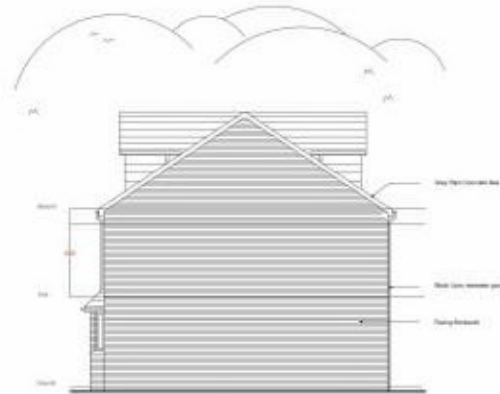
Proposal consists of 1 Bed 2 Person house with
Home office/Studio



3.0 Design Approach



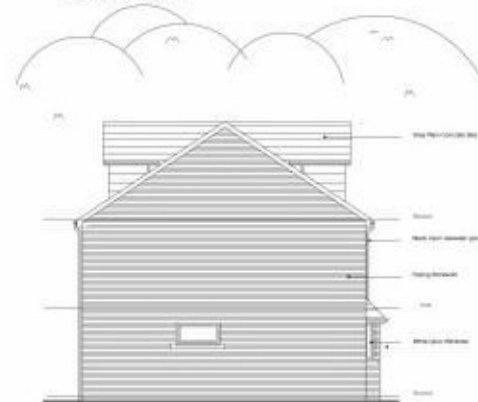
North West Elevation



North East Elevation



South East Elevation



South West Elevation

OAKLAND ROAD - ELEVATIONS

Scale 1:50 @A1



Year	Country	By	Year
1971	1971	1971	1971



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Proposal consists of 1 Bed 2 Person house with
Home office/Studio



[illegible]

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Block Plan Scale 1:200



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3.0 Design Approach



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Proposed Development
Land to rear of Lyndhurst Oaklands road Dovercourt

Project : Land to rear Lyndhurst Oaklands road
Title : Artist Impression
Scale : NTS
Drg No : BN310 SK - 001
Date : 02.03.21
Rev : -

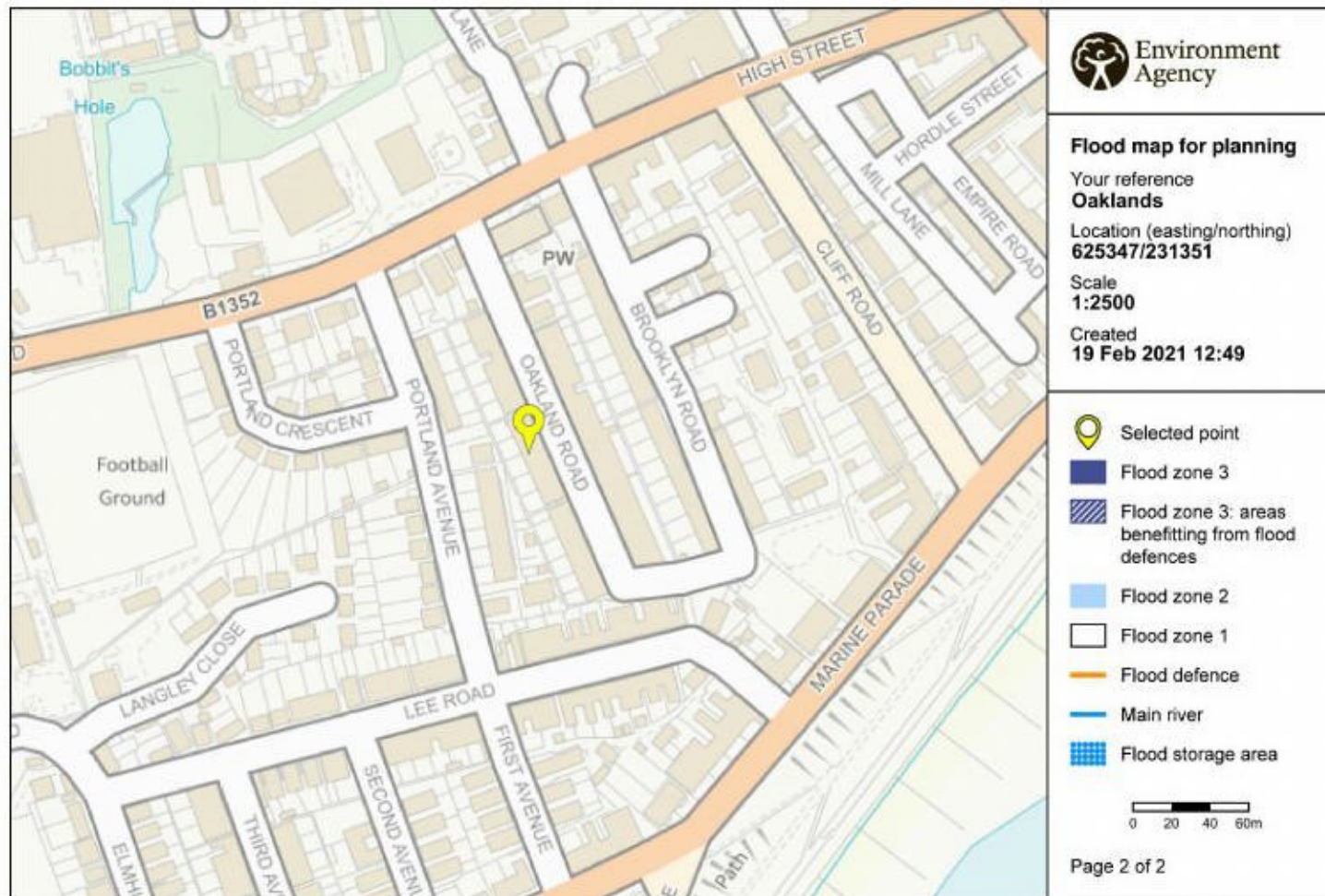
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Perspective

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4.0 Flood Risk



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4.0 Flood Risk



Flood map for planning

Your reference	Location (easting/northing)	Created
Oaklands	625347/231351	19 Feb 2021 12:49

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood Risk Zone 1



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A short walk along Oakland road to the south links with Marine Parade and the Seafront beaches

6.0 Conclusion

The Proposed 1 Bed 2 Person sits well within the existing residential street and provides in excess of 50 sq m of amenity with West facing rear garden with rear access to cycle storage shed off the public footpath running alongside the site.

Due to its location and type of accommodation Car parking is not required.

The use of the dilapidated garage and outbuilding works well to enhance the street scene removing the unsightly structures and bringing life to a dormant area.

