

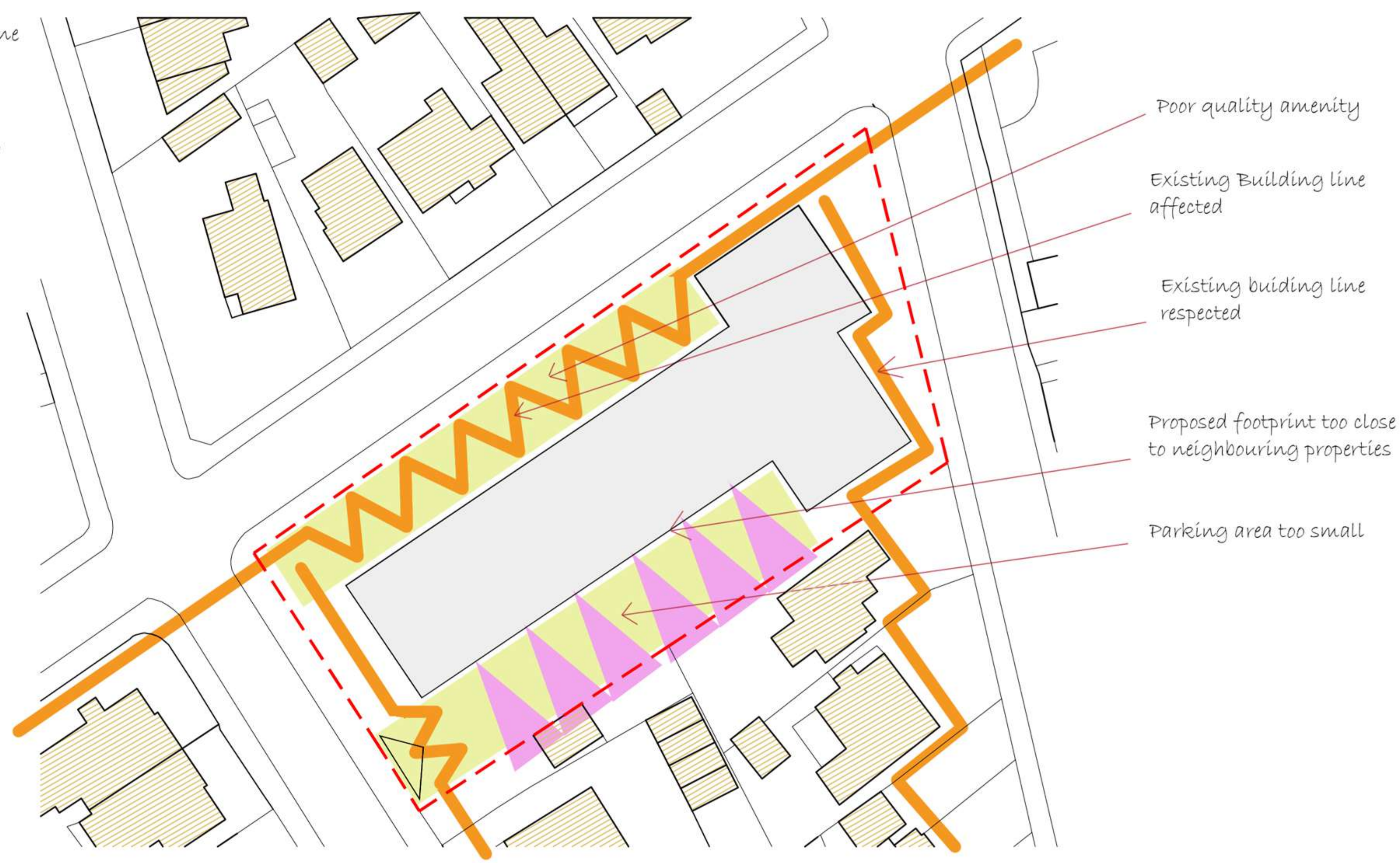
1. 'U' Shaped footprint fronting houses to the south

- Overlooking / overbearing to neighbouring properties to the south
- Existing Church Road Building Line affected
- Existing Thoroughgood Building Line affected
- Small amenity and parking space fronting road



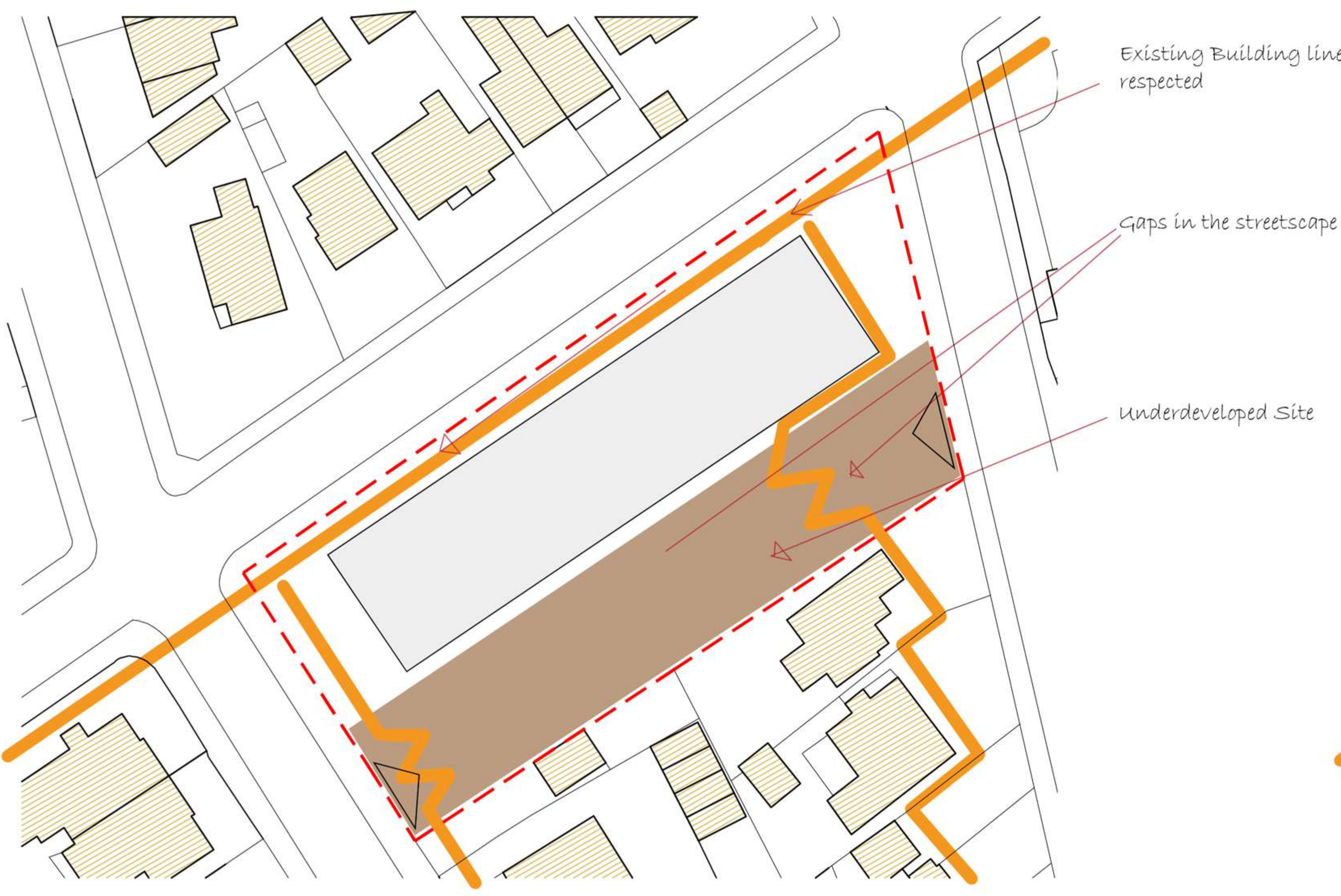
2. 'U' Shaped footprint fronting Church Road to the north

- Existing Church Road building line respected
- Small southern parking & amenity area not accessible
- No stepped frontage along Thoroughgood Road, building line not respected



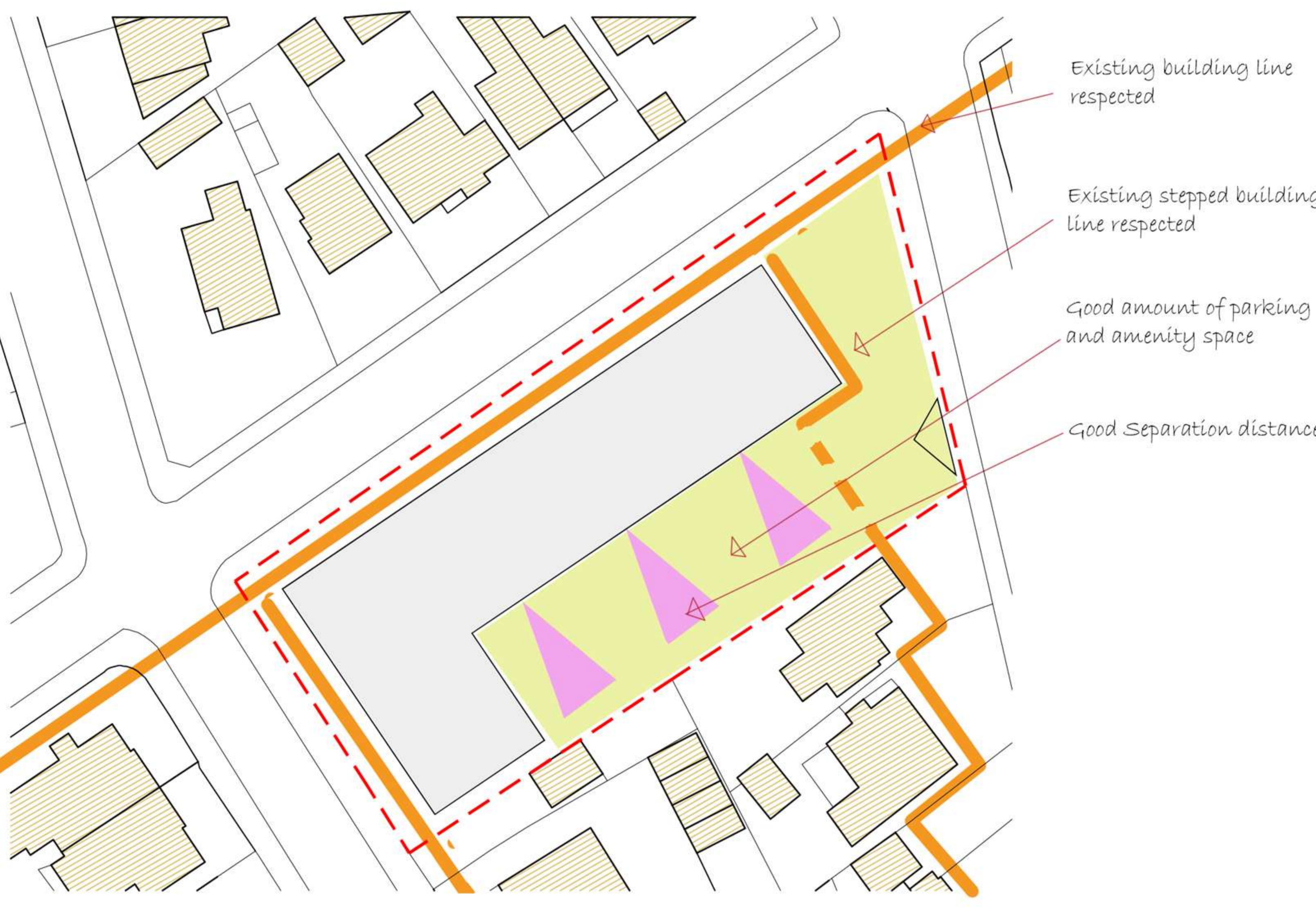
3. 'T' Shaped footprint fronting Thoroughgood Road

- Poor Quality Amenity space, facing public realm
- Southern parking area too small
- Existing Church Road building line affected
- Stepped eastern frontage respects building line
- Overlooking / overbearing to neighbouring properties to the south



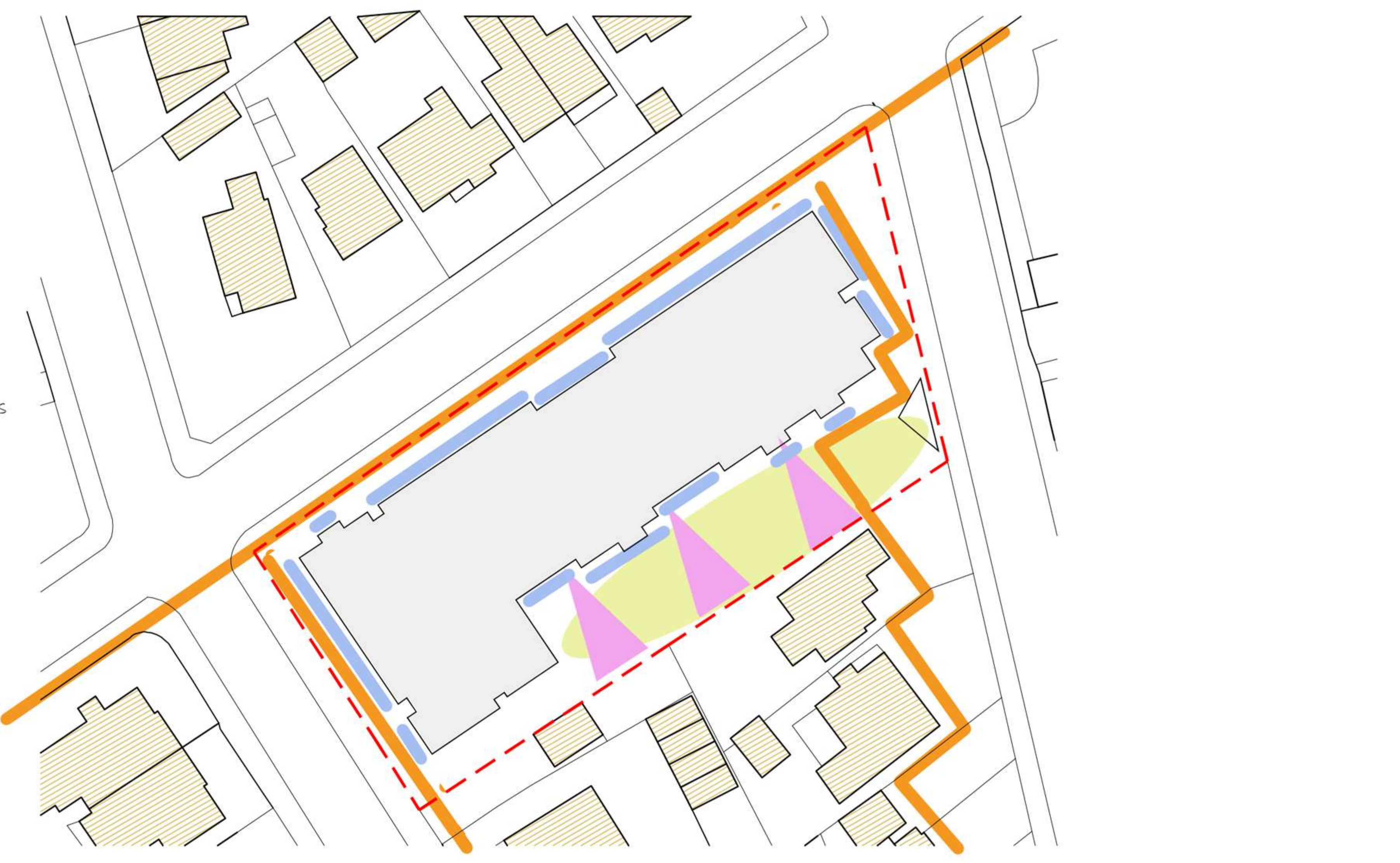
4. 'I' Shaped footprint fronting Church Road to the north

- Existing Church Road Building Line respected
- Underdevelopment of the site
- Gaps in the streetscape along Harold and Thoroughgood Road



5. 'L' Shaped footprint fronting Church Road and Harold Road

- Existing Church Road Building Line respected
- Stepped eastern frontage respects building line
- Good amount of amenity and parking
- Good separation distances to the south



6. 'L' Shaped footprint with setbacks, bays and design detail

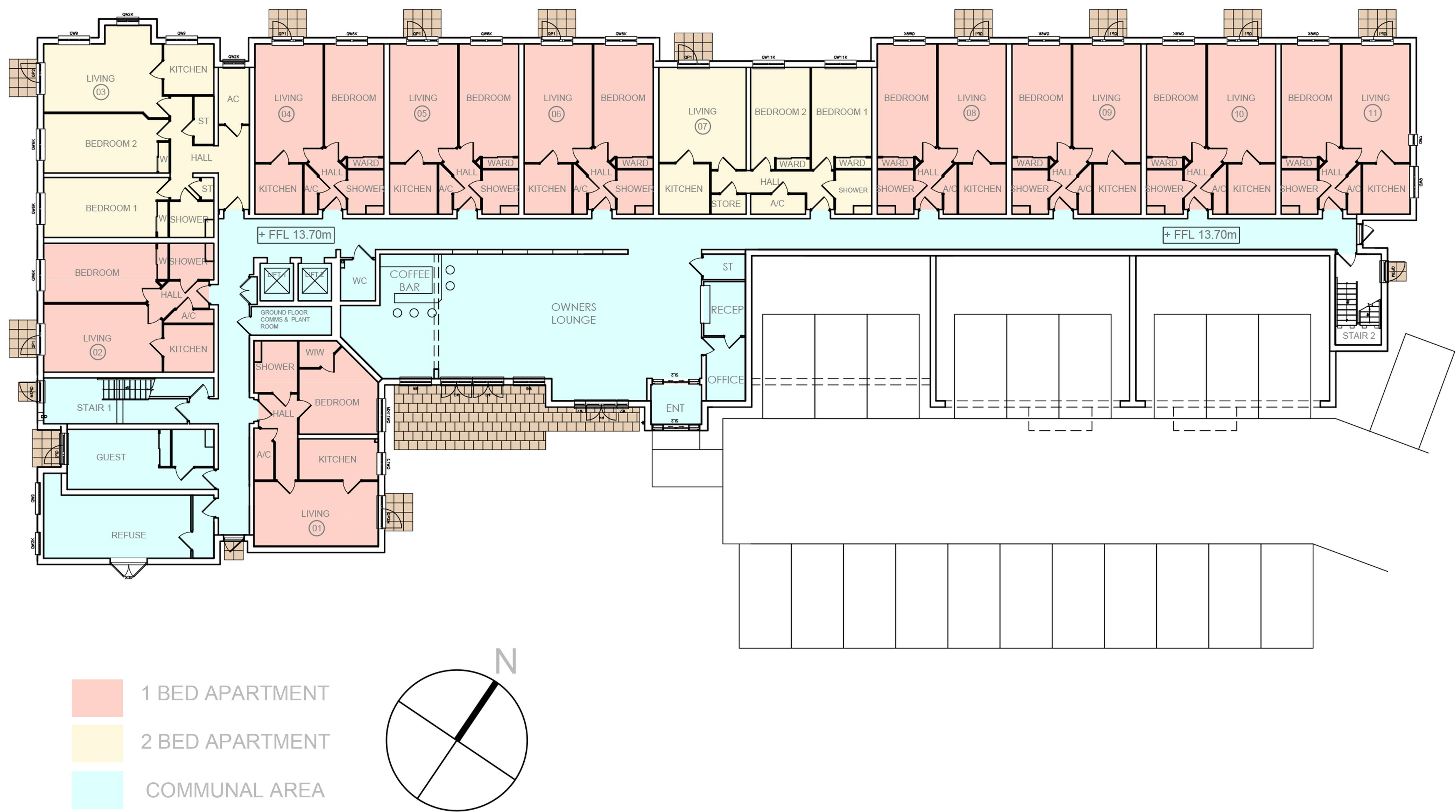
- With further detailing, this footprint is considered the correct and most efficient form on this particular site.



Proposed Site Plan



Typical Floor Plan



Church Road Elevations



Proposed Church Road Contextual elevation



Existing Church Road Contextual elevation

Next Steps

Thank you for taking the time to review our initial proposal for the former Colchester Institute Site in Clacton-on-Sea, your time is much appreciated.

We would be most grateful if you could take the time to put any comments or questions you may have into an email. Please include the words "Clacton Consultation" within the email subject title and send it to:

info@planningissues.co.uk

Feedback received online will be considered by Churchill Retirement Living and where feasible inform further development of, or changes to the design and layout of the proposed scheme.

The next step is continued consultation and ongoing discussions with the Local Planning Authority, with the potential submission of a planning application in September 2021

Once again, thank you for your time.

