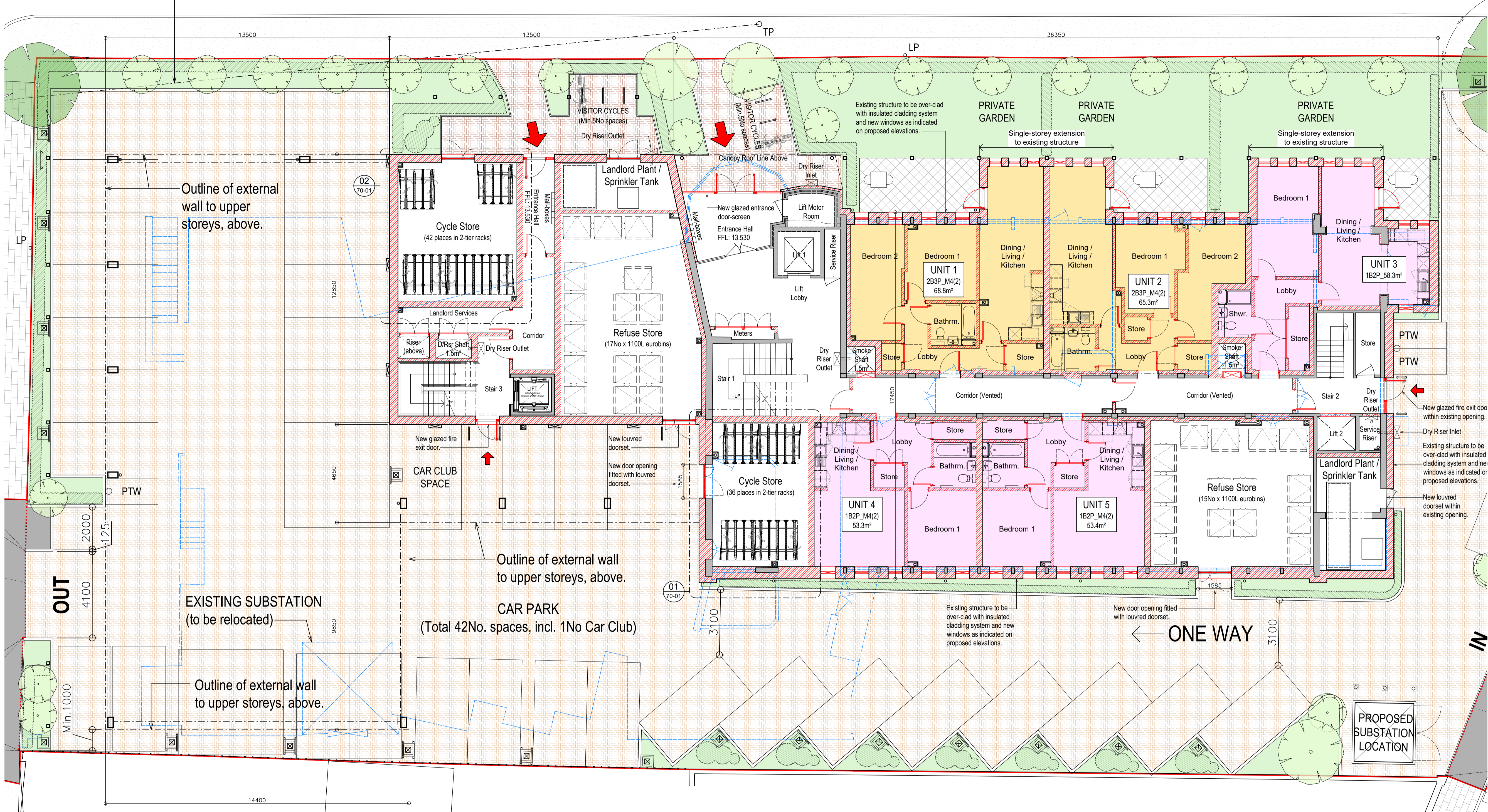


Diversion of overhead cables to be agreed with utility provider, as necessary to maintain safe clearance from balconies above.

CHURCH ROAD

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.



**Schedule of Accommodation (Refurb)**

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

**Schedule of Accommodation (New)**

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

**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**

Date	Rev.	Descriptions	Drawn	Checked
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

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

**Client:** Marble Arch Group Limited

**Drawing:** Proposed Ground Floor Plan

**Scale & Format:** 1:100 @A1      Date: 20-10-2023

**BGA Drawing No:** 2248-DE-20-01      Revision: B

**Drawing Status:** PLANNING

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.

**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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**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.

