

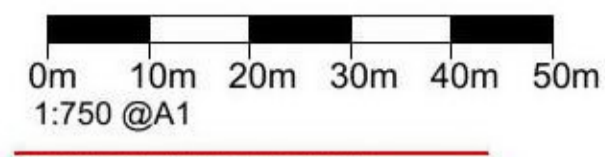


Appendix F

Architects' plans



NOTES:
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 Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only.
 Building areas are liable to adjustment over the course of the design process due to the ongoing construction detailing developments.
 Subject to statutory approvals and survey.
 Please note the information contained within this drawing is solely for the benefit of the employer and should not be relied upon by third parties.
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APPLICATION RED LINE

	hectares
SITE AREA	7.490
PUBLIC OPEN SPACE	1.323
RESIDUAL LAND FOR RESIDENTIAL DEVELOPMENT	6.167
DWELLINGS DENSITY	29.05 dwellings / h

DWELLINGS			180
HOUSES			
TYPE 2A	2 BED	2 storey	10
TYPE 3A	3 BED	2 storey	3
TYPE 3B	3 BED	2 storey	42
TYPE 3C	3 BED	3 storey	10
TYPE 3D	3 BED	2.5 storey	22
TYPE 3E	3 BED	3 storey	6
TYPE 4A	4 BED	3 storey	20
TYPE 4B	4 BED	2 storey	4
TYPE 5A	5 BED	2 storey	7
TYPE 5B	5 BED	3 storey	8
APARTMENTS			
BLOCK A		3 storey	
TYPE APT-1A	1 BED		3
TYPE APT-2A	2 BED		3
BLOCK B		3 storey	
TYPE APT-1A	1 BED		3
TYPE APT-2A	2 BED		3
BLOCK C		3 storey (inc undercroft)	
TYPE APT-1B	1 BED		4
TYPE APT-2B	2 BED		4
TYPE APT-2C	2 BED		4
BLOCK D		3 storey	
TYPE APT-1A	1 BED		3
TYPE APT-2A	2 BED		3
BLOCK E		3 storey	
TYPE APT-1A	1 BED		3
TYPE APT-2A	2 BED		3

COMMERCIAL			
TYPE LWA	3 storey		
133 GIA (ground & first)			1064 sqm
2 BED APARTMENT (first)			8

DEVELOPMENT PARKING		435
refer to drawing 1050 for detail of break down		

- N - update to schedule for 10.5.21 rh/dt
 openspace and density figures
- M - visitor parking to apart block C updated 26.04.21 rh/dt
 submitted as new planning application
- L 25.02.21 rh/dt
 - dwellings omitted to northern boundary
 to create landscape buffer
 - house types to inner north edge amended to 2 storey
 - house types amended to east boundary
 - main apartment block reduced to 3 storey and private amenity added
 - apartment blocks D & E added
 - open amenity space amended
 - drainage strategy amended
- K 20.12.19 dt
 - pond extents revised / pitch markings omitted
- J 29.11.19 dt
 - updated further to team comments
 - trees to north boundary revised
 - heights to entrance wall noted
 - correction to rev note below - total dwellings 195

e3 design
 planning & design consultants
 Rev: Revision Description Date Author/Reviewer

PLANNING
 12-13 Clerkenwell Green
 London EC1R 0DJ



Project
**ST JOHN'S NURSERY
 CLACTON ON SEA**

Client

Drawing Title
**PROPOSED SITE PLAN
 OPTION - POST APPEAL**

Scale	Size	Drawn	Checked	Date
1:750	A1	dt	dt	23/3/18

Project	Originator	Zone	Level	Type	Rate	Number	Rev.
4424	CA					PL 1000	N



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0m 10m 20m 30m 40m 50m
 1:750 @A1

APPLICATION RED LINE

APARTMENTS		BLOCK	
TYPE APT 1A	1 bedroom	A	3 storey
TYPE APT 1B	1 bedroom	B	3 storey
TYPE APT 2A	2 bedroom	C	3 storey (inc undercroft)
TYPE APT 2B	2 bedroom	D	3 storey
TYPE APT 2C	2 bedroom	E	3 storey

HOUSES	
TYPE 2A	2 bedroom 2 storey
TYPE 3A	3 bedroom 2 storey
TYPE 3B	3 bedroom 2 storey
TYPE 3C	3 bedroom 3 storey
TYPE 3D	3 bedroom 2.5 storey
TYPE 3E	3 bedroom 3 storey
TYPE 4A	4 bedroom 3 storey
TYPE 4B	4 bedroom 2 storey
TYPE 5A	5 bedroom 2 storey
TYPE 5B	5 bedroom 3 storey

LIVE WORK UNITS	
TYPE LWA	133 sqm commercial 2 bedroom apartment 3 storey

- J - updated in line with PL 1000 Rev N 10.05.21 rh/dt
- H - updated to reflect PL 1000 Rev L 25.02.21 rh/dt
- G - pond extents revised / pitch markings omitted in line with 1000 K 20.12.19 dt
- F - updated to teams comments in line with 1000 J 29.11.19 dt
- E - updated in line with proposed site plan 4424 PL 1000 revH 25.11.19 dt
- D - updated in line with proposed site plan 4424 PL 1000 revE 8.4.19 dt
- C - red line amended 27.9.18 dt



Rev	Revision Description	Date	Author/Reviewer
PLANNING			
12-13 Clerkenwell Green London EC1R 0DJ			



Project
**ST JOHN'S NURSERY
 CLACTON ON SEA**

Client

Drawing Title
DWELLING TYPE PLAN

Scale	Size	Drawn	Checked	Date
1:750	A1	dt	dt	20.4.18

Project	Originator	Zone	Level	Type	Rate	Number	Rev.
4424	CA					PL 1030	J