
PUBLIC CONSULTATION



for Highway Stops Retail Ltd

Rayleigh Road

BP Service Station,
529 Rayleigh Road,
Eastwood, Essex,
SS9 5HJ

November 2023

BP GARAGE, 529 RAYLEIGH ROAD

CONTEXT



BP GARAGE, 529 RAYLEIGH ROAD

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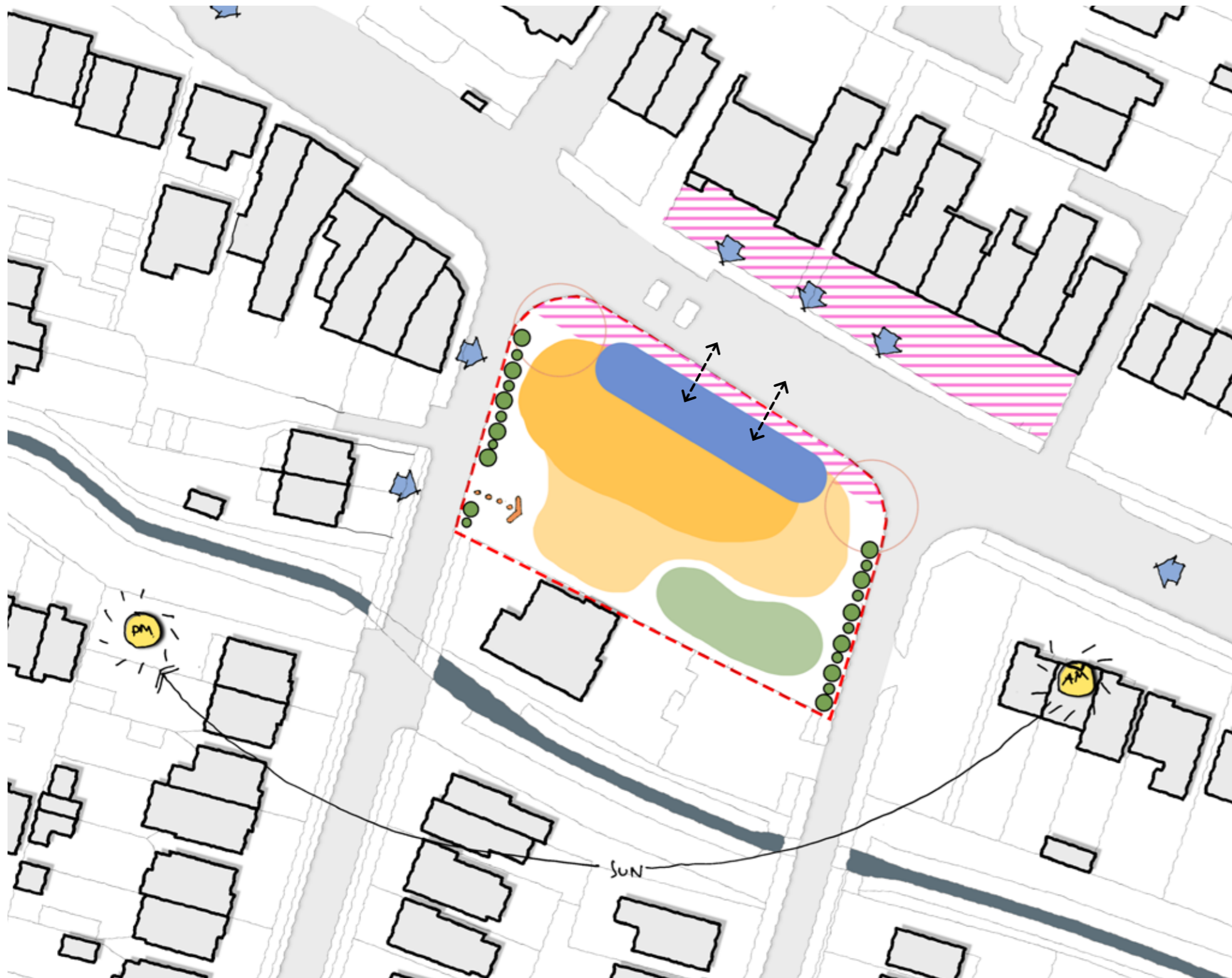
BP GARAGE, 529 RAYLEIGH ROAD

SITE APPRAISAL
IMMEDIATE CONTEXT



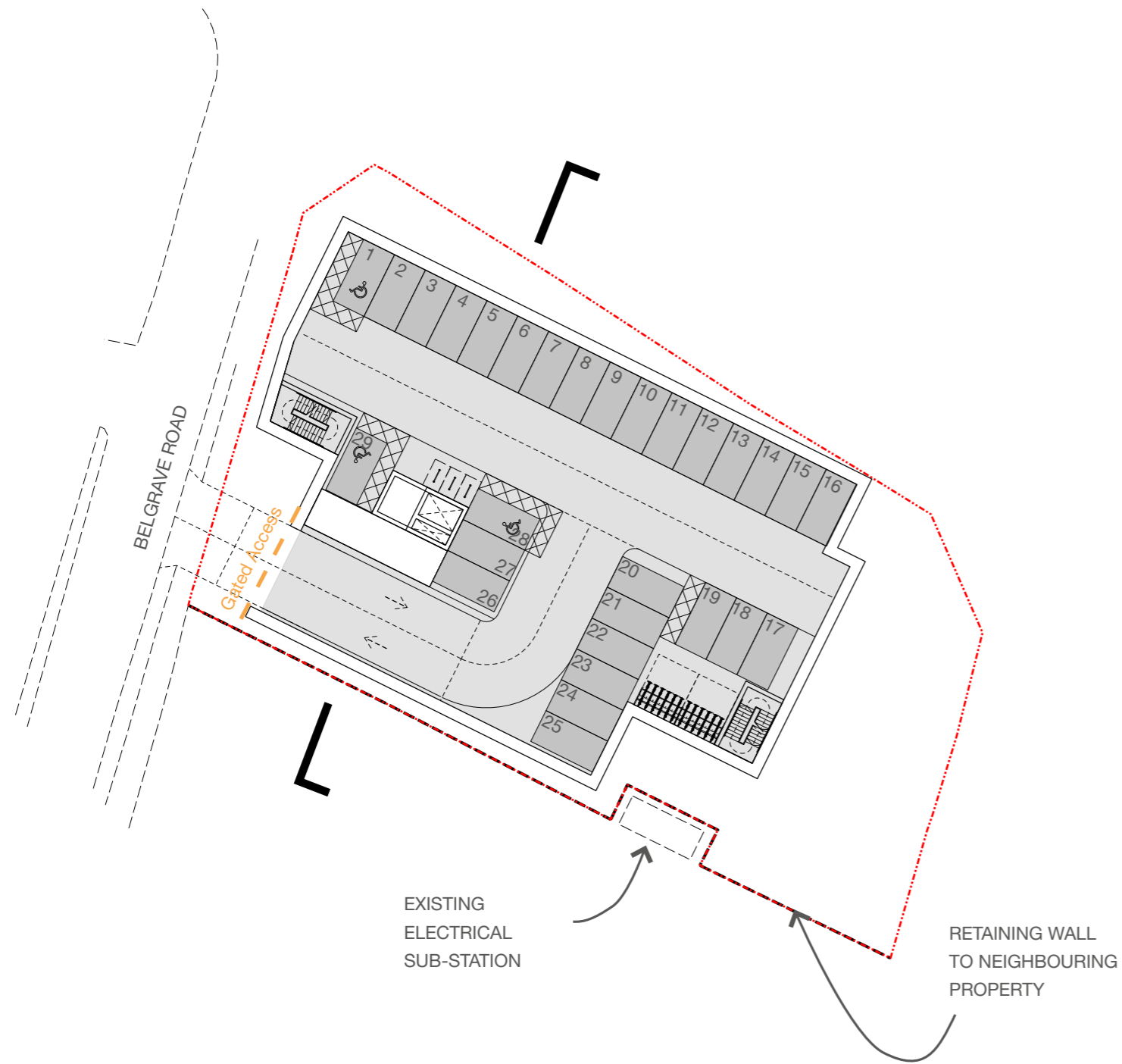
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SITE APPRAISAL OPPORTUNITIES












BP GARAGE, 529 RAYLEIGH ROAD

PROPOSAL UNDER-CROFT FLOOR PLAN



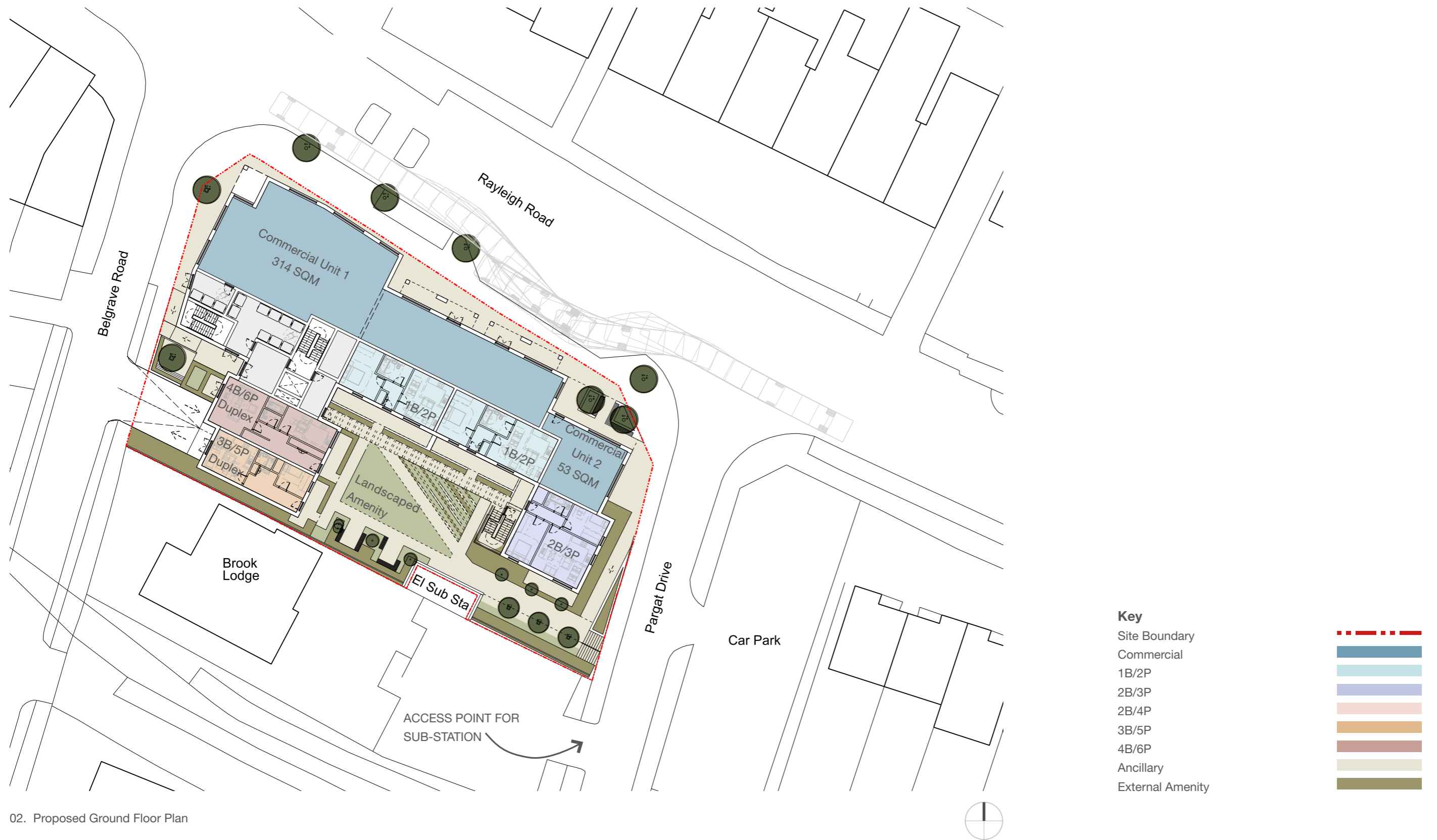
Key

Site Boundary	
Commercial	
1B/2P	
2B/3P	
2B/4P	
3B/5P	
4B/6P	
Ancillary	
External Amenity	

01. Under-croft Parking Plan

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PROPOSAL GROUND FLOOR PLAN



02. Proposed Ground Floor Plan

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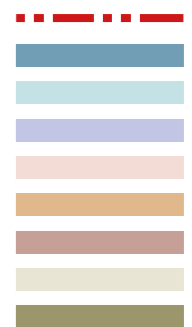
PROPOSAL FIRST FLOOR PLAN



03. Proposed First Floor Plan

Key

- Site Boundary
- Commercial
- 1B/2P
- 2B/3P
- 2B/4P
- 3B/5P
- 4B/6P
- Ancillary
- External Amenity



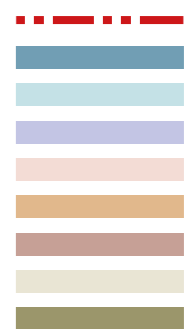
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PROPOSAL SECOND FLOOR PLAN



Key

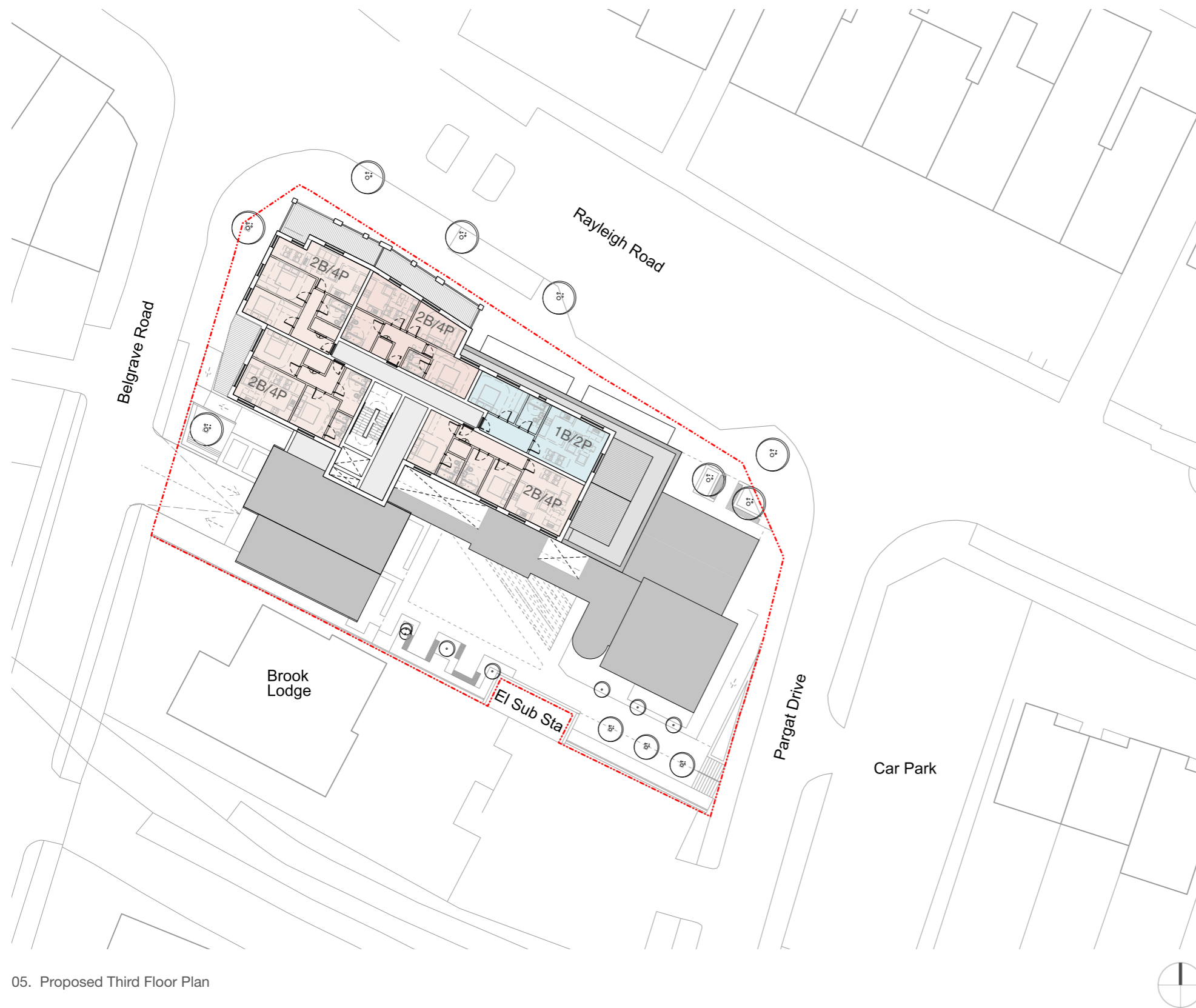
- Site Boundary
- Commercial
- 1B/2P
- 2B/3P
- 2B/4P
- 3B/5P
- 4B/6P
- Ancillary
- External Amenity



04. Proposed Second Floor Plan

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PROPOSAL THIRD FLOOR PLAN



Key

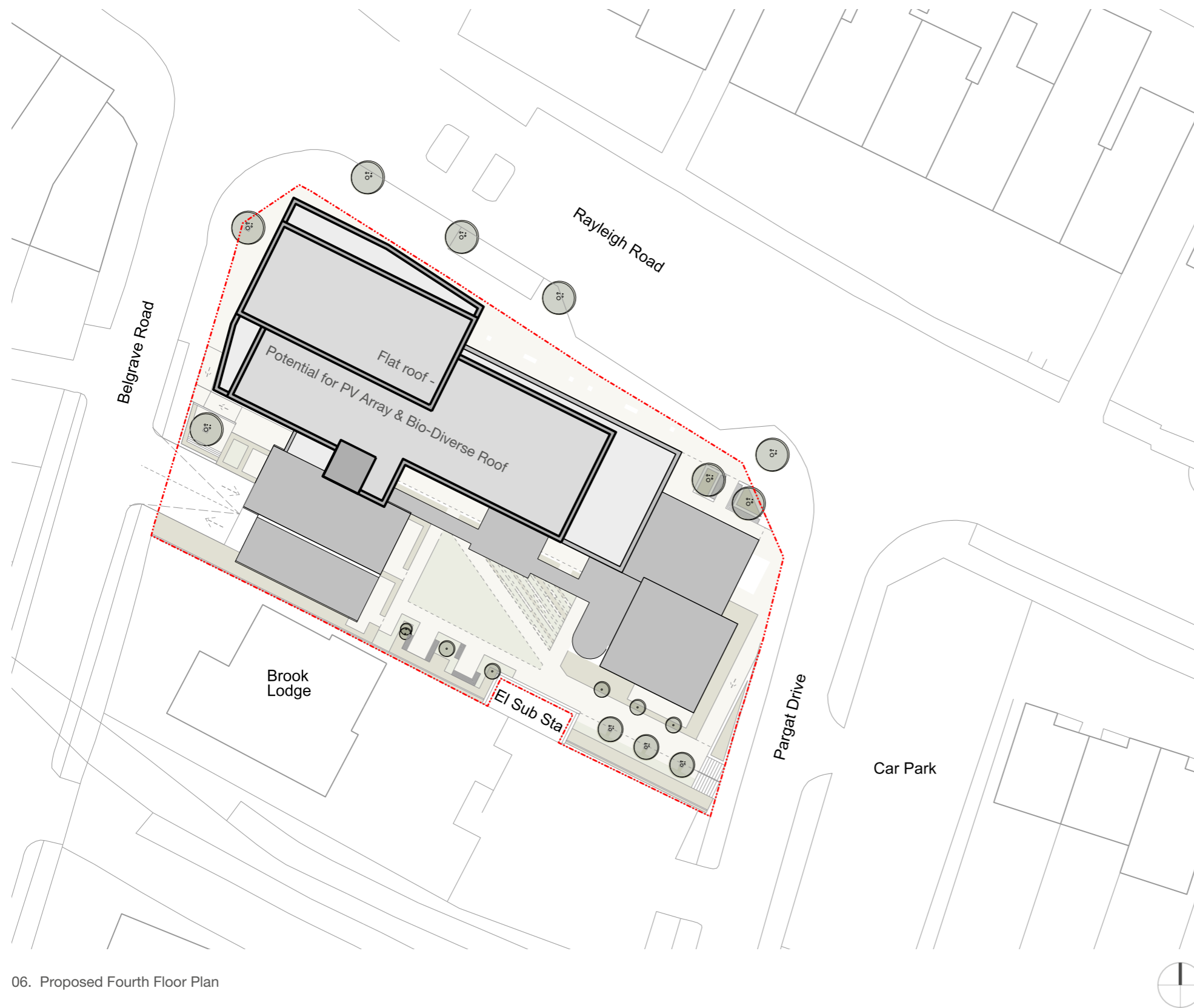
- Site Boundary
- Commercial
- 1B/2P
- 2B/3P
- 2B/4P
- 3B/5P
- 4B/6P
- Ancillary
- External Amenity



05. Proposed Third Floor Plan

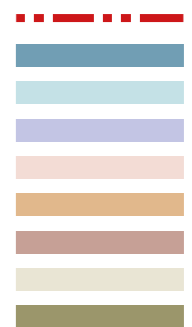
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PROPOSAL ROOF PLAN



Key

- Site Boundary
- Commercial
- 1B/2P
- 2B/3P
- 2B/4P
- 3B/5P
- 4B/6P
- Ancillary
- External Amenity



06. Proposed Fourth Floor Plan

BP GARAGE, 529 RAYLEIGH ROAD

PROPOSAL
SITE ELEVATIONS



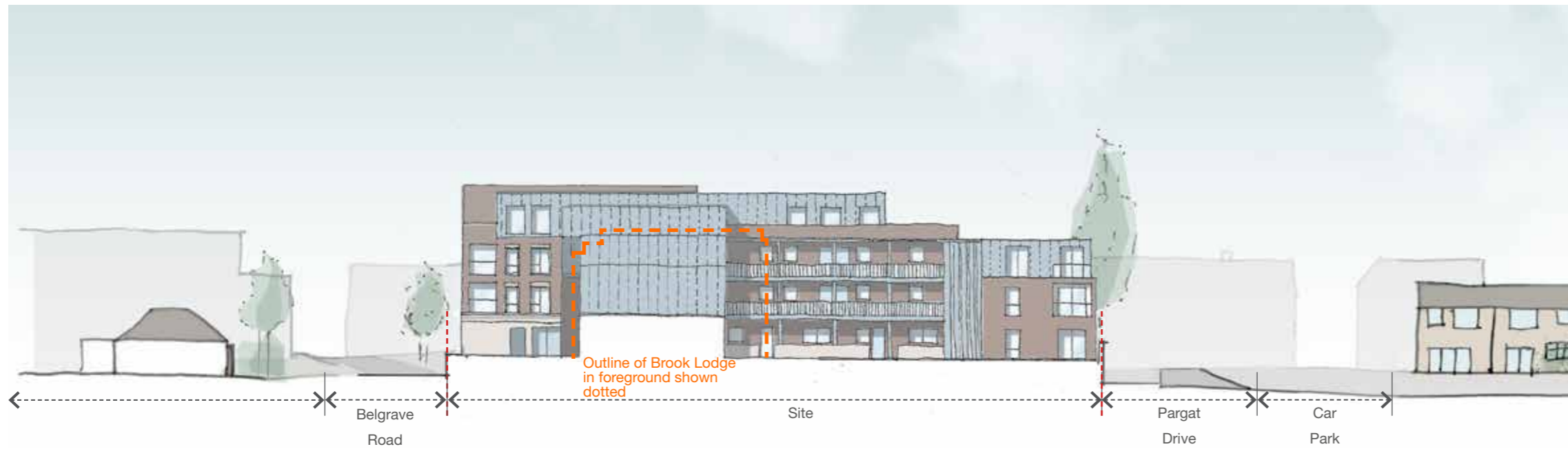
08. Pargat Drive (Side) - East Elevation (2)



07. Rayleigh Road (Front) - North Elevation Option One (1)

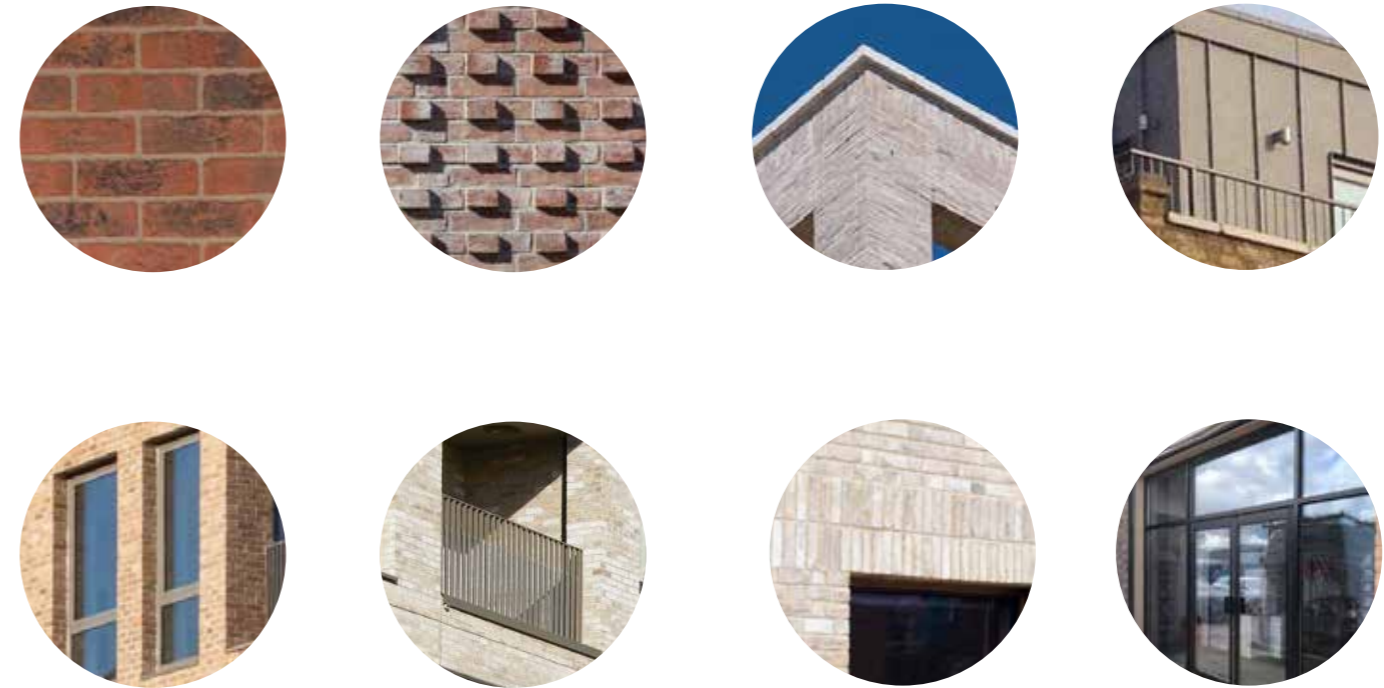
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PROPOSAL SITE ELEVATIONS



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PROPOSAL
FACADE STRATEGY - NORTH ELEVATION



09. Principal Elevations Proposal

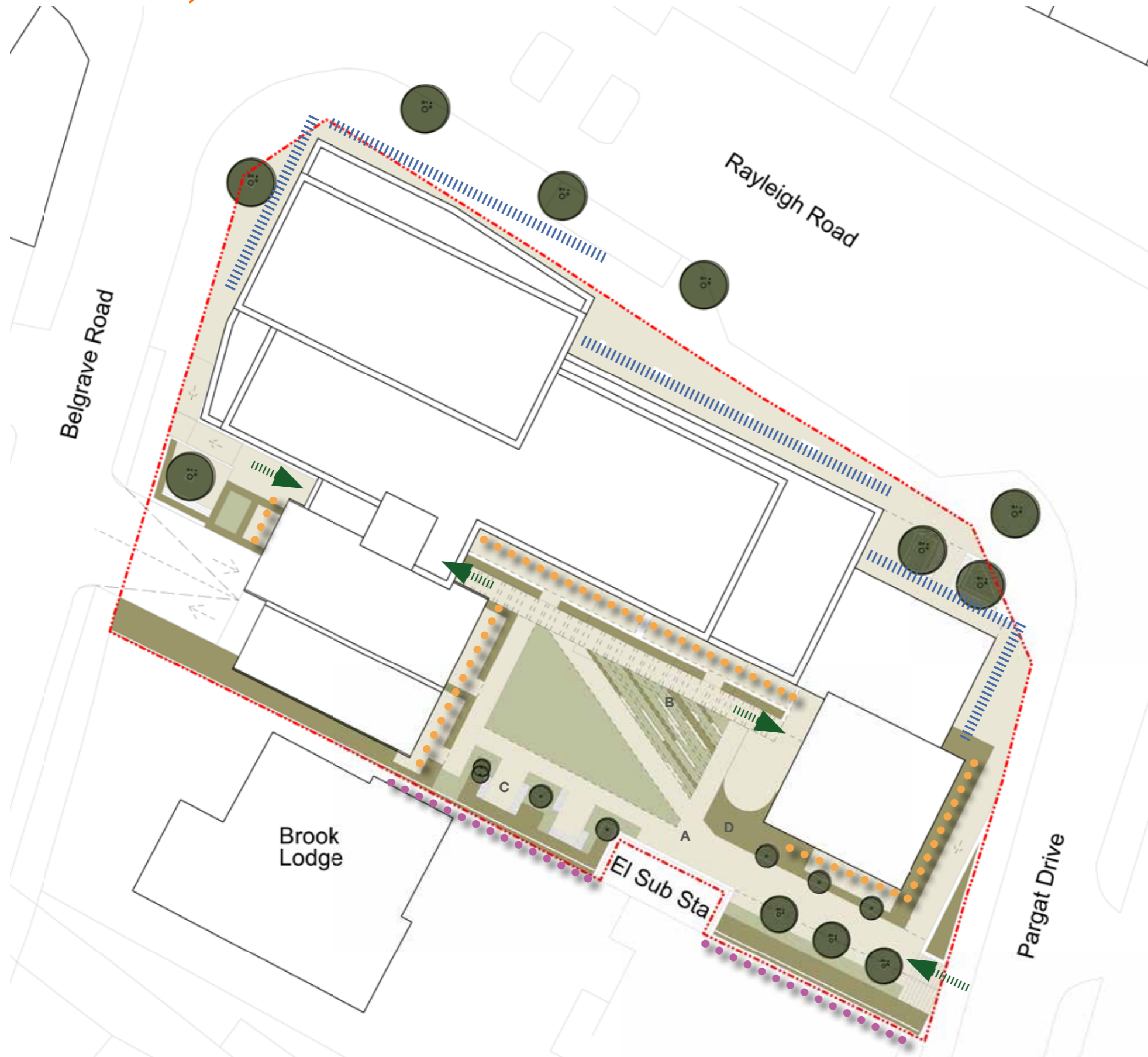
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PROPOSAL
STREET SCENES



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LANDSCAPE SITE PLAN STRATEGY



10. A. Combination of stone and gravel permeable paving



11. B. Feature lawn paving strips



12. C. Seating Enclosures



13. D. Diverse Wildflower Beds

BP GARAGE, 529 RAYLEIGH ROAD

THANK YOU

RESIDENTIAL UNITS

1B/2P	9 Units
2B/3P	6 Units
2B/4P	10 Units
3B/5P	3 Units
4B/6P	1 Units

TOTAL UNITS 29 Units

COMMERCIAL

TOTAL 379 sqm

UNDERCROFT PARKING

Standard Spaces 26

Accessible Spaces 3

TOTAL 29

