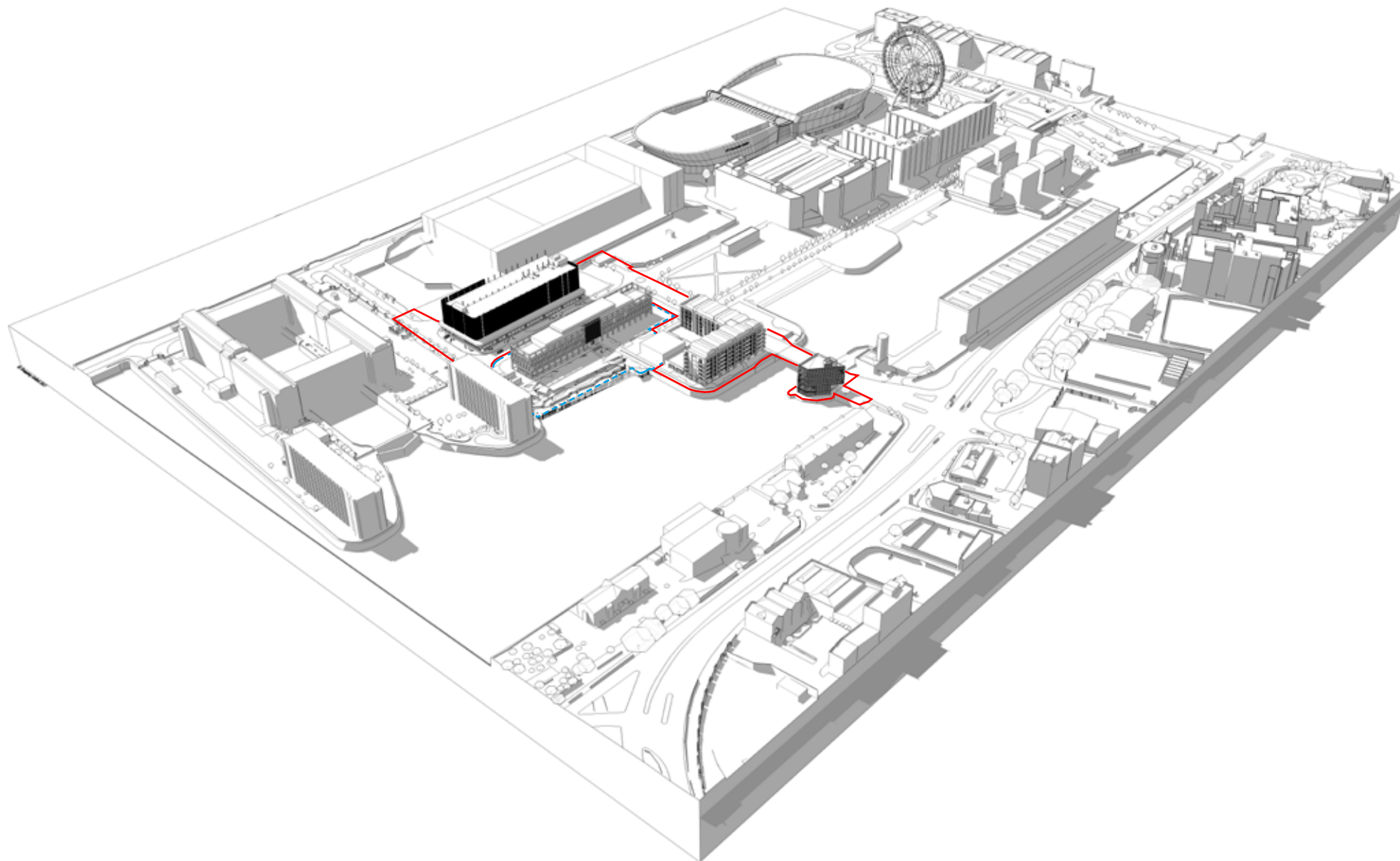


3.0 THE VISION FOR MONARCH'S QUAY.





3.0 THE VISION FOR MONARCHS QUAY.

3.1 PLANNING APPROACH.

3.1.1 Planning Position.

- It is the City Councils aspiration to create a leisure destination at the site and therefore a Masterplan (prepared by BDP) was published in 2012. The Masterplan covers the wider site, an area covering 4.6 hectares and previously owned by the HCA.
- An updated Planning Brief and Masterplan were published in May 2016, which set out the vision and development framework for the site.
- The Masterplan for the aims to create a leisure destination at the site, whilst also creating a place for people to live and work.
- It is the objective of this proposal to redevelop this brownfield site, which will make a positive contribution to the immediate and the surrounding area in accordance with the National Planning Policy Framework (NPPF).
- At a local level planning applications are currently determined using the 'saved' policies of the Unitary Development Plan (UDP) which was adopted in November 2002. Within the UDP Proposals Map, the site is allocated as being within; A Site for Various Types of Development and A Developed Coastal.

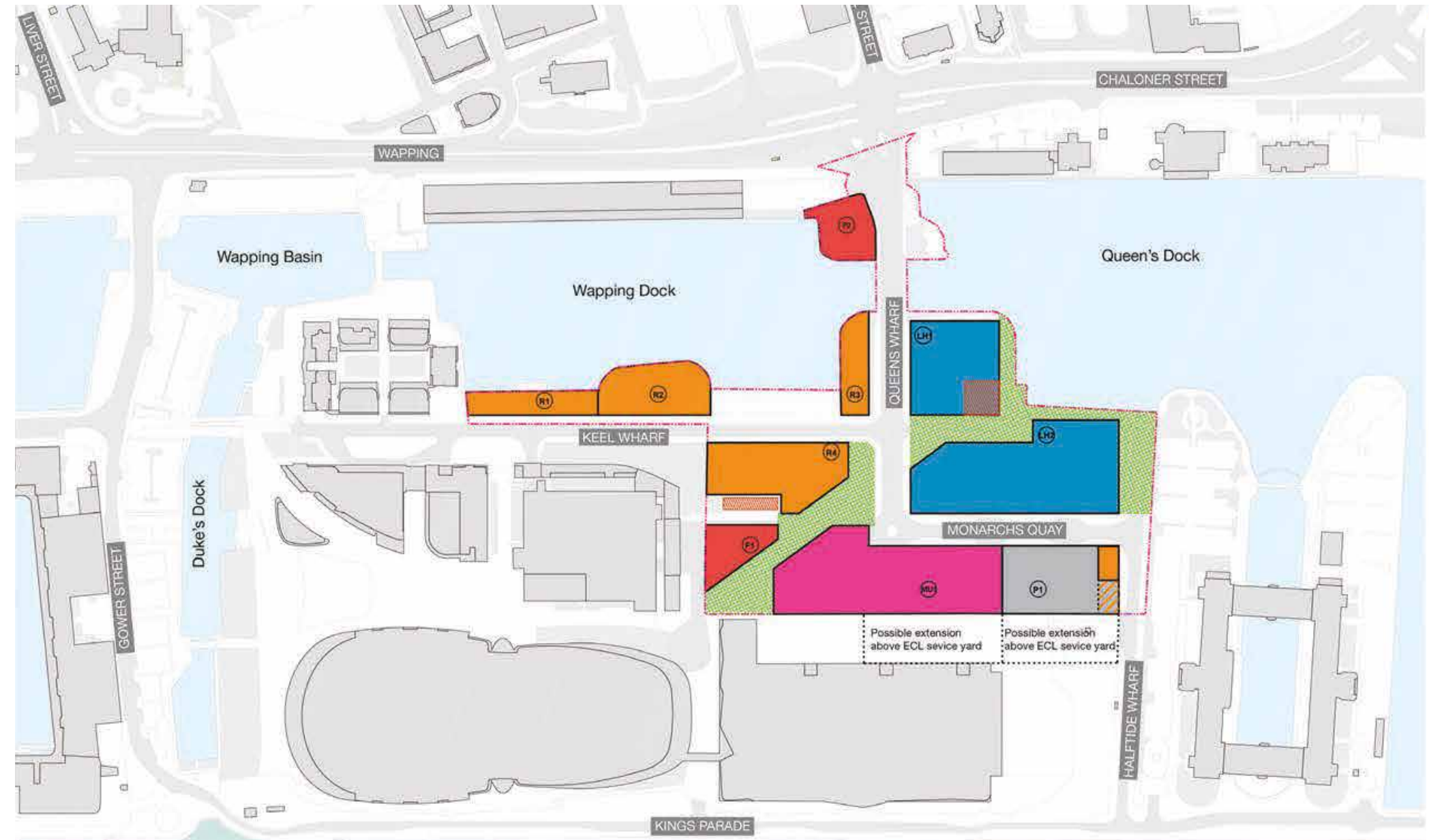


Image from Kings Dock Masterplan Report 2016.

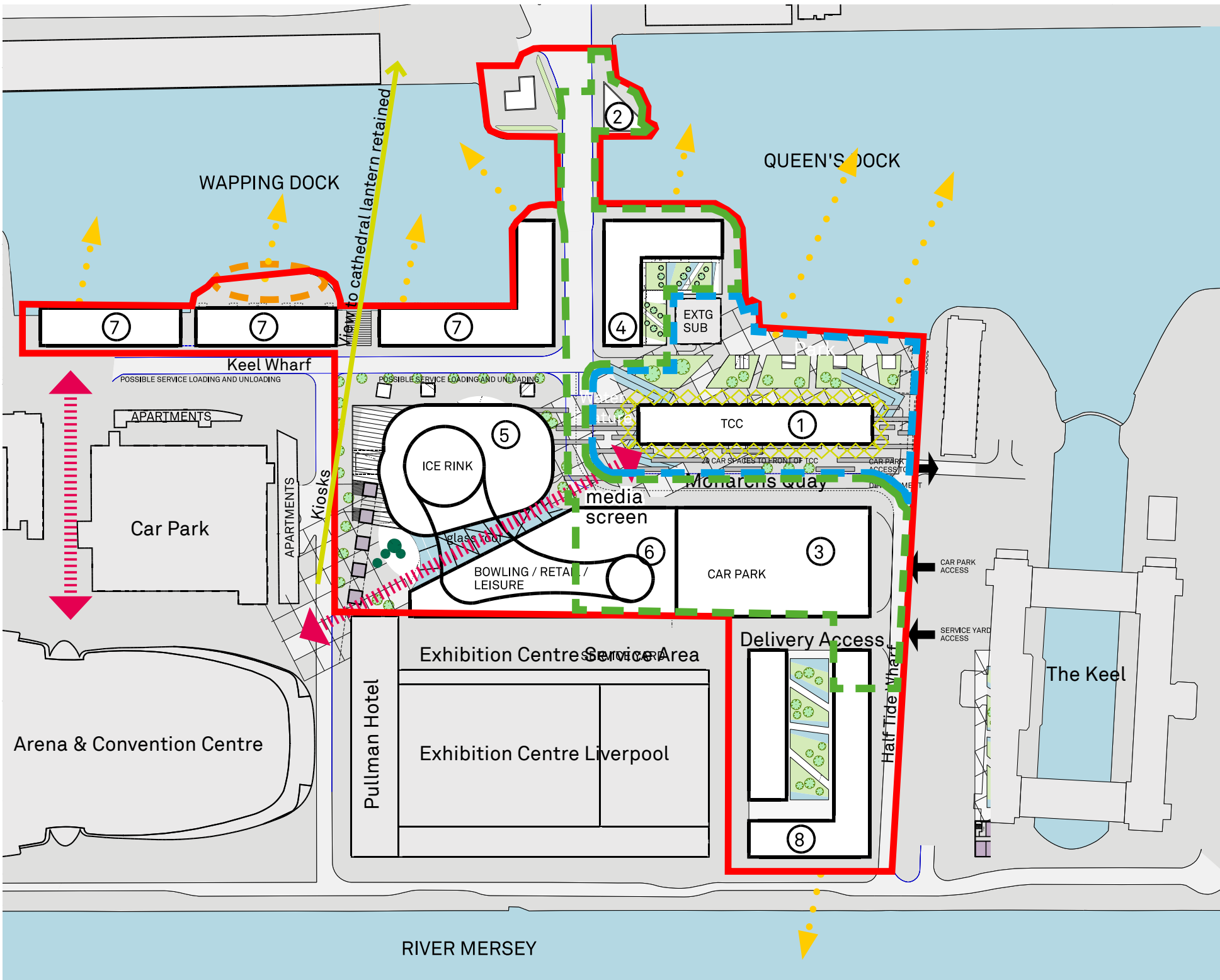
Key.

	Site area		Leisure - Waterfront		MSCP
	Residential		Mixed commercial use		Open / public space
	Residential above car parking		Food and Beverage		Existing substation



3.0 THE VISION FOR MONARCHS QUAY.

3.2 MASTERPLAN SKETCH



- Building Key**
- APPLICATION 1 (APPLICATION SUBMITTED).**
- 1. TCC3 Commercial Building.
- APPLICATION 2 (FULL APPLICATION).**
- 2. Interpretation Centre and Office.
 - 3. Multi Storey Car Park with ground floor Retail.
 - 4. Apartment Block.
- MASTERPLAN OUTLINE .**
- 5. Ice Rink and Leisure Centre.
 - 6. Bowling Alley including Restaurants and Bars.
 - 7. Apartment Block.
 - 8. Hotel.

- Key**
- MASTERPLAN OUTLINE
 - APPLICATION 1
 - APPLICATION 2
 - VIEWS/ CONNECTION WITH WATER
 - GREEN SPACE
 - TERRACE/ PUBLIC SQUARE
 - KEY PEDESTRIAN ROUTE / LINK

Note: Sketch scheme based on preliminary information. All figures/ areas are approximate and subject to measured survey, statutory approvals and detailed design development.



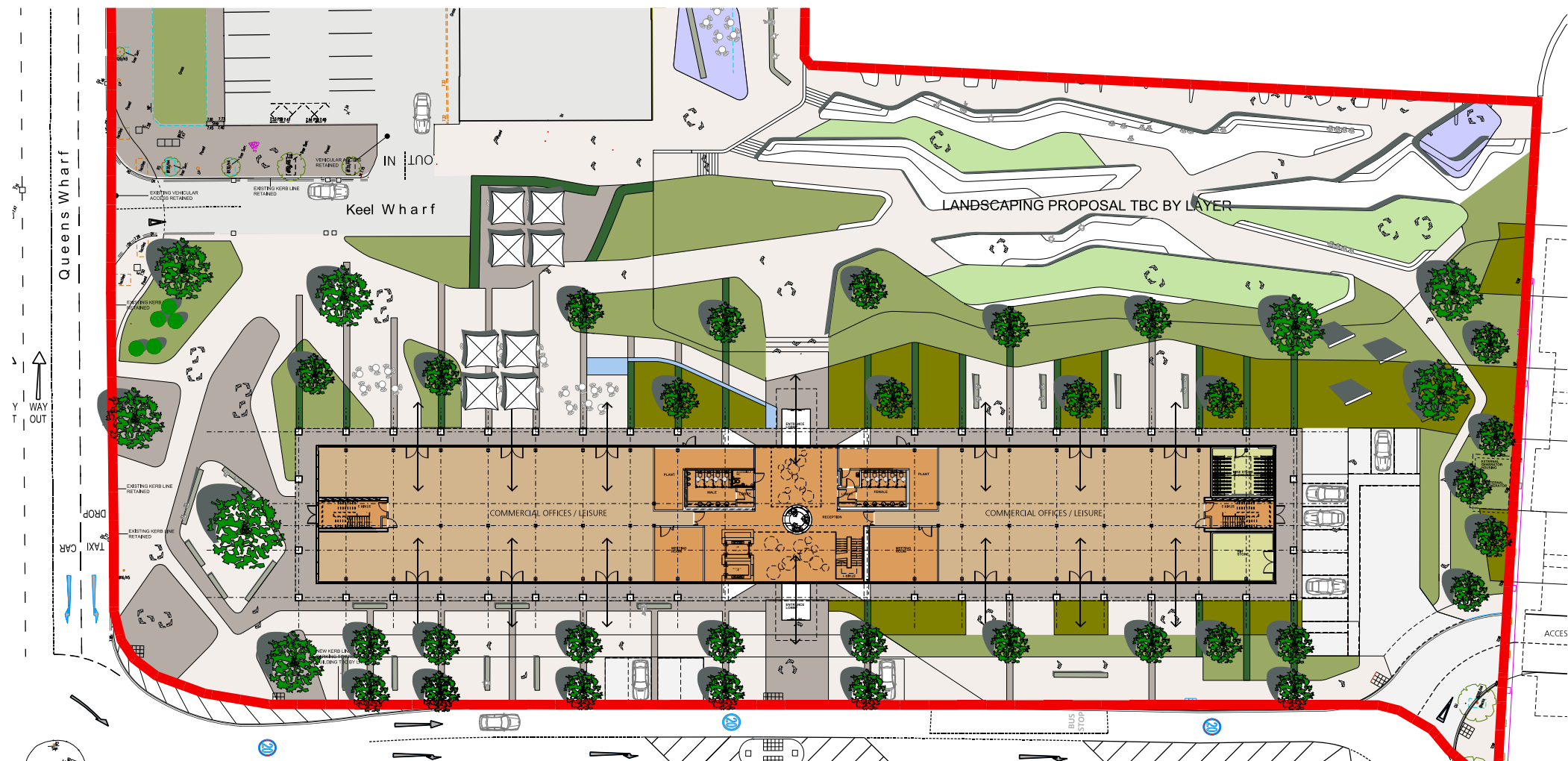


3.0 THE VISION FOR MONARCHS QUAY.

3.3 PHASE 1A - APPLICATION REF 17F/2490.

3.3.1 Site Location Plan.

In September plans were submitted for the first phase of Monarchs Quay. The proposal was to introduce a four storey mixed use building onto the Kings Dock creating a much needed interaction with the waters edge at Queens Dock.



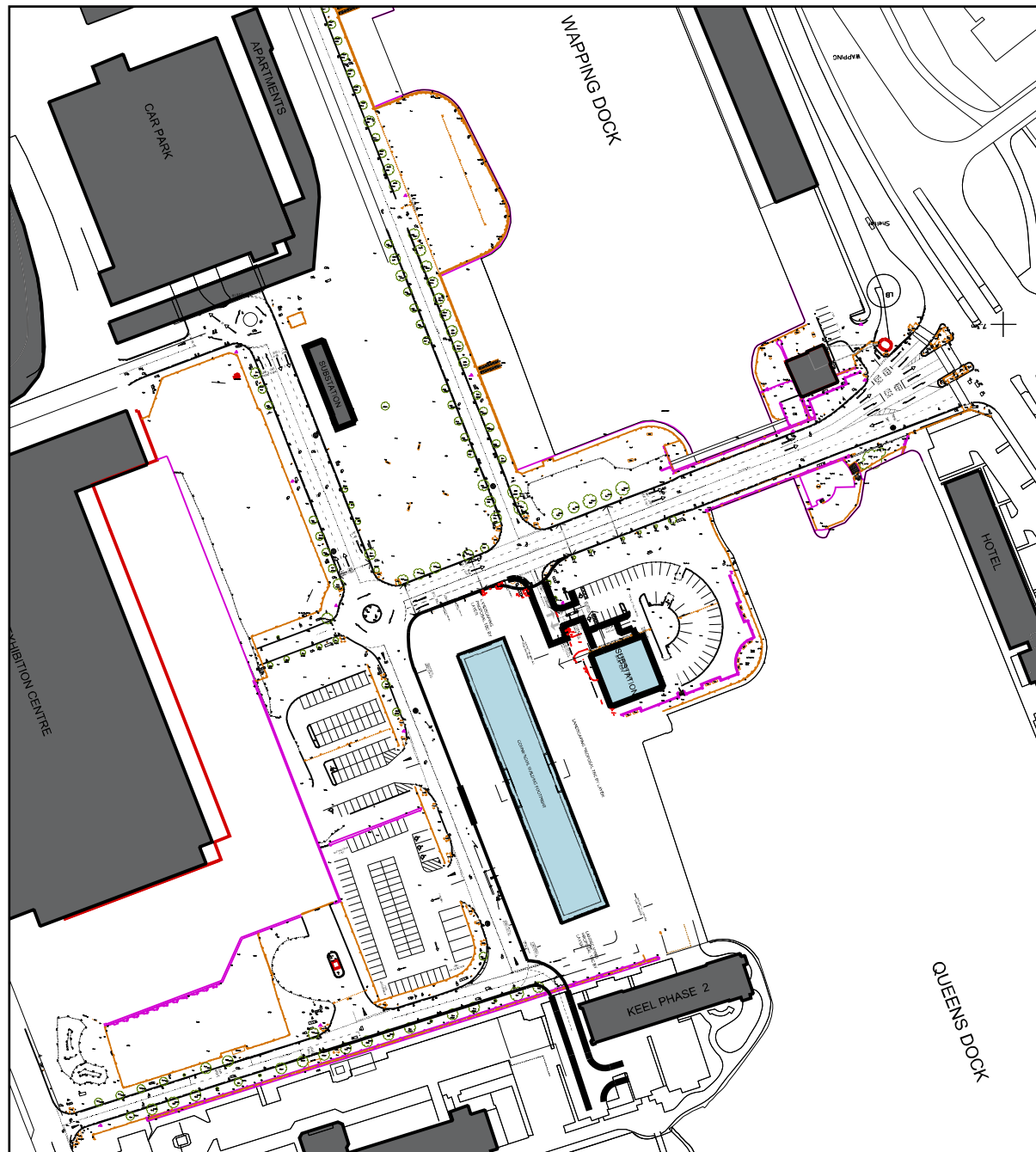
Ground Floor Plan.



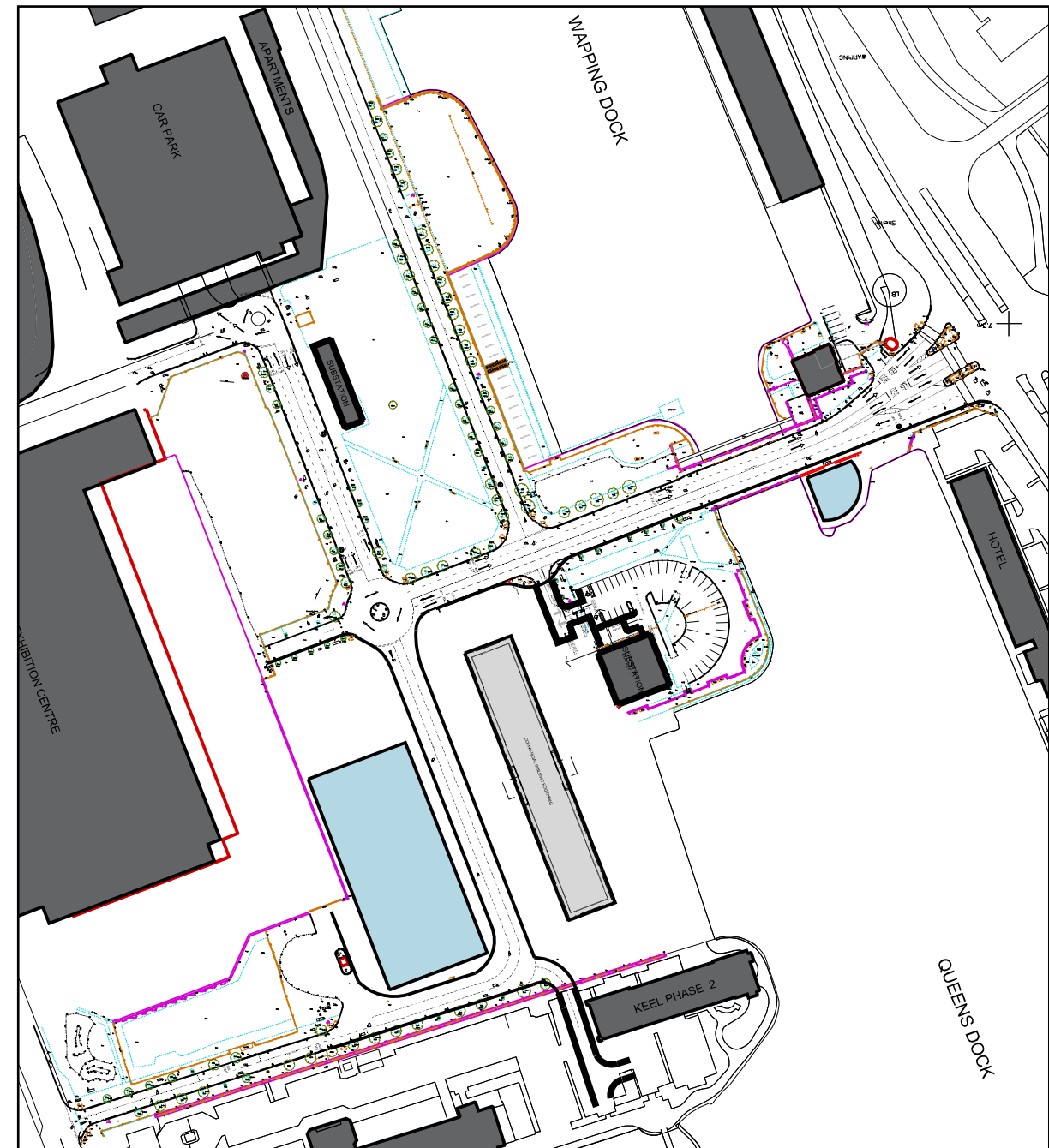
3.0 THE VISION FOR MONARCHS QUAY.

3.4 MASTERPLAN PHASING.

3.4.1 Phase 1 - TCC3.



3.4.2 Phase 2 - Interpretation Centre & MSCP.

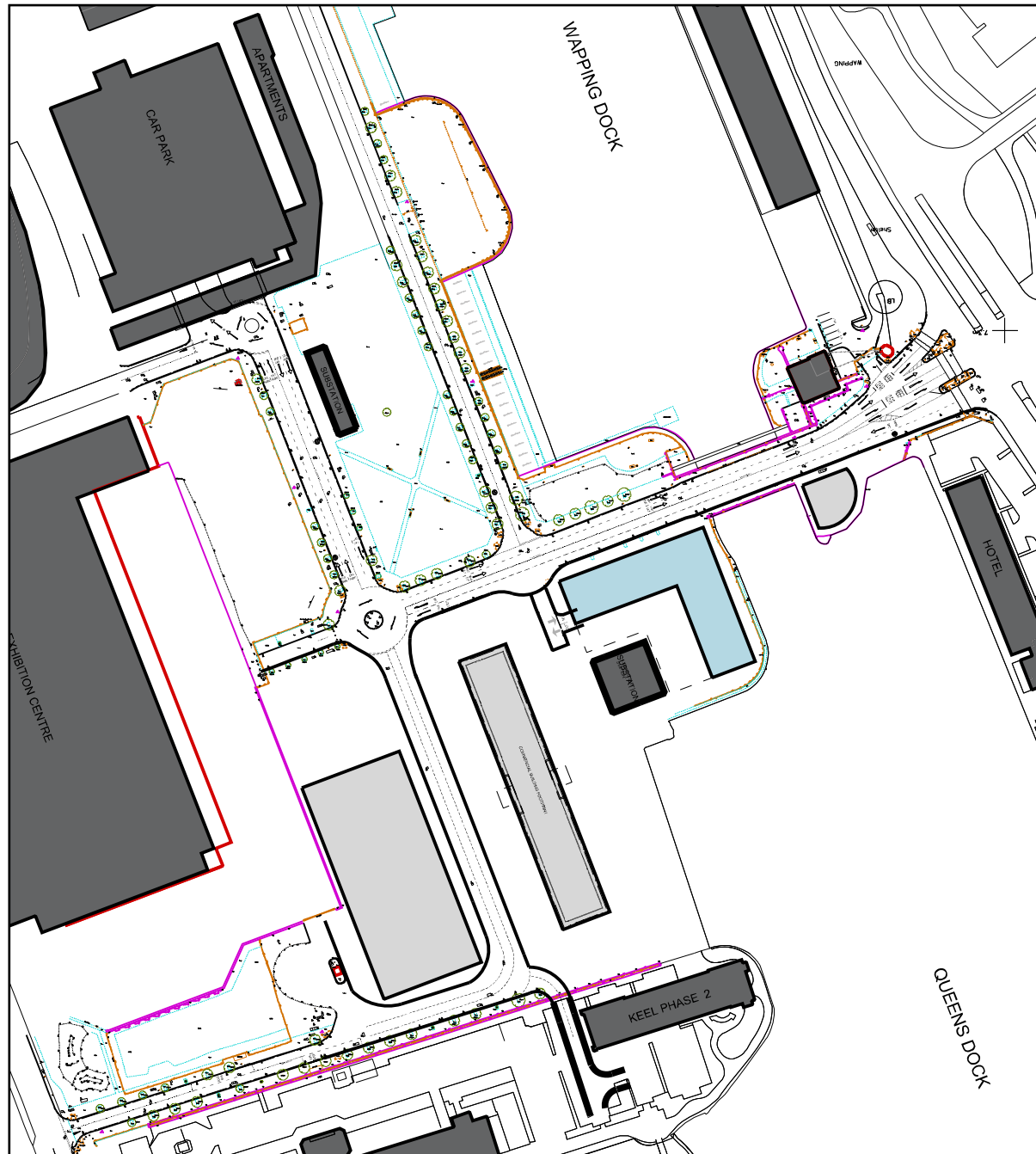





- building to be built in current phase
 - building built in previous phase
 - existing surrounding building

3.0 THE VISION FOR MONARCHS QUAY.

3.4 MASTERPLAN PHASING.

3.4.3 Phase 3 - Residential Block.



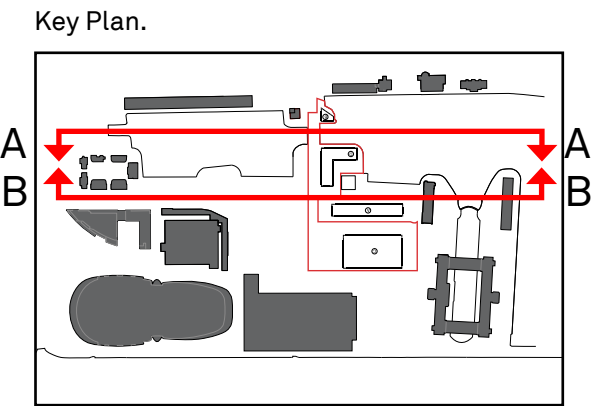
-  - building to be built in current phase
-  - building built in previous phase
-  - existing surrounding building



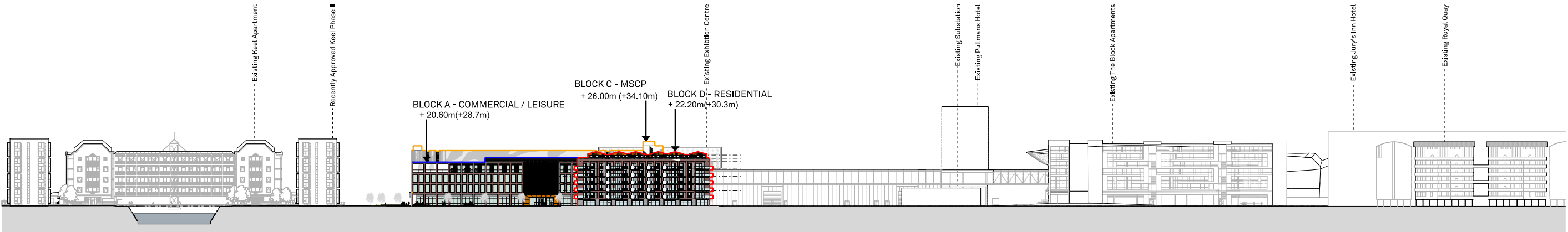
3.0 THE VISION FOR MONARCHS QUAY.

3.5 PROPOSED CONTEXTUAL STRIP SECTIONS.

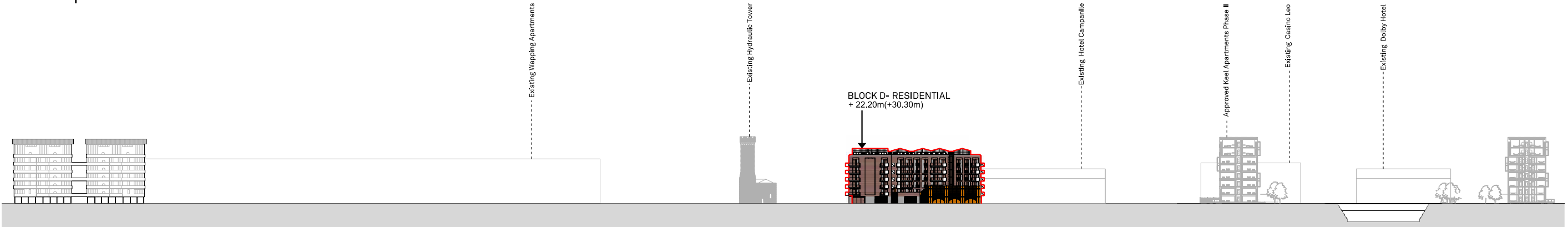
- Key.
- Block A - TCC3 (Application previously submitted)
 - Block B - Interpretation Centre
 - Block C - Multi Storey Car Park
 - Block D - Residential Building.



3.5.1. Strip Section A-A.



3.5.2 Strip Section B-B.

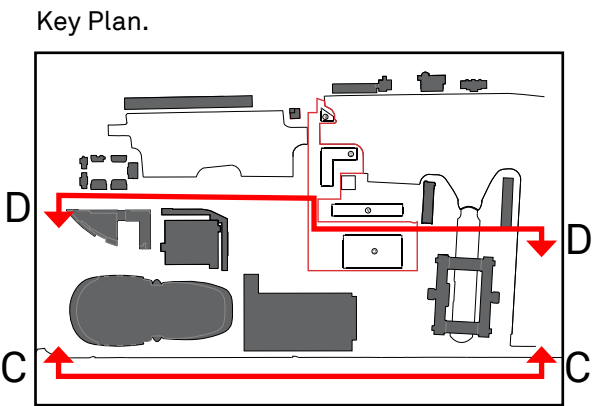




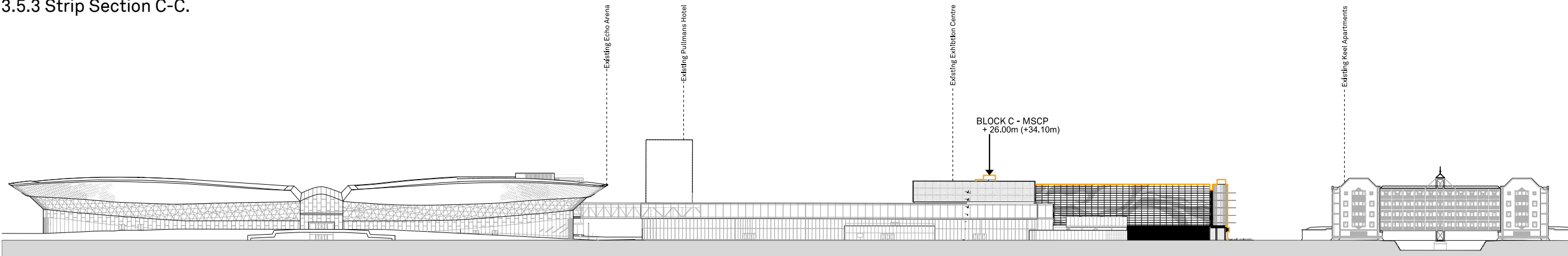
3.0 THE VISION FOR MONARCHS QUAY.

3.5 PROPOSED CONTEXTUAL STRIP SECTIONS.

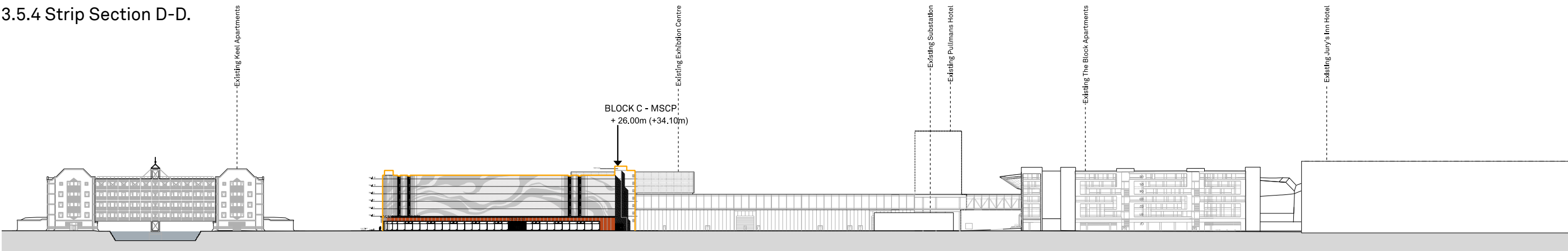
- Key.
- Block A - TCC3 (Application previously submitted)
 - Block B - Interpretation Centre
 - Block C - Multi Storey Car Park
 - Block D - Residential Building.



3.5.3 Strip Section C-C.



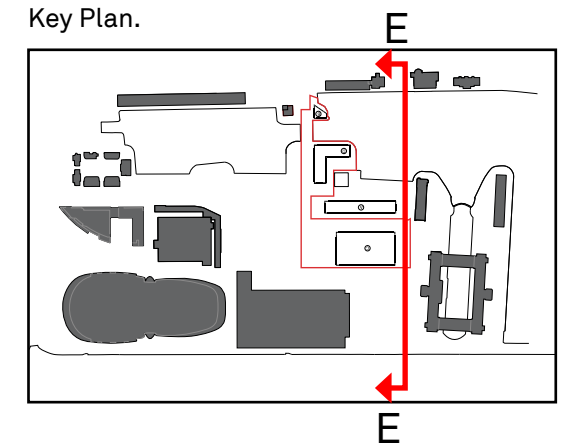
3.5.4 Strip Section D-D.



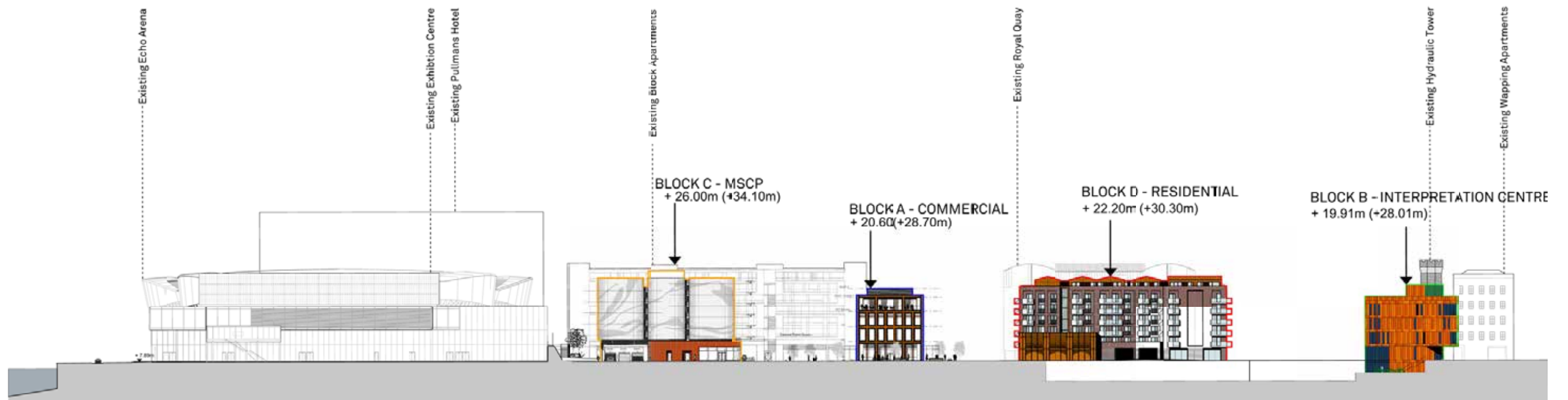
3.0 THE VISION FOR MONARCHS QUAY.

3.5 PROPOSED CONTEXTUAL STRIP SECTIONS.

Key Plan.



3.5.5 Strip Section E-E.

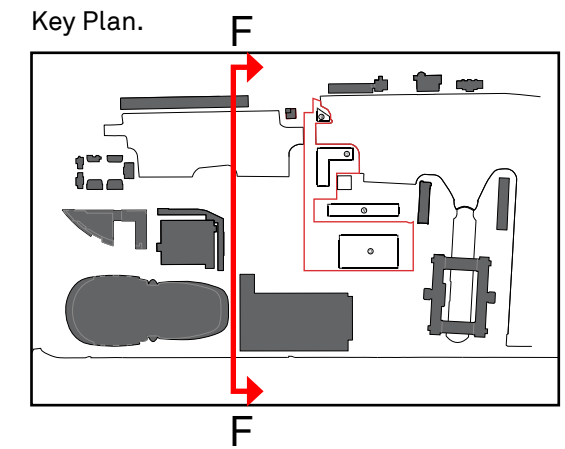


3.0 THE VISION FOR MONARCHS QUAY.

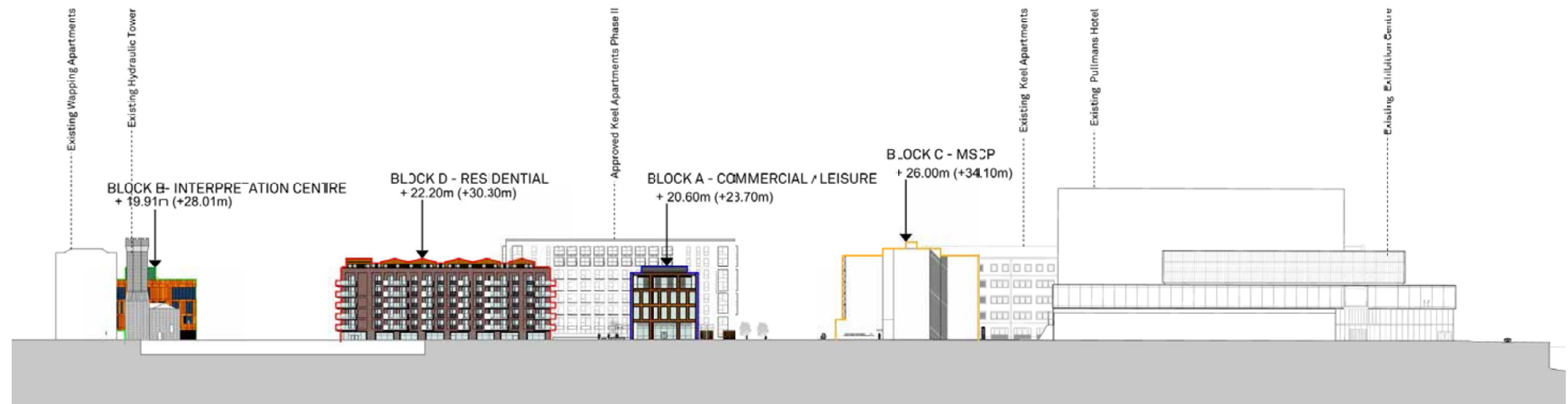
3.5 PROPOSED CONTEXTUAL STRIP SECTIONS.

Key.

- Block A - TCC3 (Application previously submitted)
- Block B - Interpretation Centre
- Block C - Multi Storey Car Park
- Block D - Residential Building.



3.5.6 Strip Section F-F.

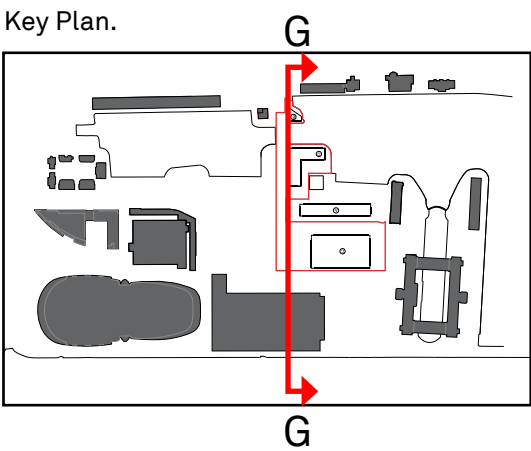




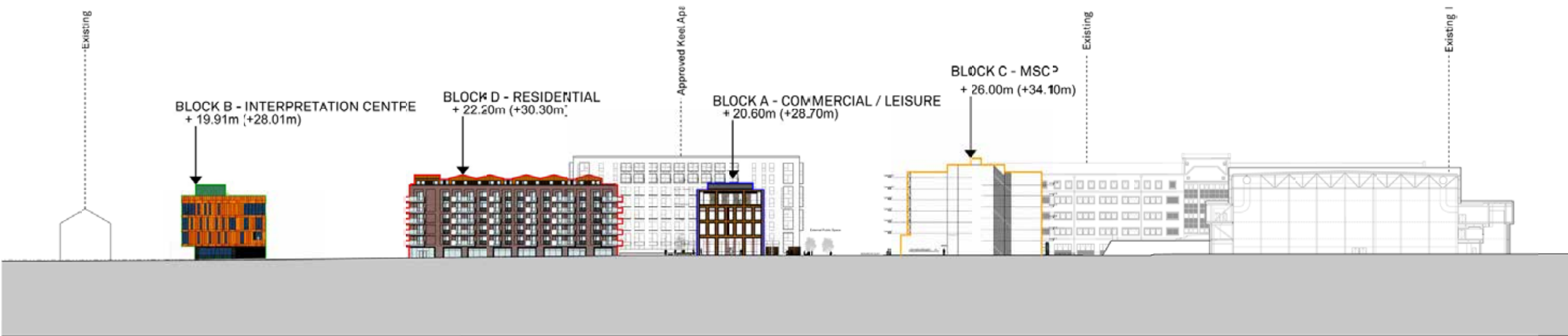
3.0 THE VISION FOR MONARCHS QUAY.

3.5 PROPOSED CONTEXTUAL STRIP SECTIONS.

- Key.
- Block A - TCC3 (Application previously submitted)
 - Block B - Interpretation Centre
 - Block C - Multi Storey Car Park
 - Block D - Residential Building.



3.5.7 Strip Section G-G.



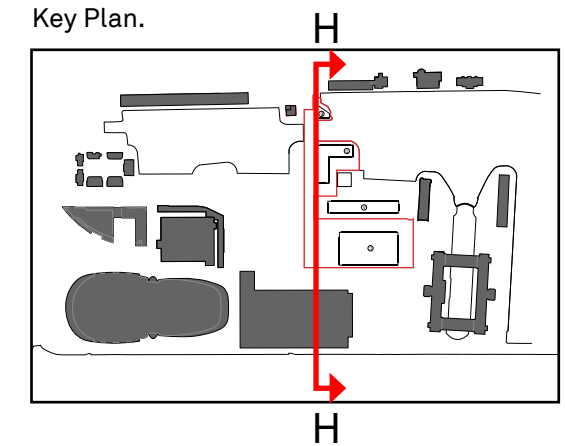
3.0 THE VISION FOR MONARCHS QUAY.

3.5 PROPOSED CONTEXTUAL STRIP SECTIONS.

Key.

- Block A - TCC3 (Application previously submitted)
- Block B - Interpretation Centre
- Block C - Multi Storey Car Park
- Block D - Residential Building.

Key Plan.



3.5.8 Strip Section H-H.

