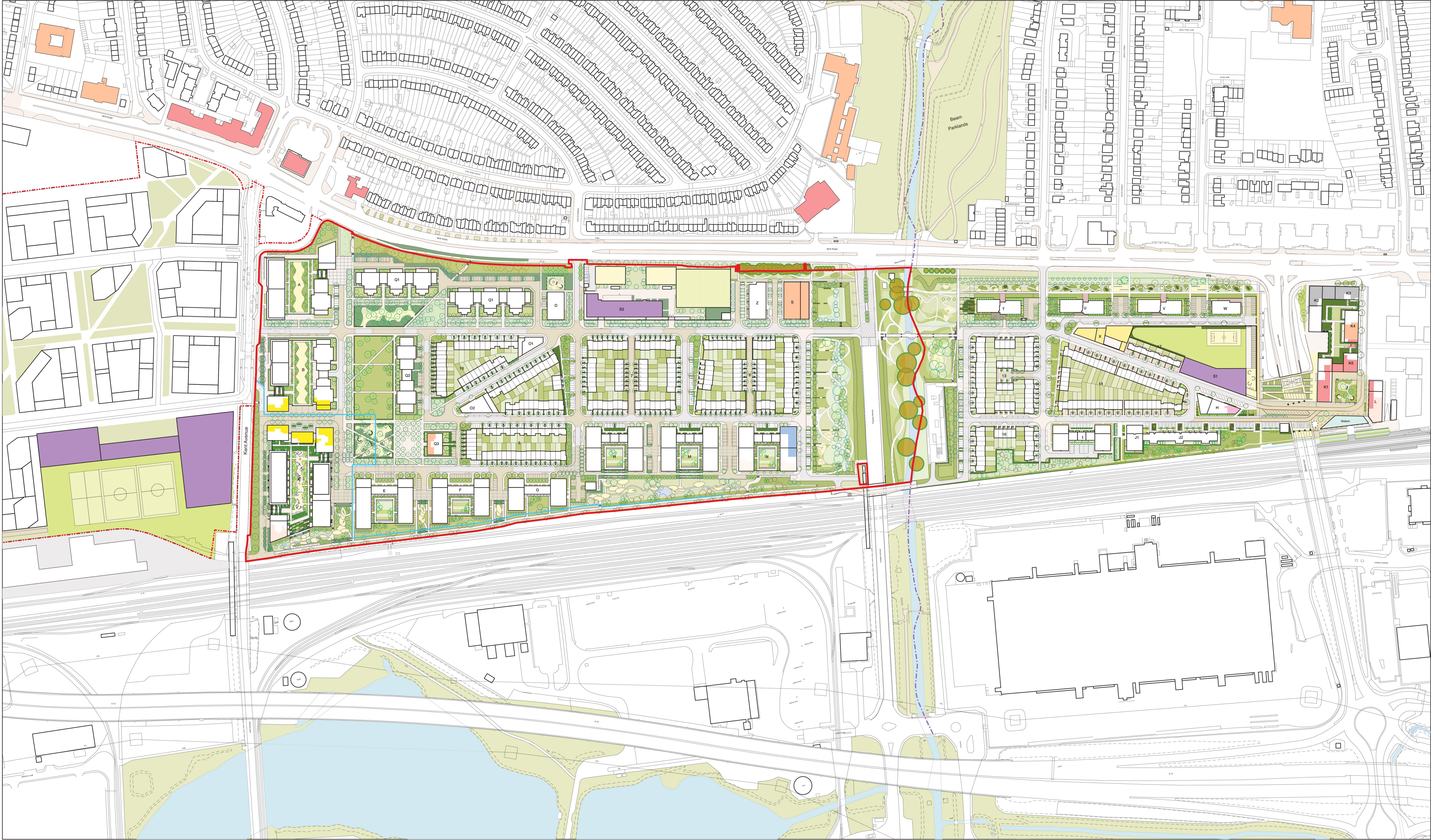




General Notes

DO NOT SCALE. All dimensions must be checked on site, errors are to be reported.

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Contractors must ensure that cross referenced drawings and specifications noted on these drawings are checked on a regular basis to ensure that the latest revisions are used.

Key

- Hybrid application boundary
- Detail application boundary
- Borough boundary
- Peabody ownership boundary

Colour Code

Leisure Use	Nursery
Commercial Areas	School
Medical Centre	Station
Managment Office	Energy Centre
Community Space	Other uses

Client

Countryside
Countryside House
The Drive, Great Warley
Brentwood CM13 3AT
+44(0)1277 260000

Client

L&Q
10 Grove Crescent Road
Stratford, London E15 1BJ
+44(0)300 456 9998

Stakeholder

Greater London Authority
City Hall, More London
Riverside, London SE1 2AA
+44(0)20 7963 4000

Architect

Patel Taylor
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London EC1V 7ND
+44(0)20 7278 2323

Title

Illustrative masterplan
Phases A-G Hybrid application

Project

Beam Park

Scale

1:2000 @ A1 1:4000 @ A3

Issue Record

	By	Chk	Date
P08 Potential bus route removed	TS	--	03.03.2022
P07 Potential bus route added	TS	--	02.02.2022
P06 Coordination	TS	--	17.01.2022
P05 Coordination	TS	--	24.11.2021
P04 Boundary update	TS	--	07.10.2021
P03 Coordination	TS	--	23.09.2021

Drawing Number

448-PTA-MP-00-DR-A-6-0104P08

Revision

For Information

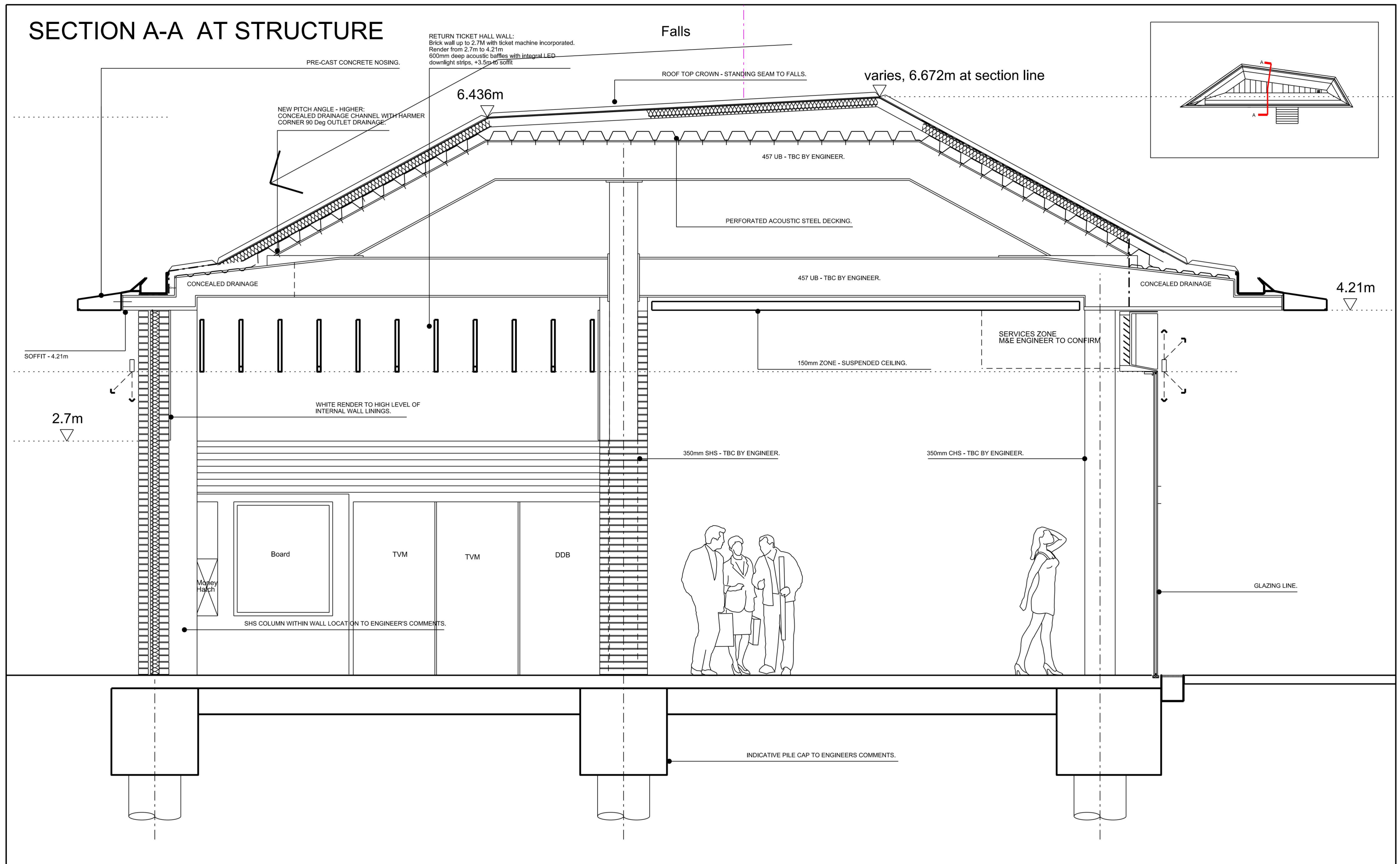
Patel Taylor
48 Rawstorne Street
London EC1V 7ND
T +44 (0)20 7278 2323
www.pateltaylor.co.uk

Scale 1:2000 @ A1

0 20m 50m 100m 150m

Patel Taylor

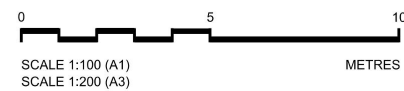
SECTION A-A AT STRUCTURE



SECTION : SCALE 1:20@A1; 1:40@A3

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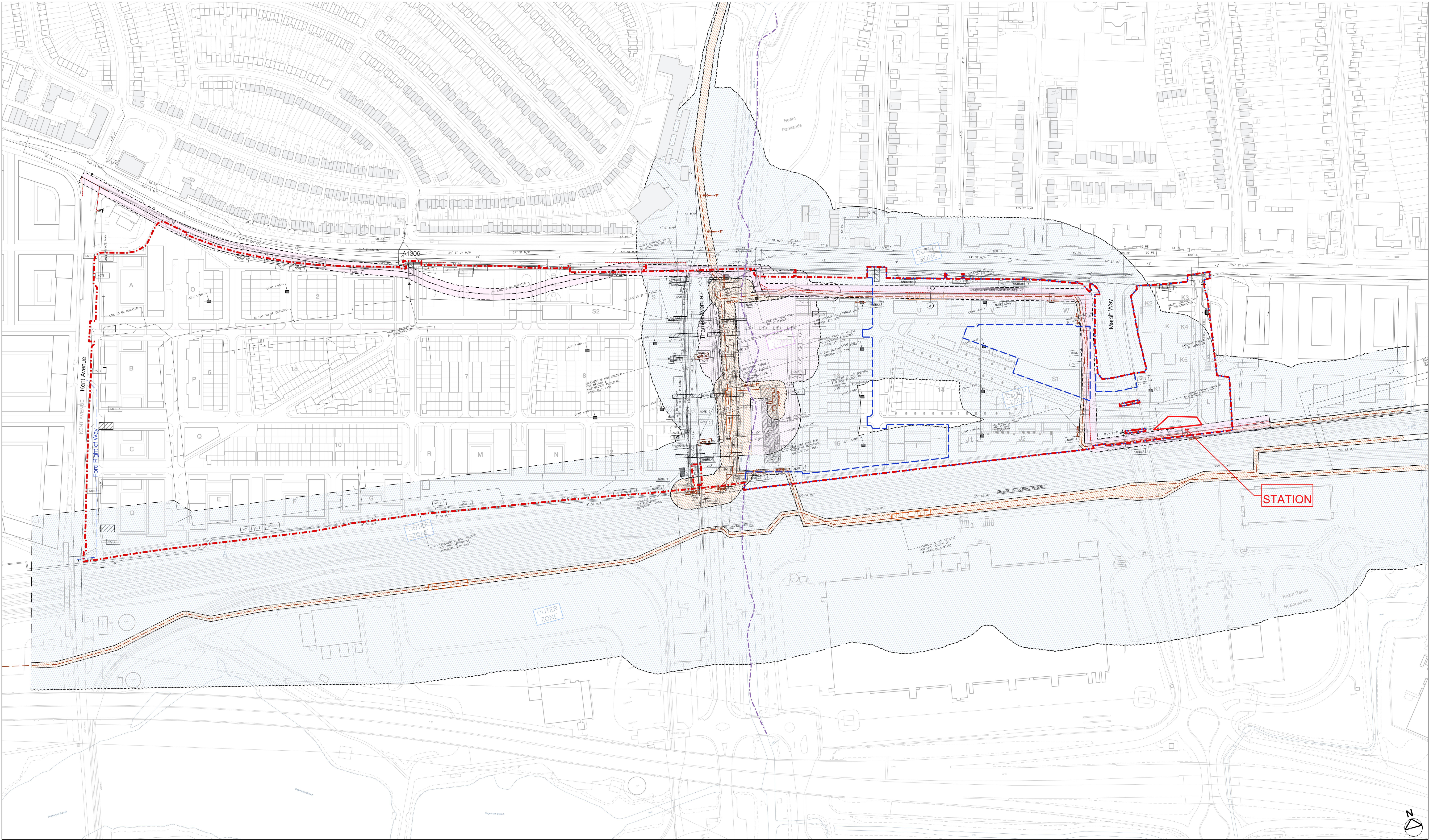


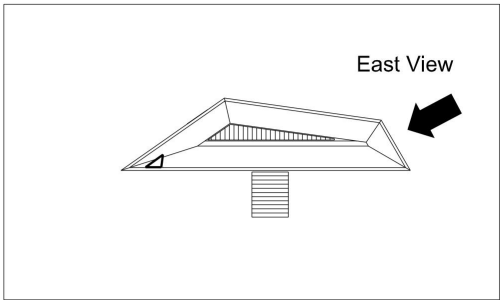
JSA Architecture Limited CH2.16 Kennington Park 1-3 Brixton Road London SW9 6DE + 020 31762742 - www.jsaarchitecture.com

PLANNING

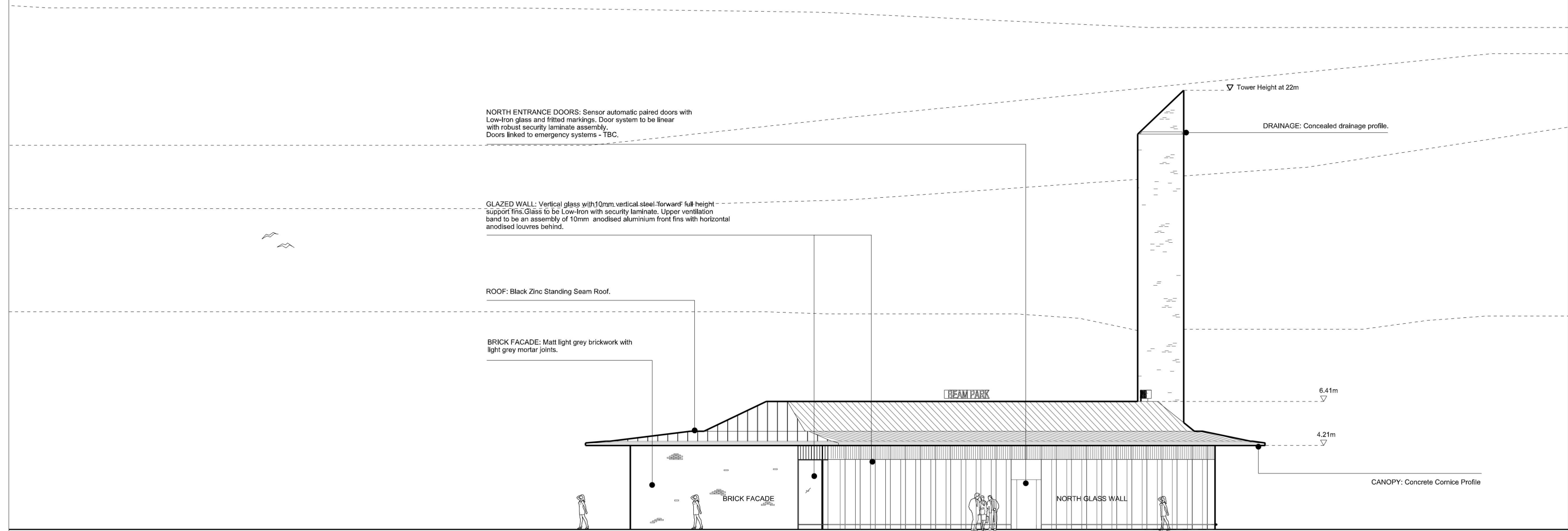
049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
PROPOSED A-A SECTION
BPS_A_SK_SEC_0413 : 21/04/17
SCALE 1:20

JSA





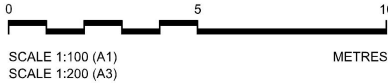
KEY ROOF PLAN



EAST ELEVATION

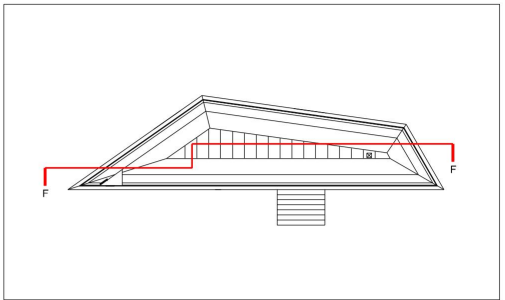
EAST ELEVATION : SCALE 1:100@A1; 1:200@A3

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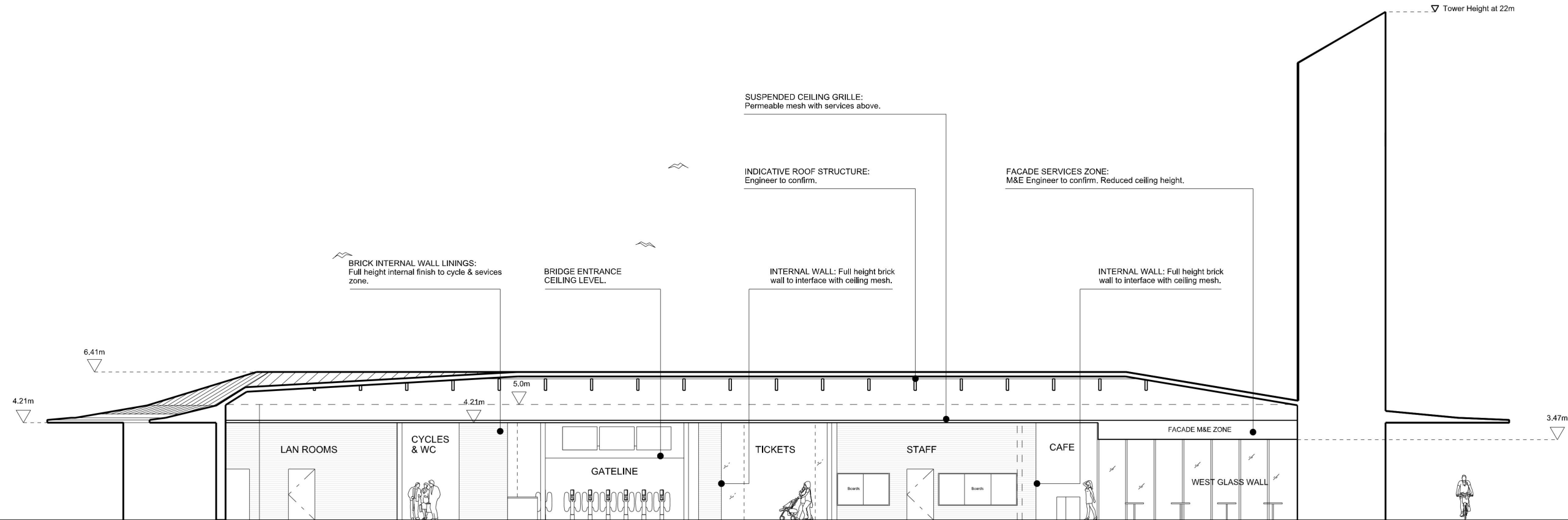


SKETCH
049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
PROPOSED EAST ELEVATION
BPS_A_SK_ELE_EAST_0238 : 24/01/17





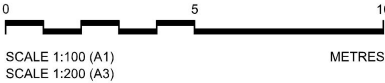
KEY ROOF PLAN



NORTH LONG SECTION F - F

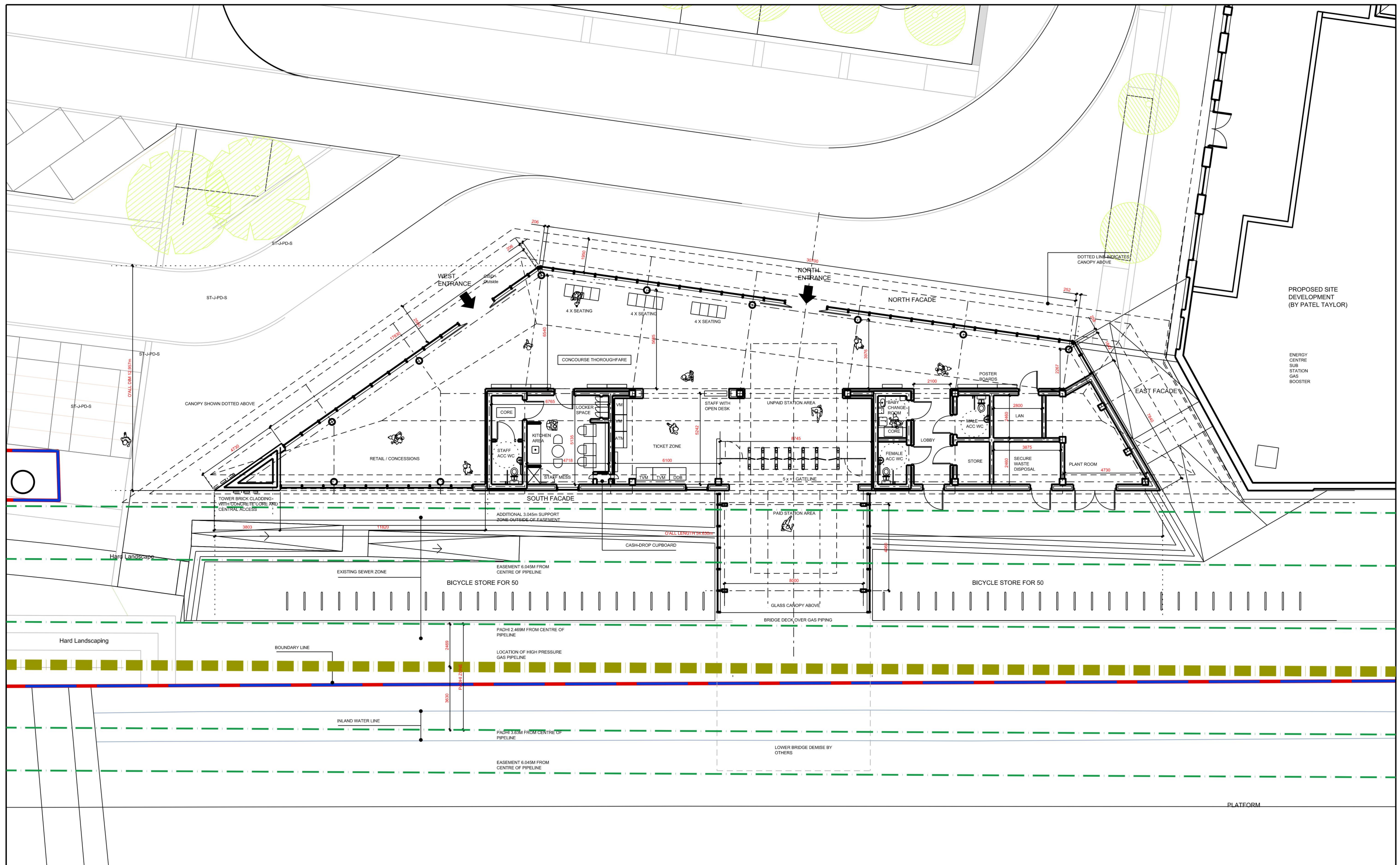
NORTH ELEVATION : SCALE 1:100@A1; 1:200@A3

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SKETCH
049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
PROPOSED NORTH LONG SECTION
BPS_A_SK_SEC_F-F_0402 : 22/02/17
SCALE 1:100

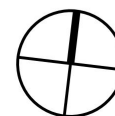
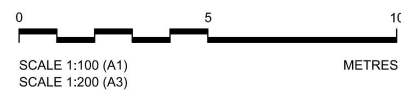




GROUND PLAN LAYOUT : SCALE 1:100@A1; 1:200@A3

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6. THE LAYOUT SHOWN IS PROVISIONAL AS THE PROPOSALS REQUIRE ENGINEERING INPUT.
7. GROUND AND FLOOR LEVELS ARE PROVISIONAL AND CHANGES OF LEVEL HAVE NOT BEEN FULLY TAKEN INTO ACCOUNT.



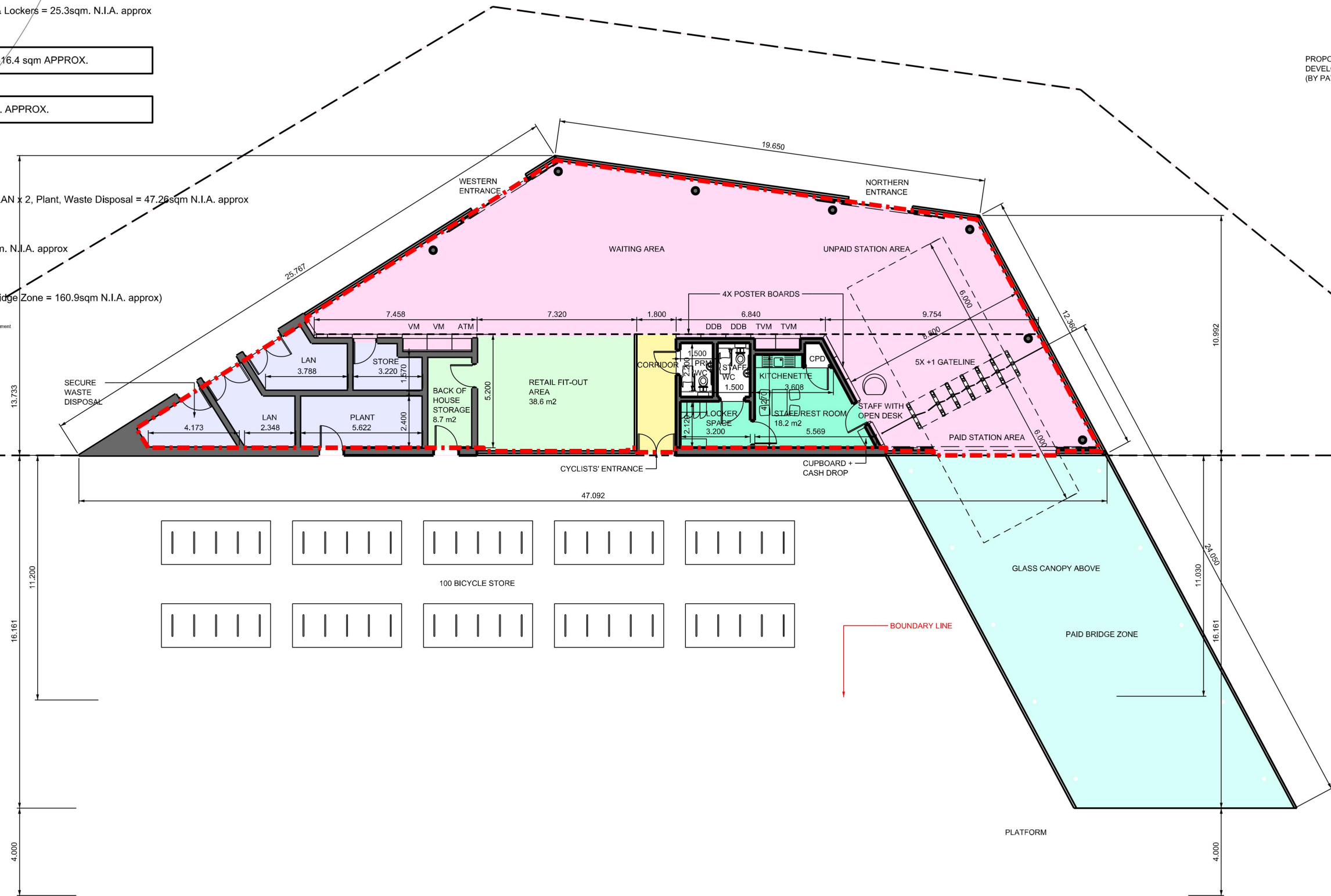
PLANNING
049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
STATION LAYOUT - GROUND FLOOR PLAN
DRAWING: BPS_A_SK_PL_0131
DATE: 27/04/17



- Waiting Area, Unpaid and Paid Areas = 244.5 sqm. N.I.A approx
- Retail Unit & BoH = 46.6 sqm. N.I.A. approx
- Kitchenette, Staff Room & Lockers = 25.3sqm. N.I.A. approx
- TOTAL N.I.A. ABOVE = 316.4 sqm APPROX.
- TOTAL G.I.A = 396.3sqm. APPROX.

- OTHER EXCLUDED:
- Non-Habitable Spaces - LAN x 2, Plant, Waste Disposal = 47.26sqm N.I.A. approx
 - Cyclist Corridor = 9.72sqm. N.I.A. approx
 - (Additional Area - Paid Bridge Zone = 160.9sqm N.I.A. approx)

In accordance with the VOA Code of Measuring Practice and RICS Property Measurement

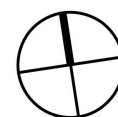


PROPOSED SITE DEVELOPMENT (BY PATEL TAYLOR)

PROPOSED STATION LAYOUT PLAN : SCALE 1:100@A1; 1:200@A3

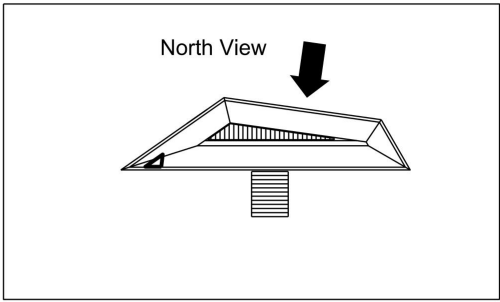
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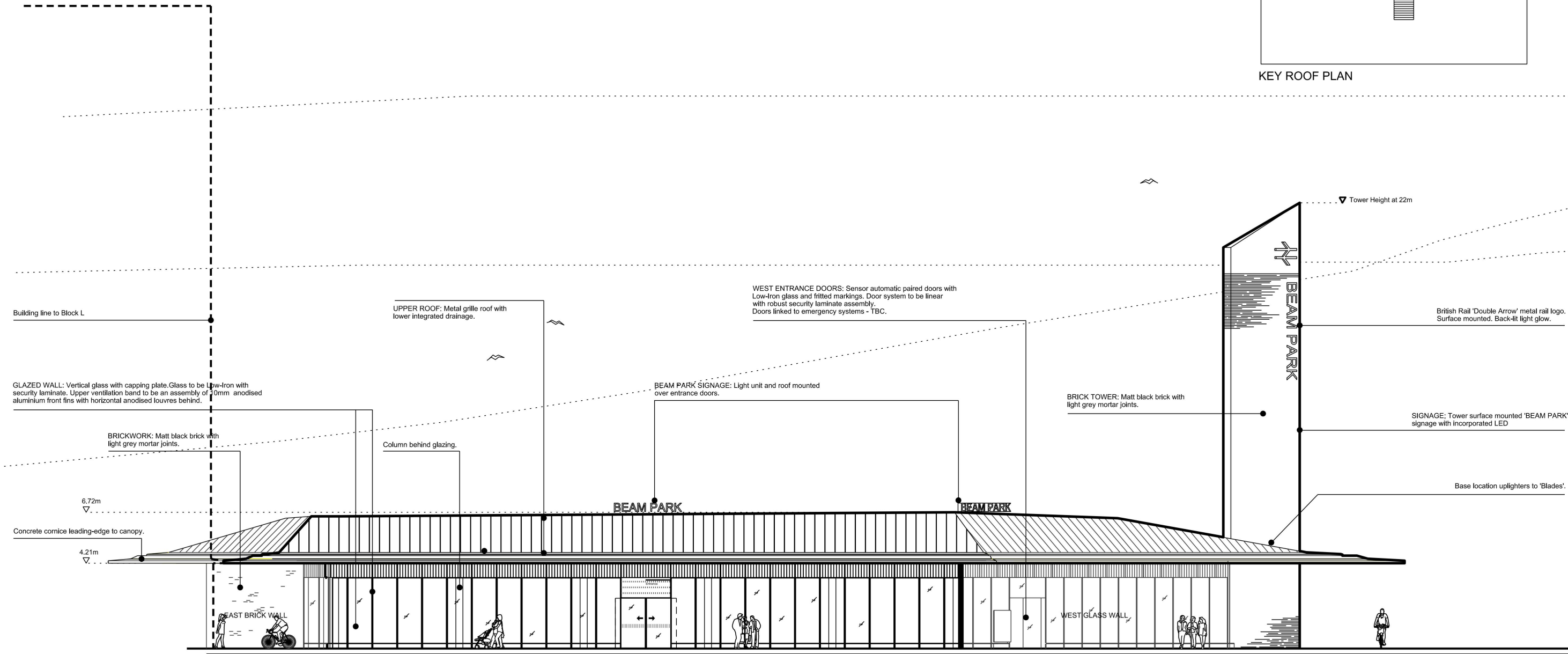


SKETCH FOR INFORMATION ONLY
 049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
 PROPOSED STATION LAYOUT PLAN WITH LEASE DEMISE LINE- OPTION 5.5 REV C
 SKETCH : 051.15_BPS-CPPLC-JSA-BPS-SK-1055 : 31/08/16





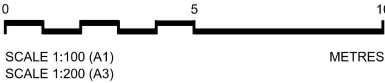
KEY ROOF PLAN



NORTH ELEVATION

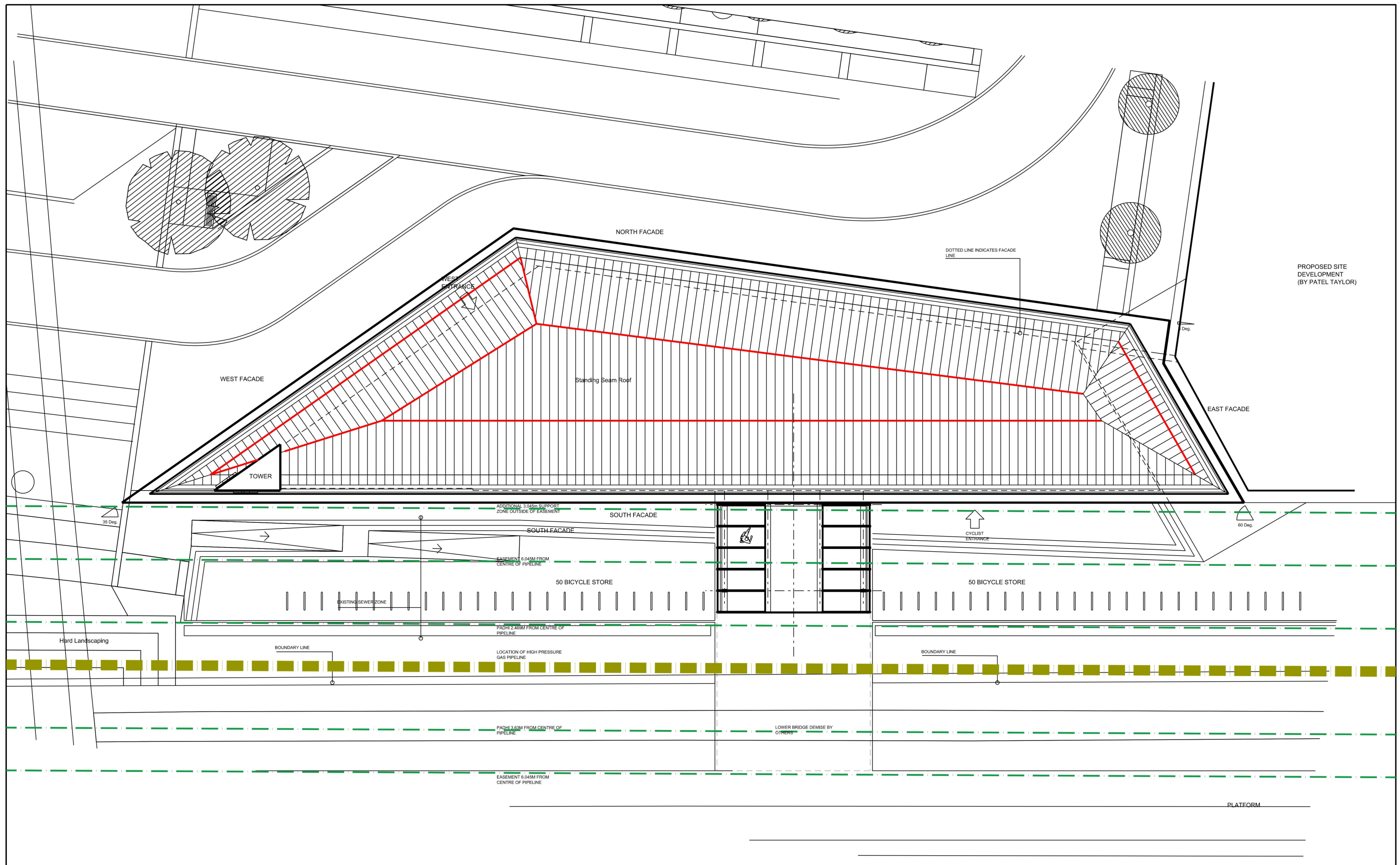
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PLANNING
049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
PROPOSED NORTH ELEVATION
BPS_A_SK_ELE_NORTH_0249 : 27/04/17

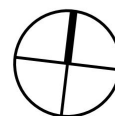
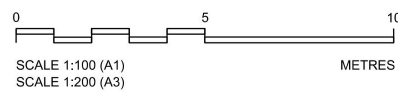




ROOF PLAN LAYOUT : SCALE 1:100@A1; 1:200@A3

NOTES:

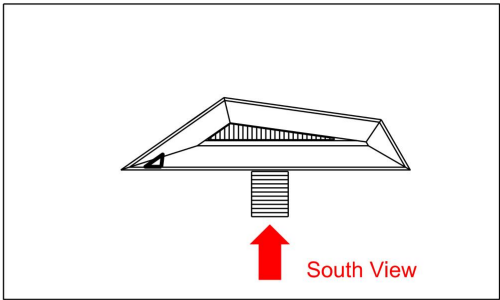
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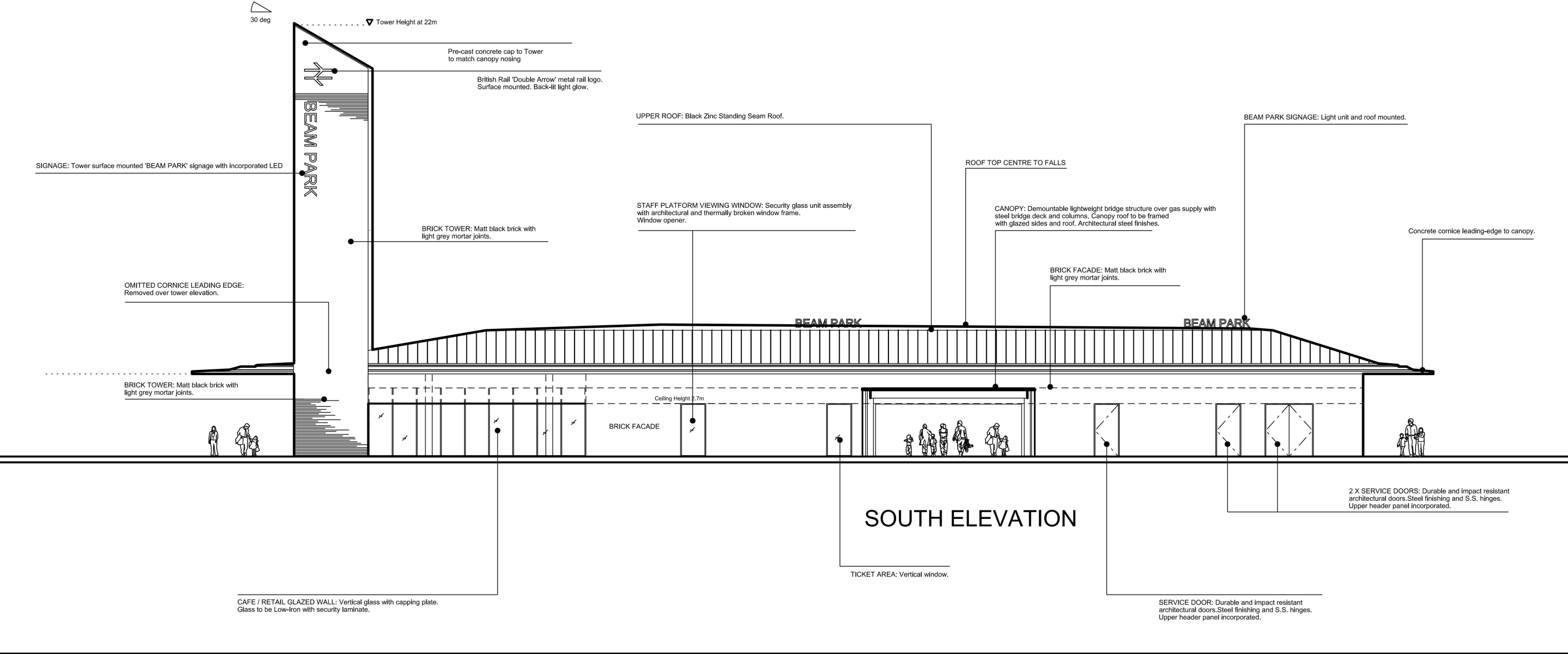
049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
STATION LAYOUT - ROOF PLAN
DRAWING: BPS_A_SK_PL_0132
DATE: 27/04/17

PLANNING

JSA

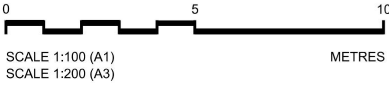


KEY ROOF PLAN



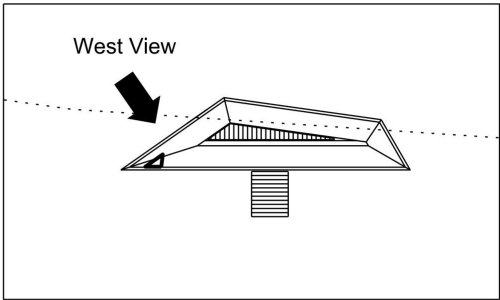
SOUTH ELEVATION : SCALE 1:100@A1; 1:200@A3

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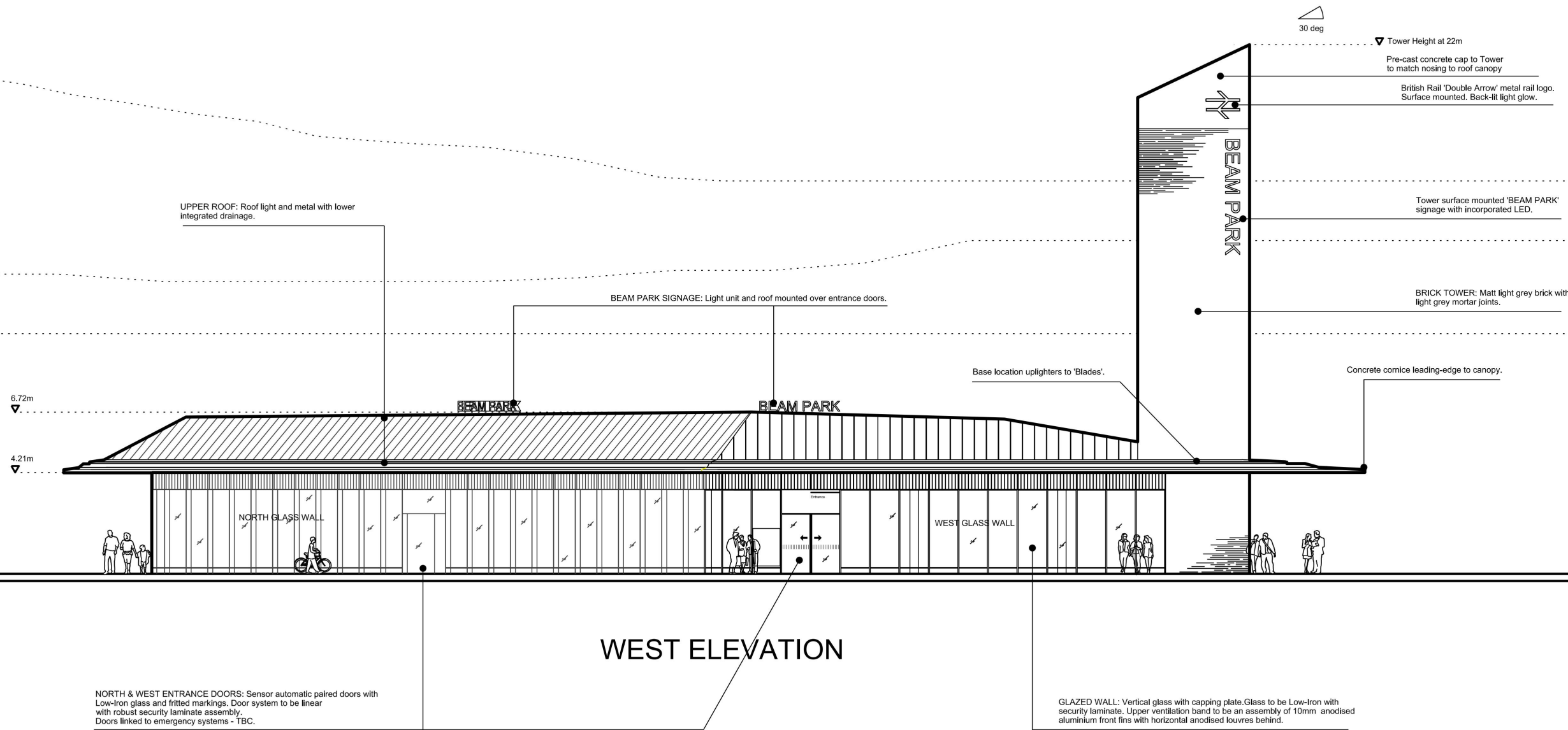


PLANNING
049.15BPS COUNTRYSIDE PROPERTIES - BEAM PARK STATION
PROPOSED SOUTH STUDY ELEVATION
BPS_A_SK_ELE_SOUTH_0247 : 21/04/17





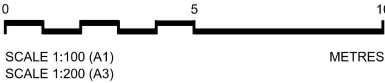
KEY ROOF PLAN

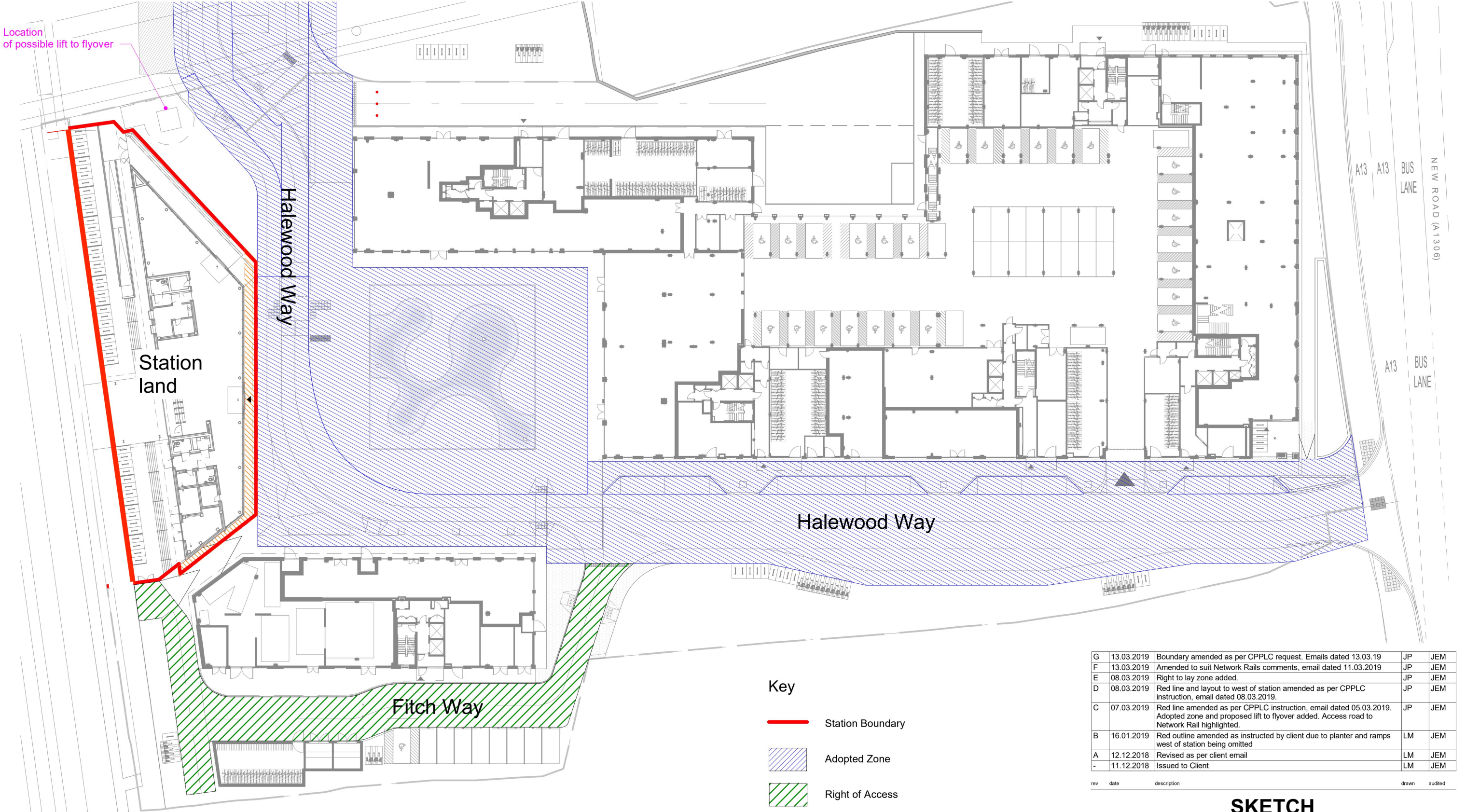


WEST ELEVATION

WEST ELEVATION : SCALE 1:100@A1; 1:200@A3

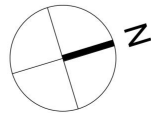
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G	13.03.2019	Boundary amended as per CPPLC request. Emails dated 13.03.19	JP	JEM
F	13.03.2019	Amended to suit Network Rails comments, email dated 11.03.2019	JP	JEM
E	08.03.2019	Right to lay zone added.	JP	JEM
D	08.03.2019	Red line and layout to west of station amended as per CPPLC instruction, email dated 08.03.2019.	JP	JEM
C	07.03.2019	Red line amended as per CPPLC instruction, email dated 05.03.2019. Adopted zone and proposed lift to flyover added. Access road to Network Rail highlighted.	JP	JEM
B	16.01.2019	Red outline amended as instructed by client due to planter and ramps west of station being omitted	LM	JEM
A	12.12.2018	Revised as per client email	LM	JEM
-	11.12.2018	Issued to Client	LM	JEM

rev	date	description	drawn	audited
-----	------	-------------	-------	---------

SKETCH

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@ptearchitects
www.pollardthomasedwards.co.uk

Pollard
Thomas
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Countryside Countryside House The Drive, Great Warley Brentwood CM13 3AT +44(0)1277 260 000	L&Q 10 Grove Crescent Road Stratford, London E15 1BJ +44(0)300 456 9998	Greater London Authority City Hall, More London Riverside, London SE1 2AA +44(0)20 72782323

project	job no.	drawn	scale	date created
Beam Park Production Info Phase 1 -Section 1	17-050	LM	1 : 500	Dec'18
drawing title	drawing number	revision		
Indicative Train Station Boundary	SK_020	Updated 26.9.26 Rev H		