

40 BEACH ROAD

DESIGN AND ACCESS STATEMENT

OCTOBER 2015



bptw partnership is a UK industry leader in urban regeneration and an award-winning practice. We are exemplary designers and leading planners of innovative schemes, providing sustainable, robust and creative results.

Our approach is centred on people and partnership defines the way we work. We are committed to creating better places to live, work and play by designing high-quality buildings.

bptw offer a range of services:

- Architecture
- Planning
- Visualisation

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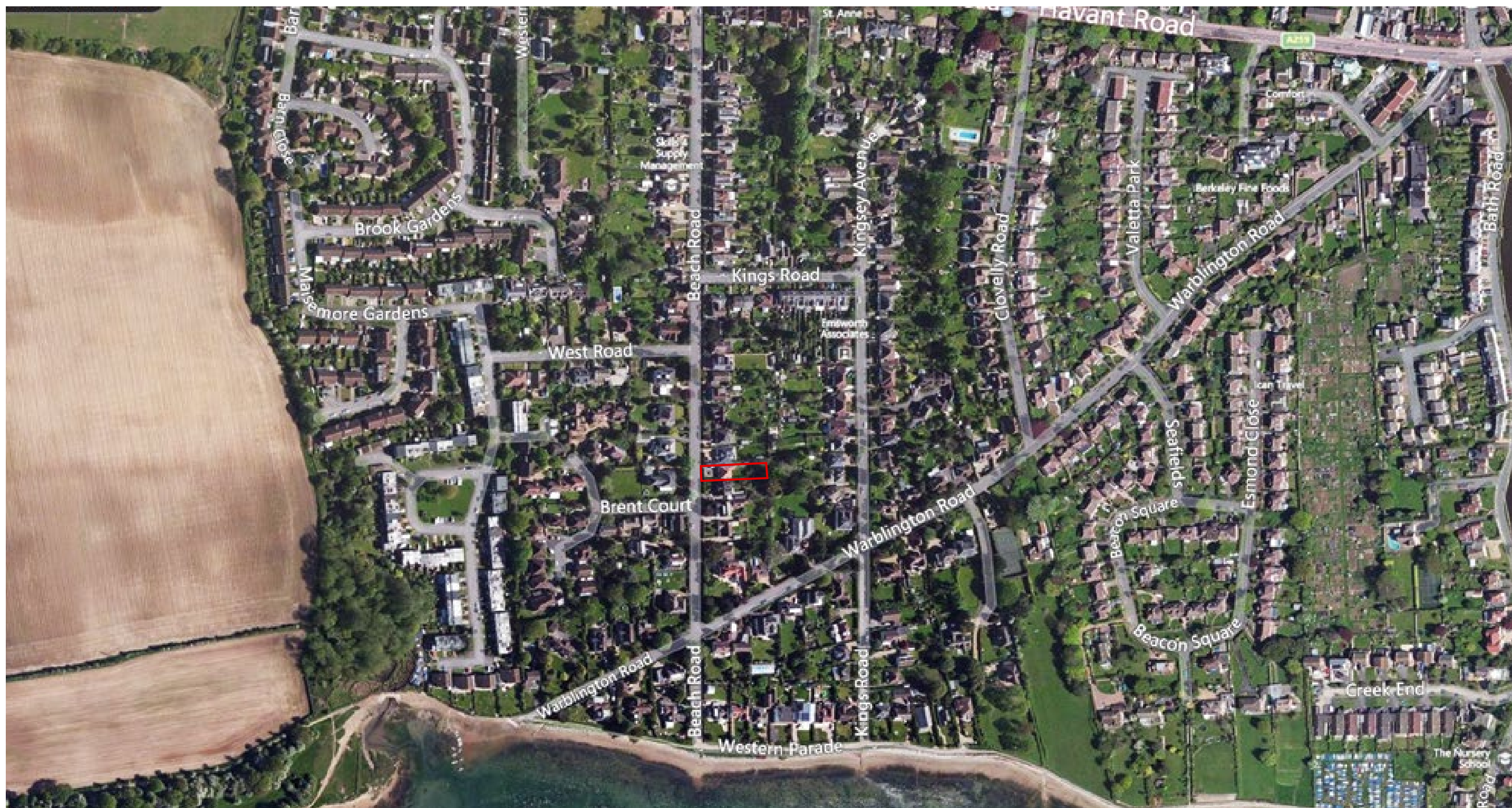
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SITE LOCATION

1.1 AERIAL VIEW

40 BEACH ROAD, EMSWORTH, PO10 7



SITE LOCATION

1.2 SITE PHOTOGRAPHS



Existing photograph, east from Beach road



Existing photograph, north east along Beach road



Existing photograph, south east along Beach road



Existing photograph, south east along Beach road



Existing photograph, west from rear garden



Existing photograph, north west from rear Garden



Existing photograph, north east overlooking neighbouring rear garden



Existing photograph, north west from neighbouring rear garden

SITE LOCATION

1.3 SITE AERIAL VIEWS



Front aerial photograph



Rear aerial photograph - (does not show latest addition of rear extension to No 38)



Front aerial view



Rear aerial view - (shows latest addition of rear extension to No 38)

SITE LOCATION

1.4 EXISTING SITE PLAN

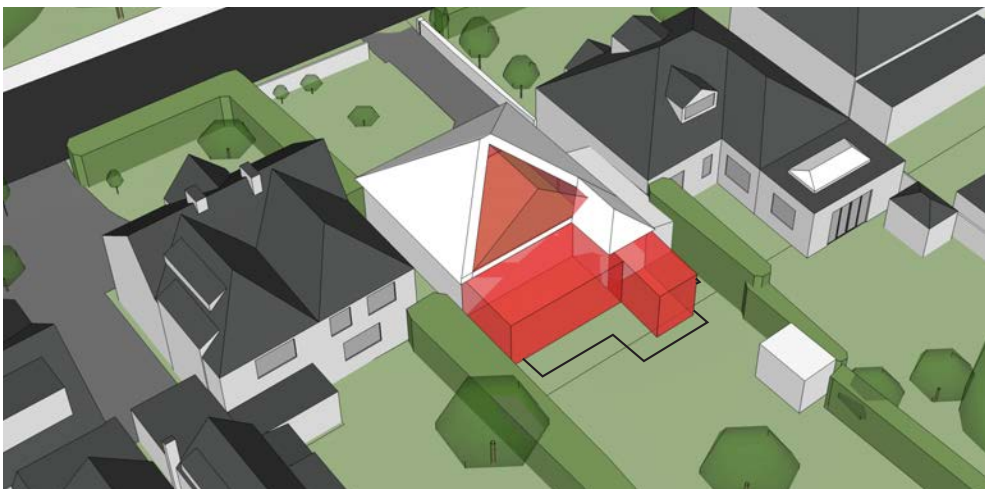


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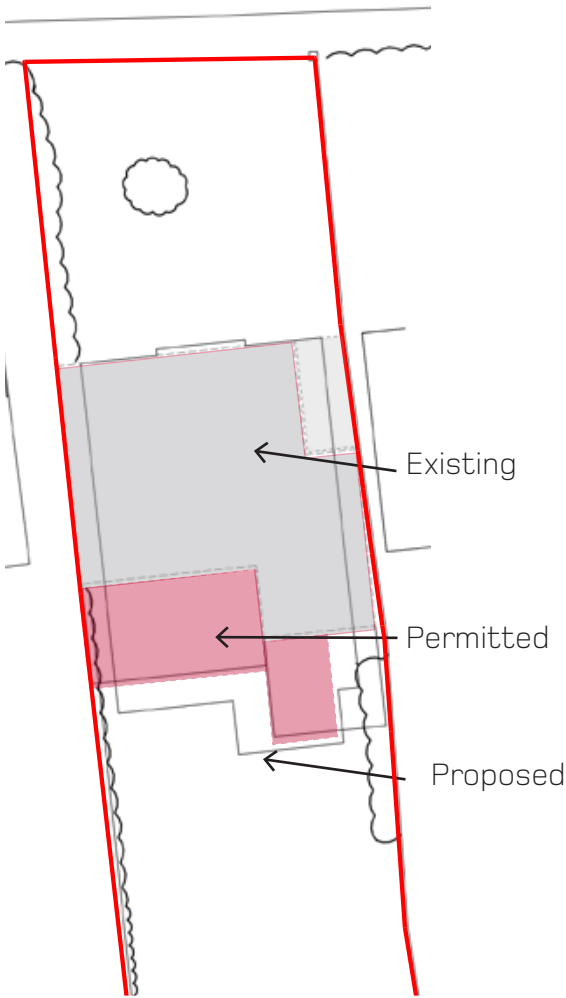
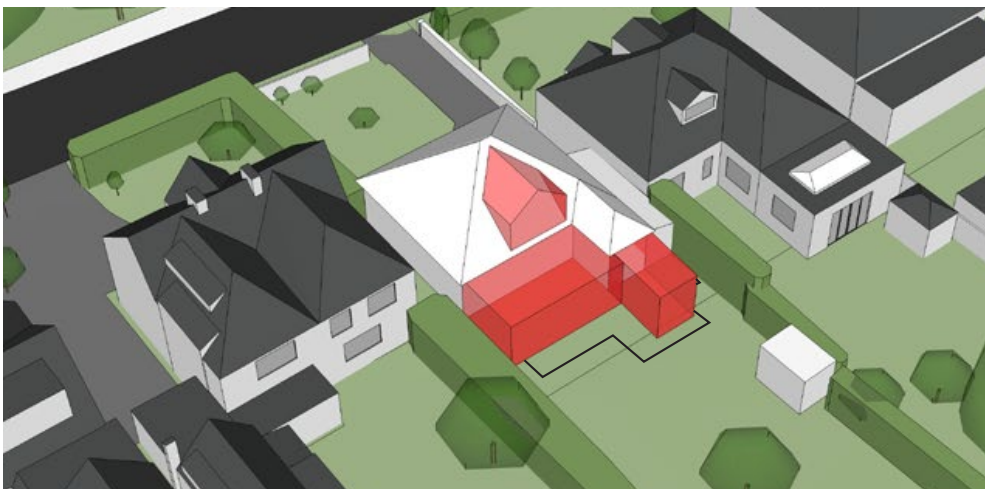
1.5 POTENTIAL UNDER PERMITTED DEVELOPMENT RIGHTS



OPTION 1



OPTION 2



Proposed building outline

2.0 PROPOSED

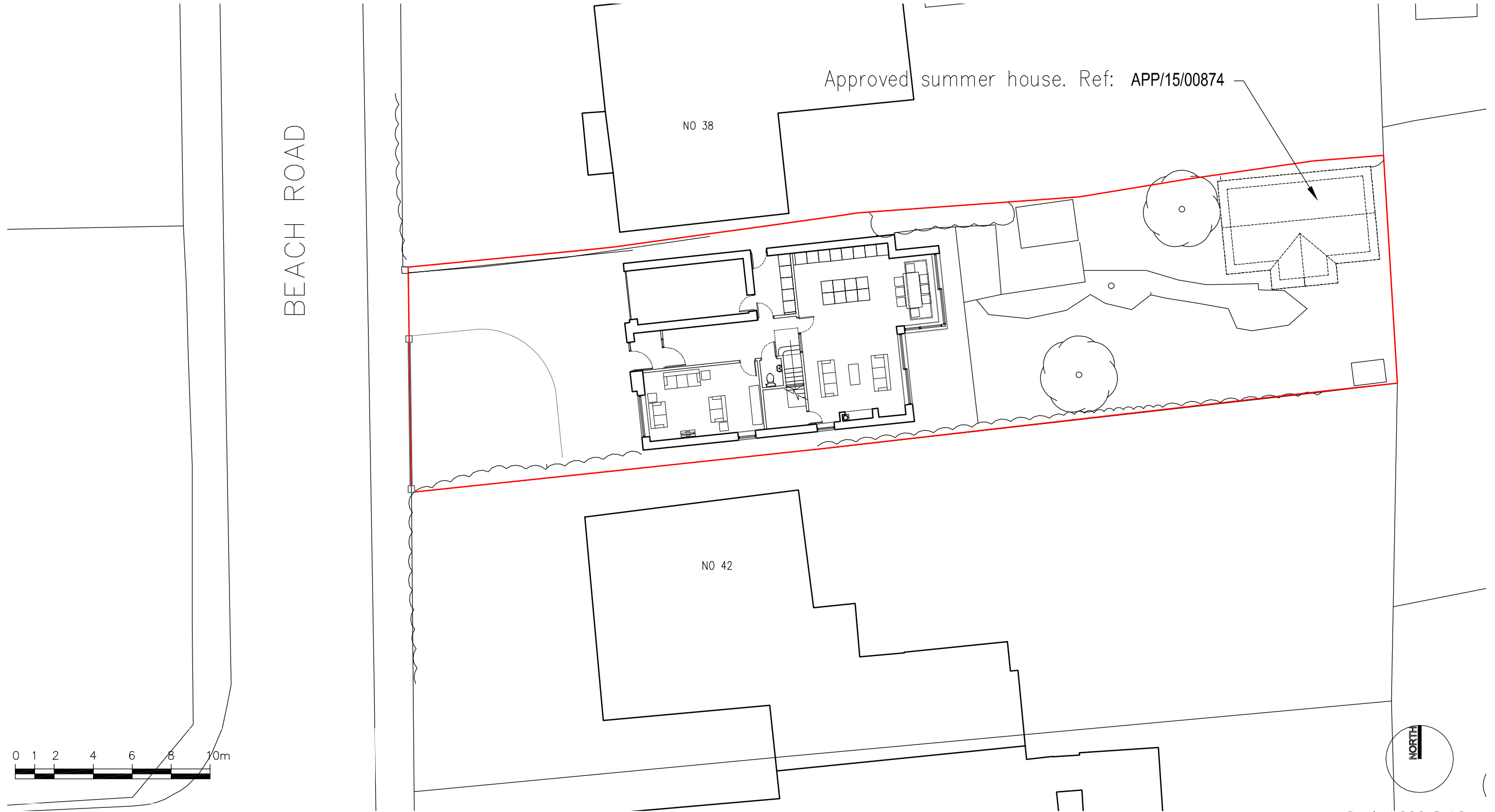
2.1 PROPOSED CONTEXT ROOF PLAN

★ Approved summer house. Ref: APP/15/00874



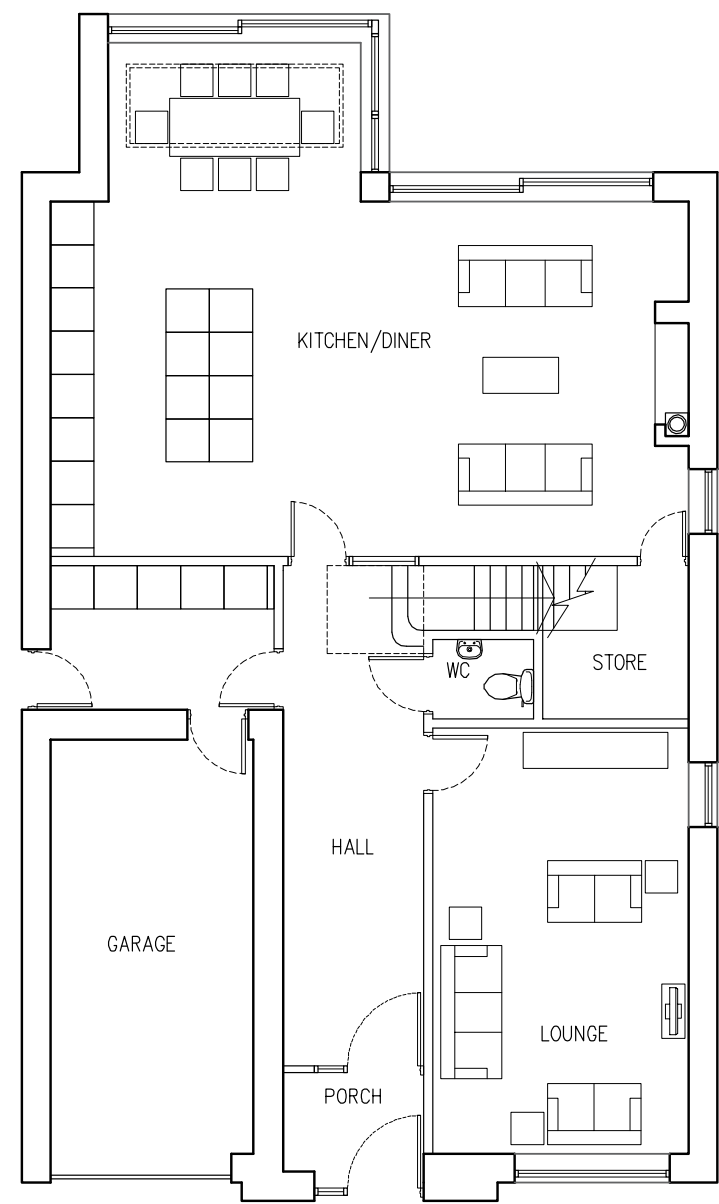
Scale 1:500 @ A3

PROPOSED
2.2 PROPOSED SITE PLAN

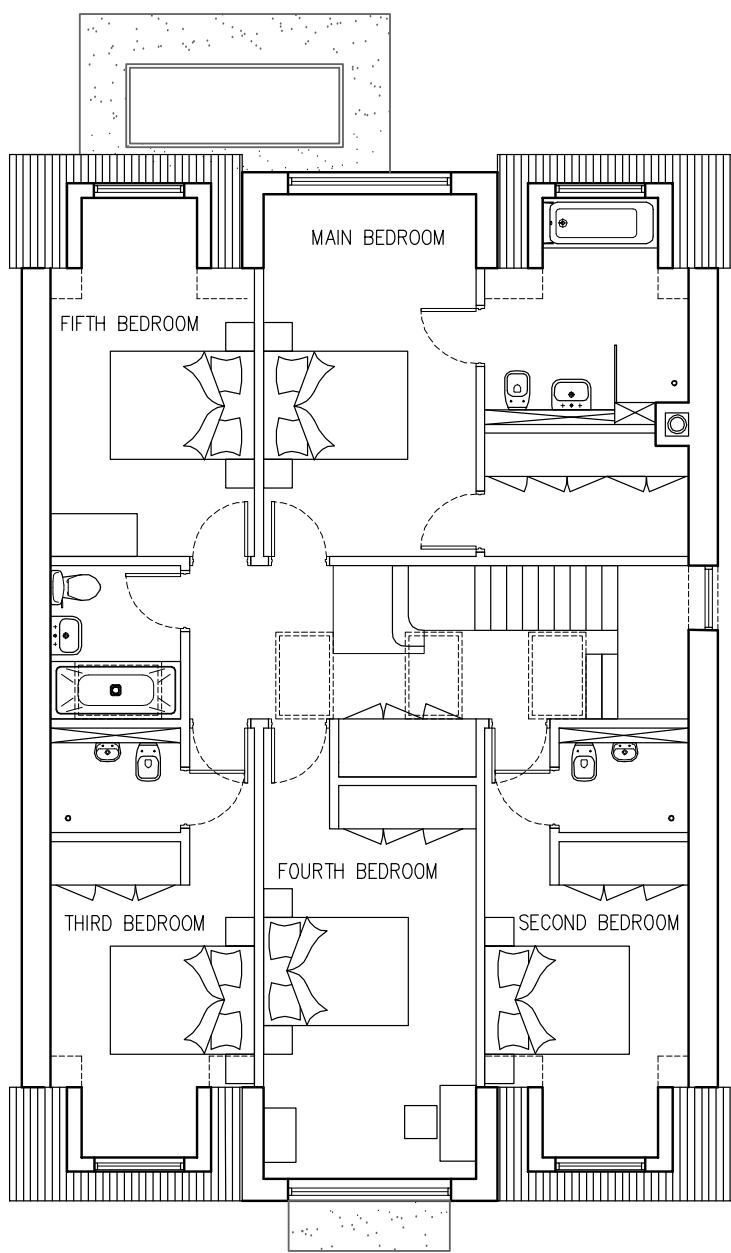


PROPOSED

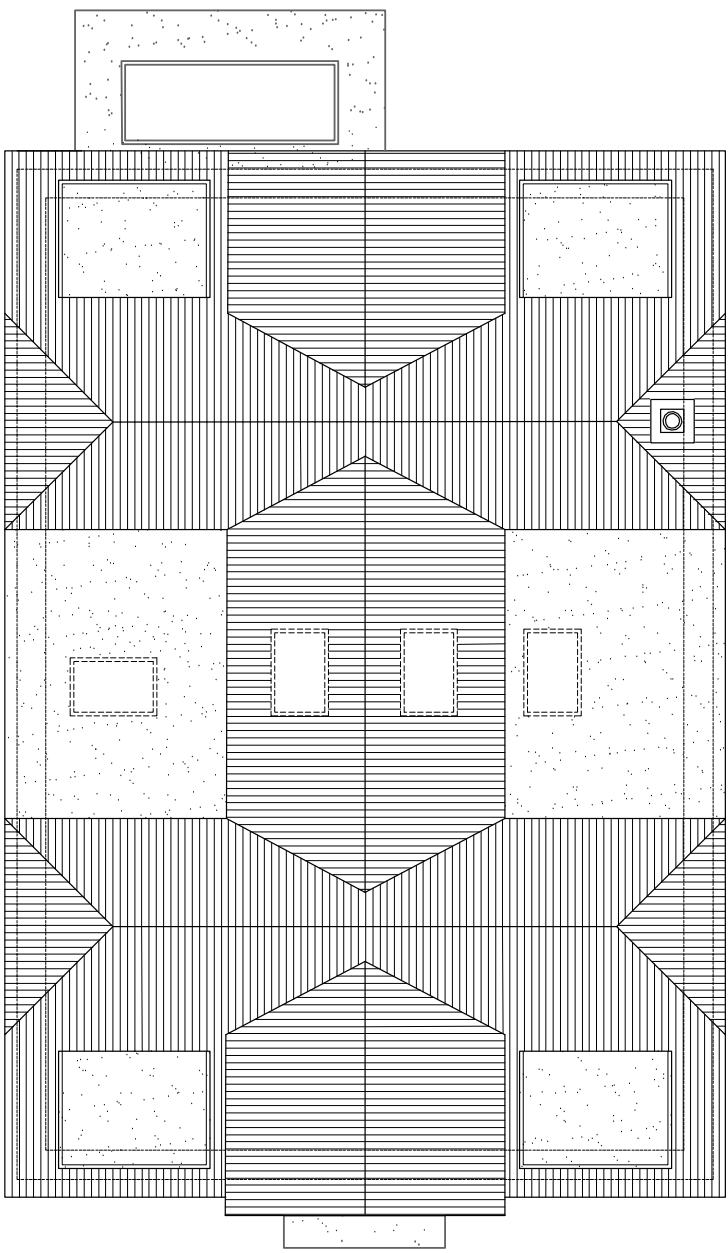
2.3 PROPOSED GENERAL ARRANGEMENT PLANS



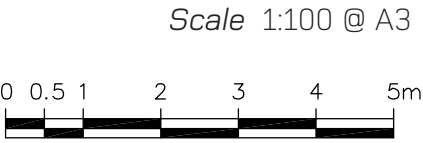
Ground Floor Plan



First Floor Plan

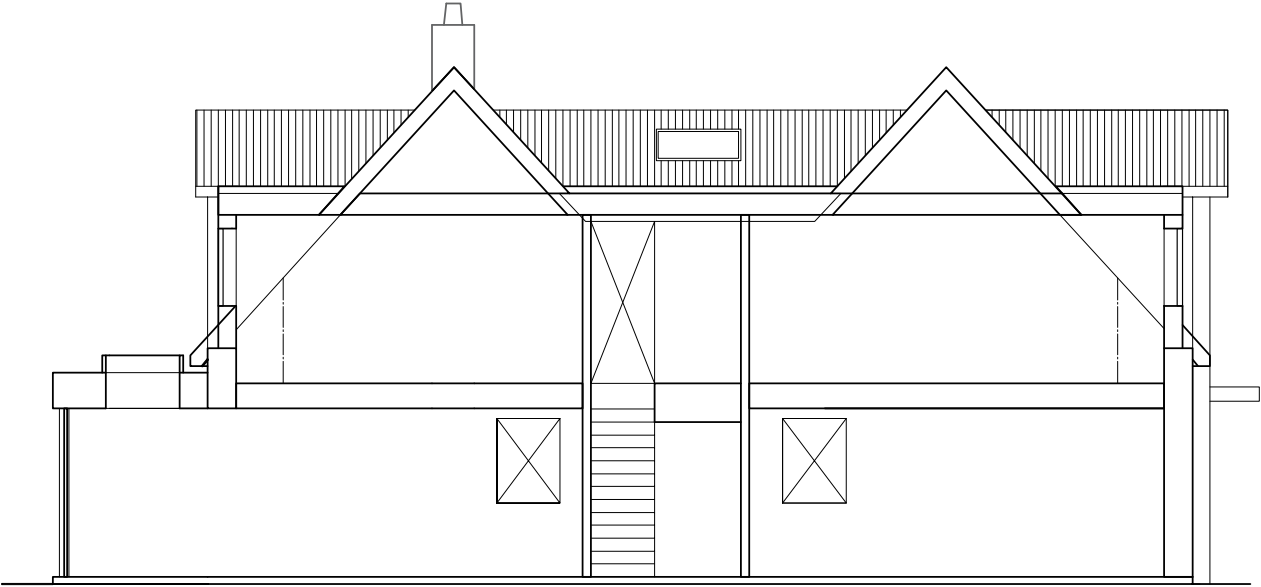


Roof Plan



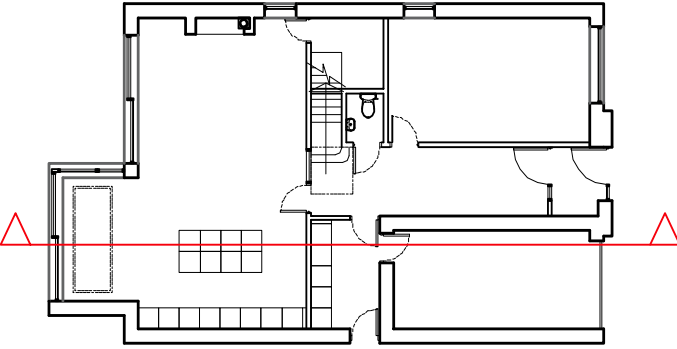
PROPOSED

2.4 PROPOSED SECTION



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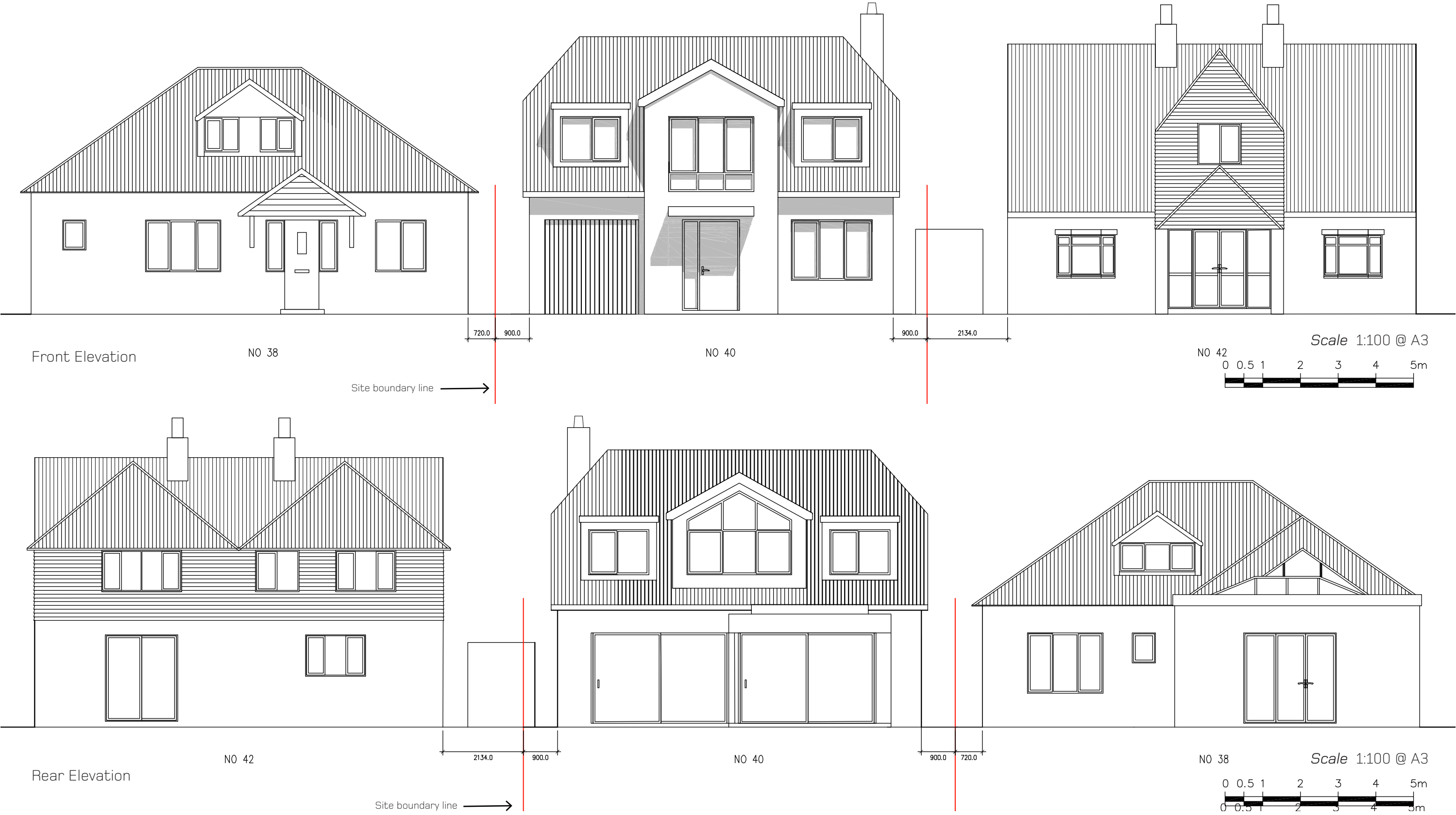
0 0.5 1 2 3 4 5m



Not to Scale

PROPOSED

2.5 PROPOSED ELEVATIONS IN CONTEXT



PROPOSED

2.6 PROPOSED AERIAL CONTEXT VIEWS



Aerial view north east



Aerial view south east



Aerial view west



Aerial view north west

PROPOSED

2.7 3D VIEWS



View East from Beach road at the front of the property



View North East down Beach road at the front of the property



View South East from rear garden of neighbouring property, 38 Beach Road



View North West from rear garden of neighbouring property, 42 Beach Road

3.0 CONTEXT ANALYSIS

3.1 NEIGHBOURING WINDOW ANALYSIS



Site Photograph



Existing massing model photomatch



Proposed massing model photomatch



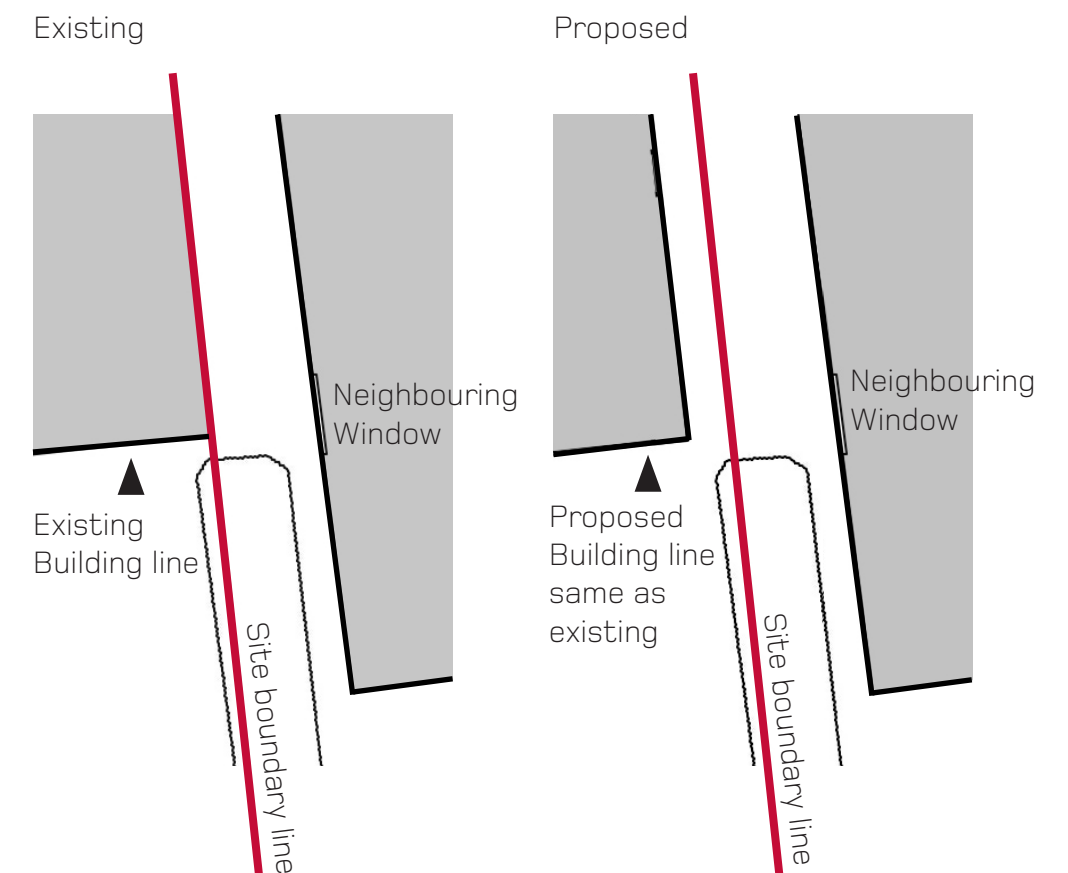
Proposed 3D model photomatch



Existing



Proposed



3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM OF APPROVED SCHEME SHOWING LIMITED AFFECT

SHADOW DIAGRAM GENERATED FROM SKETCH UP MASSING STUDY



March 9.00



March 12.00



March 15.00



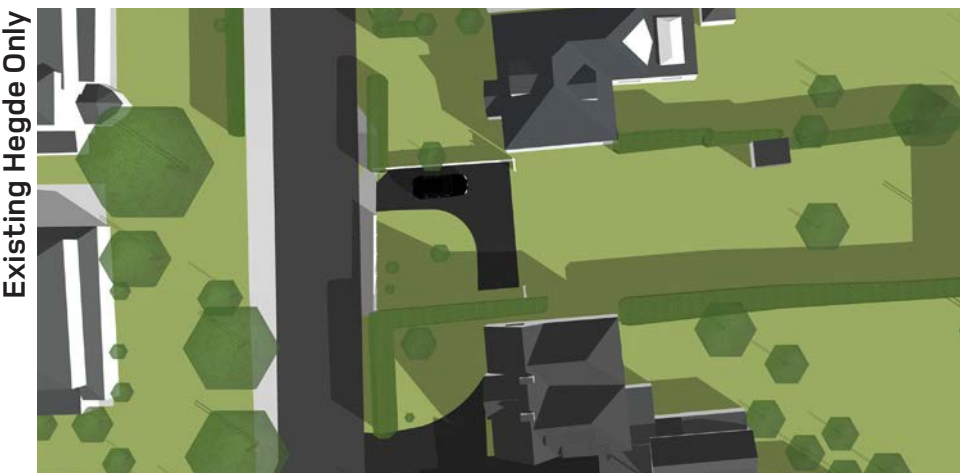
March 9.00



March 12.00



March 15.00



March 9.00



March 12.00

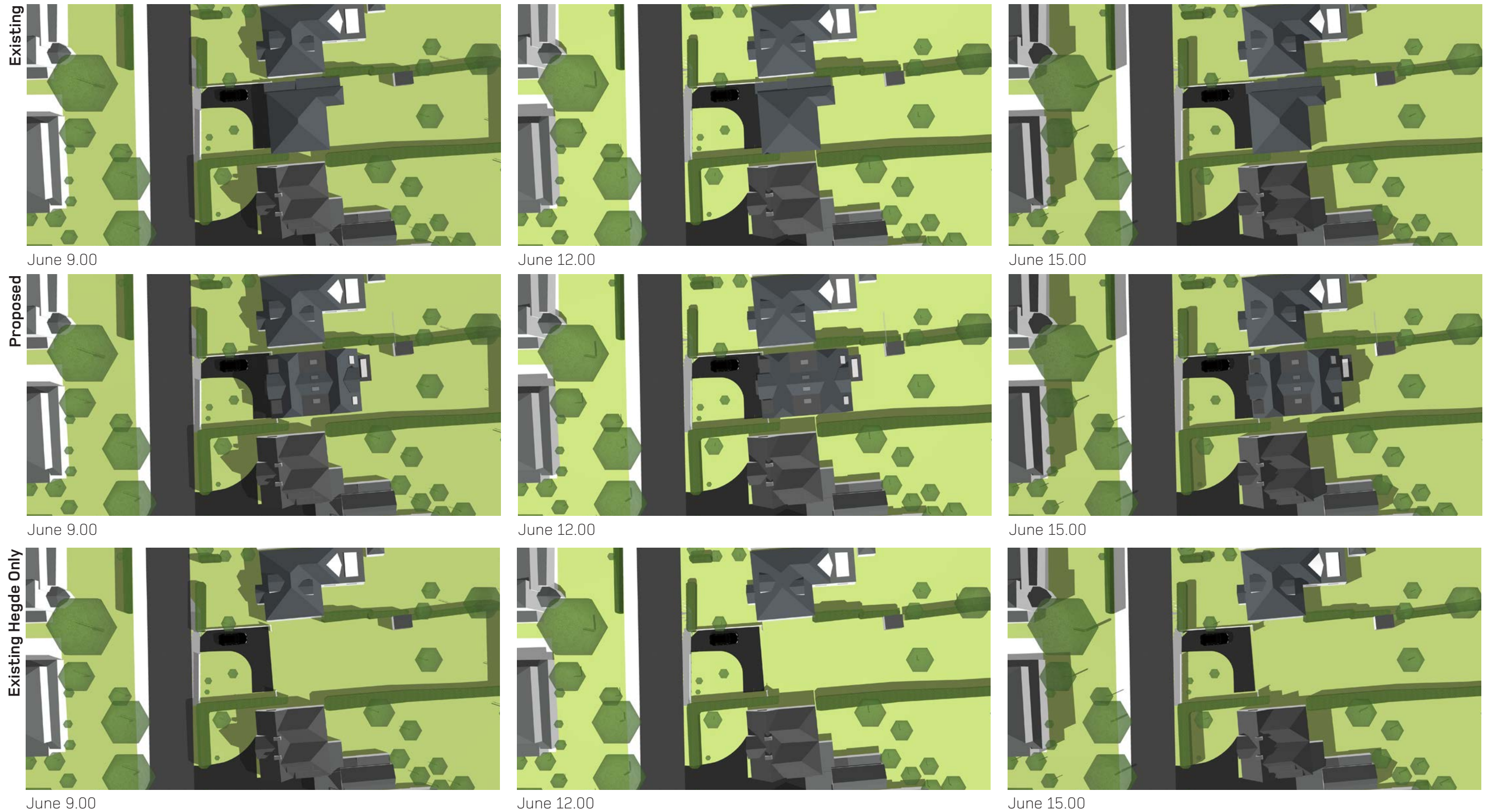


March 15.00

3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM OF APPROVED SCHEME SHOWING LIMITED AFFECT

SHADOW DIAGRAM GENERATED FROM SKETCH UP MASSING STUDY



3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM OF APPROVED SCHEME SHOWING LIMITED AFFECT

SHADOW DIAGRAM GENERATED FROM SKETCH UP MASSING STUDY

Existing



December 9.00



Decemebr 12.00



December 15.00

Proposed



December 9.00



December 12.00



December 15.00

Existing Hedge Only



Decemeber 9.00



Decemeber 12.00



Decemeber 15.00

3.0 CONTEXT ANALYSIS

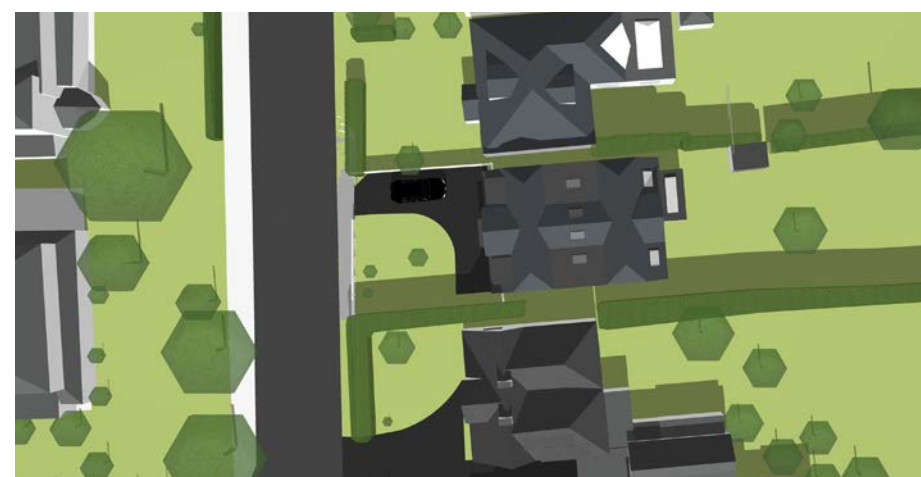
3.2 SHADOW DIAGRAM OF APPROVED AND PROPOSED SCHEME

SHOWING LIMITED CHANGE TO OVERSHADOWING

SHADOW DIAGRAM GENERATED FROM SKETCH UP MASSING STUDY



March 9.00



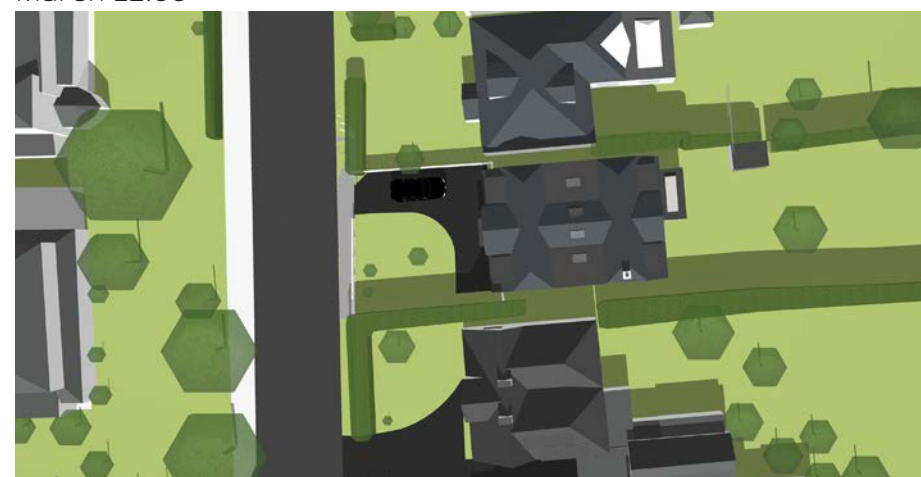
March 12.00



March 15.00



March 9.00



March 12.00



March 15.00

3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM OF APPROVED AND PROPOSED SCHEME

SHOWING LIMITED CHANGE TO OVERSHADOWING

SHADOW DIAGRAM GENERATED FROM SKETCH UP MASSING STUDY



June 9.00



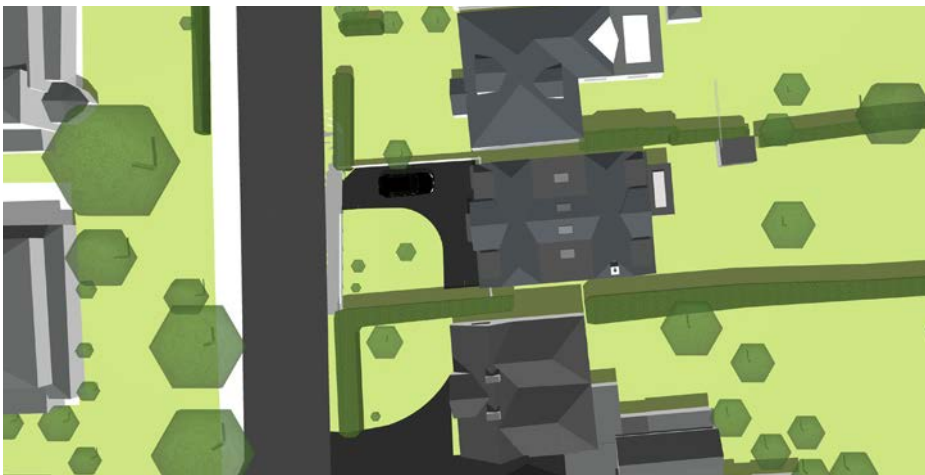
June 12.00



June 15.00



June 9.00



June 12.00



June 15.00

3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM OF APPROVED AND PROPOSED SCHEME

SHOWING LIMITED CHANGE TO OVERSHADOWING

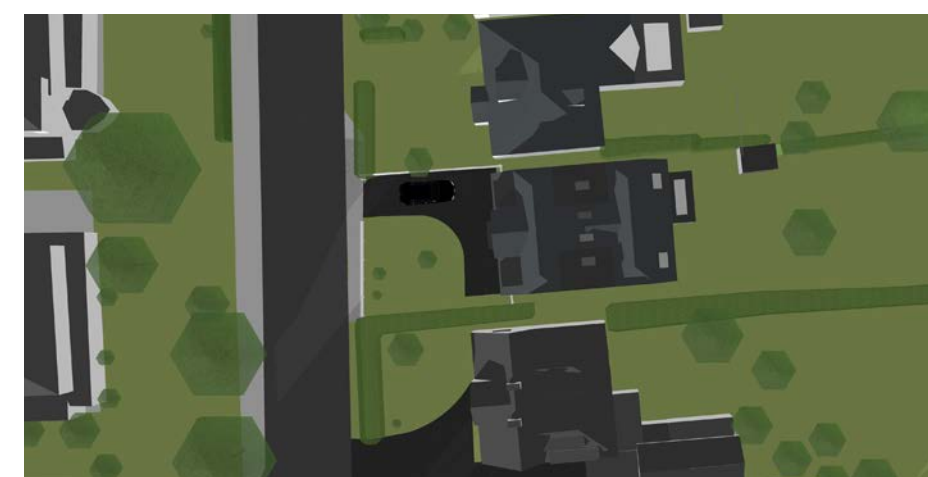
SHADOW DIAGRAM GENERATED FROM SKETCH UP MASSING STUDY



December 9.00



December 12.00



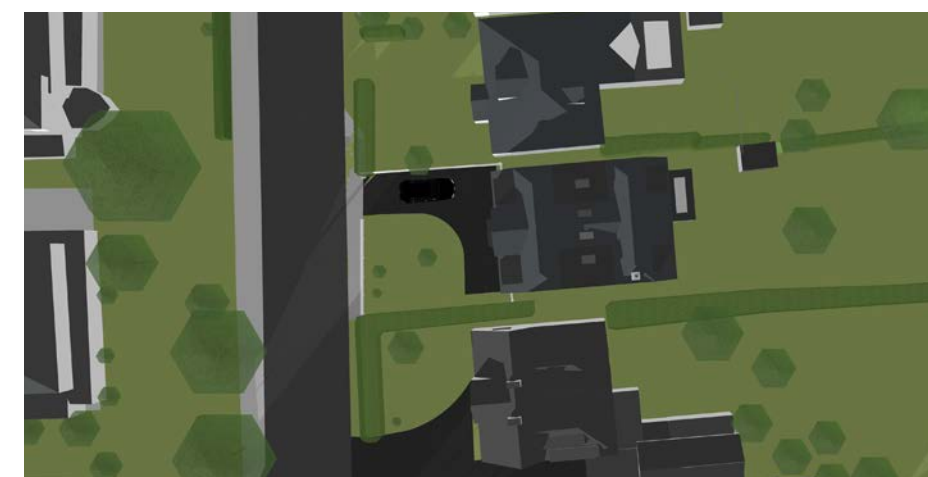
Decemeber 15.00



December 9.00



December 12.00



December 15.00