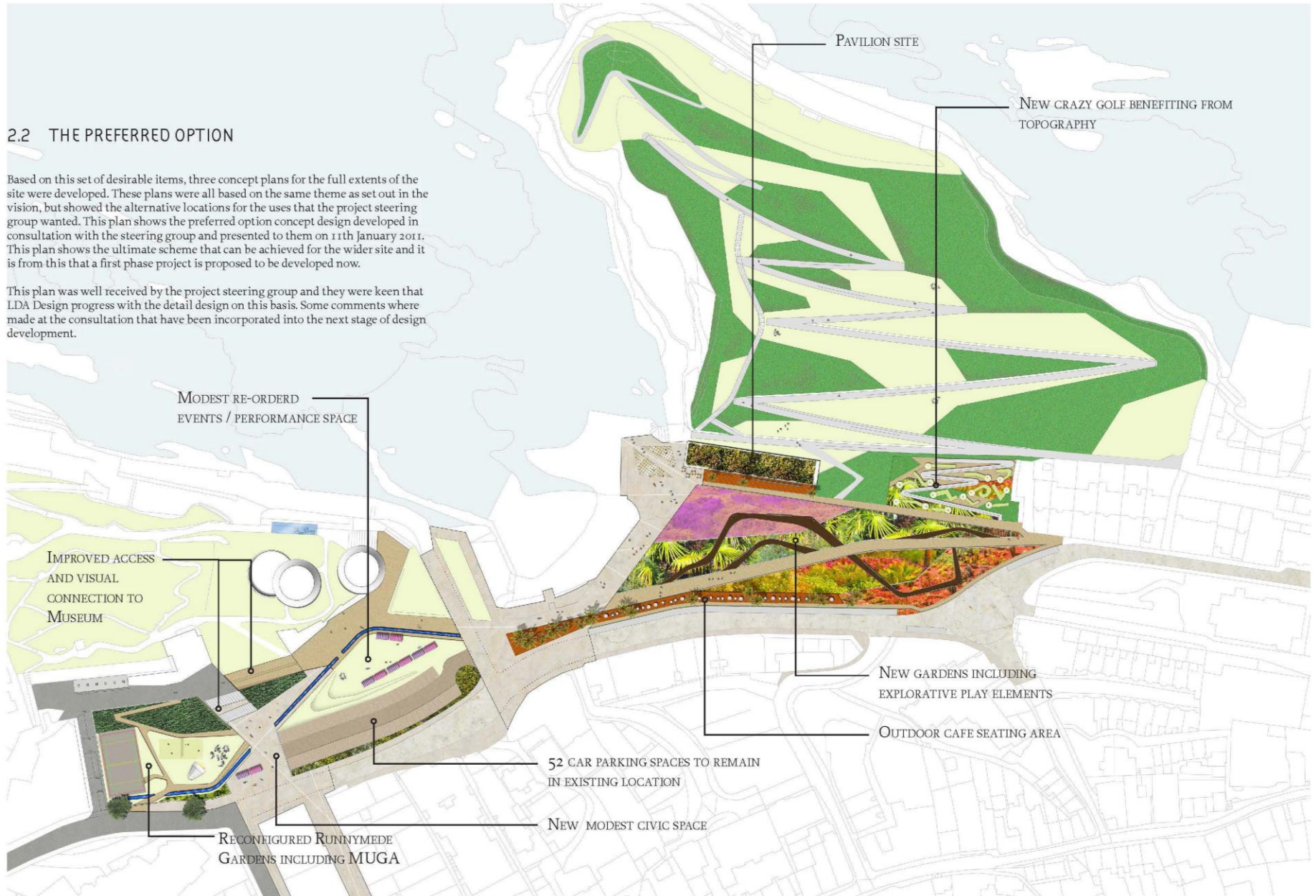


2.2 THE PREFERRED OPTION

Based on this set of desirable items, three concept plans for the full extents of the site were developed. These plans were all based on the same theme as set out in the vision, but showed the alternative locations for the uses that the project steering group wanted. This plan shows the preferred option concept design developed in consultation with the steering group and presented to them on 11th January 2011. This plan shows the ultimate scheme that can be achieved for the wider site and it is from this that a first phase project is proposed to be developed now.

This plan was well received by the project steering group and they were keen that LDA Design progress with the detail design on this basis. Some comments were made at the consultation that have been incorporated into the next stage of design development.



PAVILION SITE

NEW CRAZY GOLF BENEFITING FROM TOPOGRAPHY

MODEST RE-ORDERD
EVENTS / PERFORMANCE SPACE

IMPROVED ACCESS
AND VISUAL
CONNECTION TO
MUSEUM

NEW GARDENS INCLUDING
EXPLORATIVE PLAY ELEMENTS

OUTDOOR CAFE SEATING AREA

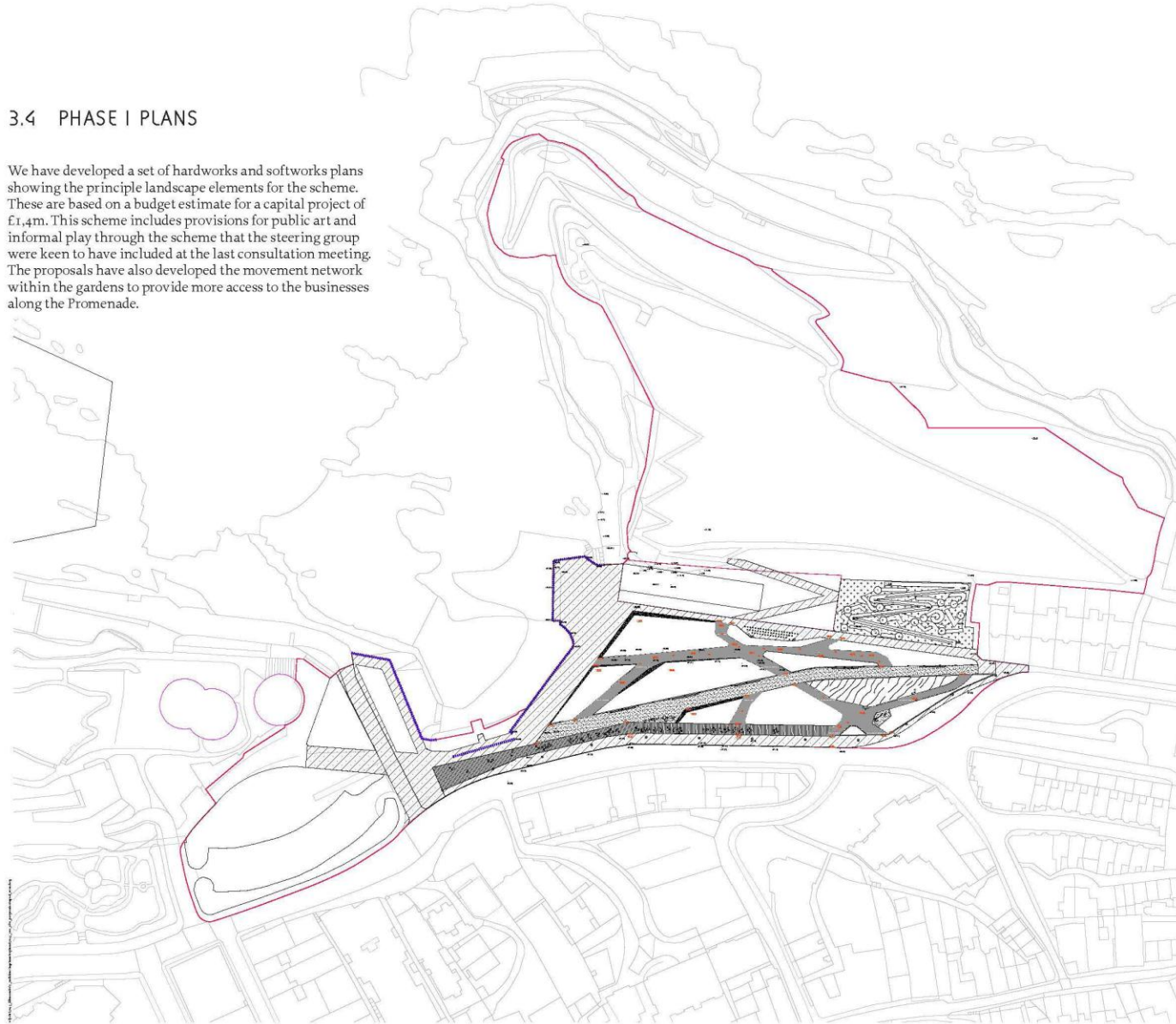
52 CAR PARKING SPACES TO REMAIN
IN EXISTING LOCATION

RECONFIGURED RUNNYMEDE
GARDENS INCLUDING MUGA

















NEW MODEST CIVIC SPACE

3.4 PHASE I PLANS

We have developed a set of hardworks and softworks plans showing the principle landscape elements for the scheme. These are based on a budget estimate for a capital project of £1.4m. This scheme includes provisions for public art and informal play through the scheme that the steering group were keen to have included at the last consultation meeting. The proposals have also developed the movement network within the gardens to provide more access to the businesses along the Promenade.












LEGEND

-  Proposed maximum extents of site works
-  Main link path finished in resin bonded surface dressing over construction suitable for occasional vehicular access for maintenance.
-  White acid etched retaining concrete walls of varying heights (flush kerbs to 900mm high)
-  Jack and Jill sloping walls
-  Water jets feature in concrete finished area (to be costed as a separate provisional item)
-  Internal paths in gardens to be constructed in local natural stone laid on edge to herring-bone pattern in unbound construction suitable for pedestrian traffic only
-  Existing walls to seafront replaced with maritime steel balustrade (Grade 316 minimum) and surface fixed to new concrete finish
-  Exposed aggregate concrete to perimeter paths and surrounding open spaces suitable for occasional vehicular overrun
-  Seating area for outdoor cafes comprised of hardwood timber deck laid to finish flush with adjacent surfaces. Allowance for semi-mature tree planting within deck with robust underground support system
-  Individual seats, simple white acid etched concrete blocks
-  Long benches incorporated onto retaining wall structure, comprised of hardwood slats (FSC Approved) Random lengths by uniform width and depth fixed to a modular steel sub-frame to be fixed on site to retaining wall.
-  Modular lighting column incorporating lighting optic at high level
-  Wall recessed light integrated within retaining walls
-  Natural stone stepping stones, locally sourced if possible incorporated into pavement, informal play feature.
-  Ripple effect earthworks, simple sculptural earthwork forms
-  Relocated Crazy Golf course to be designed to fit into the re-graded slope. Allow for attendants hut, perimeter hedge bank and fence, water, electricity and telephone and for secure access gate.

LEGEND



-  Proposed maximum extents of site works
-  Reinstatement these areas as lawn
-  Meadow / long grass. Less demanding mowing regime. Assume two annual mows, summer and late autumn
-  Mown lawns as existing
-  Ripple effect earthworks, simple sculptural earthwork forms
-  New Gardens comprised of a combination of native woody coastal planting with proven robustness in beds laid to gradients. Garden spaces to include 35% lawn area. Allowance to be made in budget costs for bespoke 'play features'
-  New Gardens comprised of a combination of native heathers and small flowering herbaceous planting in beds laid to gradients. Garden spaces to include 35% lawn area. Allowance to be made in budget costs for bespoke 'play features'
-  New Gardens comprised of a combination of more ornamental / unusual plants in beds laid to gradients. Garden spaces to include 35% lawn area. Allowance to be made in budget costs for bespoke 'play features'
-  Allowance for semi-mature tree planting within with robust underground support system



LEGEND

- Site boundary
- 1** Native Coastal Grassland.
- 2** Lawn Areas maintained on Capstone Hill.
- 3** Relocated crazy golf course.
- 4** Main link pathway through Pavilion Gardens.
- 5** New Pavilion Development Site (to be delivered as a separate project).
- 6** Sculpture Earthworks Lawn for passive recreation and play.
- 7** Promenade Deck Area for extending Hospitality Business along Seafront.
- 8** Re-finished Hardworks Area to Beachfront
- 9** Internal Path Network in Pavilion Gardens with incidents of art and play.
- 10** Resurfaced Carriageway leading to rear of Landmark Theatre.
- 11** Existing Car Park retained within scheme.
- 12** Lawn Area retained within scheme.
- 13** Landmark Theatre.
- 14** Existing wall along Beachfront replaced with railing

REV.	DESCRIPTION	APP.	DATE

LD A DESIGN

PROJECT TITLE
**ILFRACOMBE SEAFRONT
 PUBLIC REALM**

DRAWING TITLE
Illustrative Masterplan

ISSUED BY **Exeter** T 01392 260430

DWG.NO 0000_01

DATE 14/02/2011

SCALE@A3 NTS

STATUS DRAFT

DRAWN AF

CHECKED GD

APPROVED GD

No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only

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