

SUPERSEDED



40 BEACH ROAD
DESIGN AND ACCESS STATEMENT
March 2015



bptw partnership

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SITE LOCATION

1.1 AERIAL VIEW

10 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

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SITE LOCATION
1.3 SITE AERIAL VIEWS



Front aerial photograph



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



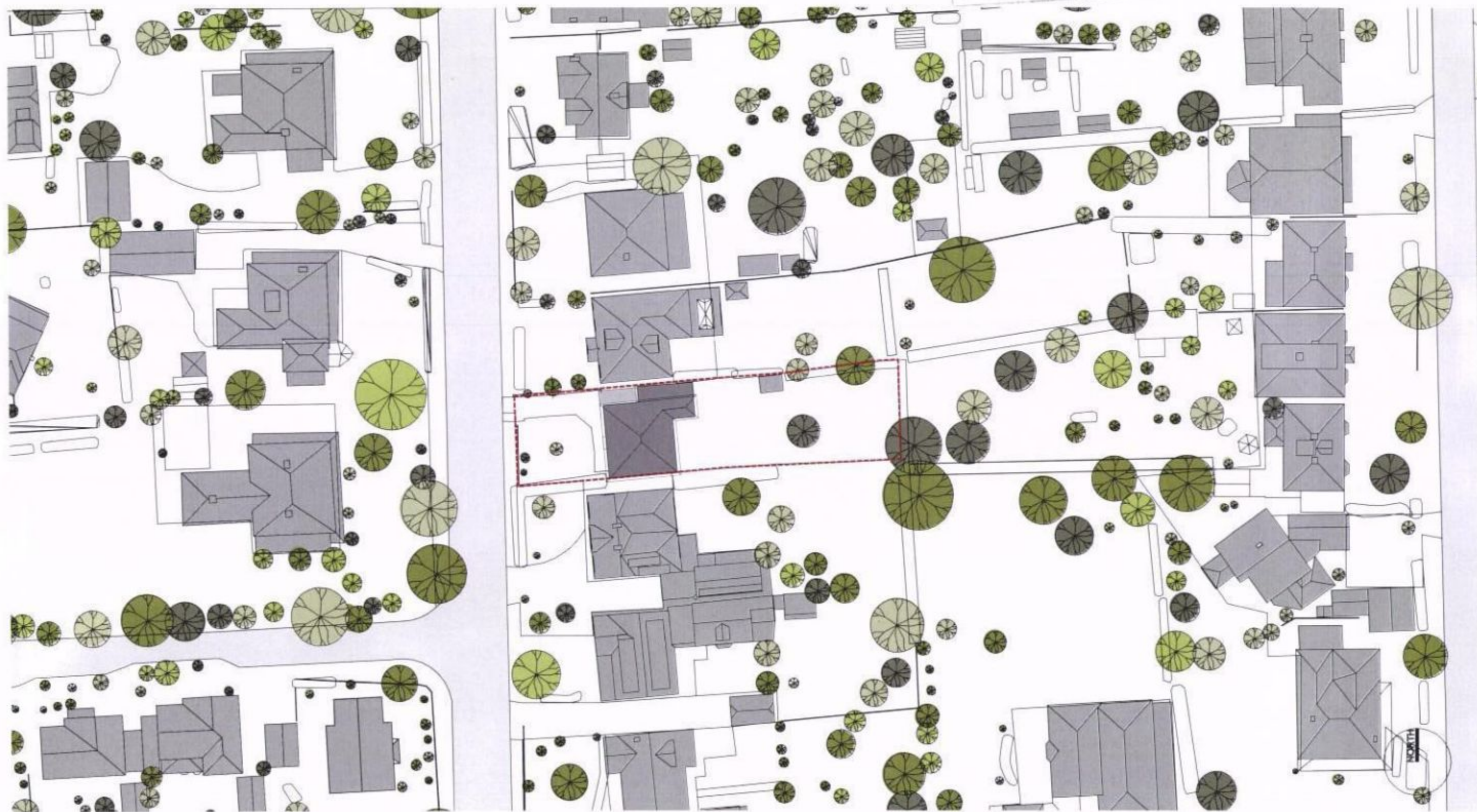
Front aerial view



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

SITE LOCATION

1.4 EXISTING SITE PLAN



Scale 1:500 @ A3



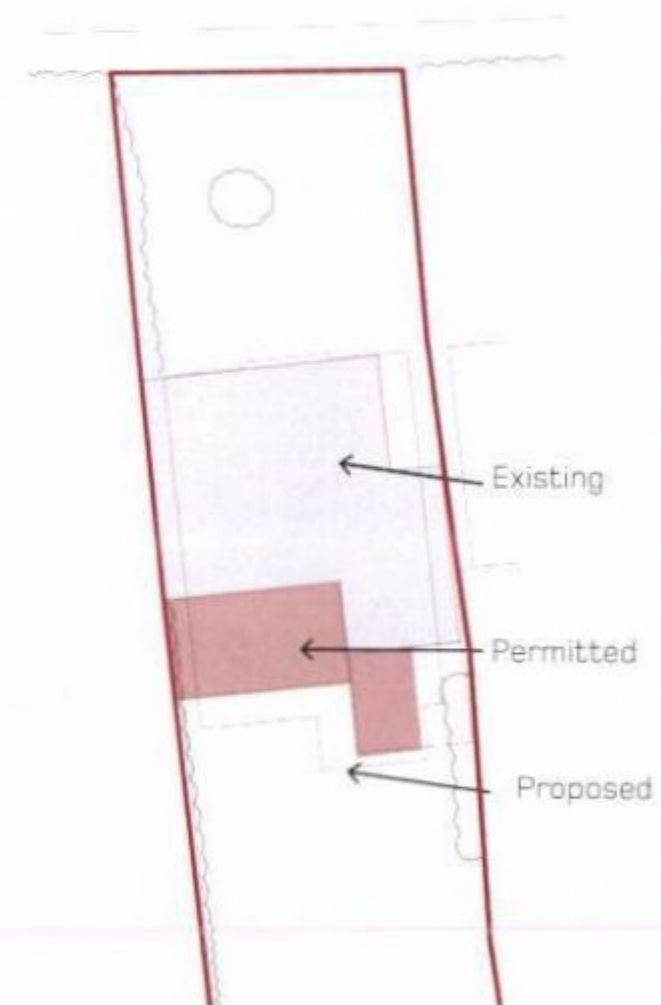
1.5 POTENTIAL UNDER PERMITTED DEVELOPMENT RIGHTS



OPTION 1



OPTION 2



— Proposed building outline

2.0 PROPOSED

2.1 PROPOSED CONTEXT ROOF PLAN



Scale 1:500 @ A3

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PROPOSED
2.2 PROPOSED SITE PLAN

BEACH ROAD

Existing building footprint

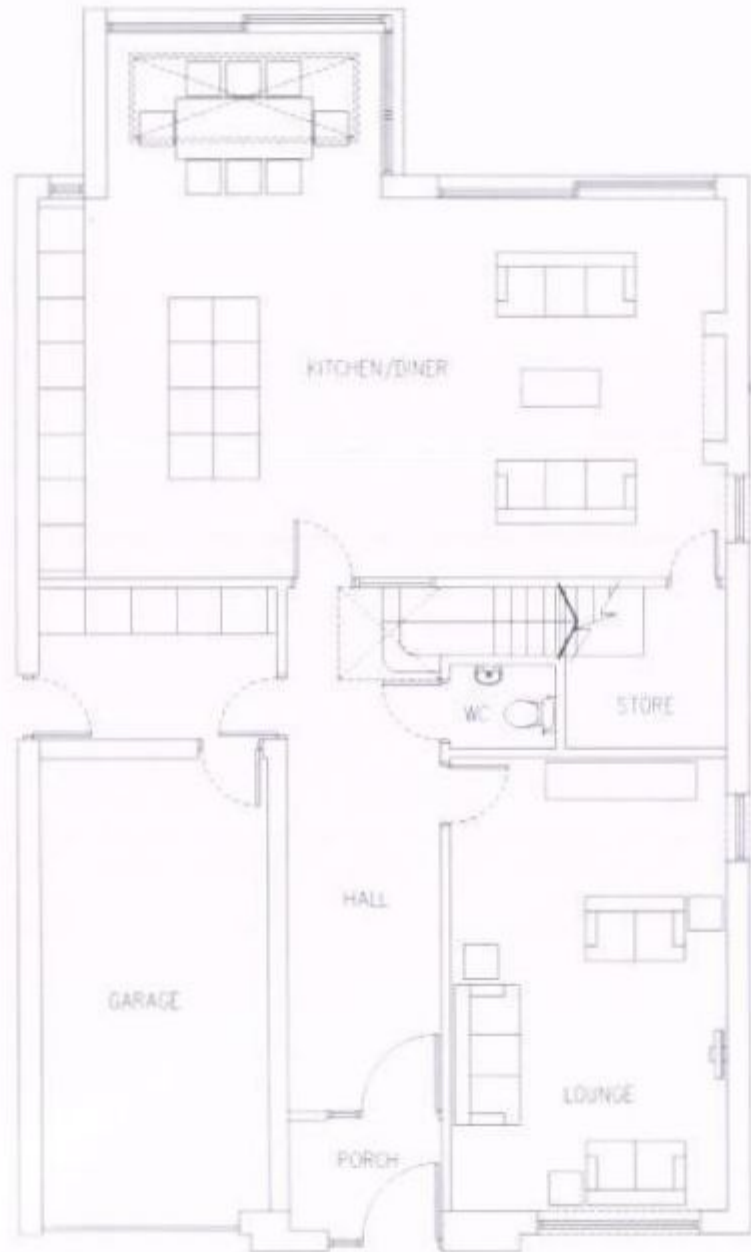


Scale 1:200 @ A3

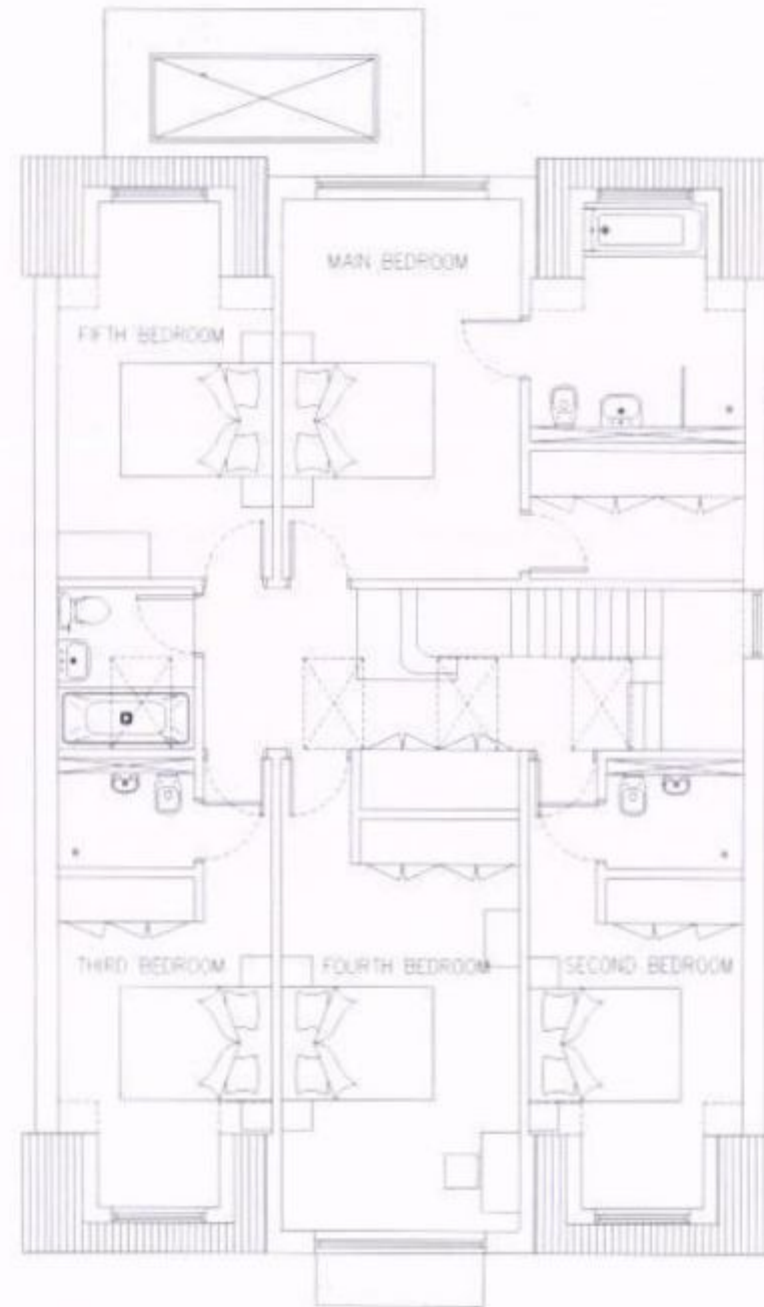
PROPOSED

2.3 PROPOSED GENERAL ARRANGEMENT PLANS

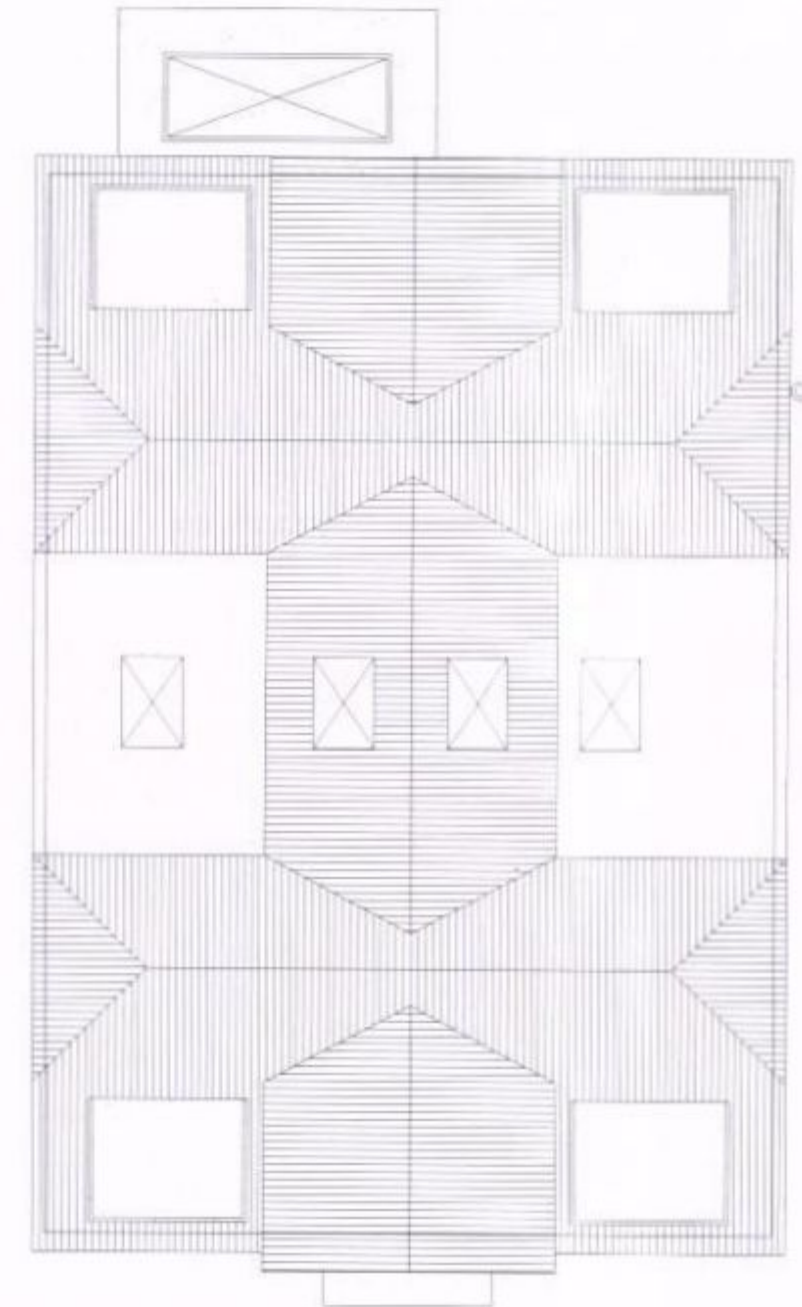
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Ground Floor Plan



First Floor Plan

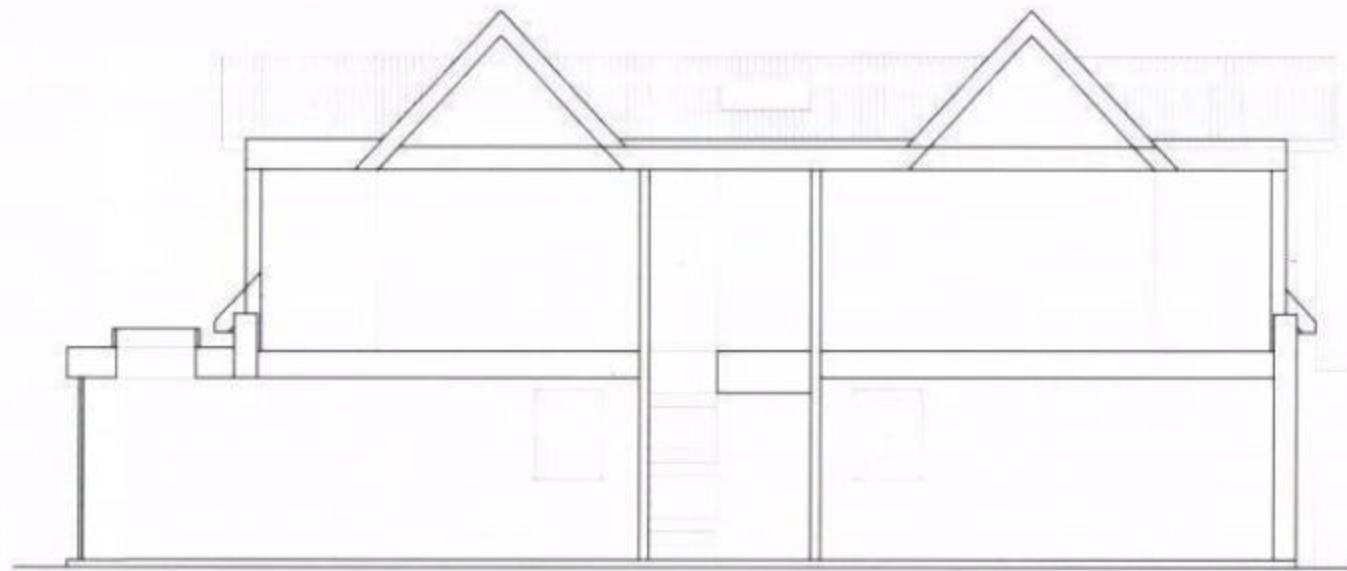


Roof Plan

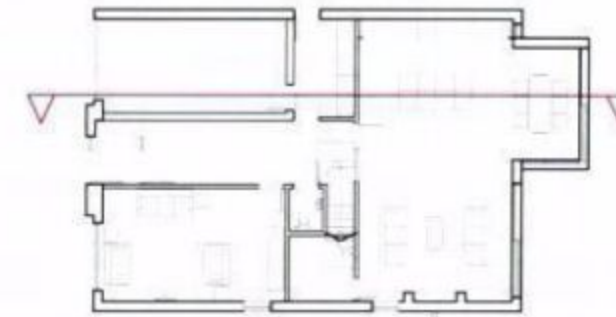
Scale 1:100 @ A3



PROPOSED
2.4 PROPOSED ELEVATION AND SECTION



Scale 1:100 @ A3



Not to Scale



Front Elevation

Site boundary line →

Scale 1:100 @ A3



PROPOSED

2.5 PROPOSED AERIAL CONTEXT VIEWS



Aerial view north east



Aerial view south east



Aerial view west



Aerial view north west

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PROPOSED

2.6 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



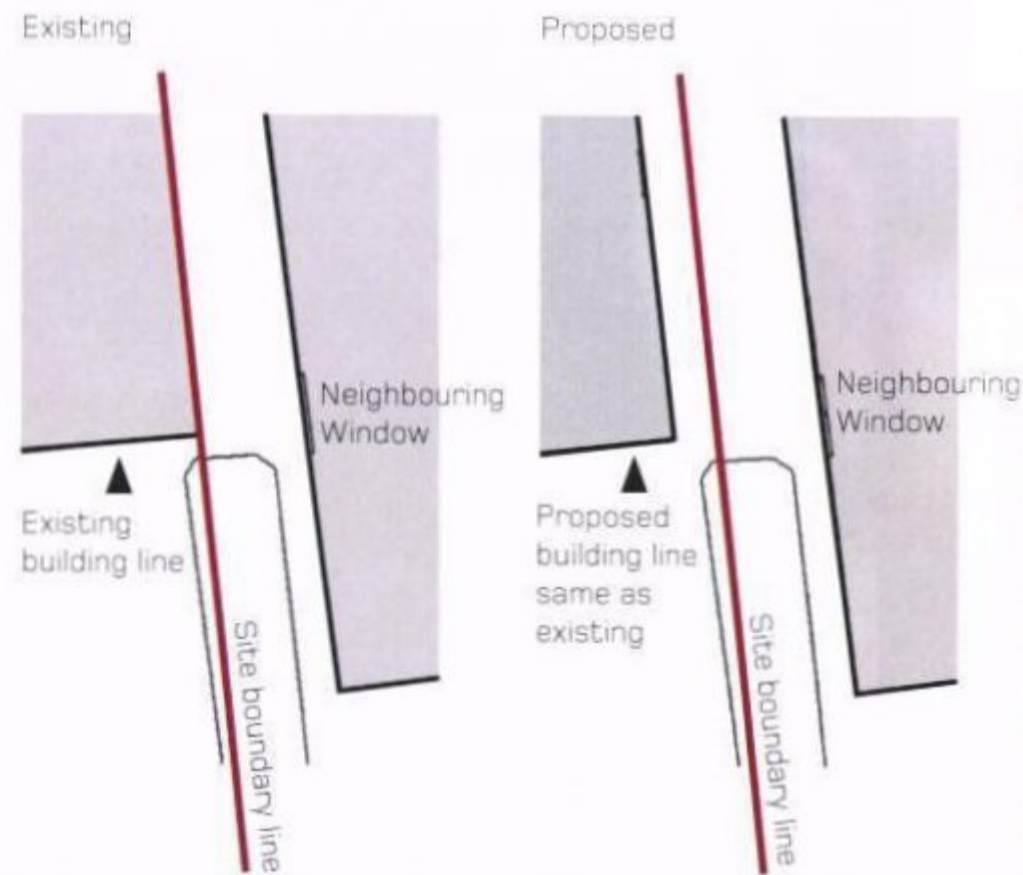
Proposed 3D model photomatch



Existing



Proposed



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3.0 CONTEXT ANALYSIS 3.2 SHADOW DIAGRAM - MARCH



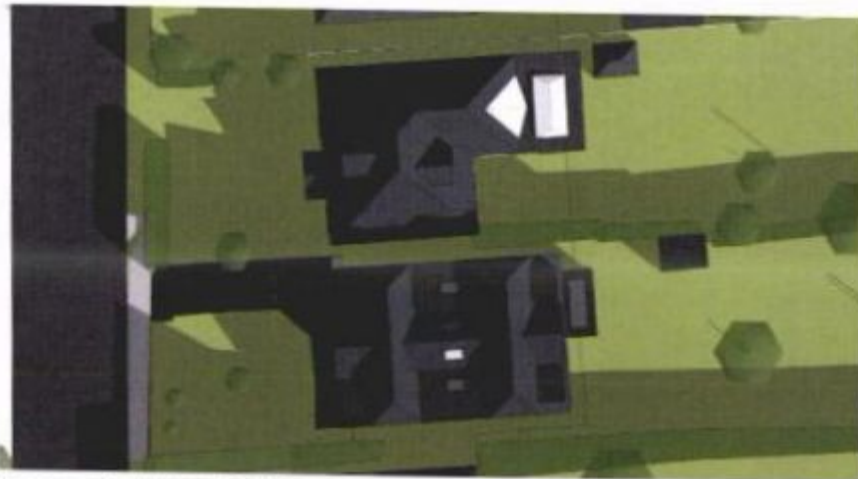
Existing - March 9.00



Existing - March 12.00



Existing - March 15.00



Proposed - March 9.00



Proposed - March 12.00



Proposed - March 15.00



Existing Hedge Only - March 9.00



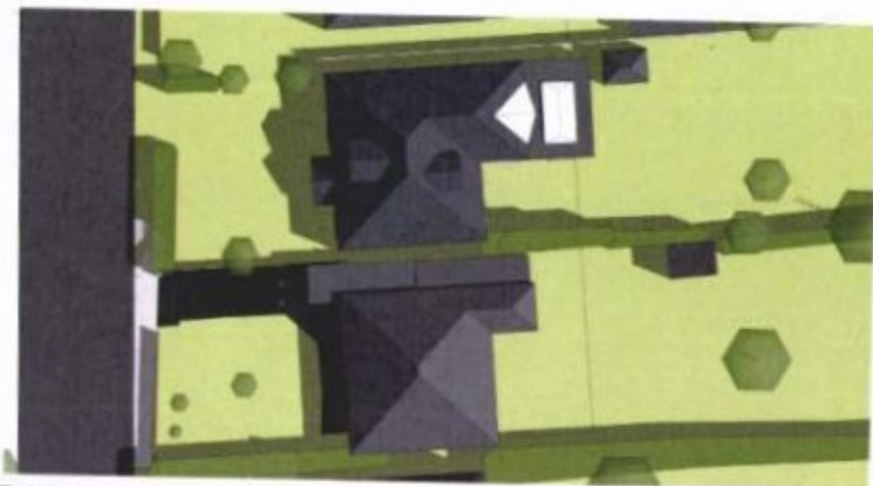
Existing Hedge Only - March 12.00



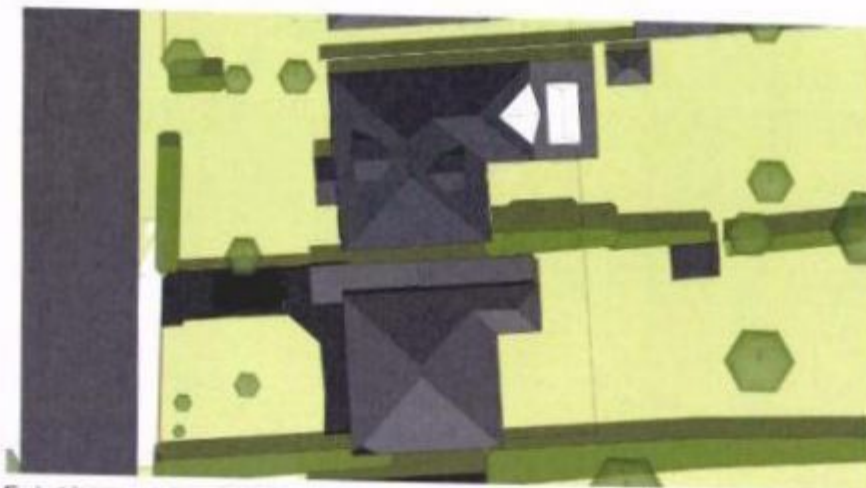
Existing Hedge Only - March 15.00

3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM - JUNE



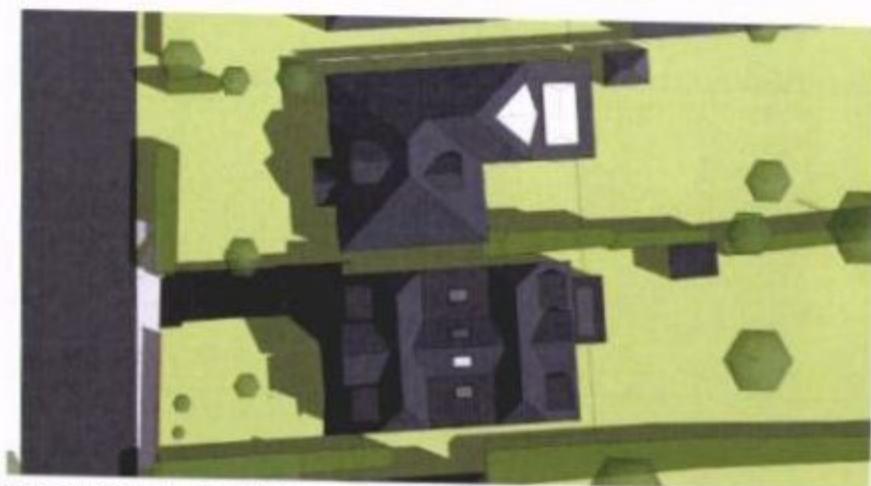
Existing - June 9.00



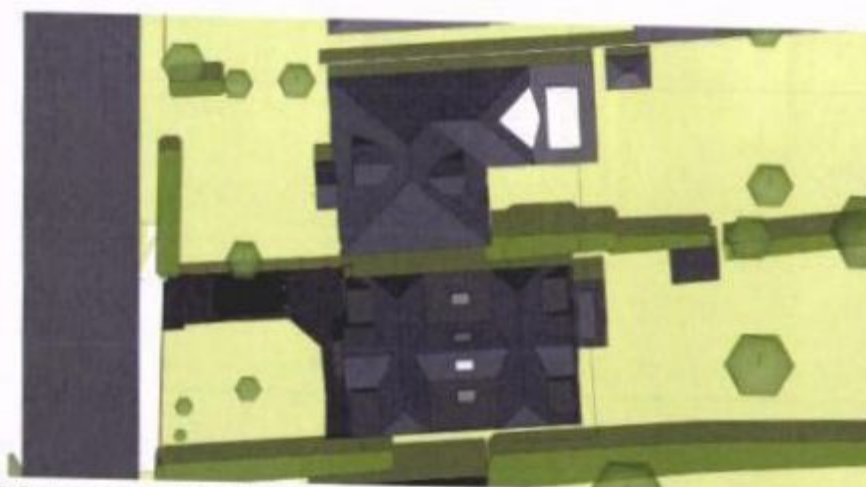
Existing - June 12.00



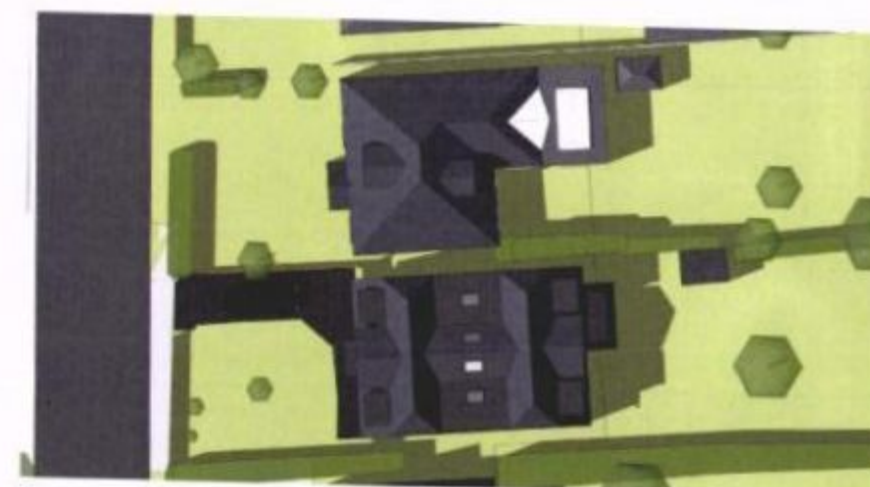
Existing - June 15.00



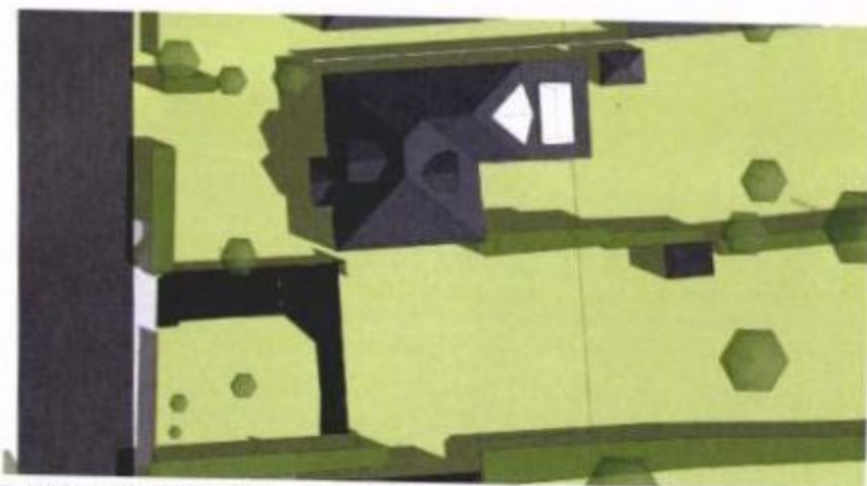
Proposed - June 9.00



Proposed - June 12.00



Proposed - June 15.00



Existing Hedge Only - June 9.00



Existing Hedge Only - June 12.00



Existing Hedge Only - June 15.00

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3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM- DECEMBER



Existing - December 9.00



Existing - December 12.00



Existing - December 15.00



Proposed - December 9.00



Proposed - December 12.00



Proposed - December 15.00



Existing Hedge Only - December 9.00



Existing Hedge Only - December 12.00



Existing Hedge Only - December 15.00