

2 THE SITE



The site in question is outlined in red opposite. The site is located within the City Centre, close to the Anglia Ruskin University Campus.

The site currently comprises a number of uses, including a snooker club and bowling centre, and industrial buildings. Existing buildings, as shown below, on this site range in height from single to three storeys. Access into the site is from Bishops Lane, leading from the University. The site lies adjacent to the River Chelmer, and the Chelmer Valley Nature Reserve, and the site supports mature landscaping throughout.

