

40 BEACH ROAD

DESIGN AND ACCESS STATEMENT - REV B

APRIL 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.

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bptw offer a range of services:
architecture
planning
visualisation

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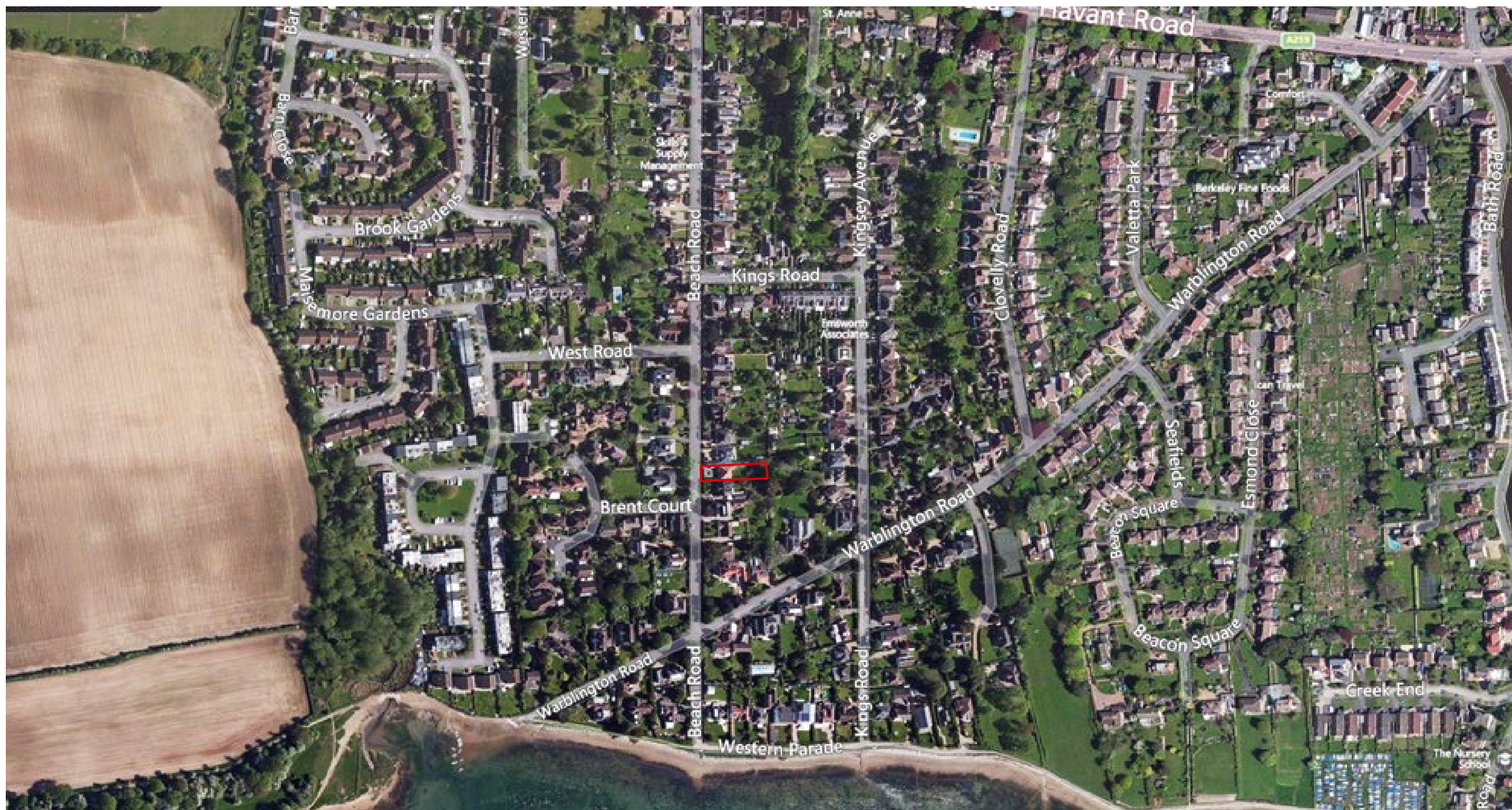
CONTENTS

1.0	SITE LOCATION
1.1	Aerial view
1.2	Site photographs
1.3	Site aerial views
1.4	Existing site plan
1.5	Permitted development rights
2.0	PROPOSED
2.1	Proposed context roof plan
2.2	Proposed ground floor site plan
2.3	Proposed general arrangement plans
2.4	Proposed elevation and section
2.5	Proposed aerial context views
2.6	3D Views
3.0	CONTEXT ANALYSIS
3.1	Neighbouring window analysis
3.2	Shadow diagram

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



Scale 1:500 @ A3

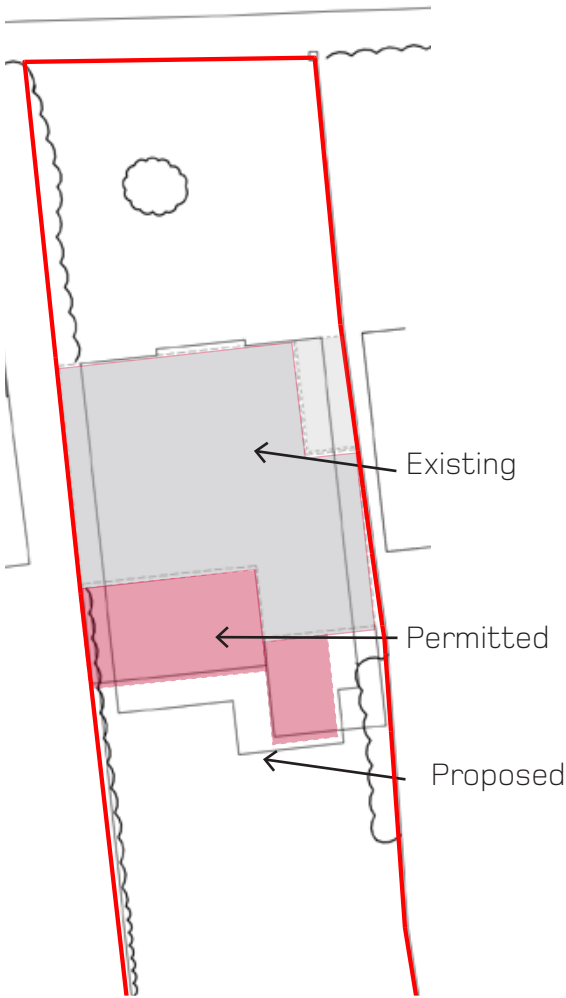
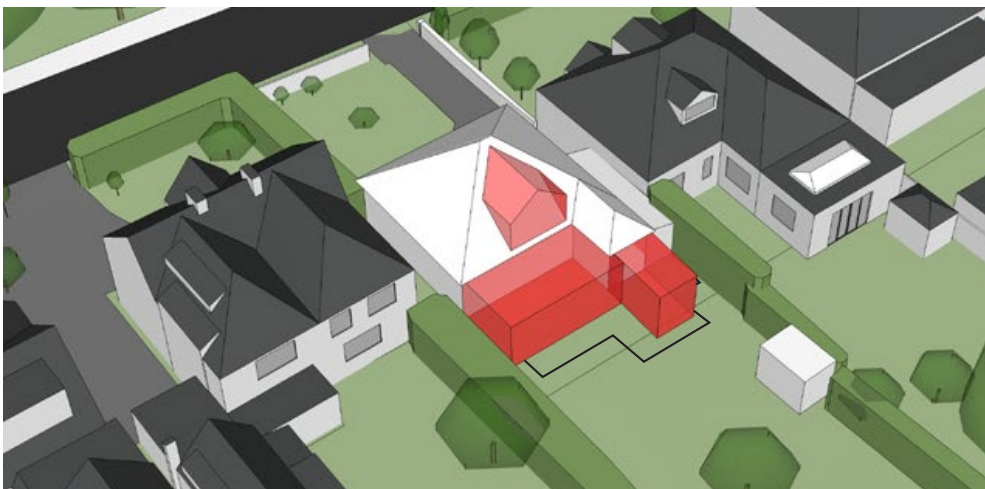
1.5 POTENTIAL UNDER PERMITTED DEVELOPMENT RIGHTS



OPTION 1



OPTION 2



Proposed building outline

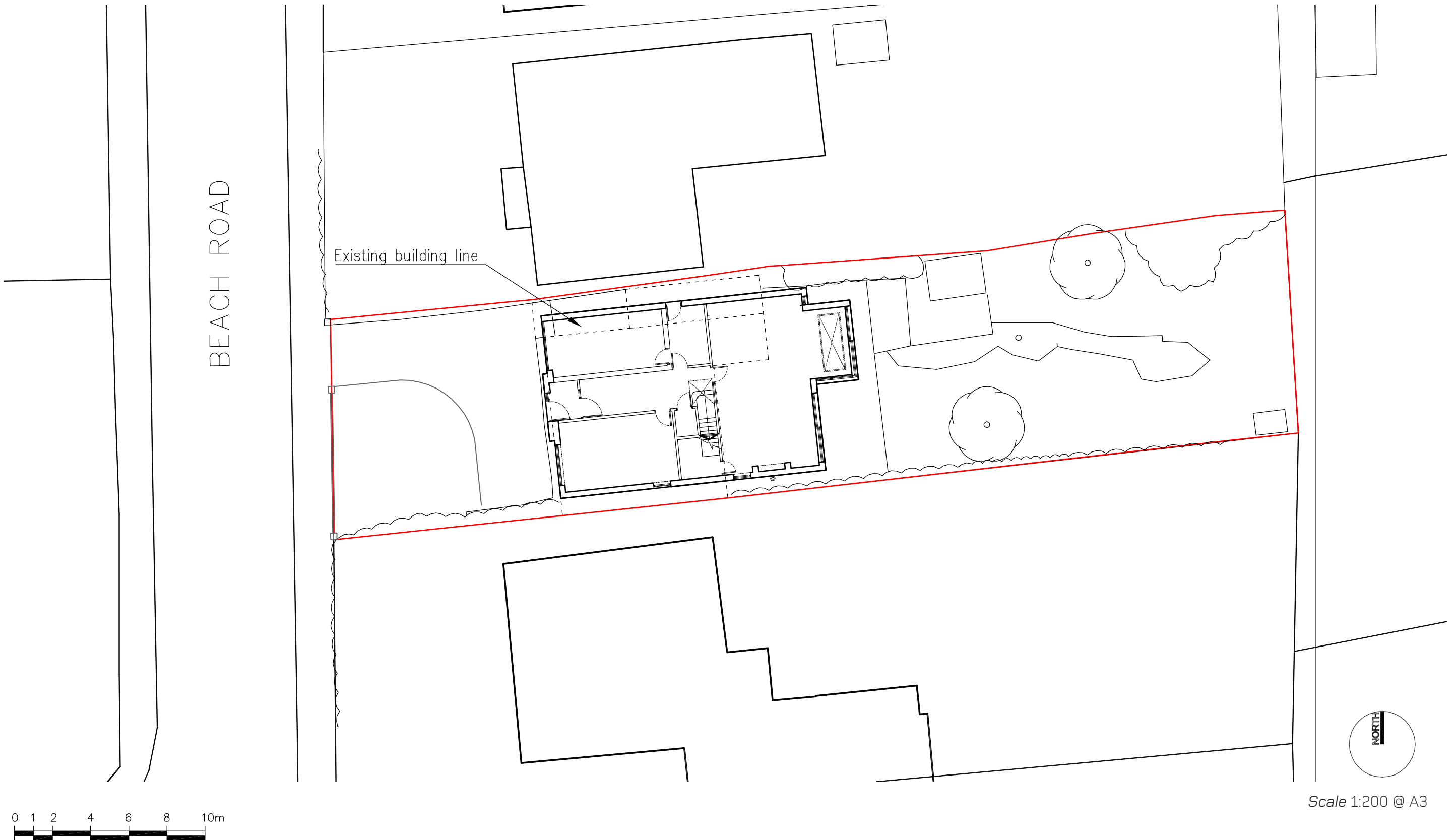
2.0 PROPOSED

2.1 PROPOSED CONTEXT ROOF PLAN



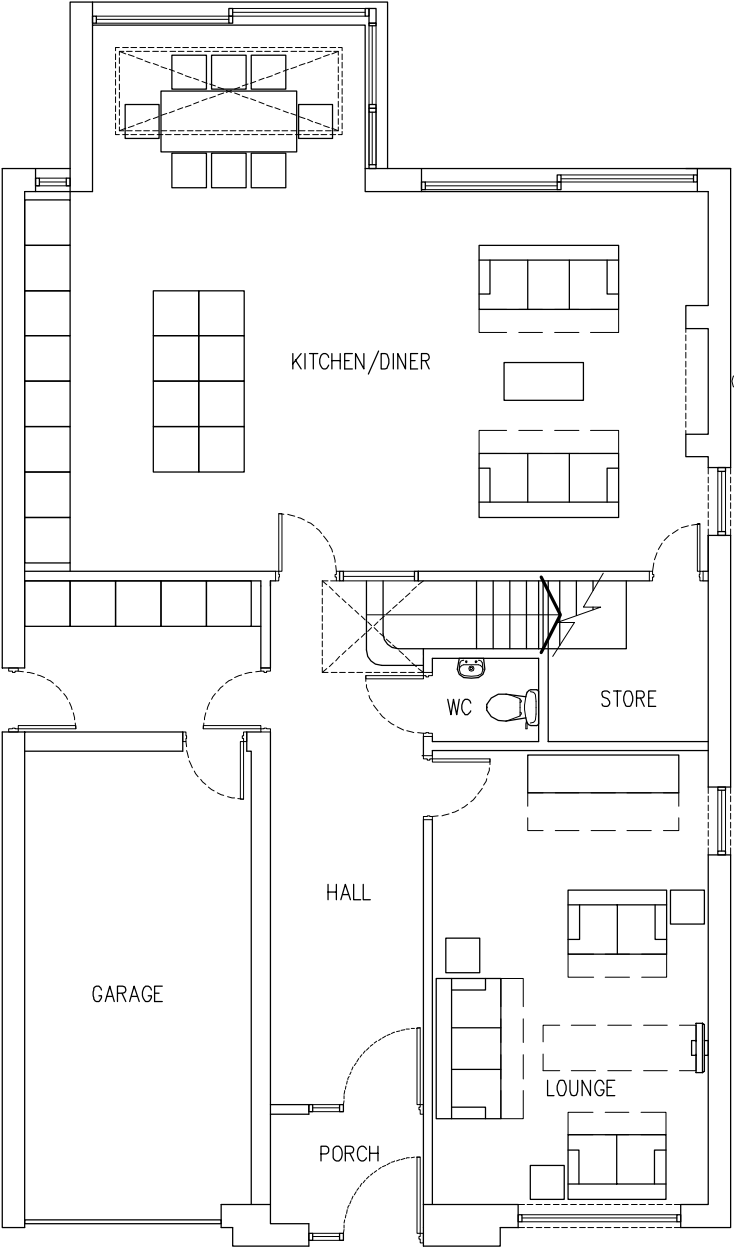
Scale 1:500 @ A3

PROPOSED
2.2 PROPOSED SITE PLAN

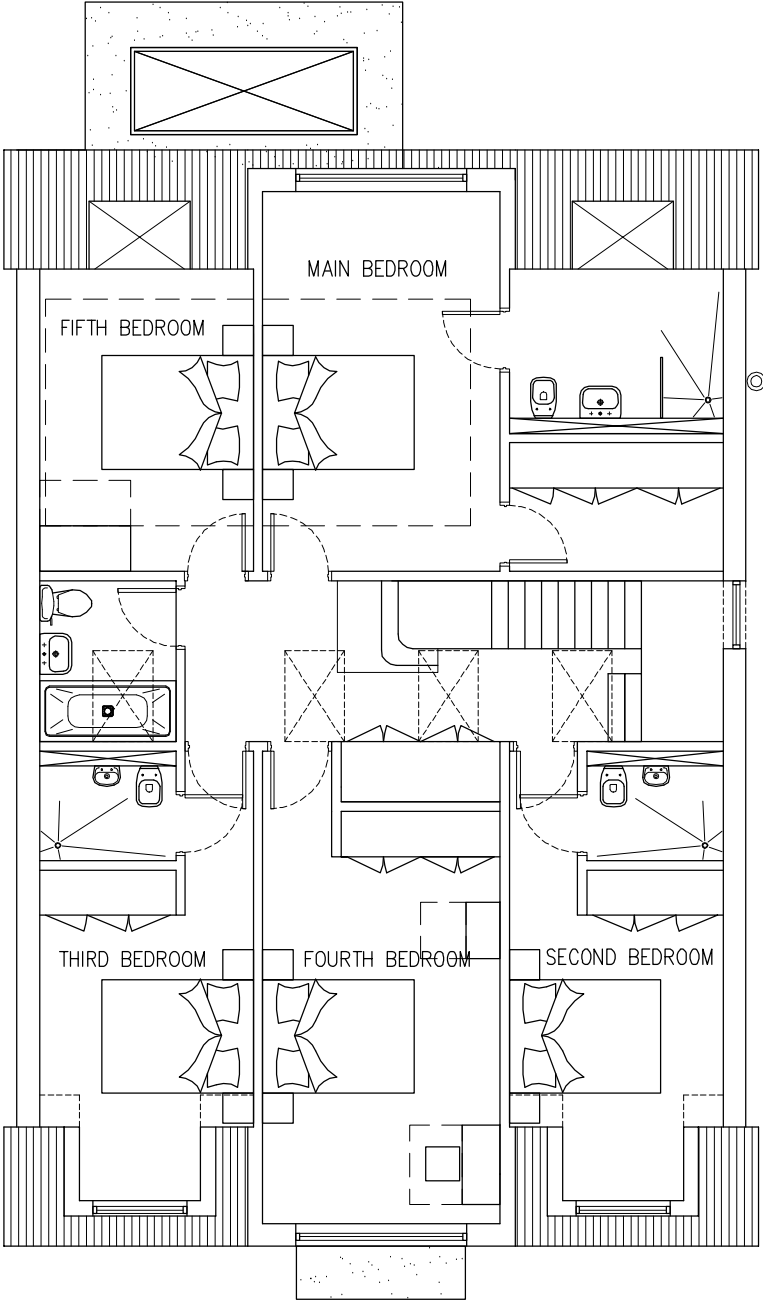


PROPOSED

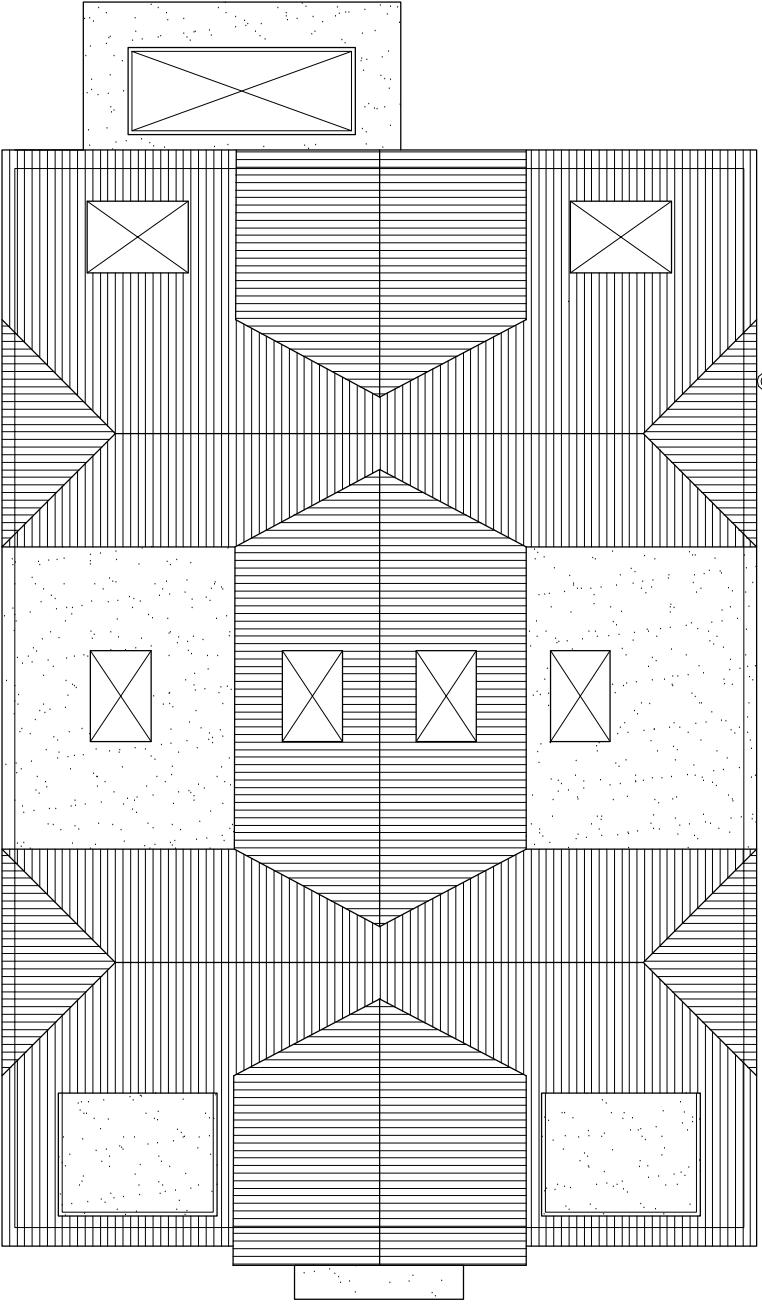
2.3 PROPOSED GENERAL ARRANGEMENT PLANS



Ground Floor Plan



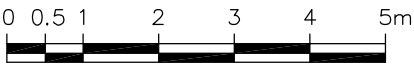
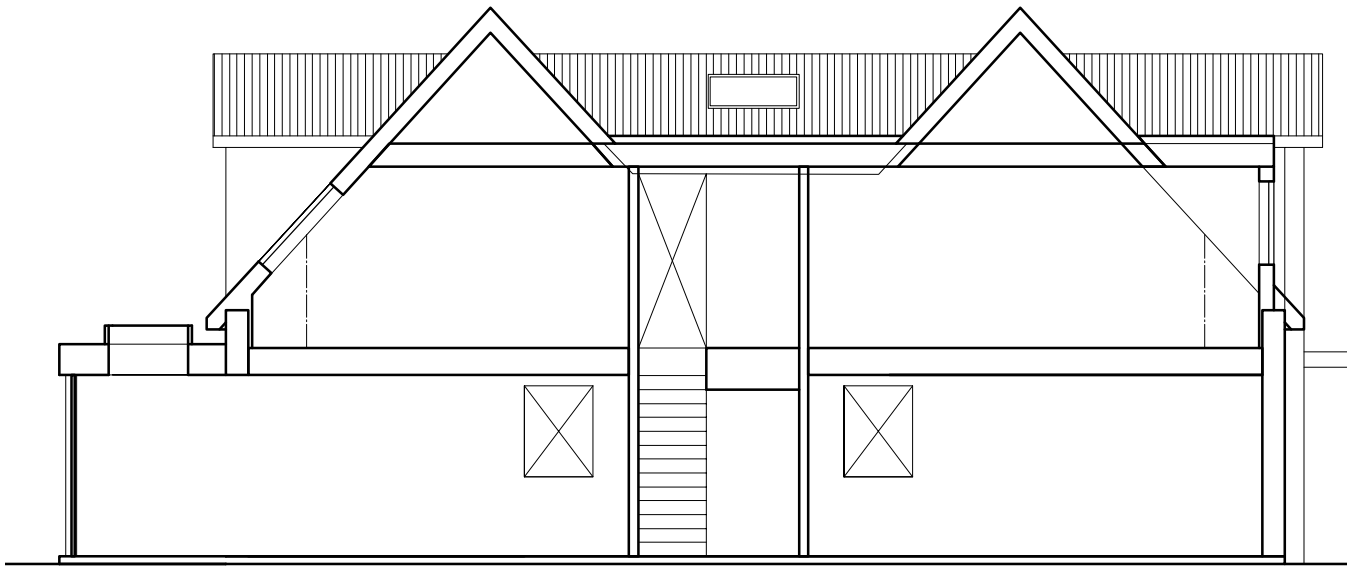
First Floor Plan



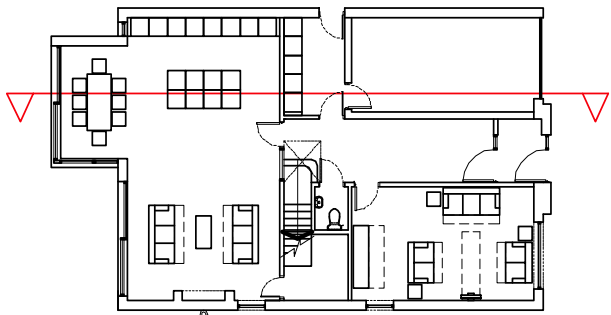
Roof Plan

PROPOSED

2.4 PROPOSED 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

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

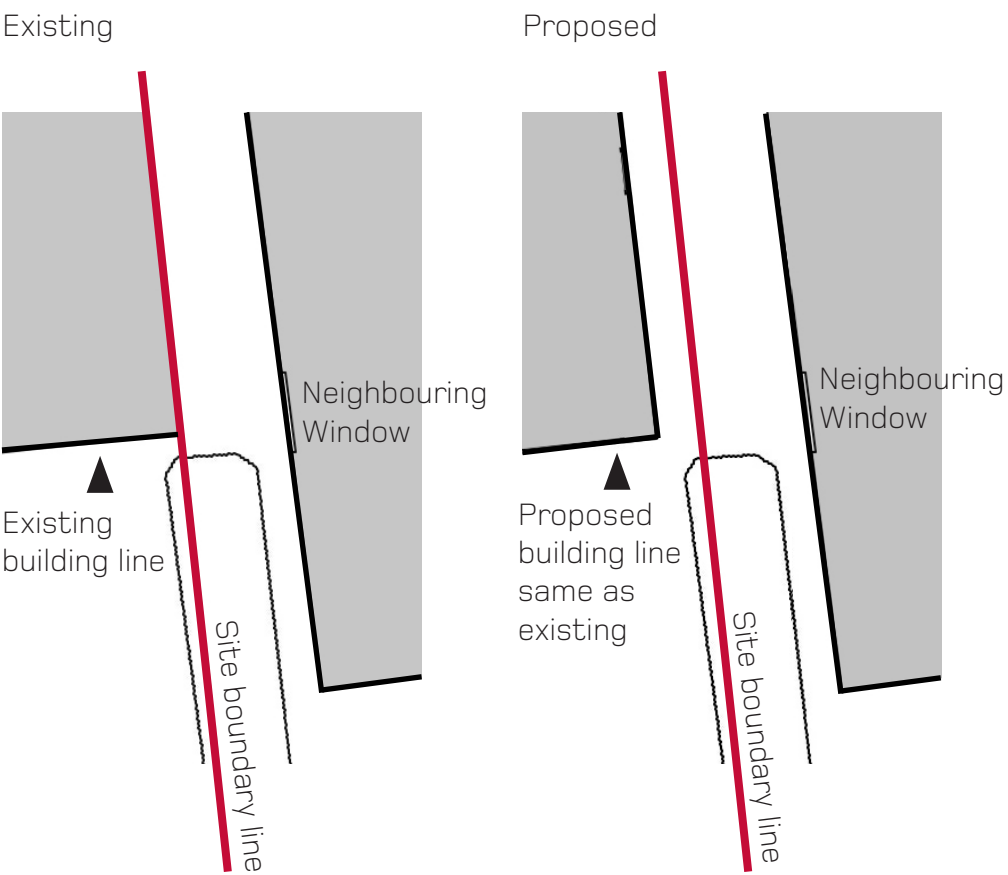
Proposed massing model photomatch

Proposed 3D model photomatch



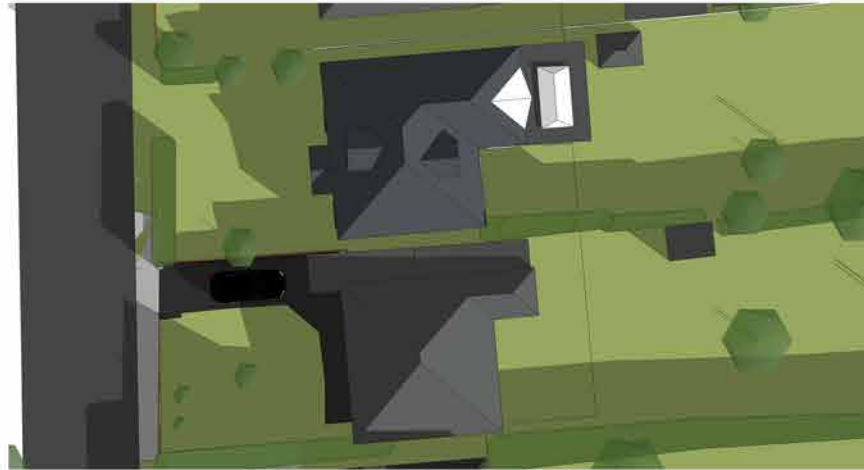
Existing

Proposed

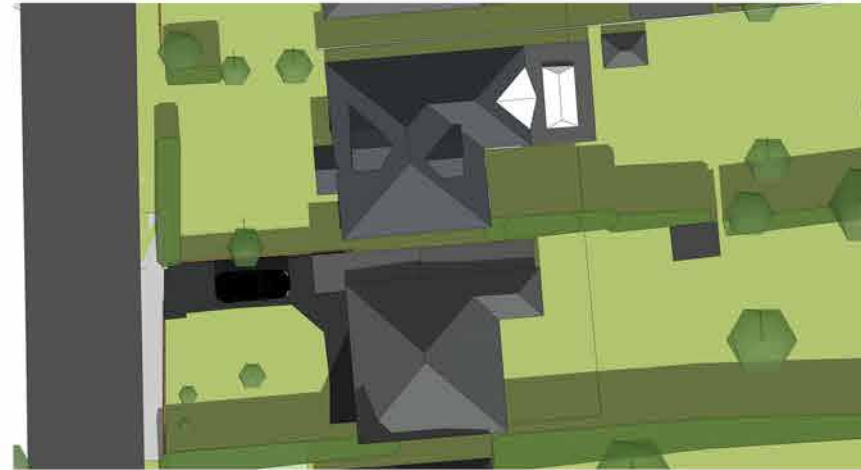


3.0 CONTEXT ANALYSIS

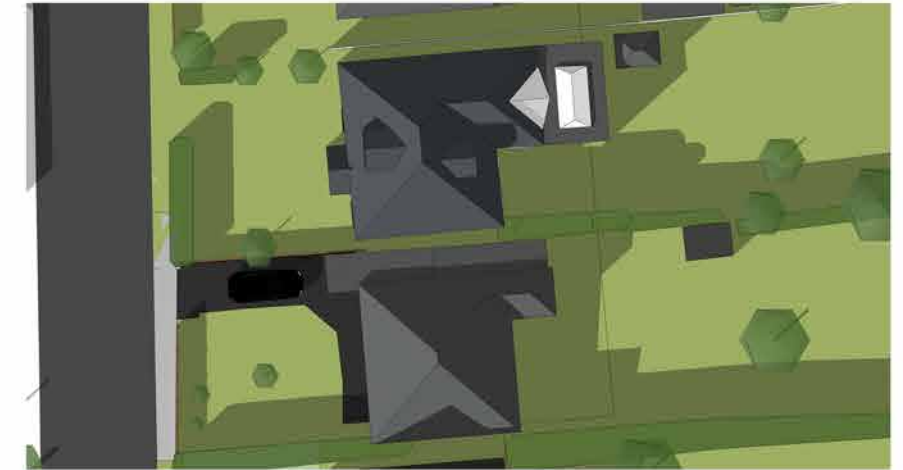
3.2 SHADOW DIAGRAM - MARCH



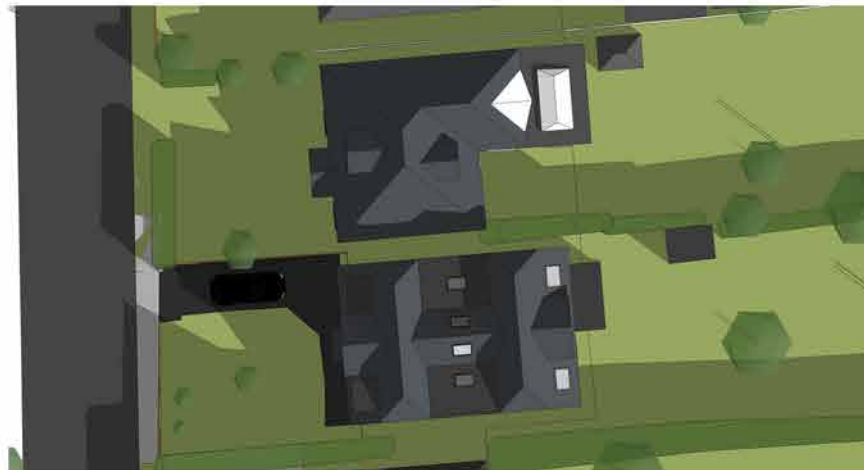
Existing - March 9.00



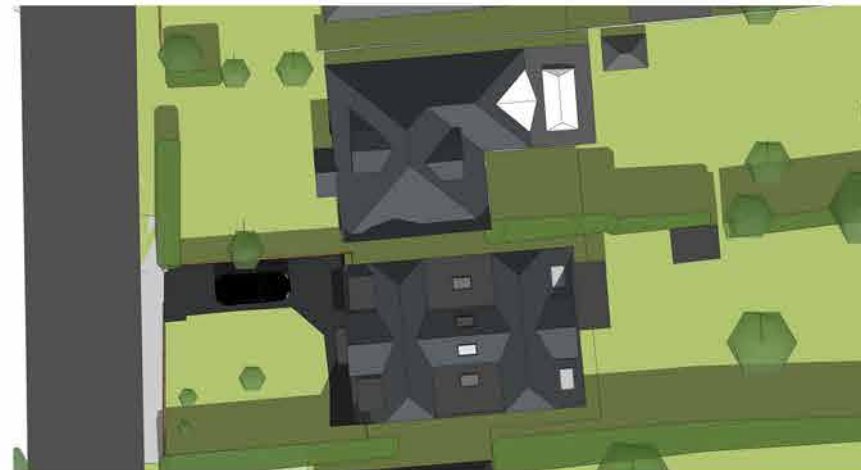
Existing - March 12.00



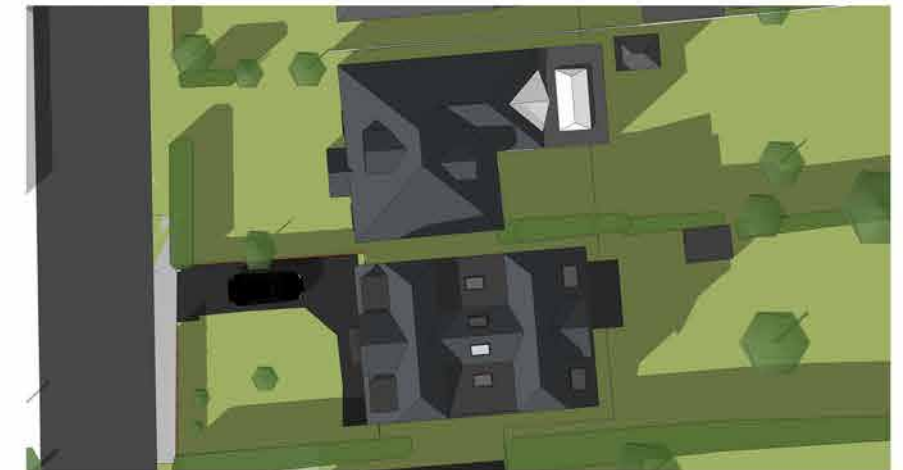
Existing - March 15.00



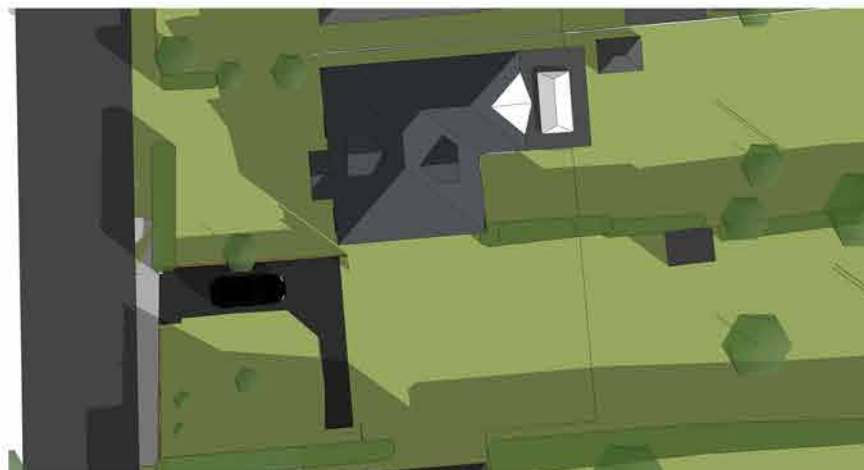
Proposed - March 9.00



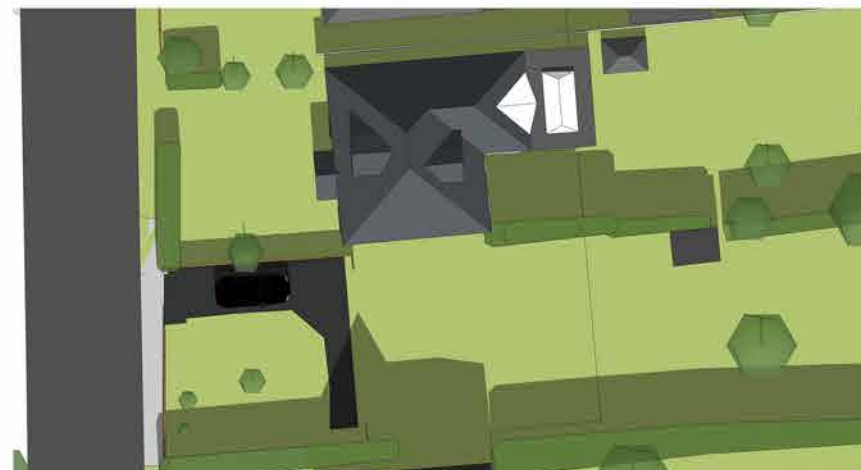
Proposed - March 12.00



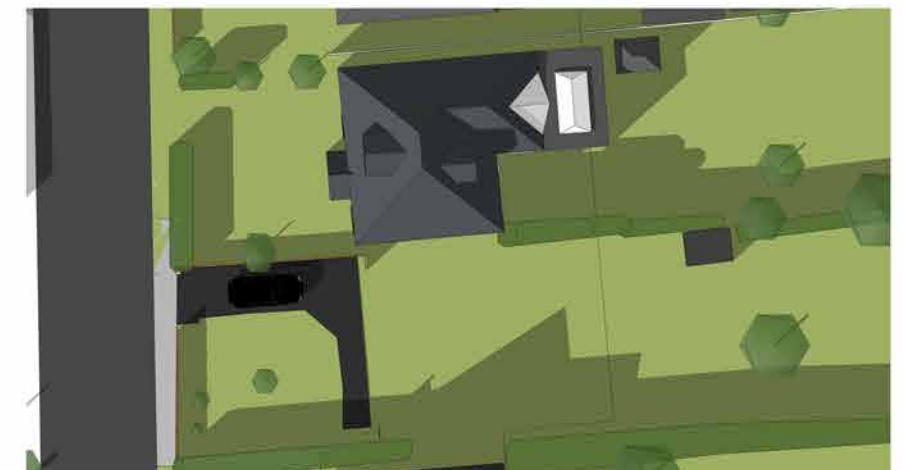
Proposed - March 15.00



Existing Hedge Only - March 9.00



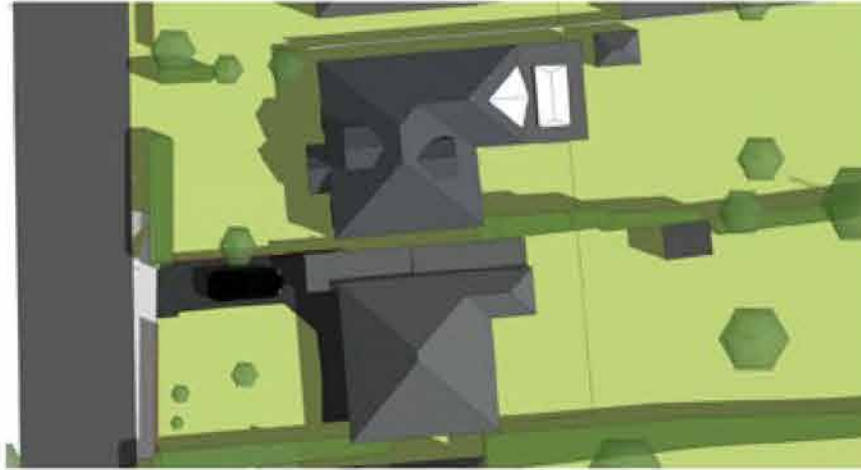
Existing Hedge Only - March 12.00



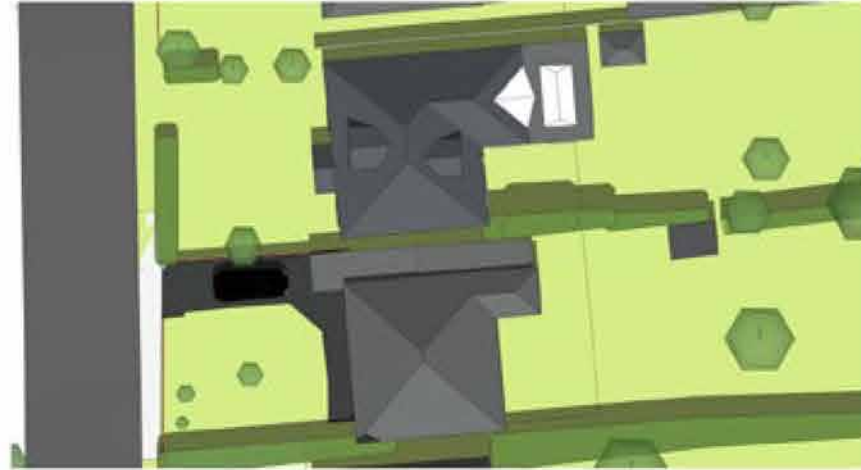
Existing Hedge Only - March 15.00

3.0 CONTEXT ANALYSIS

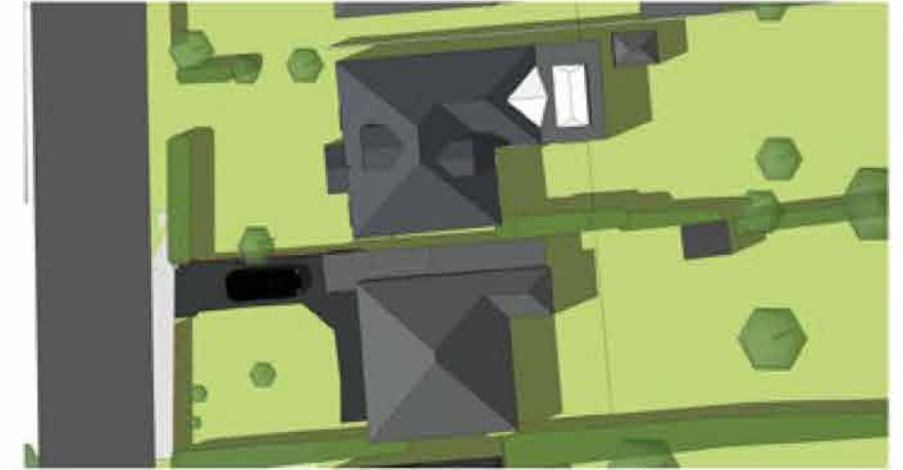
3.2 SHADOW DIAGRAM - JUNE



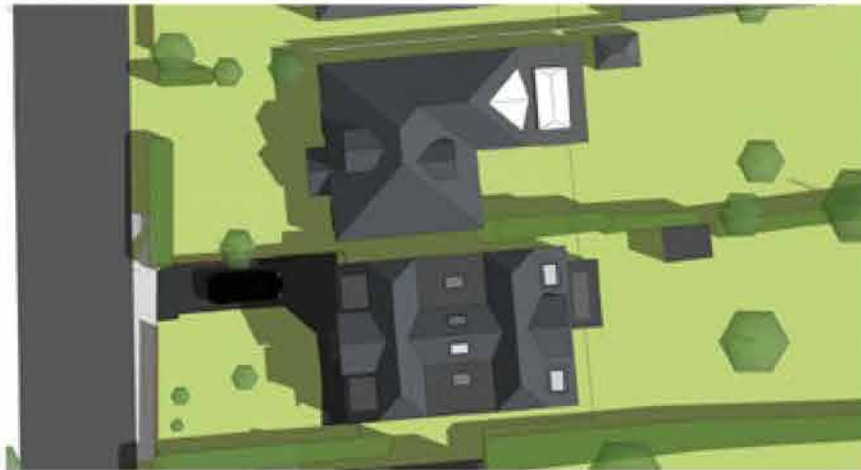
Existing - June 9.00



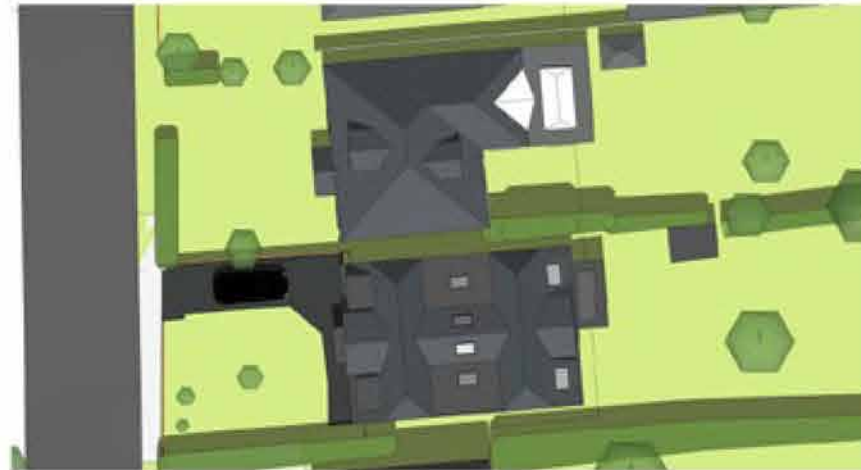
Existing - June 12.00



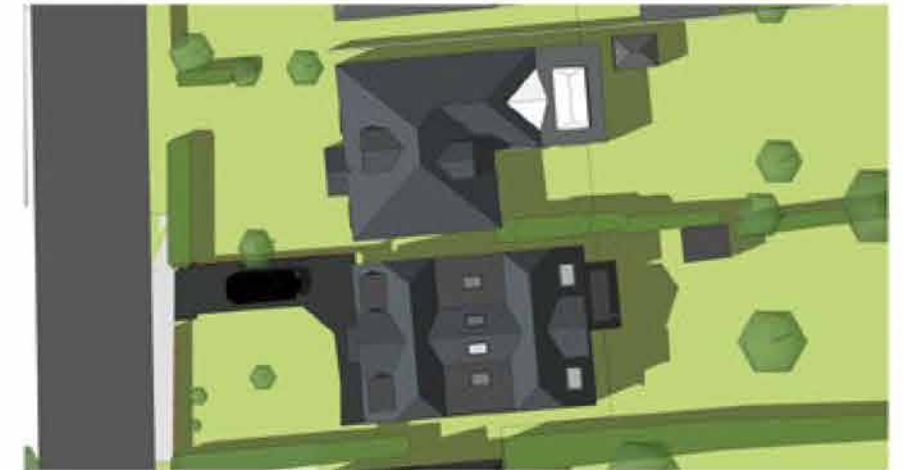
Existing - June 15.00



Proposed - June 9.00



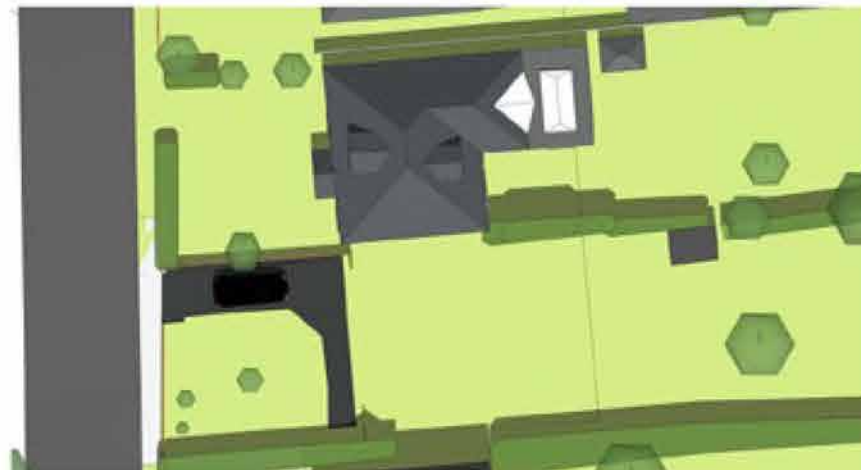
Proposed - June 12.00



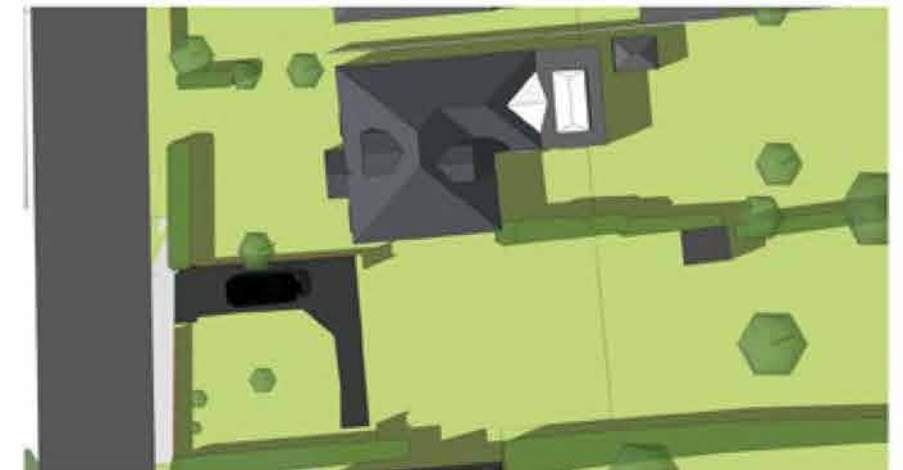
Proposed - June 15.00



Existing Hedge Only - June 9.00



Existing Hedge Only - June 12.00



Existing Hedge Only - June 15.00

3.0 CONTEXT ANALYSIS

3.2 SHADOW DIAGRAM- DECEMBER



Existing - December 9.00



Existing - December 12.00



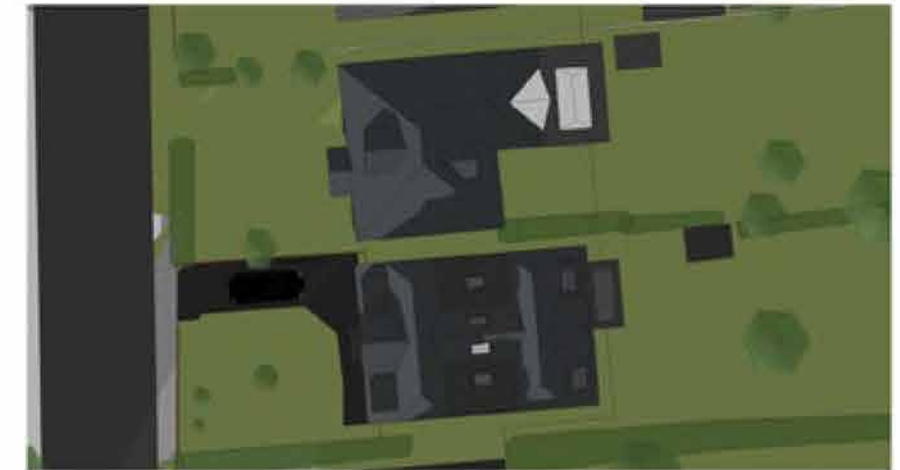
Existing - December 15.00



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