The Site

The site is located in a prominent sea front location on Western Esplanade directly facing the Thames Estuary, west of the Cliff Lift and a stone’s throw from the Central Seafront and Pier.

In terms of policy the site is located in the Central Sea Front Area outside the Clifftown Conservation Area. The site is currently occupied by ‘Marriott’s’ fish and chip restaurant and the derelict ‘Espalonde Bar and Restaurant’, a two storey detached building with first floor roof terrace. The site is bounded to the south by Western Esplanade, a major roadway along Southend sea front, and set into the Cliffs to the rear and flank elevations. Immediately north of the site the Cliff is steeply sloped and meets a public footpath that connects Clifftown Parade and Western Esplanade. Clifftown Terrace, located further north overlooking the site, is fronted with elegant Victorian terrace runs of listed residential dwellings within The Clifftown Conservation Area.

The views over the Estuary as well as the south-facing aspect make this an attractive site capable of delivering a high quality development of distinctive design which will improve the local built environment and raise design standards.