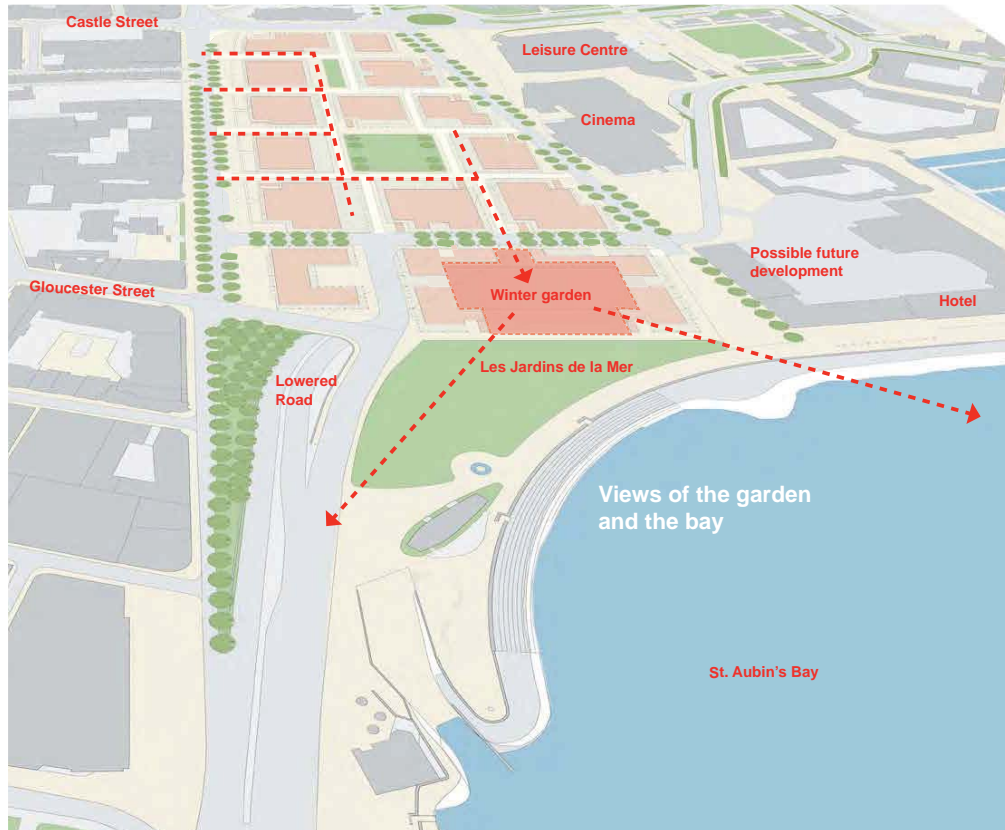
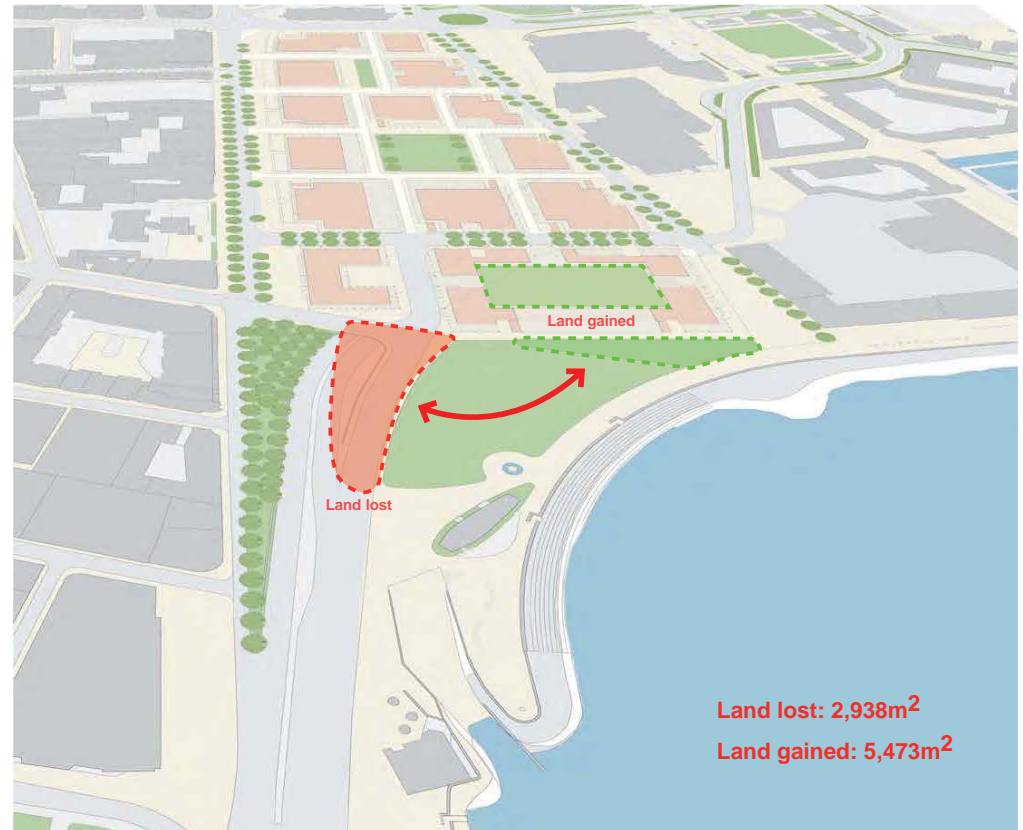


A winter garden has been introduced to improve the relationship of the scheme with Les Jardins de la Mer. This will become an important all weather public space for the town.

The Esplanade Quarter



The winter garden directly connects with Les Jardins de la Mer with views over the St. Aubin's Bay.



The revised scheme provides more public space than the existing garden.

Land lost: 2,938m²
Land gained: 5,473m²



Portcullis House, Westminster.



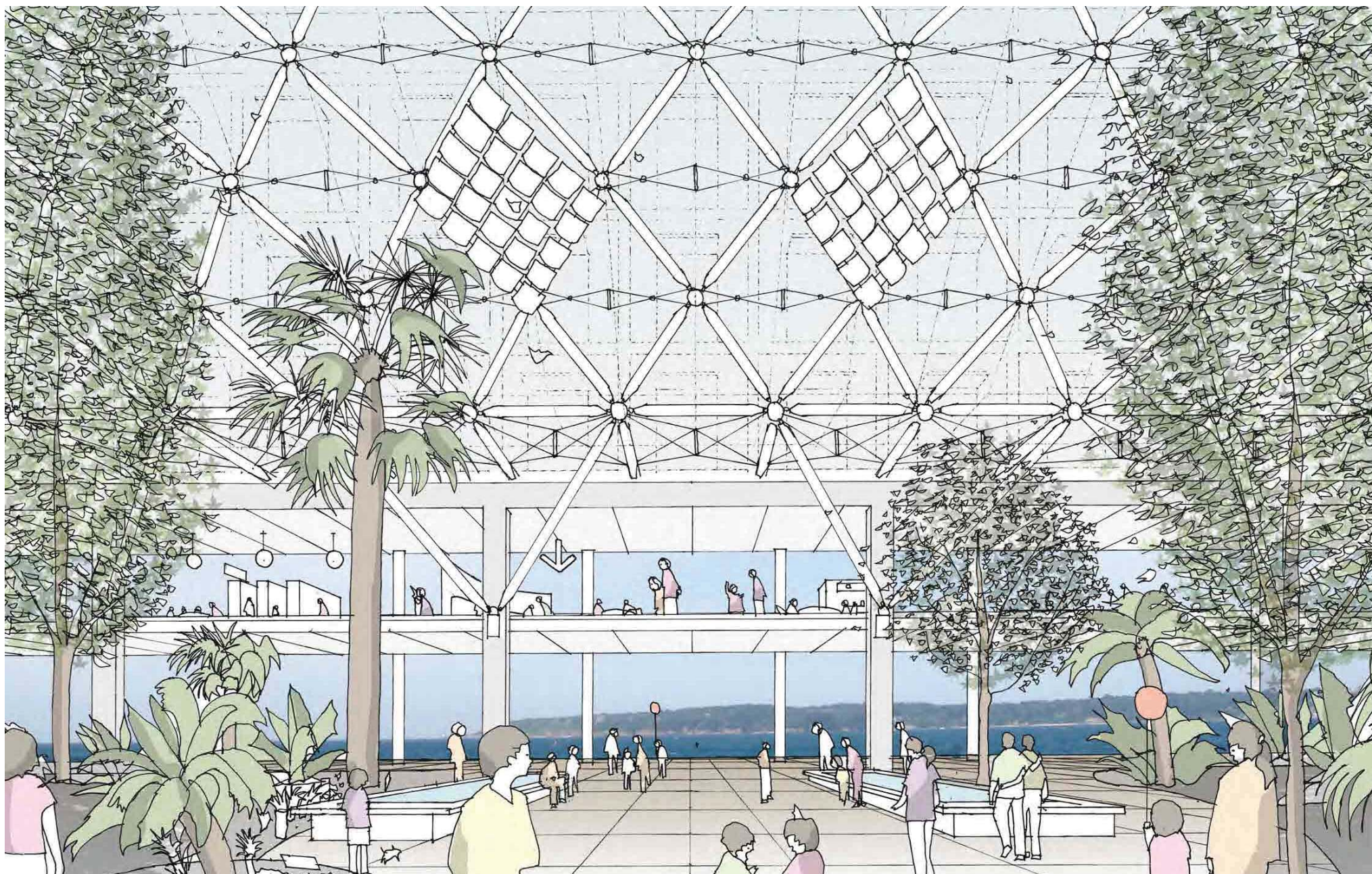
Sheffield winter garden.



Wildscreen, Bristol.

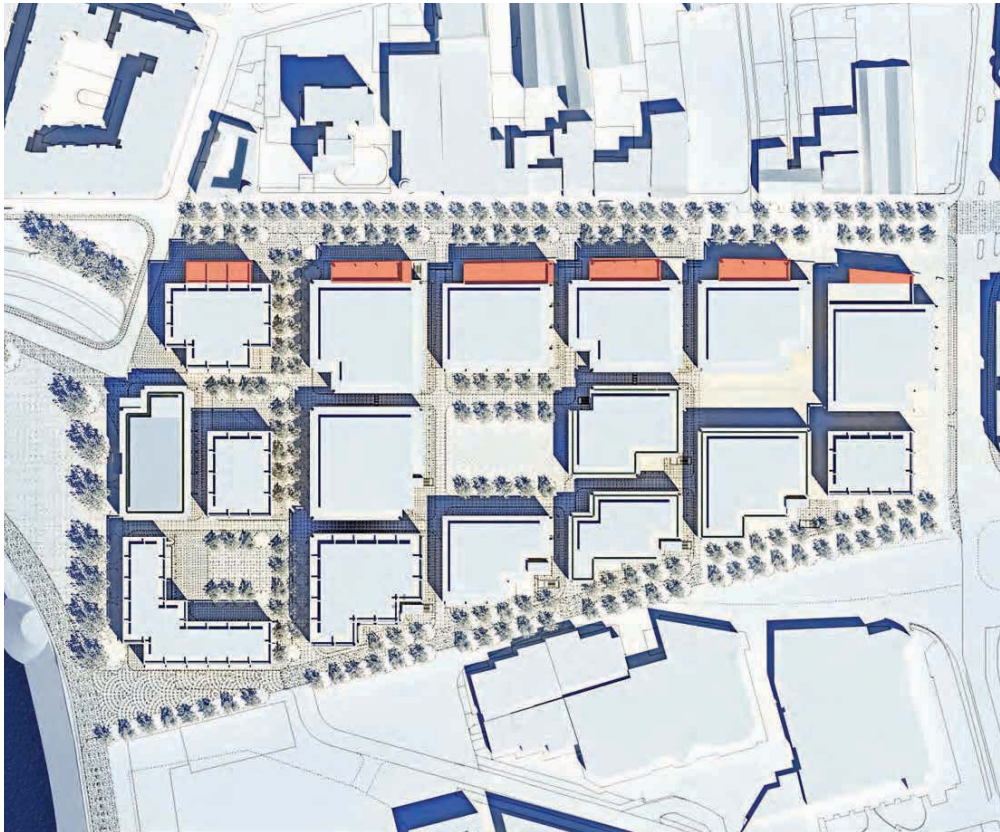


The winter garden is 1.5 times the size of Royal Square.



View of the winter garden, Le Jardin d'Hiver, looking out to St. Aubin's Bay.

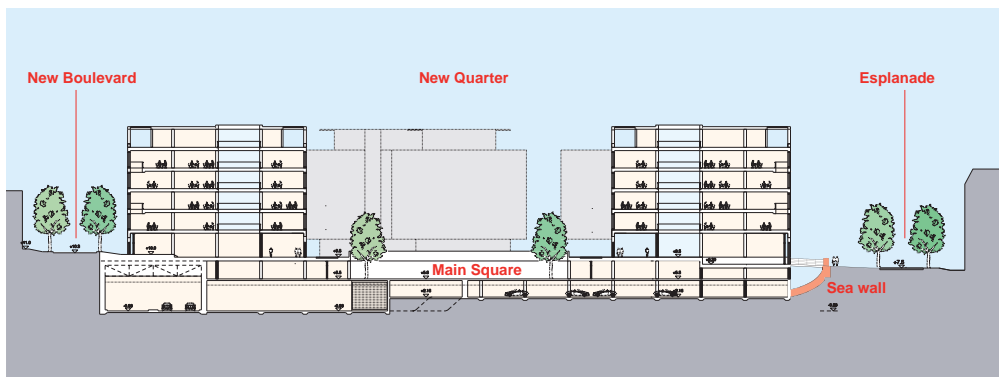
The buildings on the Esplanade have been set back from the existing sea wall to further improve the relationship of the new scheme to this important route.



Original masterplan.



Current masterplan.



Section through scheme illustrating the sea wall.



Access points through the historic sea wall creates a sense of 'arrival' to the new quarter.



Existing sea wall.

The amount of retail space within the scheme has been halved and the area reallocated to provide additional residential accommodation.

The Minister for Planning and Environment has approved a reduction in the quantum of retail by 50 percent based on the current ED retail assessments. The revised mix of uses is described in the table below:

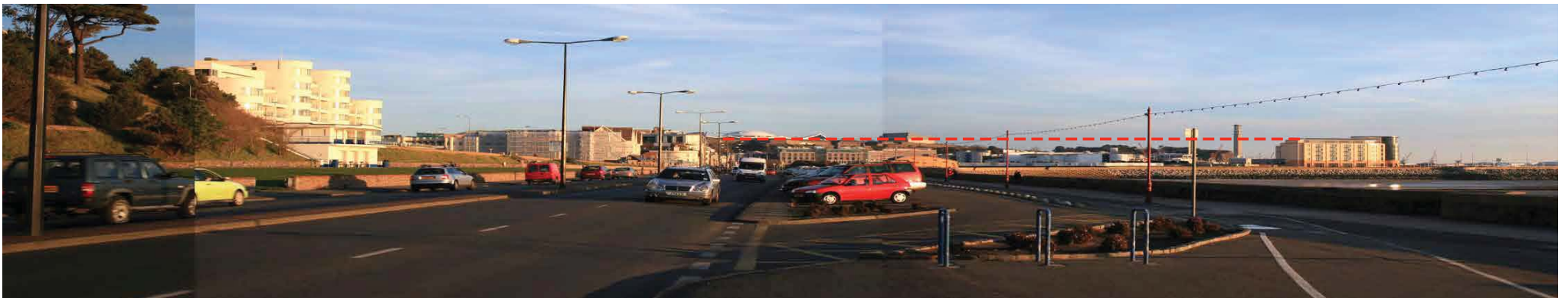
Class	Use	Total area (ft ²)
1	Offices	620,706
	Car parking spaces	585
2	Retail comparison	12,240
2	Restaurants	26,515
2	Retail convenience	15,000
3	Residential units	388
	Area	291,128
	Car parking spaces	220
4	Leisure self catering	76,800
	Car parking spaces	65
4	Leisure boutique hotel	53,760
	Car parking spaces	30
	Public car park	520
	Total car park	1,420
	Total (excluding car park)	1,096,144
	Total (including car park)	1,610,000



Maximum building heights have been established (subject to confirmation with the WDG).



Building heights.



We need to protect and enhance important views.

An internationally renowned landscape architect has been appointed.

Projects by Townshend Landscape Architects, the landscape consultant appointed for the Esplanade Quarter.



More London, London



Spitalfields, London



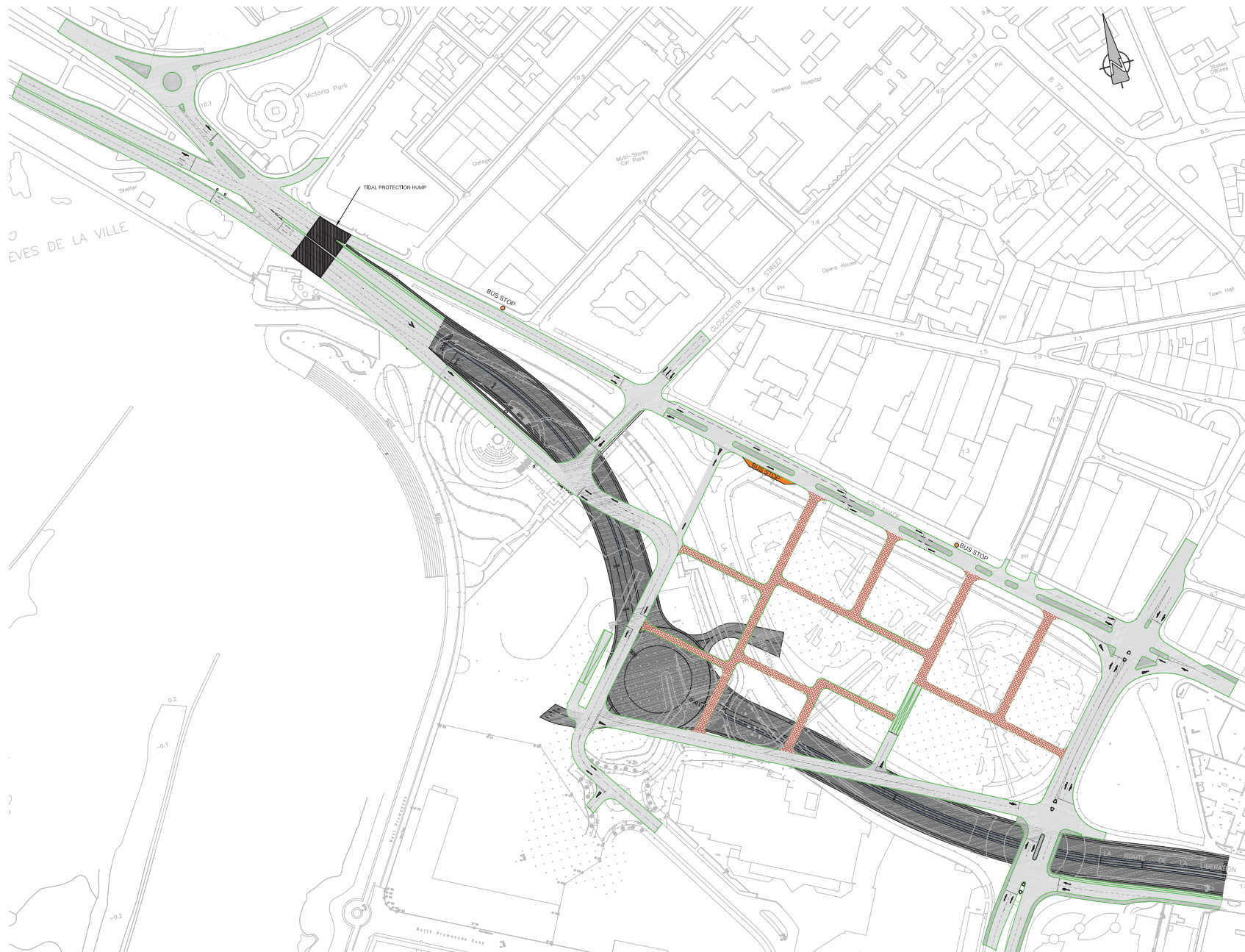
Brindley Place, Birmingham



More London, London

Traffic arrangements have been agreed with the Transport and Technical Services Department (TTS).

The Esplanade Quarter



LEGEND

SURFACE ROAD	
PEDESTRIAN ROAD WITH SERVICE VEHICLE ACCESS	
PROPOSED LA ROUTE DE LA LIBERATION (PROVISIONAL ALIGNMENT)	
TOPOGRAPHICAL SURVEY	
DIGIMAP (2008)	
PROPOSED WORKS	
RETAINING WALL	
BUS STOP	

Faber Maunsell surface road layout plan