

5.0 Masterplan Overview



Figure 38. Illustrative ground floor plan

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Figure 39. Illustrative podium level plan

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Figure 40. Illustrative roof level plan



Figure 41. Overview from the South-East



Key Plan

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Figure 42. Overview from the North-West



Key Plan

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6.0 Character Areas



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The Harbour Plan has a variety of spaces each with their own defined character, as illustrated in the diagram to the right. The detail of these character areas will be shown over the following pages.

LEGEND

- Harbourside
- Harbour Master's Square
- Seafront Park
- Shingle Garden + Beach Side
- Residential Garden
- Harbour Station
- Maker's Row
- The Walk
- Lighthouse Lane
- The Passages
- Crescent Way
- The Boardwalk



6.0 Character Areas

6.2 Harbourside

Introduction

The Harbourside spans the entire north side of the Harbour Plan, overlooking the harbour itself and facing back towards the town centre. Open, generous and robust in character, the public realm is broadly split into a Upper Harbourfront and a Lower Harbourfront - divided by dramatic seating steps, pulling south into the masterplan to create an amphitheatre for gatherings, events and film screenings.

The Lower Harbourfront will still be part of the functioning of a working harbour - boat lifting operations will continue here, and access to the water for kayaking etc. A new deck will be built either side of the viaduct bridge to extend the public realm for the benefit of safe pedestrian travel from Harbour Approach Road and the viaduct.

Function

- Animated waterfront public realm
- Retail frontage
- Seated Amphitheatre for events (up to 250 people capacity)
- LAP Playspace
- Access to the lower harbour level for water sports

Hard Landscape

- Porphyry paving to upper level
- Brushed concrete to lower level
- Metal mesh pedestrian walkway
- Feature Amphitheatre

Soft Landscape

- Mature trees in hard landscape



Figure 44. Harbourside character images



Figure 45. Events and activities: film screenings, Christmas markets, and water sports.



Figure 46. Photographs of the existing harbour edge