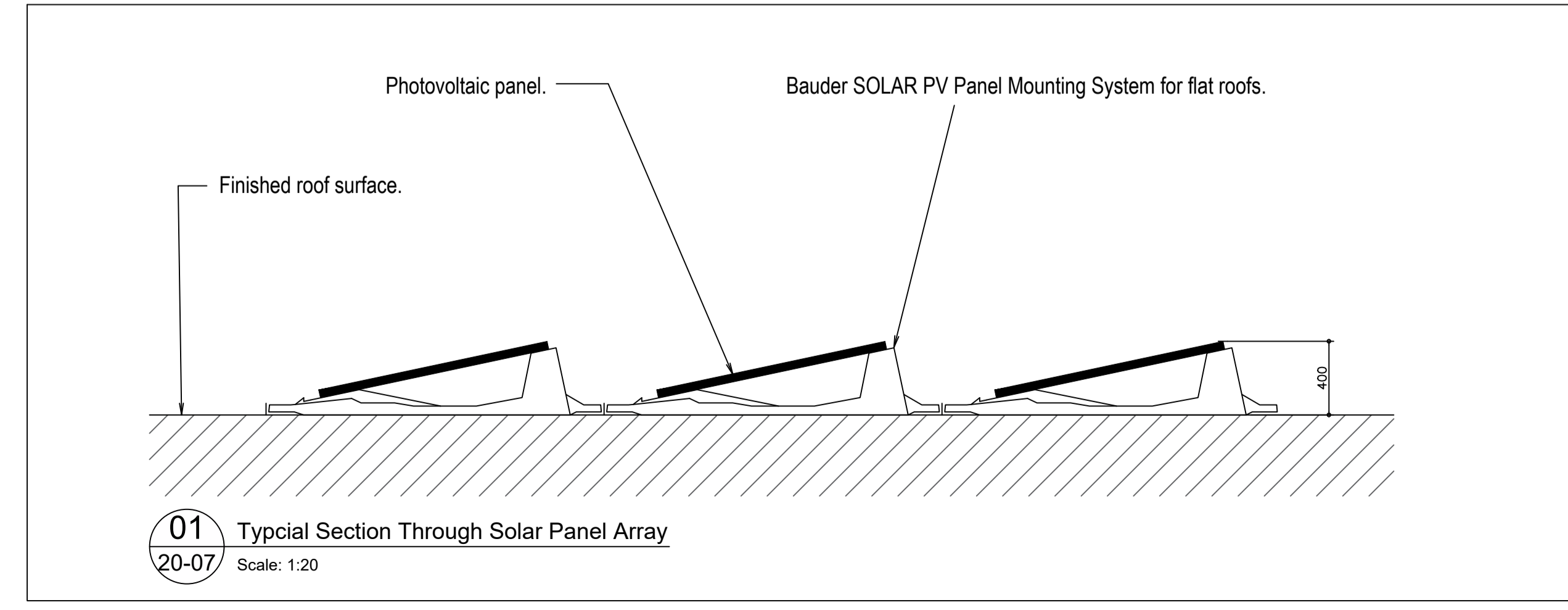
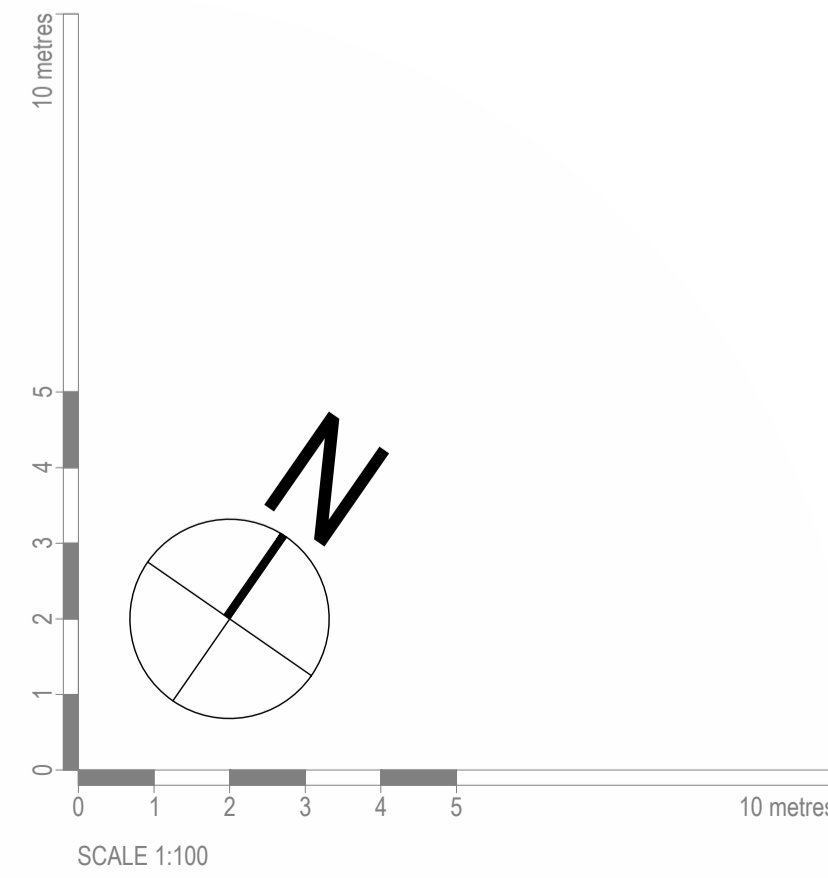


• Alterations to existing buildings are based on informed assumption only, taken from available information, and pending a structural survey including opening up of existing walls, floors and ceilings to determine true site conditions.



PROPOSED ROOF PLAN



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.

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	76
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* GIA to meet Nationally Described Space Standards (NDSS)

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

PTW PARKING = 4No spaces

BICYCLE PARKING:
(Allowance: Min. 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	B	PV detail added. Issued for outline planning consent.	RB	MH
05-01-2024	A	First issue. Issued for outline planning consent.	MH	MH

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

Client: Marble Arch Group Limited

Drawing: Proposed Roof Plan

Scale & Format	1:100 @A1	Date	20-10-2023
BGA Drawing No.	2248-DE-20-07	Revision	B
BIM Model File	NA		

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

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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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