

ILLUSTRATIVE CONCEPT PLAN

The Illustrative Concept Plan further evolves the identified opportunities, guiding principles and overarching concept to demonstrate how the proposals could help reinvigorate the area and transform the City's relationship with the River Derwent, including defining the key design objectives for the site.

KEY

Development Blocks

Existing Buildings to Retain

Proposed Buildings:

3-storeys

6-storeys

7-storeys

8-storeys

10-storeys

Potential for Retail/Cafe/Mobility Hub

Streets

Bus/Pedestrian/Cyclist Only Route

Footpath / Cycleway

Green Space

Approximate Alignment of OCOR Package 2 Flood Alleviation Measures

Landscape - Wetside Elements (OCOR Package 2)

Public Realm within Conveyance Corridor

Public Square / Shared Space

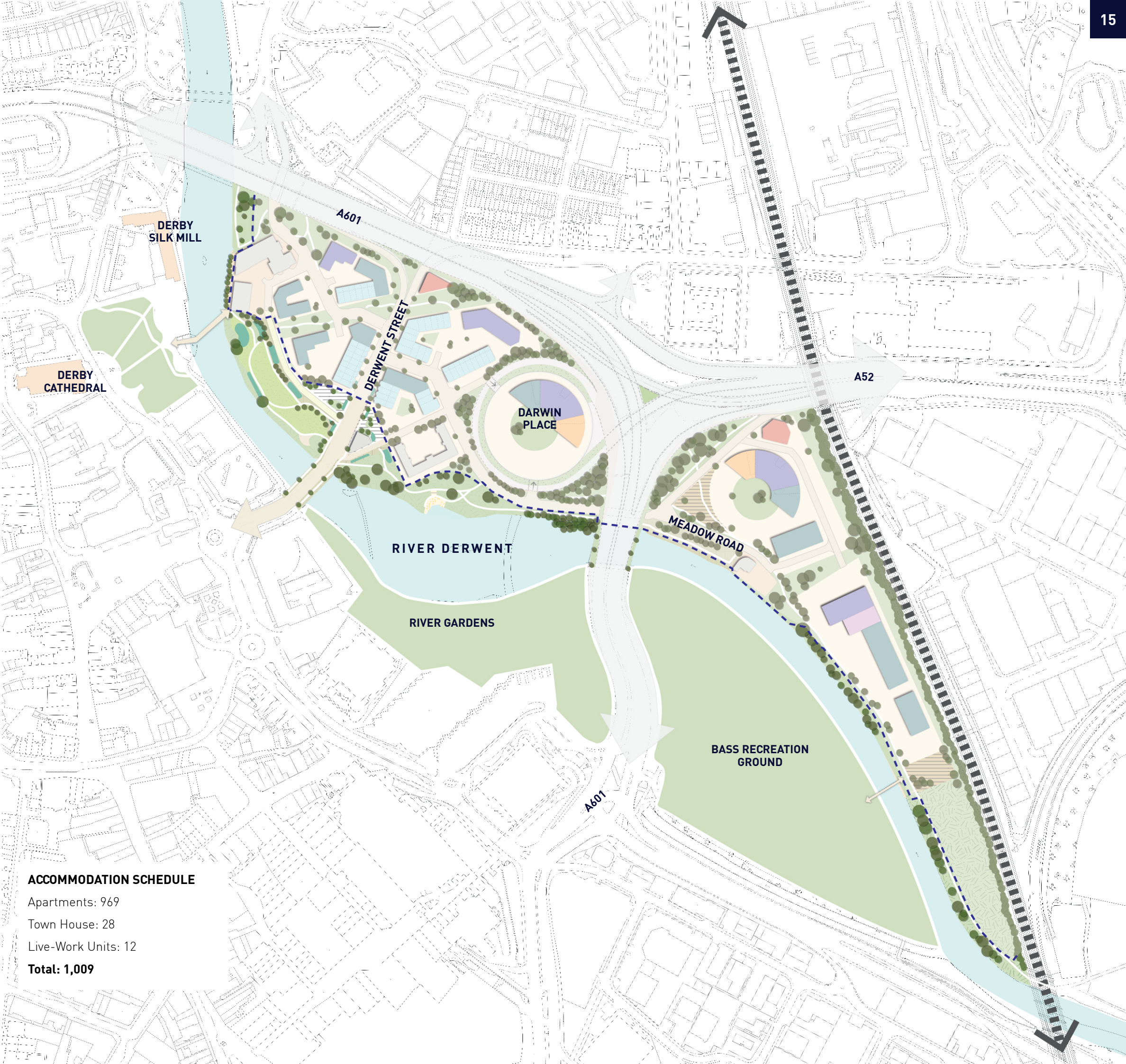
Native, Marginal Riverside Planting

Terraced Lawn

Hard Paved Area

Publicly Accessible Area

Indicative location of Attenuation Basin/SuDS Feature



ACCOMMODATION SCHEDULE

Apartments: 969
Town House: 28
Live-Work Units: 12
Total: 1,009