

City Centre North - Selection of Masterplanning Images. Taken from the Design and Access Statement Part 1, for planning application 22/01243/CS3

Further details can be found at this link:

[22/01243/CS3 | Outline planning application for demolition of existing buildings and the construction of a phased development of up to 2,300 residential units \(Use Class C3\), up to 10,000sqm non-residential uses \(Use Classes E, F1 and F2\), and associated servicing facilities, parking, plant space, open space \(including a public park\), landscaping, access and highways works. Phase 1 to comprise residential units and non-residential uses with full details of access, layout, scale and appearance provided, with landscaping reserved. Subsequent phases to comprise residential units and non-residential uses with details of strategic means of access provided with all other matters reserved | Land Bound By Hope Street & Church Street Roundabout To The North, Commercial Road \(A3\) & Lake Road To The East, Charlotte Street To The South And Hope Street To The West](#)

Masterplan Overview

5.1. Use

The Masterplan currently promotes a flexible parameter-based approach that will require Reserved Matters Applications to be developed for each plot. In order to support a new community, a wide range of potential uses is envisaged. These include residential, retail, commercial and cultural uses.

5.2. Amount

The outline application seeks a quantum of development within the maximum parameter envelope of the plots.

An illustrative masterplan is included in this Design and Access statement, which shows one possible way that the plots can be developed. A comparison of the areas is shown below.

	Homes	Non-Residential Accomodation
Proposed Development	Up to 2300	Up to 10,000m ²
Illustrative Masterplan	1860	8000m ²



Sketch Aerial Perspective

Masterplan Overview

5.3. Illustrative Masterplan

The Illustrative Masterplan is underpinned by a number of key principles, as follows:

- A reconfigured highway network, which gives priority to pedestrian and cyclists.
- A new and enhanced network of pedestrian/ cycle priority streets and spaces that pass through the site and connect with Site with its surroundings.
- A central park which provides a focus for the new neighbourhood and wider City.
- A series of mixed use buildings that overlook the new and existing streets and the park.
- A diverse green landscape that is ecologically rich and performs a number of important environmental, drainage and amenity functions.
- A hierarchy of building forms that respond to the character of its surrounding townscape and reinforce the identity and legibility of development on the skyline of the City. Building forms that adopt the highest feasible sustainability and energy efficiency standards.
- A diver mix of land uses, which help to create and reinforce the role and function of the development as a new sustainable neighbourhood for the City.

The next section provides a more detailed description of the different character area that underpin the masterplan.



Illustrative Masterplan

5.5. Masterplan Character Areas

The Illustrative Masterplan is comprised of 8no. Character Areas, this section covers these character areas in detail. Each of the character areas have been developed with careful consideration for happy and healthy future living standards as set out in the Imagine Portsmouth 2040 vision. The character areas should be read in conjunction with the Parameter Drawings and Plot Summary Matrix in the Outline Design Code, and used as a design guide for all future RMA's.

Their differing characters, relate directly to their:

- Context
- Existing Heritage Assets
- Location & Hierarchy within the illustrative masterplan

Each character zone has its own unique identity, with the aspiration to create a rich and diverse neighbourhood in the city of Portsmouth. The generous verdant green park (character zone 1) at the heart of the masterplan weaves the character areas together, bringing all the much needed benefits of nature and open space into modern city living.

- 1 Park
- 2 St. Agatha's Gardens
- 3 Portsmouth Piazza
- 4 Lake Road Gardens
- 5 Harbour View
- 6 Church Street Point
- 7 Dickens Row
- 8 Dockyards



Illustrative Masterplan