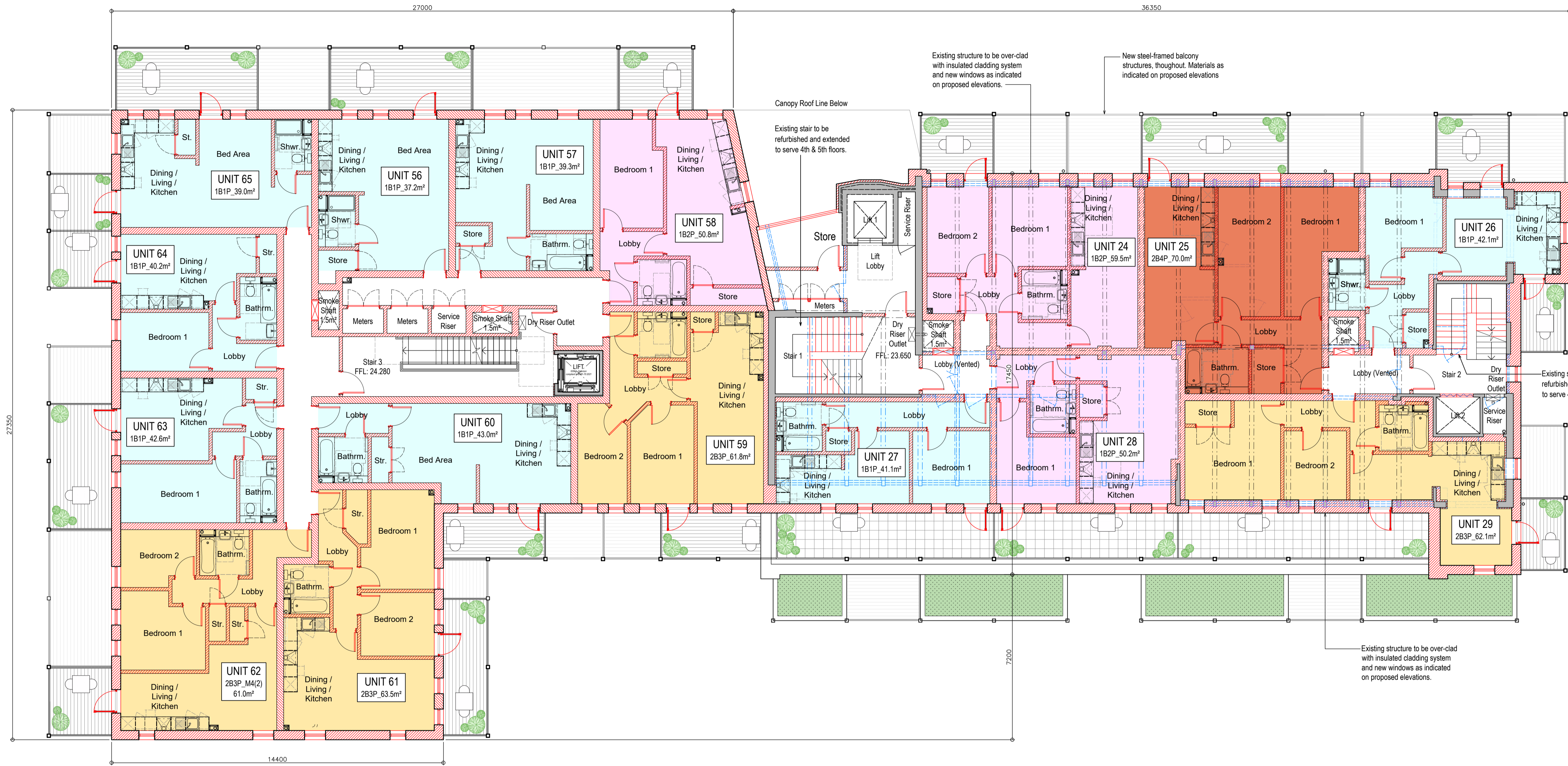
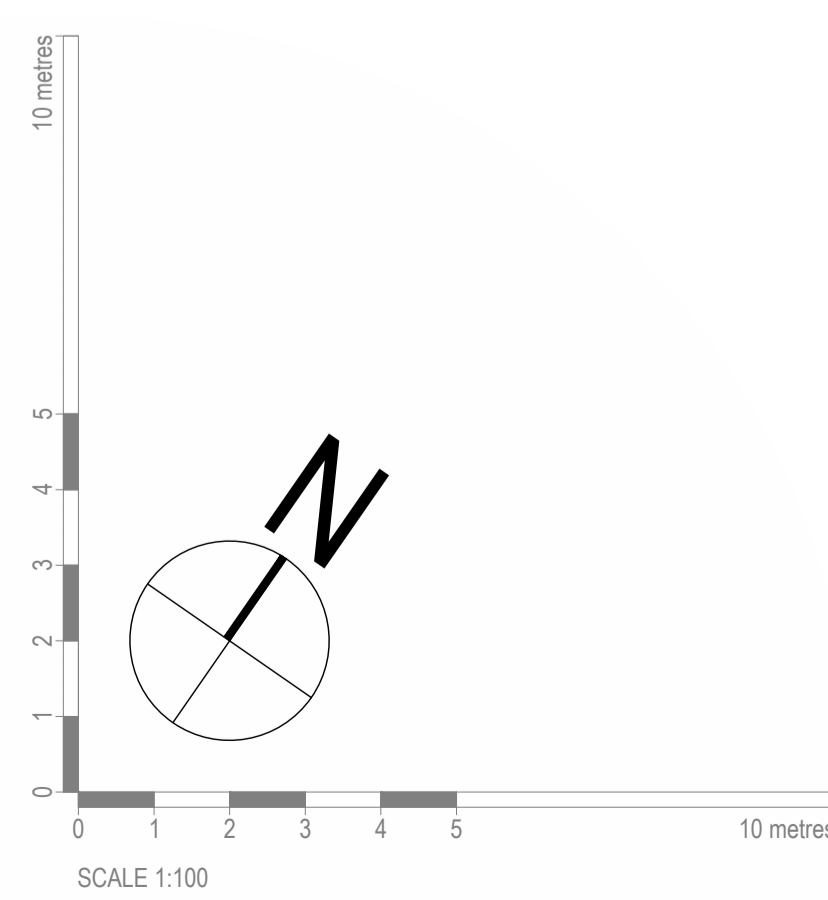


• Alterations to existing buildings are based on informed assumption only, taken from available information, and pending a structural survey including opening up of existing walls, floors and ceilings to determine true site conditions.



PROPOSED 3rd 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.

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

* 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 Third Floor Plan		
Scale & Format	1:100 @A1	Date	20-10-2023
BGA Drawing No.	2248-DE-20-04	Revision	B
BIM Model File	NA	DRAWING STATUS	
PLANNING			
PROJECT NO.	STATUS	TYPE	DWG NO.
example 1234	SK = Sketch DE = Planning PI = Production Information	15 - Site / External Plans 20 - Floor Plans 30 - Elevations 40 - Sections 50 - Details 60 - Schedules 70 - Room Layouts	example 01
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