

• Alterations to existing buildings are based on informed assumption only, taken from available information, and pending a structural survey including opening up of existing walls, floors and ceilings to determine true site conditions.

NOTES

Schedule of Accommodation (Refurb)		
Unit Types	Gross Internal Area*	Total
1B1P Flat	37.0 - 49.9m ²	18 (51.4%)
1B2P Flat	50.0 - 60.9m ²	9 (25.7%)
2B3P Flat	61.0 - 69.9m ²	5 (14.3%)
2B4P Flat	70.0 - 73.9m ²	2 (5.7%)
3B4P Flat	Min.74.0m ²	1 (2.9%)
TOTAL		35

Schedule of Accommodation (New)		
Unit Types	Gross Internal Area*	Total
1B1P Flat	37.0 - 49.9m ²	22 (53.6%)
1B2P Flat	50.0 - 60.9m ²	7 (17.1%)
2B3P Flat	61.0 - 69.9m ²	10 (24.4%)
2B4P Flat	70.0 - 73.9m ²	0
3B4P Flat	Min.74.0m ²	2 (4.9%)
TOTAL		41

OVERALL TOTAL		Total
TOTAL		76

* GIA to meet Nationally Described Space Standards (NDS)

CAR PARKING = 42No spaces (incl. 1No car club)

PTW PARKING = 4No spaces

BICYCLE PARKING:
(Allowance: 1m. 1No secure covered space per flat plus 1No visitor space per 8No flats).

Refurb:

- Cycle store = 36No spaces in 2-tier racks.
- Visitors = 6No spaces in Sheffield stands.

New:

- Cycle store = 42No spaces in 2-tier racks.
- Visitors = 6No spaces in Sheffield stands.

TOTAL = 90No

REFUSE & RECYCLING STORAGE:
(Allowance per flat:
Residual waste 180L / Dry recycling 240L / Food waste 23L)

Refurb = 15No 1100L eurobins (6 residual / 8 recycling / 1 food).

New = 17No 1100L eurobins (7 residual / 10 recycling / 1 food).

TOTAL = 32No 1100L eurobins

Date	Rev	Descriptions	Drawn	Checked
22-03-2024	E	Internal layouts of flats indicated. Detail refs, dimensions & notes updated. Issued for outline planning consent.	MH	MH
25-01-2024	D	Issued for outline planning consent.	MH	MH
23-01-2024	C	Car park layout amended to Transport Consultant's recommendations.	MH	MH
05-01-2024	B	Ancillary accommodation revised to local policy requirements.	MH	MH
06-12-2023	A	First issue	MH	MH

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Project: Clacton College Site
Clacton-on-Sea CO15 6JQ

Client: Marble Arch Group Limited

Drawing: Proposed Site Layout Plan

Scale & Format: 1:200 @A1

Date: 20-10-2023

BGA Drawing No: 2248-DE-10-01

BIM Model File: NA

Revision: E

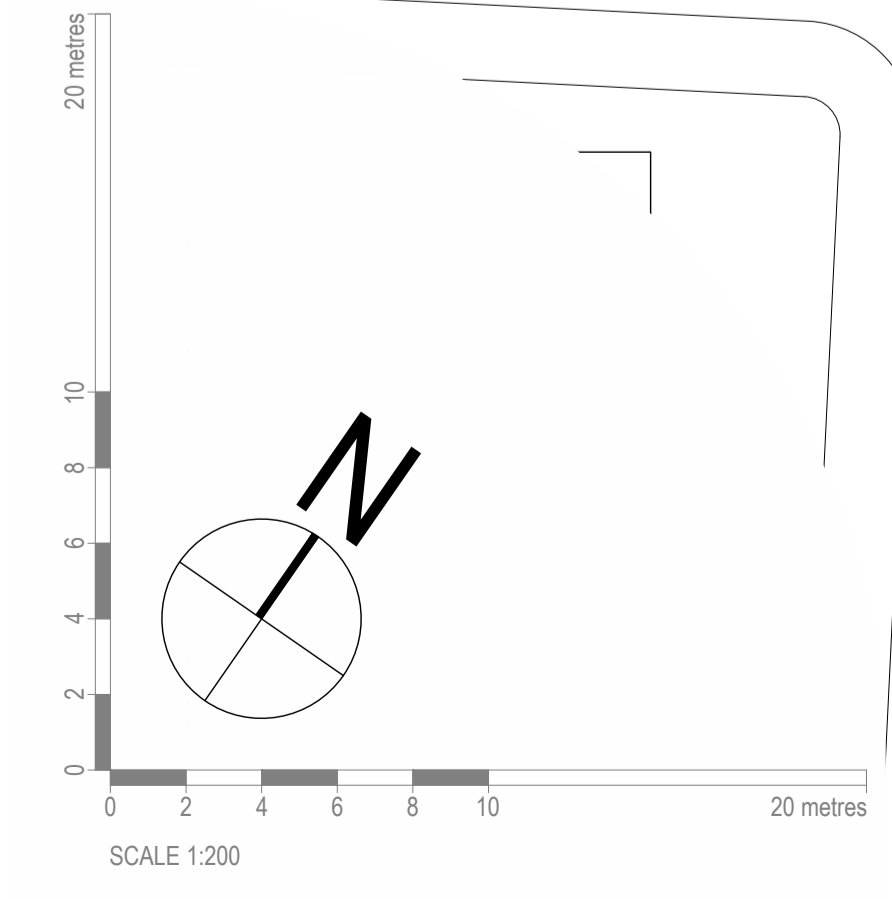
Drawing Status: PLANNING

PROJECT NO.	STATUS	TYPE	DWG NO.
example 1234	BK = Sketch DE = Planning PI = Production Information	15- Site / External Plans 20- Floor Roof Plans 30- Elevations 40- Sections 50- Details 60- Schedules 70- Room Layouts	example 01

DISCLAIMER:
This drawing was prepared for the Client, Project & Site stated below and for the purposes set out in the Project Particulars. Barefoot & Gilles Limited accepts no responsibility whatsoever should the drawing be used by any other person, on any other site or for any other purpose than those stated. This drawing is to be read in conjunction with all relevant drawings and specifications.

WORK TO FIGURED DIMENSIONS ONLY. ALL MEASUREMENTS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO BAREFOOT & GILLES LIMITED.

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ECOLOGICAL MITIGATION MEASURES:

Ecological mitigation measures in accordance with Preliminary Ecological Appraisal Report (V2), prepared by Practical Ecology Ltd.

NEW PLANTING:

Boundary hedgerow and shrubs:
Planting of seed and fruit bearing plants with known value to wildlife & species-rich native hedgerow planting including at least six species including common hawthorn (*Crataegus monogyna*) and at least five other species potentially including any of the following: hazel (*Corylus avellana*), spindle (*Eucrymus europaeus*), dog rose (*Rosa canina*), bramble, field maple, hornbeam (*Carpinus betulus*), and beach (*Fagus sylvatica*), and to be managed sensitively long term to benefit wildlife.

Tree planting:
Tree planting of two native broad-leaved trees included within the landscape design. Planting of seed and fruit bearing plants with known value to wildlife and foraging benefits for birds. This should include a range of plant types that provide a range of resources across different seasons, along with species such as crab apple (*Malus sylvestris*), holly (*Ilex aquifolium*) and plum trees (*Prunus domestica*).

Invasive species:
New landscape planting to avoid the inclusion of any species listed on Schedule 9 of the Wildlife and Countryside Act (as amended 1981).

Existing cotoneaster shrubs are to be removed from site following the safe guidelines for the species including the cutting and bagging cotoneaster if in berry and disposing at licensed landfill and treated as controlled waste or chipping and composting of cotoneaster and buddleia when not in berry.

SITE CLEARANCE:
Site clearance works to be carried out in accordance with the precautions specified with the Preliminary Ecological Appraisal Report (V2), prepared by Practical Ecology Ltd.

FAUNA:

- Bats:** 4No bat boxes should be integrated or mounted on the new building, at least 3m high. Lighting schemes on site are to be designed to ensure that light spill is limited through the use of directional lighting, hoods & baffles.
- Birds:** 4No bird boxes; two 28mm and two 32mm hole fronted boxes to be mounted on trees or on the building and should be placed 2.4m high with a clear flight line.
- Birds:** 3No house sparrow terrace boxes should be integrated into the new building at least 4m high with a clear flight line.
- Birds:** 3No starling nest boxes should be integrated into the new building at least 4m high with a clear flight line.
- Fauna:** 1No 'Hoglo' hedgehog house.
- Invertebrates:** 1No invertebrate hotel.
- Invertebrates:** 1No Loggery, providing habitat for notable invertebrates.

NOTE: For location of high-level features, refer also to elevation drawing DE-30-01.

LEGEND:

- Planning application boundary.
- Highway boundary (where not coincident with planning app. boundary).
- Existing construction to be retained.
- Existing wall to be removed.
- Proposed new external or internal wall.
- Proposed new window.
- Proposed new PV solar panel.
- Proposed areas of sedum roof planting.
- Proposed infrastructure for EV charging points. Subject to LPA requirements.
- Existing tree / shrub to be retained (protection to BS 5837).
- Proposed new tree / shrub.
- Proposed new hedge / shrub planting.
- Proposed new grass landscaped area.
- Proposed new paved landscaped area for vehicular traffic: Permeable block paving.
- Proposed new paved landscaped area for pedestrian traffic: Permeable block paving.