



Location of Wider Context Points





1 - View of Norbreck Castle



2 - View of Norbreck Castle

Wider Site and Context - Norbreck Castle





3



4



5



6



7



8

Wider Context Photos





- Hotel / B&B
- Residential
- Commercial
- Sub Station
- Transport Links

Surrounding Area Street Map





0 - 5 Meters

5 - 10 Meters

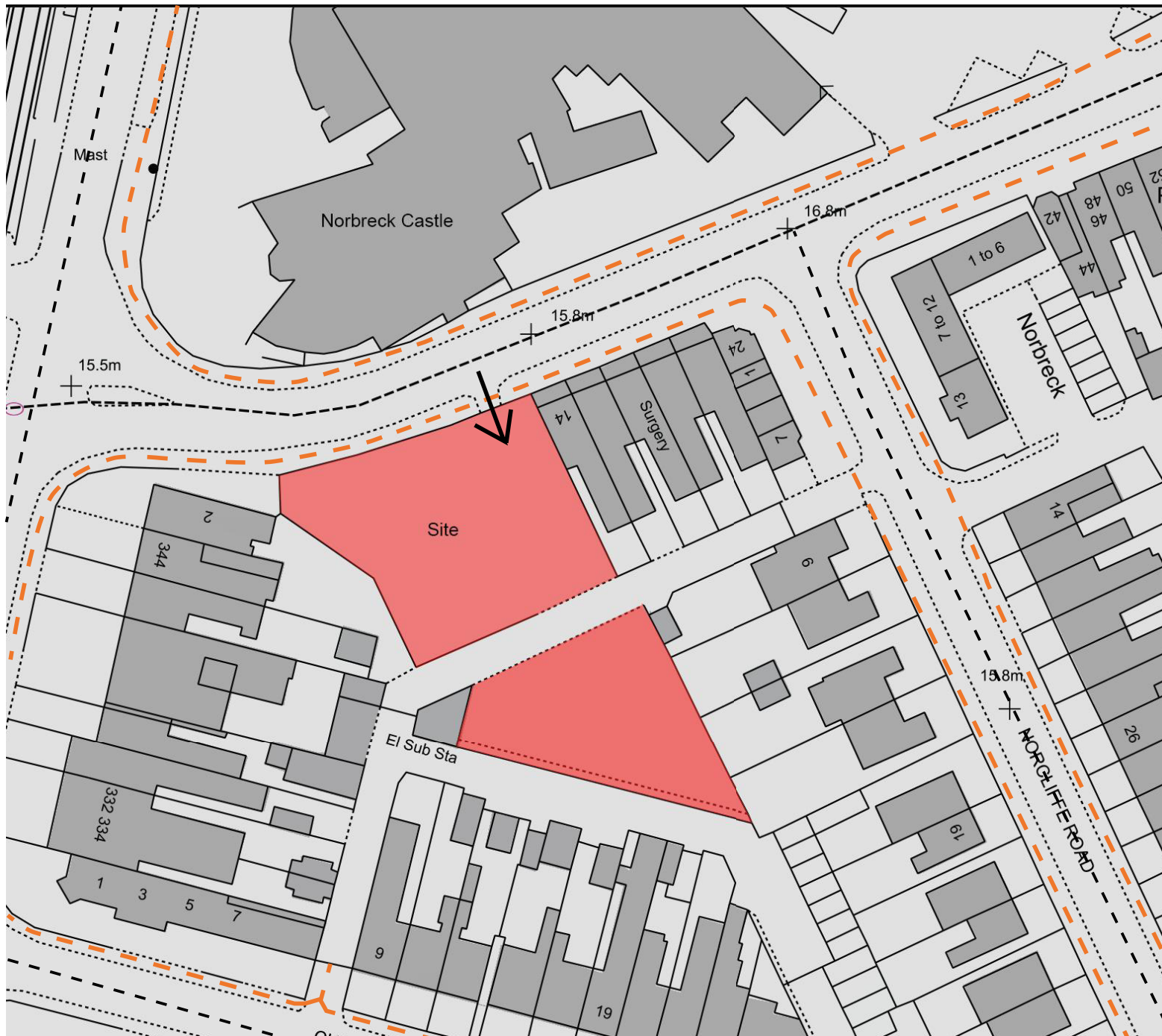
20 - 40 Meters

Site



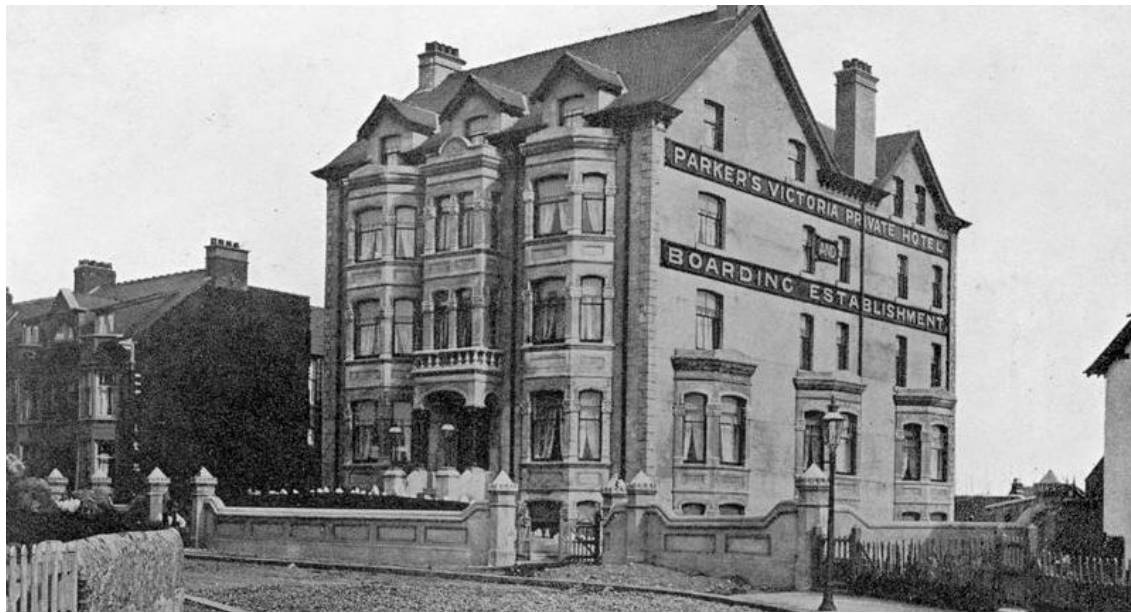
Surrounding Heights





Existing Site Analysis





## Historic Context.

The site formerly housed the Mariners Public House, which was demolished following extensive fire damage in 2007. The Mariners Public House was located at the front of the site, which has now been enclosed with hoardings. The site has been subject to fly tipping over the years, but has subsequently been cleared. The hard surfaced rear half of the site has previously been used as a car park for the Mariners Public House.

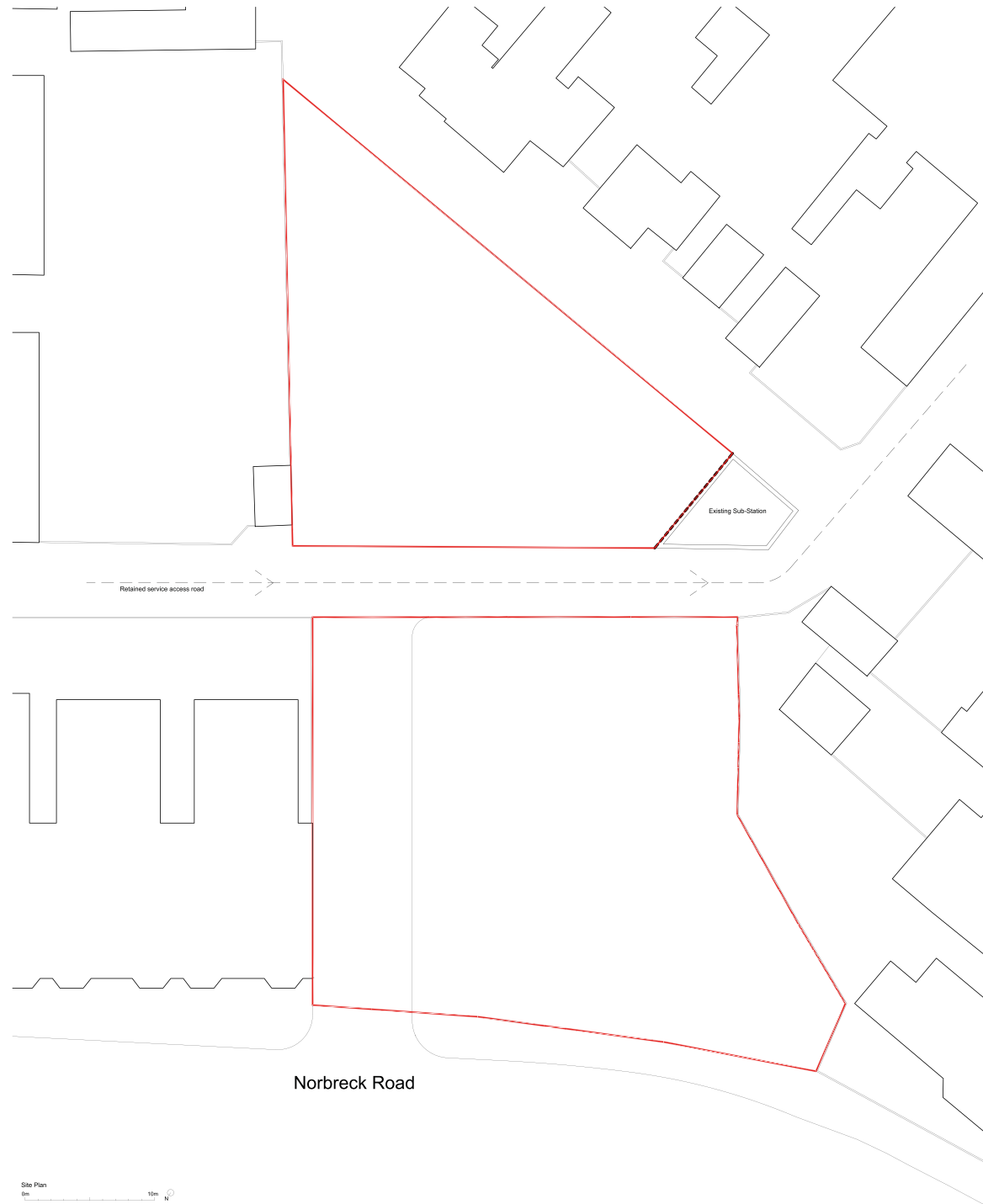
The former Mariners Public House was a large 4-storey building isolated from neighbouring properties by surrounding hard-standing, consequently having a prominent stature along the Norbreck Road and Queens Promenade street scenes.

Previous planning applications have been submitted for residential development on this site  
(Planning reference: 19.0382, 07/1092 and 07/0581.)



Historic Context





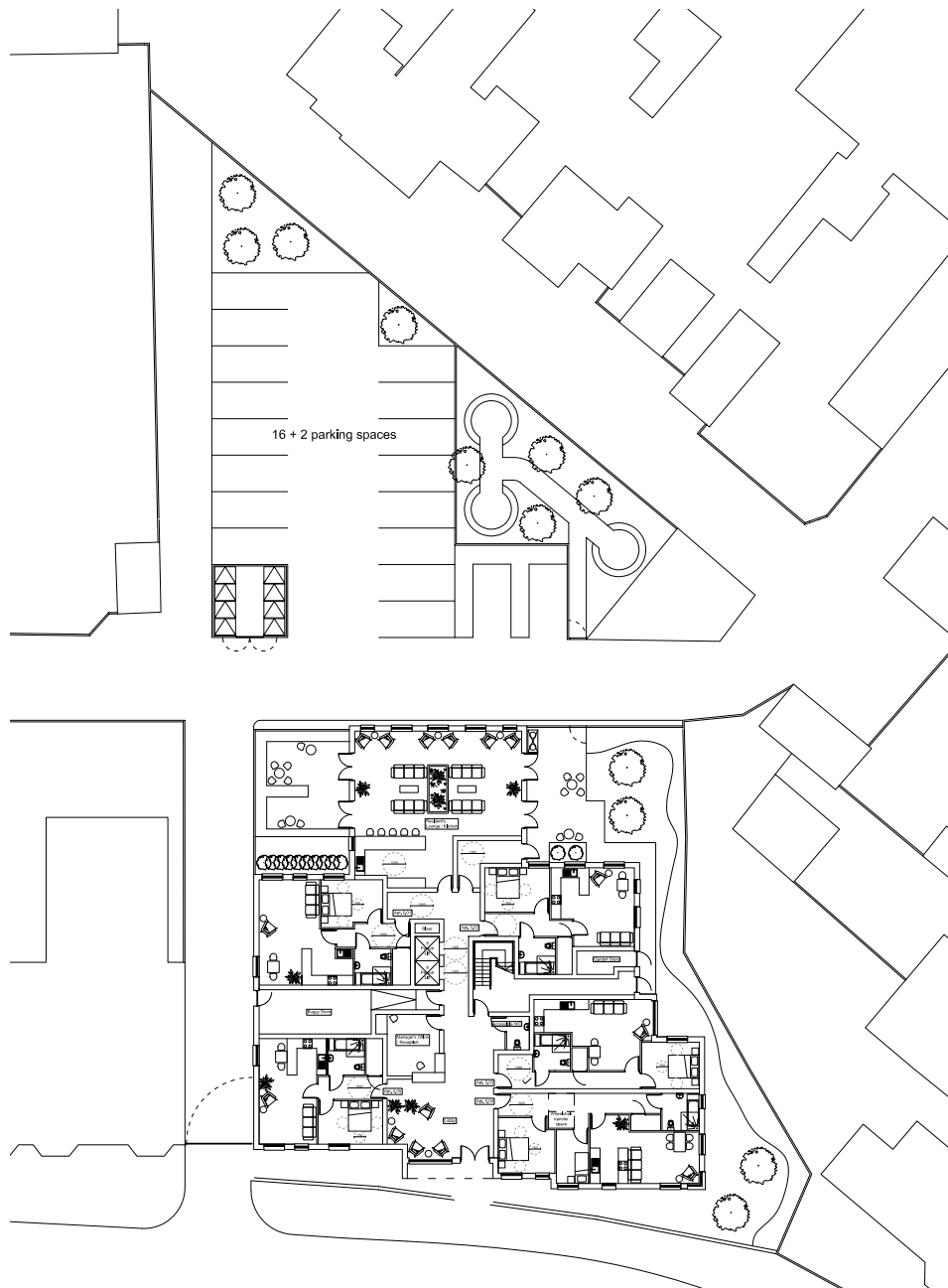
Existing Site Plan





CGI Image of Proposed Development





This proposal comprises of 35 self contained assisted living apartments, comprising of 5 two bedroom apartments and 30 one bedroom apartments.

The site is predominantly accessed from Norbreck Road, both for pedestrians and vehicles. A private, gated alleyway bisects the site, connecting Norcliffe Road and Chatsworth Avenue. The proposed building will sit North of this alleyway, whilst South of this are located 18 proposed parking spaces and landscaped gardens. A bin store is located central to the site, just off the private alleyway.

Access into the site from Norbreck Road will be gated to ensure a safe location for residents.

Proposed Site