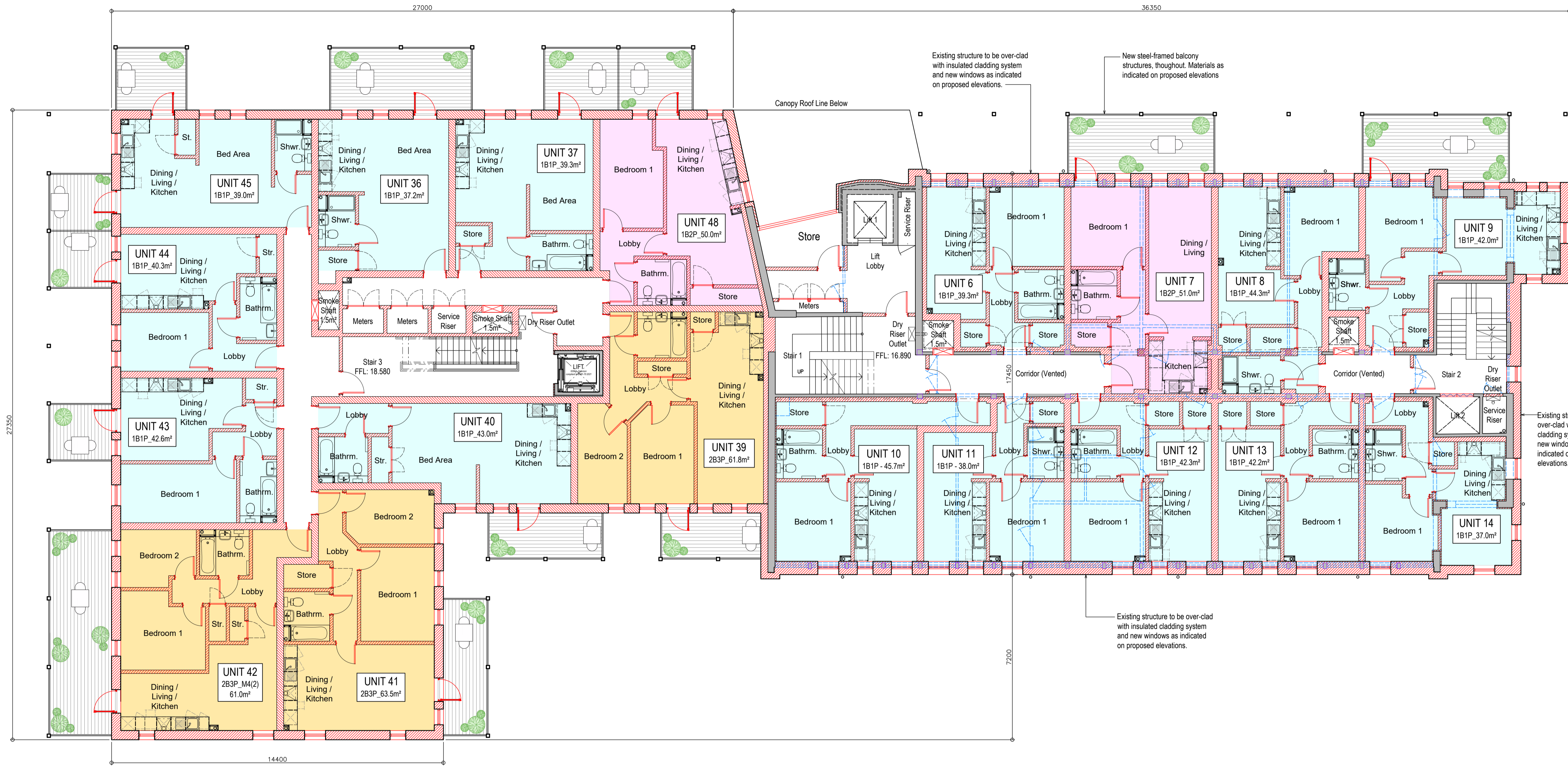
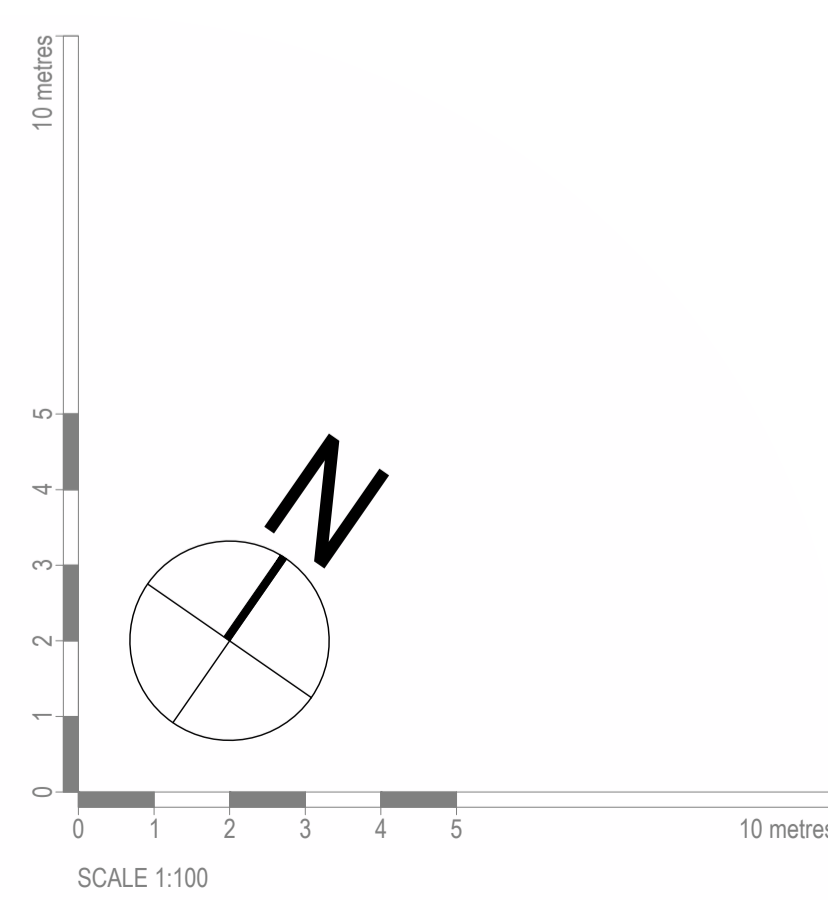


• Alterations to existing buildings are based on informed assumption only, taken from available information, and pending a structural survey including opening up of existing walls, floors and ceilings to determine true site conditions.



PROPOSED 1st FLOOR 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.

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

* GIA to meet Nationally Described Space Standards (NDS)

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

22-03-2024	B	Internal layouts of flats indicated. Notes updated issued for outline planning consent.	MH	MH
05-01-2024	A	First issue. Issued for outline planning consent.	MH	MH
Date	Rev.	Descriptions	Drawn	Checked

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Project	Clacton College Site Clacton-on-Sea CO15 6JQ		
Client	Marble Arch Group Limited		
Drawing	Proposed First Floor Plan		
Scale & Format	1:100 @A1	Date	20-10-2023
BGA Drawing No.	2248-DE-20-02	Revision	B
BIM Model File	NA		
Drawing Status	PLANNING		
GUIDE TO BGA DRAWING NUMBERS			
PROJECT NO.	STATUS	TYPE	DWG NO.
example 1234	SK = 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.			
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