



Proposed Site Plan

The proposal is for five new units (two houses, three apartments) a replacement restaurant and a surf shop, along with overall site enhancement including public spaces, a restored dune habitat, a new public footpath onto Le Mont Sohier and a bus shelter. The scheme was inspired by the Conway Tower (and the ability to achieve visual gaps past the tower through to the sea) and is the prime source of idea about the layout and materials, and is purposely designed to provide interesting views and public access through to the sea from le Mont Sohier for the public's benefit.



Existing Aerial



Proposed Aerial 3D Visualization

List of Community Benefits

1. Creation of a carefully designed gaps through the site to obtain views past the Conway Tower to the sea allowing the public access through the site to the promenade.
2. Conway Tower setting: this will be enhanced with a stone-walled and gravel surfaced parking court for 16 spaces and bicycle storage for use by the public visiting the restaurant / deli and surf shop.
3. Public Access: new steps will be built from the Tower down to the Promenade
4. Enhanced public access to the Tower: The adaptation of the Tower to provide visitor accommodation will extend the potential for access
5. Wayside Café: this popular facility will be rebuilt with a modern restaurant facility and deli counter with indoor and outdoor seating.
6. Surf shop: this popular facility will be replaced with a purpose built facility.
7. Promenade: the proposals include a new walled edge to the dunes with seats.
8. Viewpoint: below the Tower a new terrace will have an explanatory panorama board.
9. Sand Dunes / Ecological Sanctuary: the dunes will be carefully reshaped to encourage indigenous flora and fauna
10. Public Footpath: the frontage to Mont Sohier will have a new 1.8m wide footpath up as far as the site known as Seabreeze.
11. Biodiversity: the new landscape planting is chosen to encourage greater diversity of indigenous species. The layout provides a wildlife corridor along the east boundary and an earth mounded edge to the road mimicking the existing mounding that is a typical field edge condition found on the Island.
12. The new heritage befitting approach to the Tower and car park, along with the Wayside Cafe expansion and Surf Shop, will enhance the tourist offer and create an attractive destination at the east end of the promenade bringing enhanced local economic benefit to all the seafront businesses, and potentially do so all year round.
13. New public bus stop to the north of the site sighted by the restaurant car access.



Proposed View From Mont Sohier



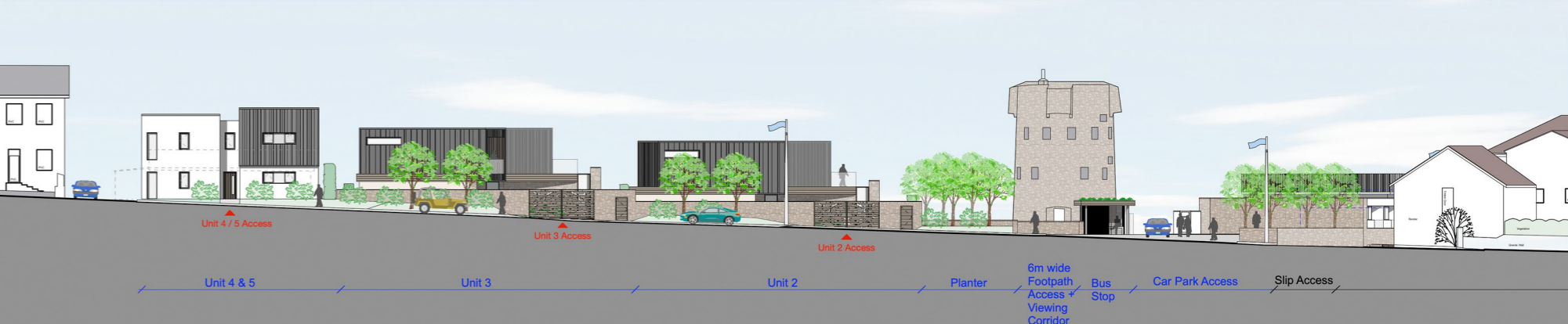
Proposed Public Footpath



Proposed 3D Visual of South Elevation



Proposed Site Section Through Public Space



Proposed Northern Street Elevation

