

7.1 OVERVIEW OF ILLUSTRATIVE SCHEME

The illustrative scheme explores one way (but, importantly, not the only way) in which the redevelopment might be delivered in accordance with the masterplan presented in section 6. This section presents the illustrative scheme including its design, layout, scale, character and benefits.

7.1.1 PURPOSE

The illustrative scheme presents one design that provides a high-quality and contextually-appropriate redevelopment that accords with the parameters for which planning permission is being sought. While it does not reflect the only proposal that could accord with the design parameters, it reflects a fully-tested indication of current design thinking and consultation and is therefore representative of what the Reserved Matters Applications may look like. Nevertheless, as full design development has not been completed, and as further consultations are intended, the Reserved Matters Applications may vary from the illustrative scheme provided they comply with the parameters for which approvals are being sought.

7.1.2 FORWARD

The design of the illustrative plan is based on and fully accords with the principles of the redevelopment presented in section 6, and readers of this section should familiarise themselves with those principles in order to best understand the scheme being presented. Similarly, readers should be familiar with the structure of the application and the parameters presented in section 6 before reading this section of the Design & Access Statement.

The illustrative scheme should be reviewed in light of the outline nature of the approvals being sought. Therefore, extensive details are not presented as part of the illustrative scheme; rather the scheme is designed to show what the overall character of the redevelopment is intended to be like, without presenting details that at this point in time remain unknown and which might therefore be considered misleading. This is reflected in the extent of information presented as well as in the graphical style used.

7.1.3 OVERVIEW

This section presents the illustrative scheme by focussing on discreet topics which explain the key aspects and benefits of the scheme, before presenting illustrations of key representative views.

Accordingly sections 7.2-7.11 present the following information:

- 7.2 Vehicular Access
- 7.3 Pedestrian & Cycle Routes
- 7.4 Public Realm
- 7.5 Landscape and Habitat Areas
- 7.6 Private Spaces
- 7.7 Sports Facilities
- 7.8 Building Massing
- 7.9 Residential Design
- 7.10 Townscape & Views
- 7.11 SPG Compliance

Considered together with the information presented in chapter 6, the illustrative scheme presents a clear indication of the nature of the buildings and open spaces that make up the proposals in terms of their use, layout, scale, appearance, landscaping and access.

