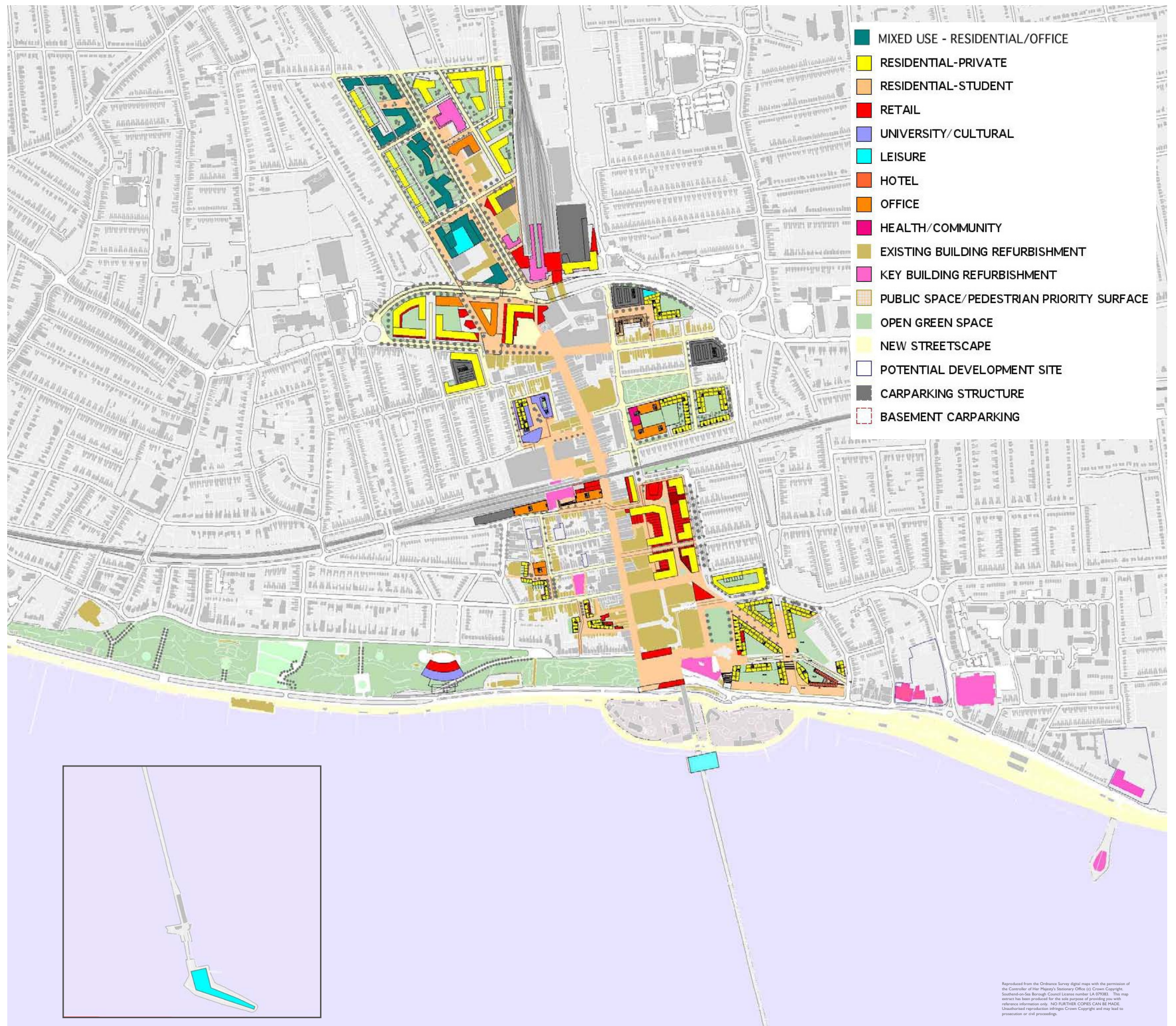


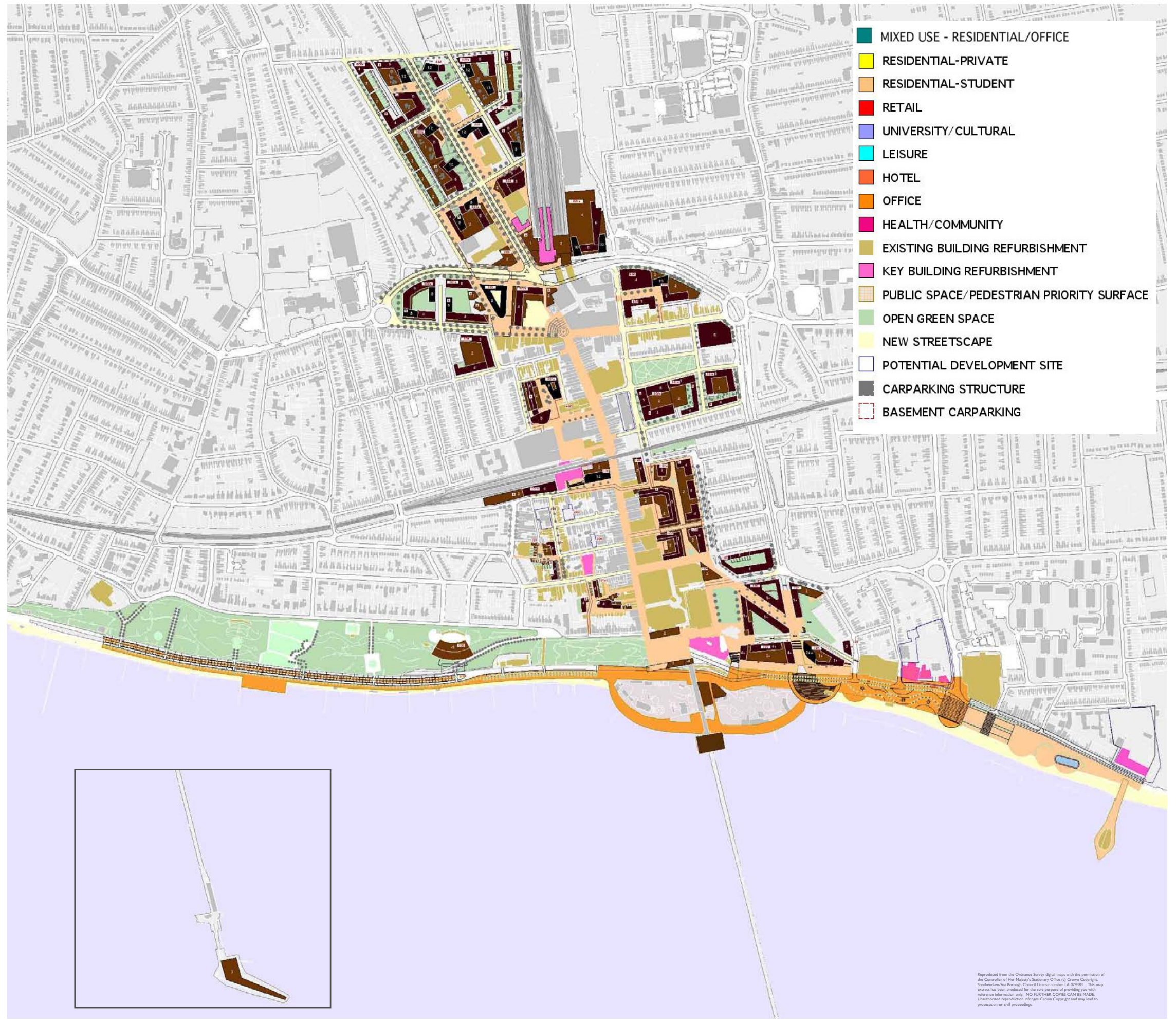
Overall Masterplan ground plan

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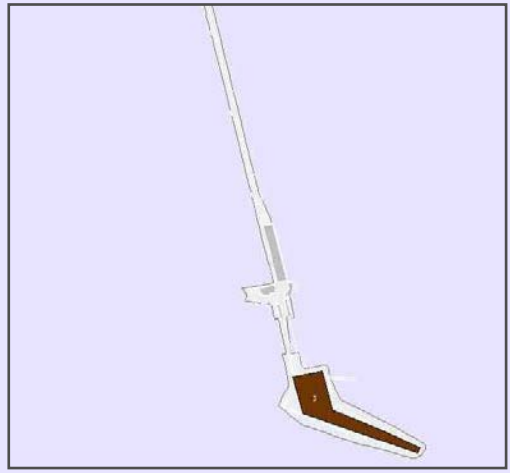


Overall Masterplan typical floor plan

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- MIXED USE - RESIDENTIAL/OFFICE
- RESIDENTIAL-PRIVATE
- RESIDENTIAL-STUDENT
- RETAIL
- UNIVERSITY/CULTURAL
- LEISURE
- HOTEL
- OFFICE
- HEALTH/COMMUNITY
- EXISTING BUILDING REFURBISHMENT
- KEY BUILDING REFURBISHMENT
- PUBLIC SPACE/PEDESTRIAN PRIORITY SURFACE
- OPEN GREEN SPACE
- NEW STREETSCAPE
- POTENTIAL DEVELOPMENT SITE
- CARPARKING STRUCTURE
- BASEMENT CARPARKING



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Overall Masterplan development strategy plan

OVERVIEW OF PUBLIC REALM PROPOSALS

The following points summarise the public realm strategy. For more detail, please see chapter 7.

1-4: The Victorias

- 1 Victoria Avenue
 - Elegant tree-lined boulevard
 - Pedestrian priority streets and courtyards

2. Victoria Station Square

- Removal of roundabout and table paving to define improved pedestrian crossing

3. Victoria Circus

- Enhanced space and focal point at the northern end of the High Street

4. Old College

- New space encouraging footfall from High Street

5: High Street

- Improved public realm and planting in longer term
- Canopies on shopfronts and kiosks in High Street
- Enhancements to east-west links

6-7: Queensway and Southchurch

- Improved pedestrian streets connecting to High Street and Warrior Square (#6)
- Urban forest on Queensway (#7)

8: Warrior Square

- Enhancements to Warrior Square Gardens

9: Farringdon

- Network of public spaces linking University to College, station, High Street and Queens Road / London Road

10-11: Clifftown quarter

- New plaza adjacent to station and Central House (#10)
- Pedestrian priority streets with sensitive streetscape enhancements (#11)

12-14: St John's

- Pedestrian friendly retail experience and strong diagonal link to Seaway site (#12)
- New Ecclesiam Square as a focus for St John's quarter (#13)
- Access to Seafront via 'Spanish Steps' (#14)

15-16: Central Seafront

- Improved balcony or belvedere style piazza at Pier Hill (#15)
- Improved boardwalk round Adventure Island (#16)

17-19: Eastern Esplanade, Urban Beach

- High quality public realm with flexible spaces, kiosks (#17)
- Sculptural playspace and mini-lido (#18)
- New Kursaal Square (#19)

20-21: Cliffs Gardens and Western Esplanade

- Re-instatement of slips, improved trails and focal points (#20)
- Central parking and tree planting, improved crossings from Gardens to beach-side of Esplanade (#21)



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