

SEYLUBRAUT 1 - 230 REYKJANESBÆR

Grenndarkynning fyrir nýjan byggingarreit innan lóðar að Seylubraut 1

17.04.2024

SEN & SON

Skrifstofa skipulagsfulltrúa
Tjarnargata 12
230 Reykjanesbær
skipulag@reykjanesbaer.is

17.apríl 2024

Grenndarkynning til skipulagsfulltrúa - Vegna tillögu að nýjum byggingarreit innan lóðar að Seylubraut 1, 230 Reykjanesbær.

Fyrir hönd lóðarhafa Seylubrautar 1, 230 Reykjanesbæ, leggja SEN & SON arkitektar inn grenndarkynningu varðandi nýjan byggingarreit innan lóðar Seylubrautar 1.

Um er að ræða 4.000 m² byggingarreit.

Lóð Seylubrautar 1 er í dag 16.426 m², með nýtingarhlutfall 0,5. Brúttó fermetrar núverandi byggingar á lóðinni nemur 4.006,4 m² skv. samþykkttri skráningartöflu mannvirkissins.

Fyrirhugað er að bæta við atvinnuhúsi innan nýs byggingarreits, að stærð 4.000 m², ásamt því að fjölga bílastæðum á lóð um 90. Rekstur nýs atvinnuhúsnæðis mun ekki valda nærliggjandi byggð skaða á neinn hátt.

Nýtt nýtingahlutfall lóðarinnar yrði þá 0,49, sem að er innan marka samþykktis lóðarblaðs frá 08.01.2018.

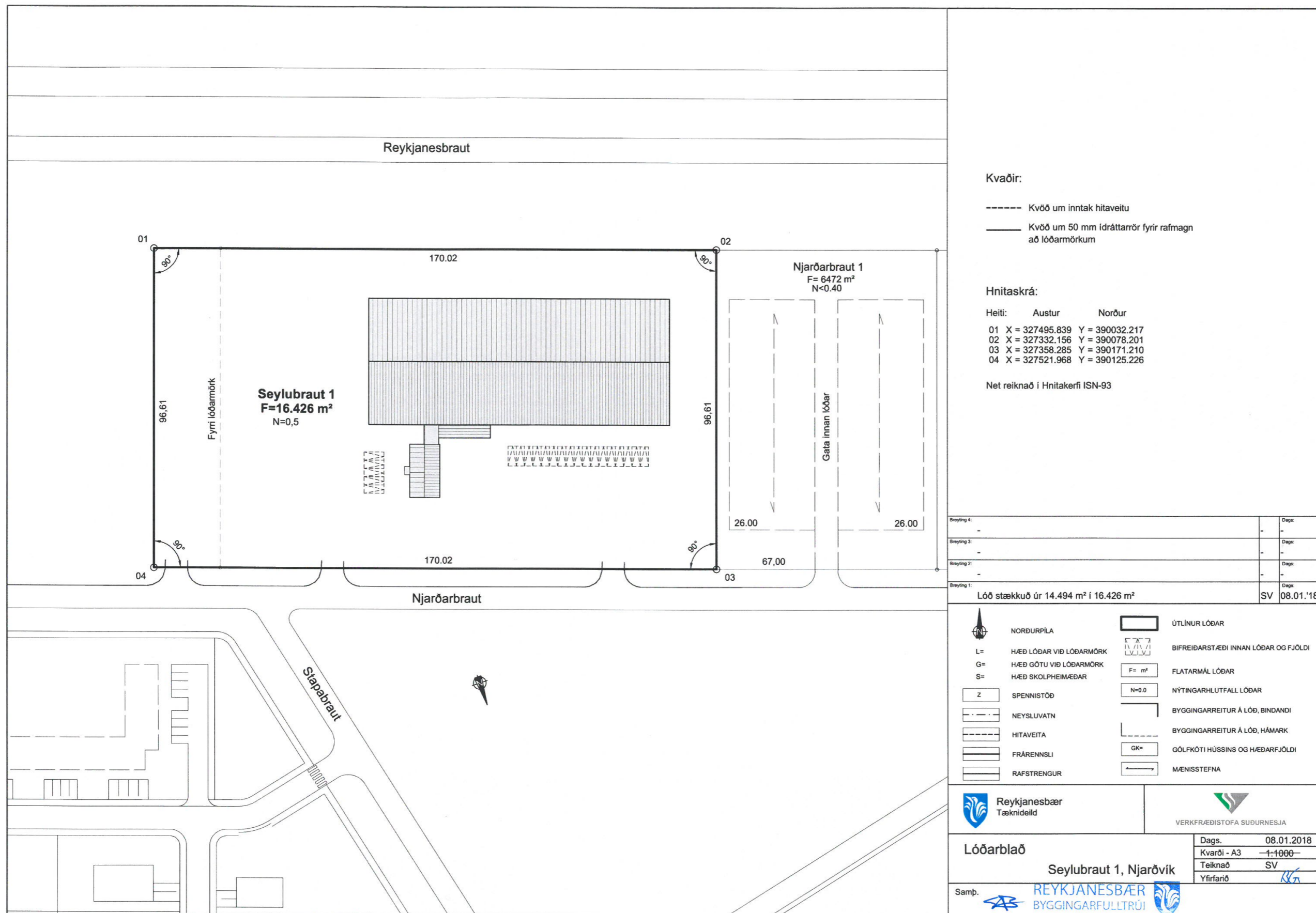
Hæð á fyrirhugaðari byggingu mun ekki fara yfir hæð núverandi byggingar.

Virðingarfyllst

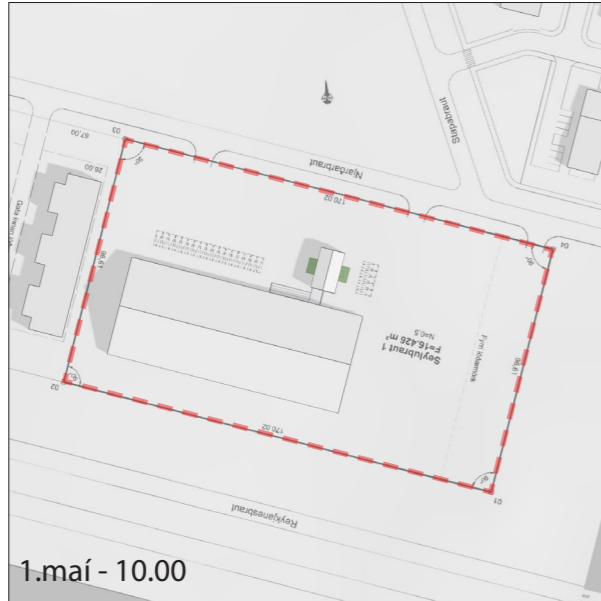
Magnús Már Þorvarðarson, arkitekt FAÍ / SEN & SON



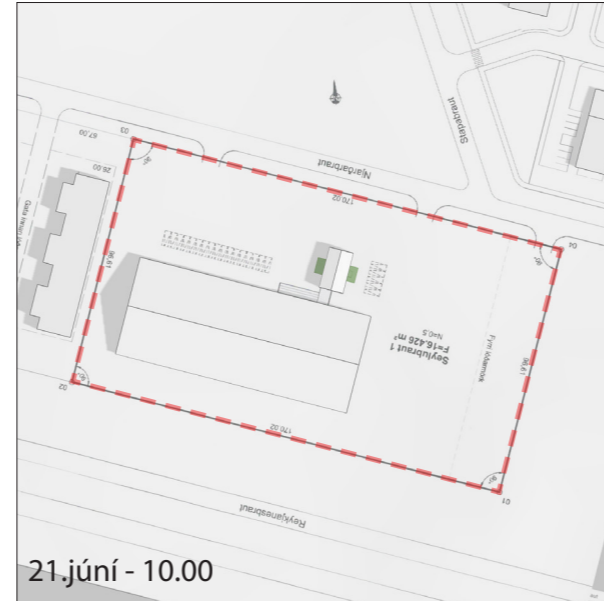
Ásýnd frá Njarðarbraut



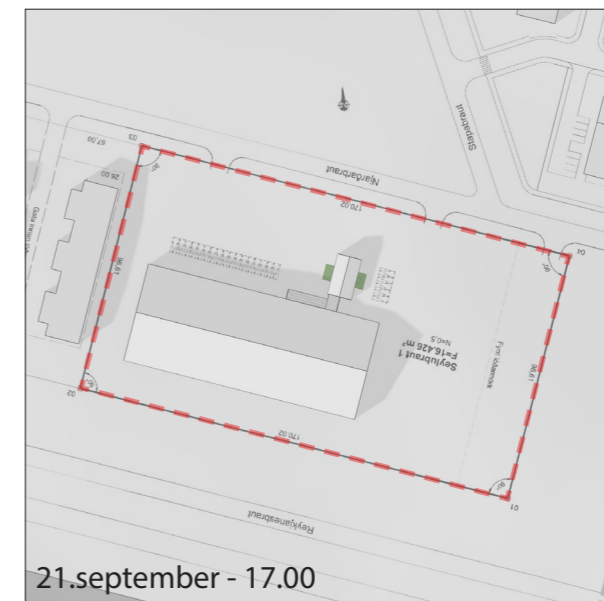
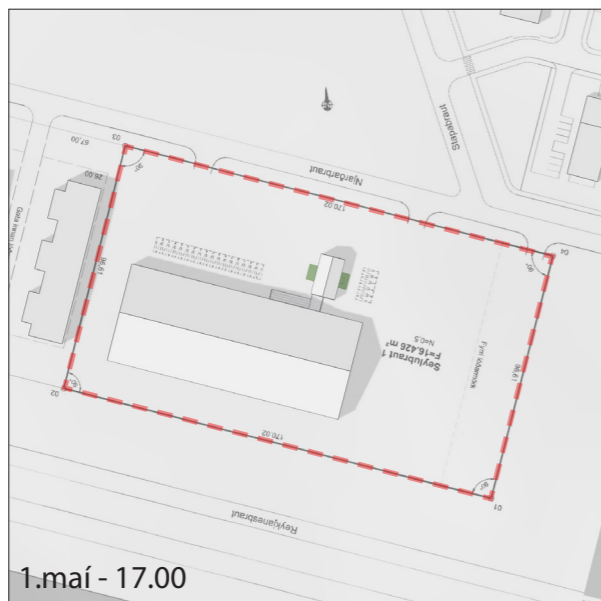
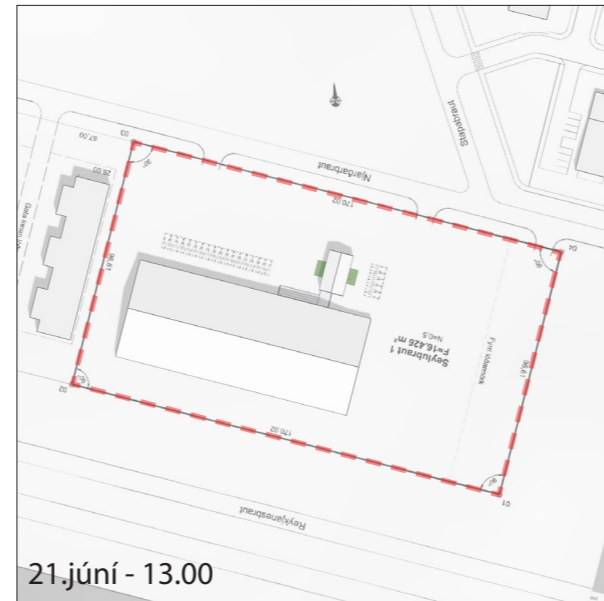
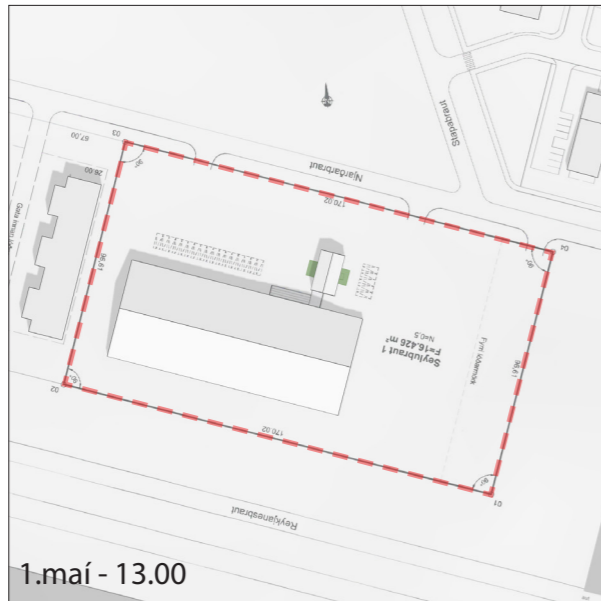
1.maí



21.júní

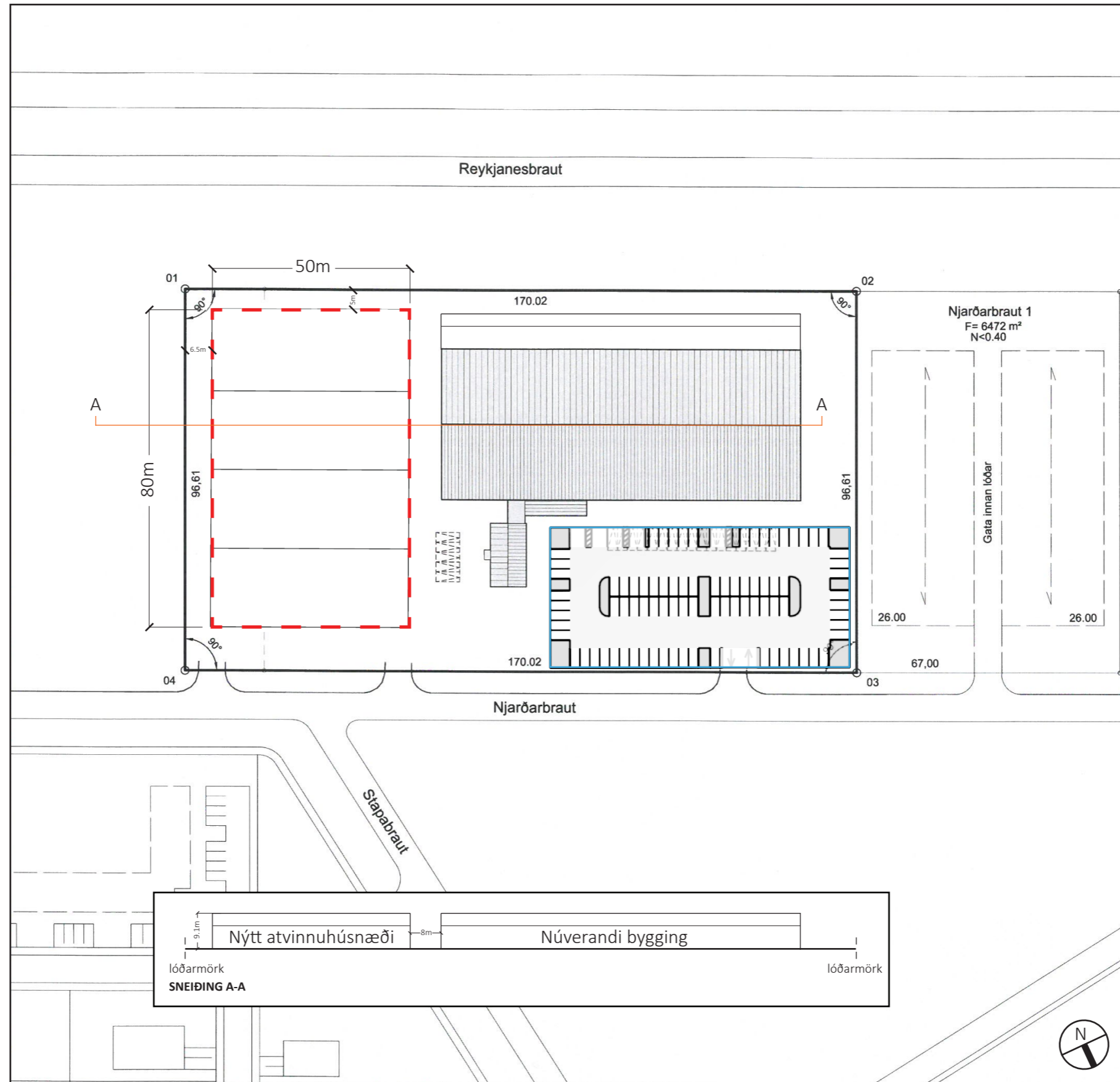


21.september



Tillaga að nýjum byggingarreit innan lóðar

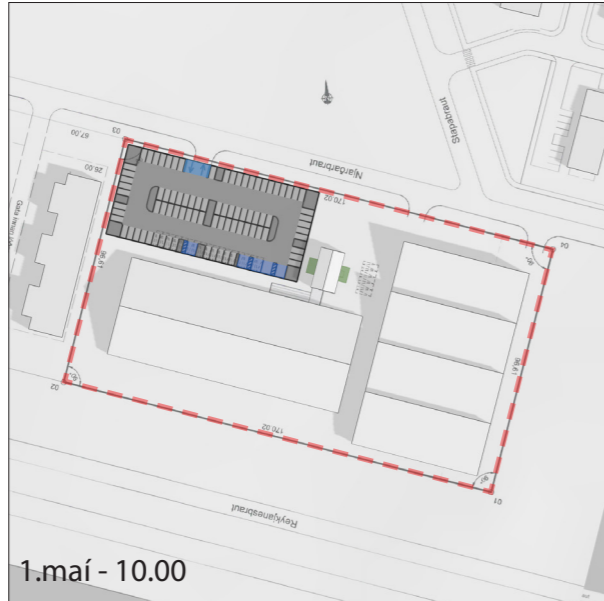
aðstæður eftir breytingar



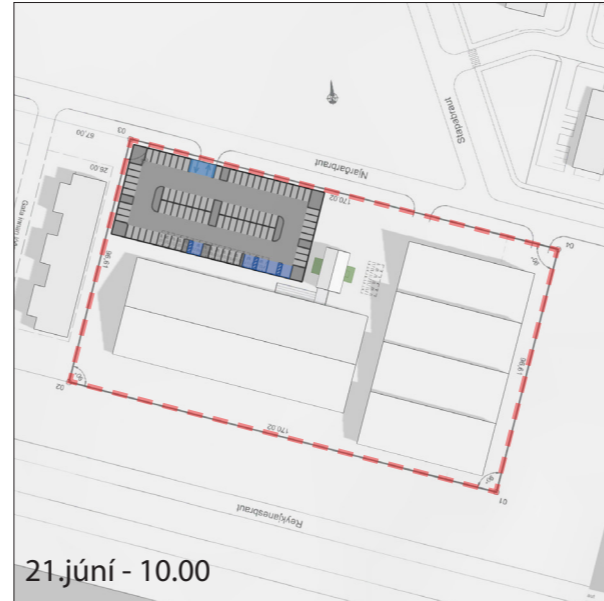
 Nýr byggingarreitur

 Ný bílastæði

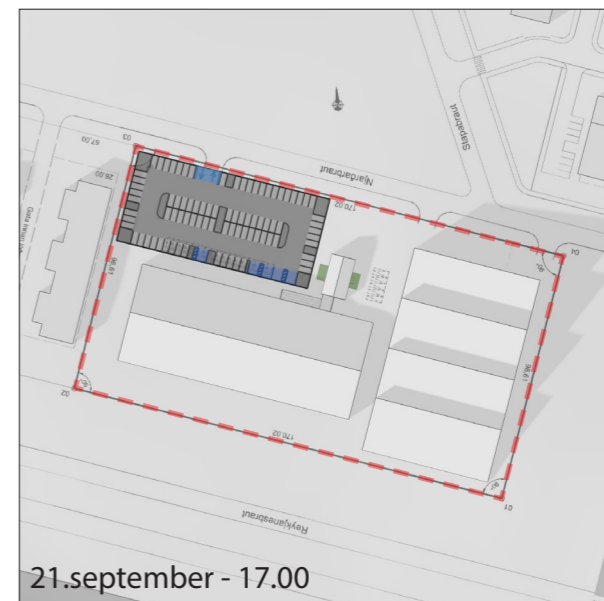
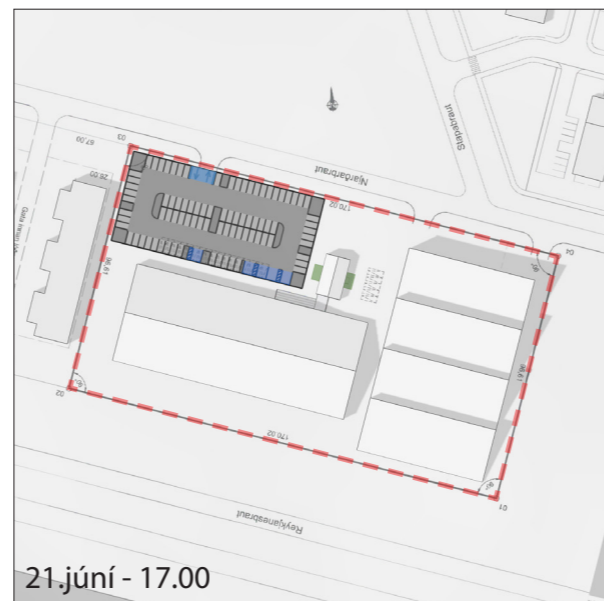
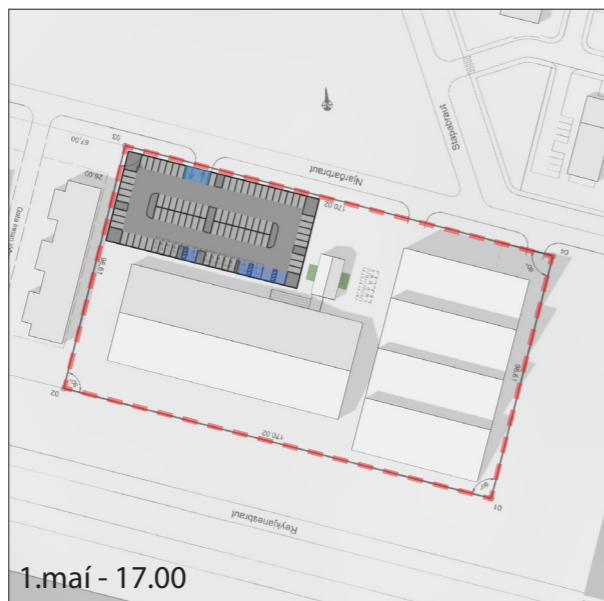
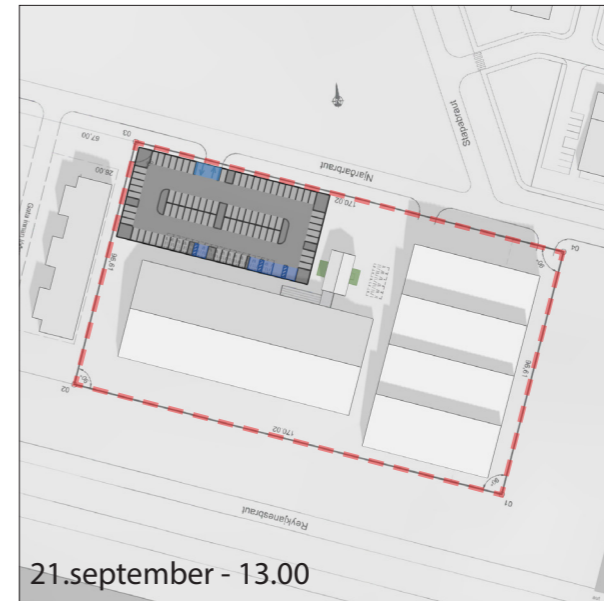
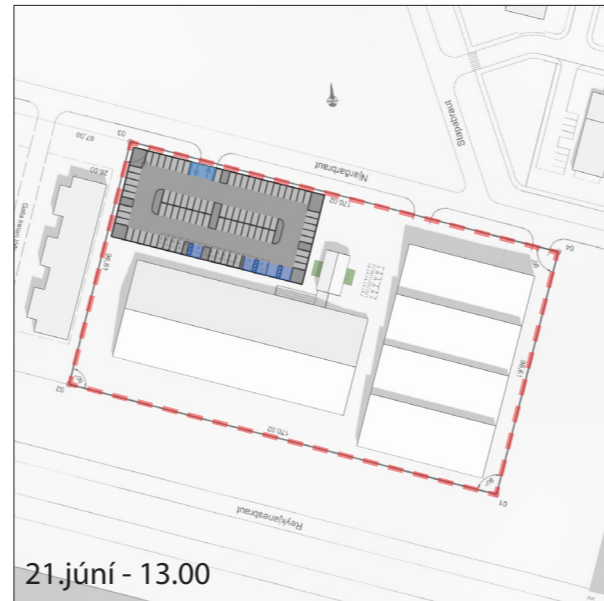
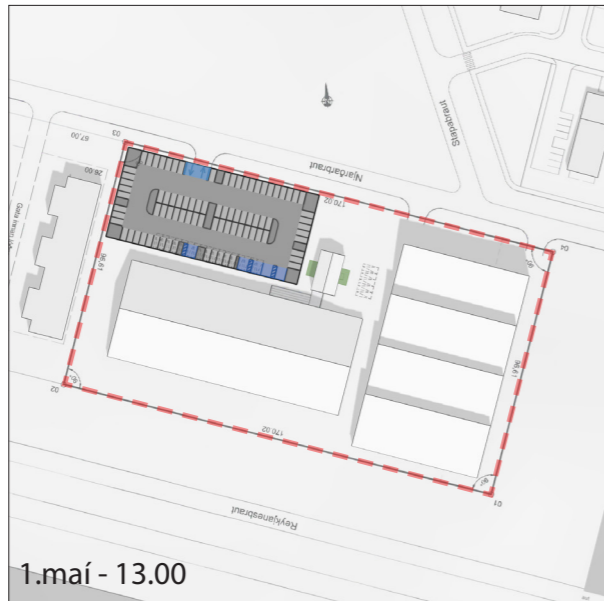
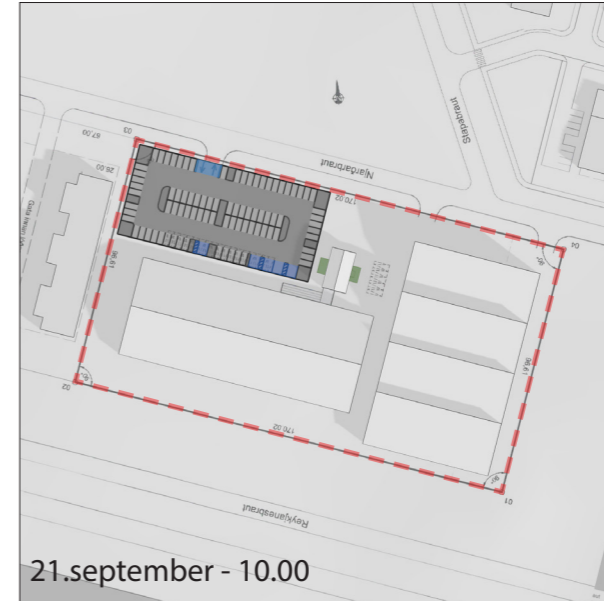
1.maí



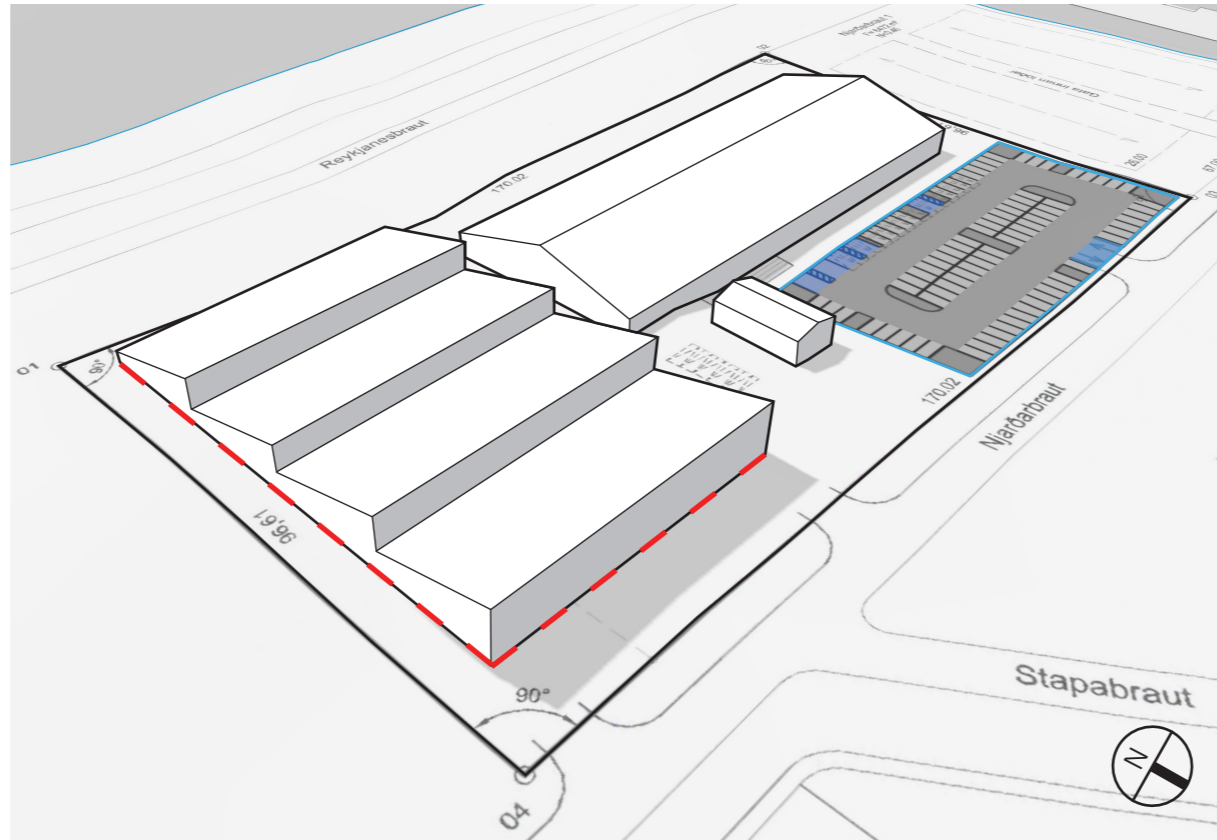
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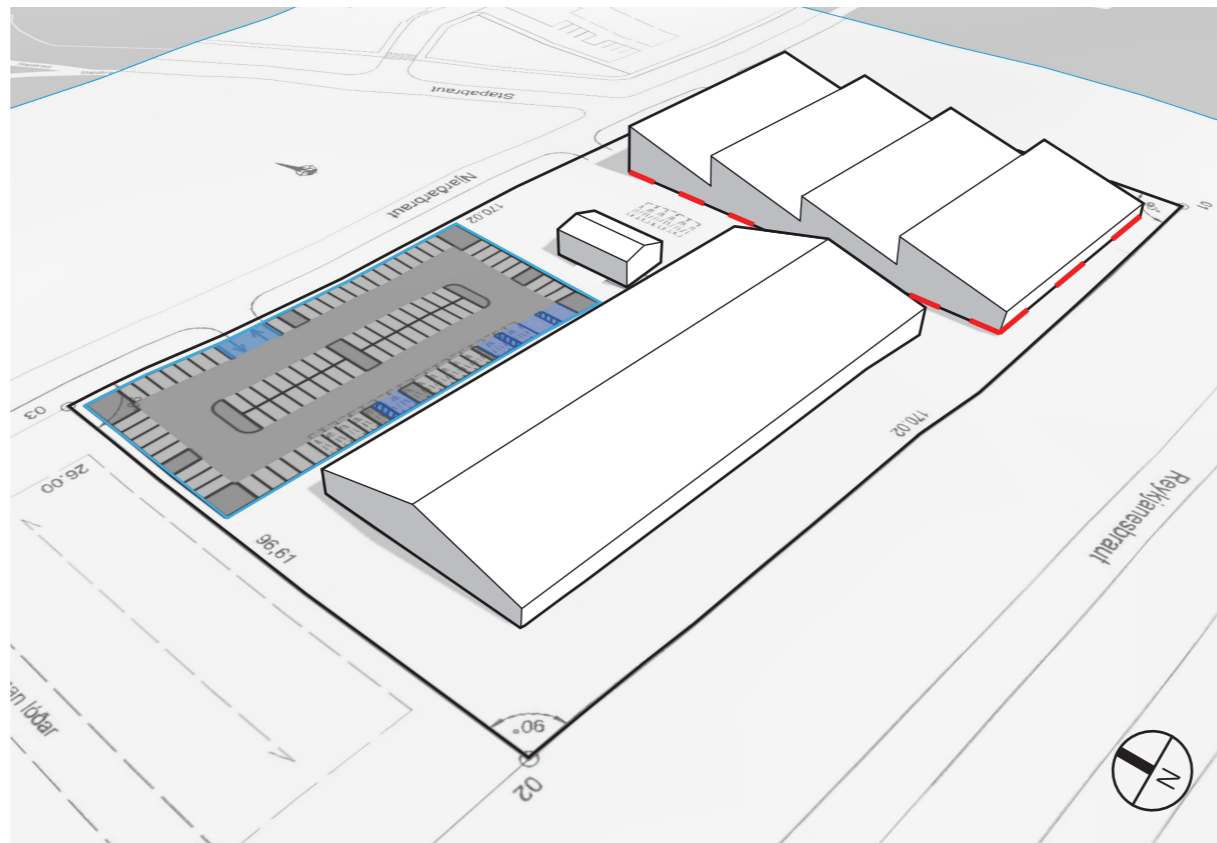
21.september





Tillaga að nýjum byggingarreit innan lóðar
aðstæður eftir breytingar



Þakform nýrrar atvinnubyggingar er ekki bundið



Þakform nýrrar atvinnubyggingar er ekki bundið

-  Nýr byggingarreitur
-  Ný bílastæði

