



THE OLD POLICE STATION, ARGYLE ROAD, SWANAGE
Guide £1,200,000

Excellent redevelopment site comprising substantial existing property, formerly the town Police Station, with planning consent to convert the building into 3x three bedroom and 3x four bedroom dwellings, in accordance with plans prepared by Dot Architecture. Floor Plans shown on pages three, four and five of this brochure.

Planning Permission 6/2016/0618, as amended by Application No: 6/2020/0226. A copy of the grant of planning is shown adjoining.

Location

The property is situated on a prominent site about one third of a mile level distance from the town centre and beach.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

Existing Building

The existing building, constructed in 1899 has attractive elevations of natural Purbeck stone with car parking provisions at the rear. The property stands in grounds of approximately 0.286 of an acre (0.116 of a hectare).

Community Infrastructure Levy (CIL)

The CIL for the original scheme has been paid in full by the seller. There is also an additional CIL charge to be paid for the loft conversions which is stated to be c.£70,000.

VIEWING By appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1HZ**.

Property Ref ARG1361

Business Rates To be Assessed



Development Management
Westport House, Worgret Road, Wareham, BH20 4PP
01929 556561
www.dorsetcouncil.gov.uk

Mr Pearce
C/O Chapman Lily Planning
Unit 5, Designer House
Sandford Lane, Wareham BH20 4DY

Town and Country Planning Act 1990
Town and Country Planning
(Development Management Procedure) (England) Order 2015

Grant of Planning Permission


Application Number: 6/2020/0226
Case Officer: Alexandra Dones
Applicant: Mr Pearce
Location: Swanage Police Station, Argyle Road, Swanage, BH19 1HZ
Description: Variation of condition 2 of PP 6/2016/0618 (Alterations and extensions to former police station to facilitate conversion to 6 dwellings) to form habitable accommodation in roof space and enlarge extension to create 3 x 3 bed and 3 x 4 bed dwellings.
Decision Date: 16 December 2020

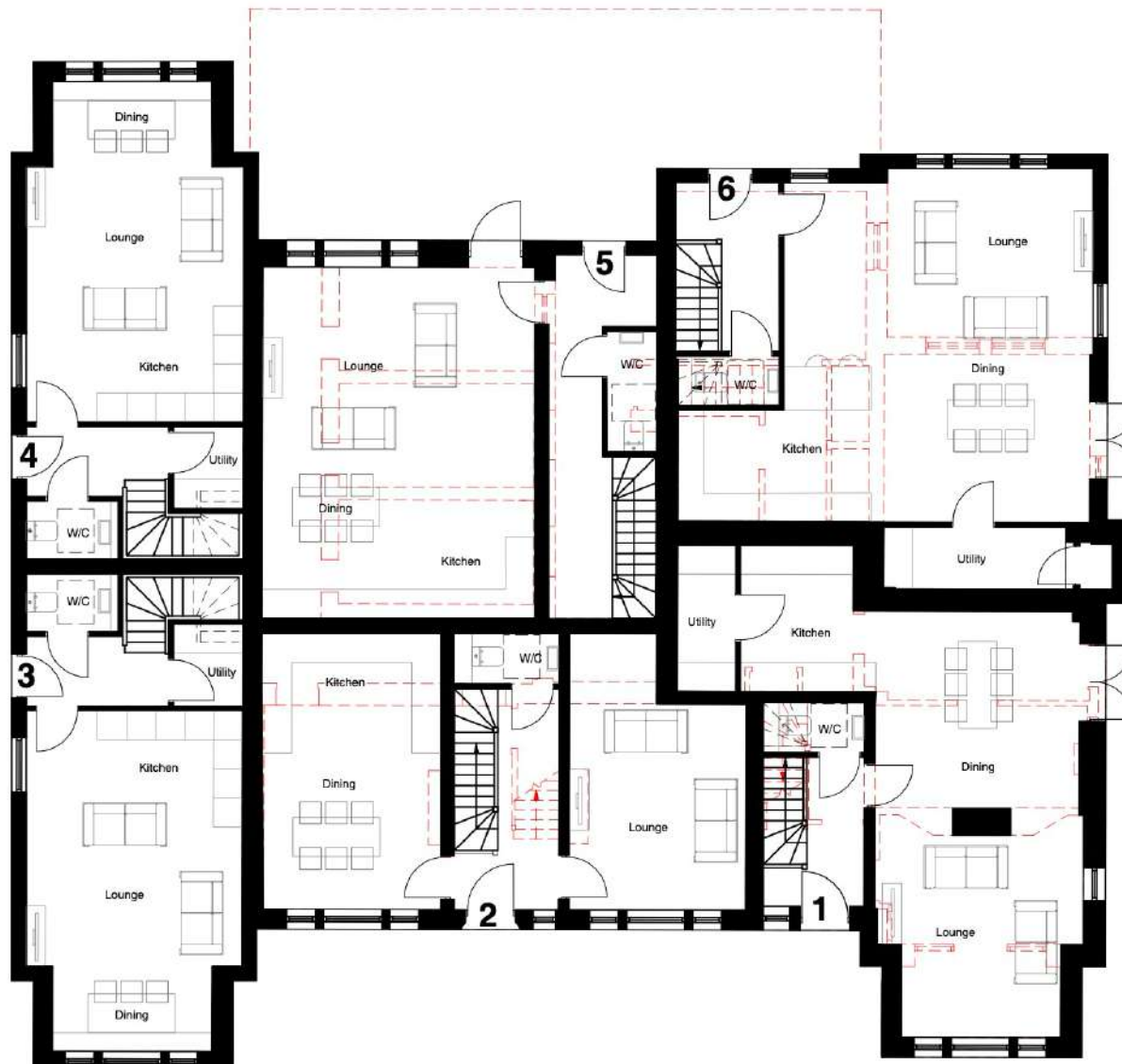
Dorset Council grants planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This planning permission does not cover Building Regulations Approval. Please contact them on 01929 557307 / 557280 or email buildingcontrolteame@dorsetcouncil.gov.uk to discuss making an application.

Please note that this development will be subject to the Community Infrastructure Levy (CIL). A liability notice will be issued shortly. You may not need to pay this amount but you will need to follow the correct process to comply with the notice.

This planning permission is subject to conditions set out over the page.

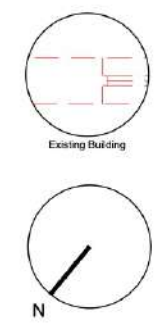
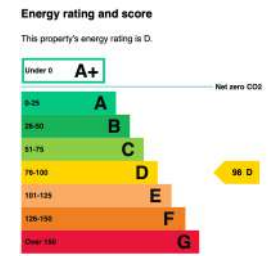

Mike Garrity
Head of Planning
Economic Growth and Infrastructure



PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A3

Schedule of Accomodation

Unit	No. Beds	No Bedspaces	Sq. m.	Sq. ft.
1	3	6	149.3 sq.m.	1607 sq. ft.
2	4	8	152 sq.m.	1636.1 sq. ft.
3	3	6	106.7 sq.m.	1148.5 sq. ft.
4	3	6	106.7 sq.m.	1148.5 sq. ft.
5	4	8	170.7 sq.m.	1837.3 sq. ft.
6	4	8	176.1 sq.m.	1895.5 sq. ft.



Drawing Status key:

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

Proposed Floor Plans

Drawing ref:	Status:
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1556P/106a | IP

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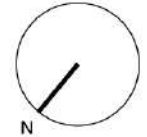
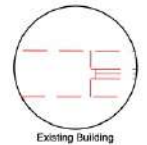
Mr Pearce Former Police Station, Argyll Road, Swanage, BH10 1HZ	Revision a	Notes Amended to elevations	Date 01/04/20
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Drawn by **CB**
Checked by **DH**
Scale **As shown**





PROPOSED FIRST FLOOR PLAN
SCALE 1:100 @ A3



Schedule of Accomodation

Unit	No. Beds	No Bedspaces	Sq. m.	Sq. ft.
1	3	6	149.3 sq.m.	1637 sq. ft.
2	4	8	152 sq.m.	1636.1 sq. ft.
3	3	6	106.7 sq.m.	1148.5 sq. ft.
4	3	6	106.7 sq.m.	1148.5 sq. ft.
5	4	8	170.7 sq.m.	1837.3 sq. ft.
6	4	8	176.1 sq.m.	1895.5 sq. ft.

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Proposed Floor Plans

Drawing ref:	Status:
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1556P/107b | P

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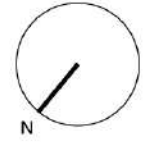
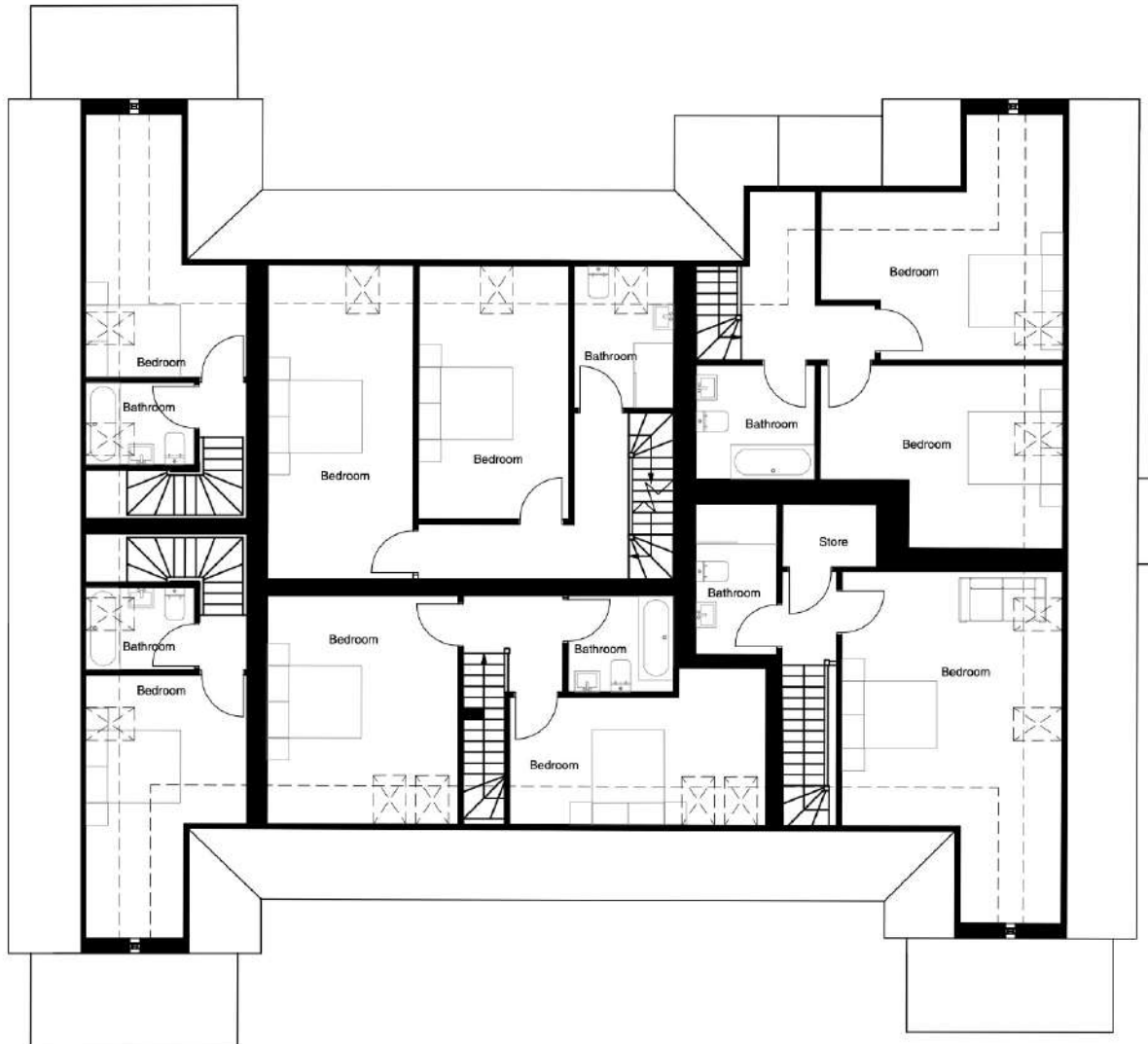
Mr Pearce
Former Police Station, Argyle Road, Swanage, BH19 1HZ

Revision	Notes	Date
a	Amended to elevations	01/04/20
b	Amended to LPA comments	21/06/20

Drawn by CB
Checked by DH
Scale As shown

54 The Grove Christchurch BH23 2HB 01202 280638

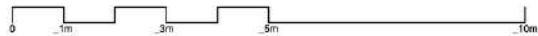
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Schedule of Accomodation

Unit	No. Beds	No Bedspaces	Sq. m.	Sq. ft.
1	3	6	149.3 sq.m.	1637 sq. ft.
2	4	8	152 sq.m.	1636.1 sq. ft.
3	3	6	106.7 sq.m.	1148.5 sq. ft.
4	3	6	106.7 sq.m.	1148.5 sq. ft.
5	4	8	170.7 sq.m.	1837.3 sq. ft.
6	4	8	176.1 sq.m.	1895.5 sq. ft.

PROPOSED SECOND FLOOR PLAN
SCALE 1:100 @ A3



Mr Pearce
Former Police Station, Argyle Road, Swanage, BH19 1HZ

Revision Notes
a Amended to elevations
b Amended for submission

Date
01/04/20
01/04/20

Drawn by CB
Checked by DH
Scale As shown

54 The Grove Christchurch BH23 2HB

01202 280638

Drawing Status key:

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

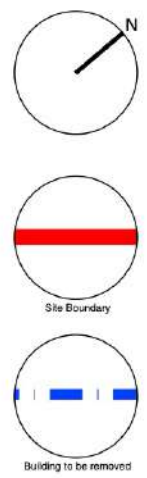
Proposed Floor Plans

Drawing ref:	Status:
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1556P/108b | P

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PROPOSED SITE PLAN
SCALE 1:200@A3



Mr Pearce
Former Police Station, Argyle Road, Swanage, BH19 1HZ

Site Area 1201m²
Drawn by CB
Checked by DH
Scale As shown

Revision	Notes	Date
a	Amended to elevations	01/04/20
b	Amended for submission	17/04/20
c	Amended for submission	30/04/20

Drawing Status key:

SK	- Sketch	P	- Preliminary
D	- Draft	S	- Submitted
A	- Approved	T	- Tended
C	- Construction	I	- Information

Proposed Site Plan

Drawing ref: **1556P/100c** Status: **IP**

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