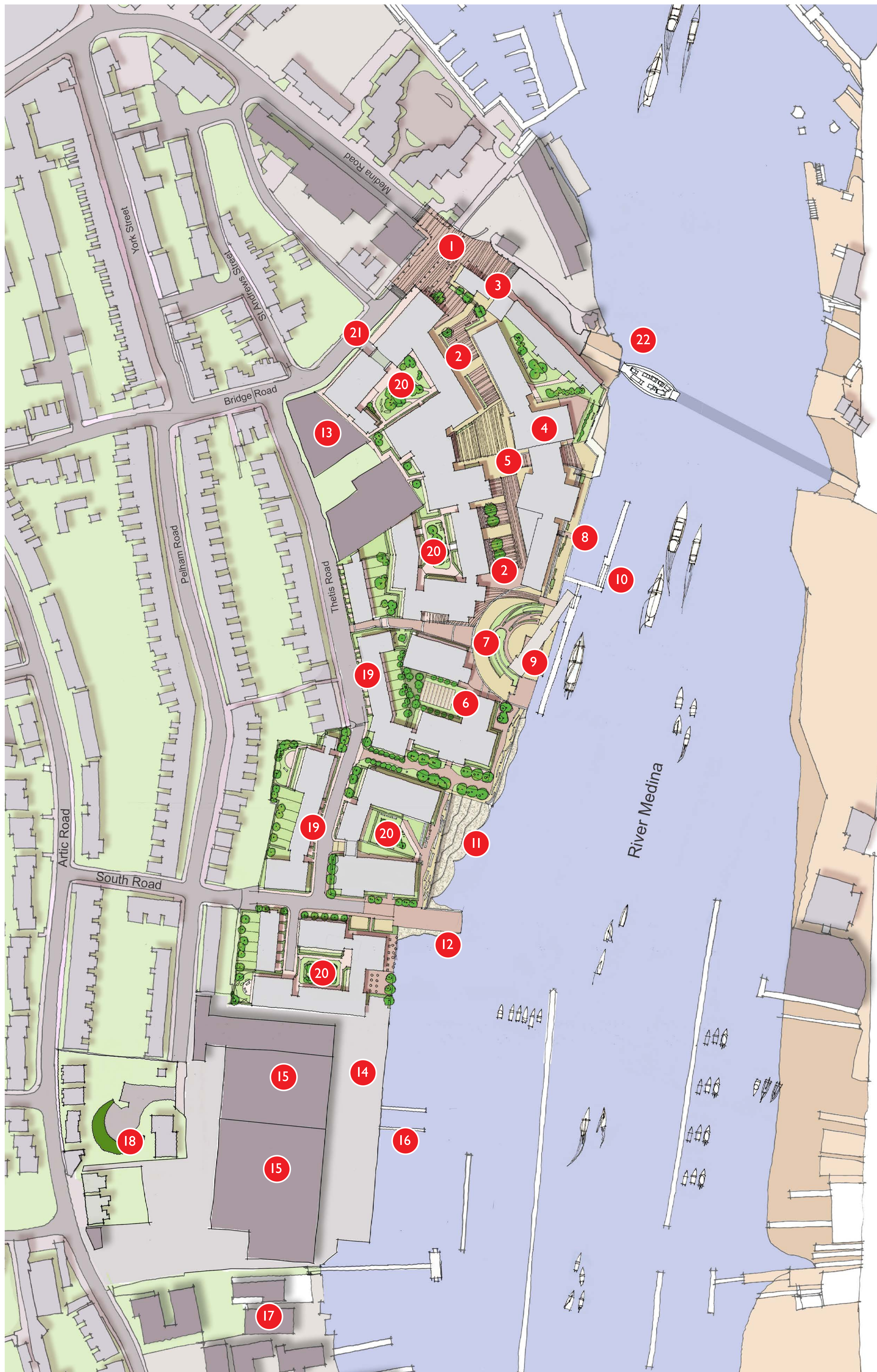


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Illustrative Masterplan



Key

1. Medina Road Square
2. Mixed use Pedestrian Street
3. Refurbished JS White office building
4. Riverside Public House and terrace
5. DDA access to Waterfront
6. Marine Heritage Museum
7. Hammerhead Square
8. Lower River Terrace
9. Restored Crane
10. Pontoons/Moorings
11. Ecology Area
12. Public slipway & parking
13. Existing Seaflex buildings
14. Boat Storage Area
15. Marine Employment
16. Commercial slipway/hoist
17. IYWAC and Sea Cadets
18. Consented residential
19. Terraced housing
20. Residential Courtyards
21. Basement Car Park entrance
22. Chain Ferry

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Aerial View of Illustrative Masterplan

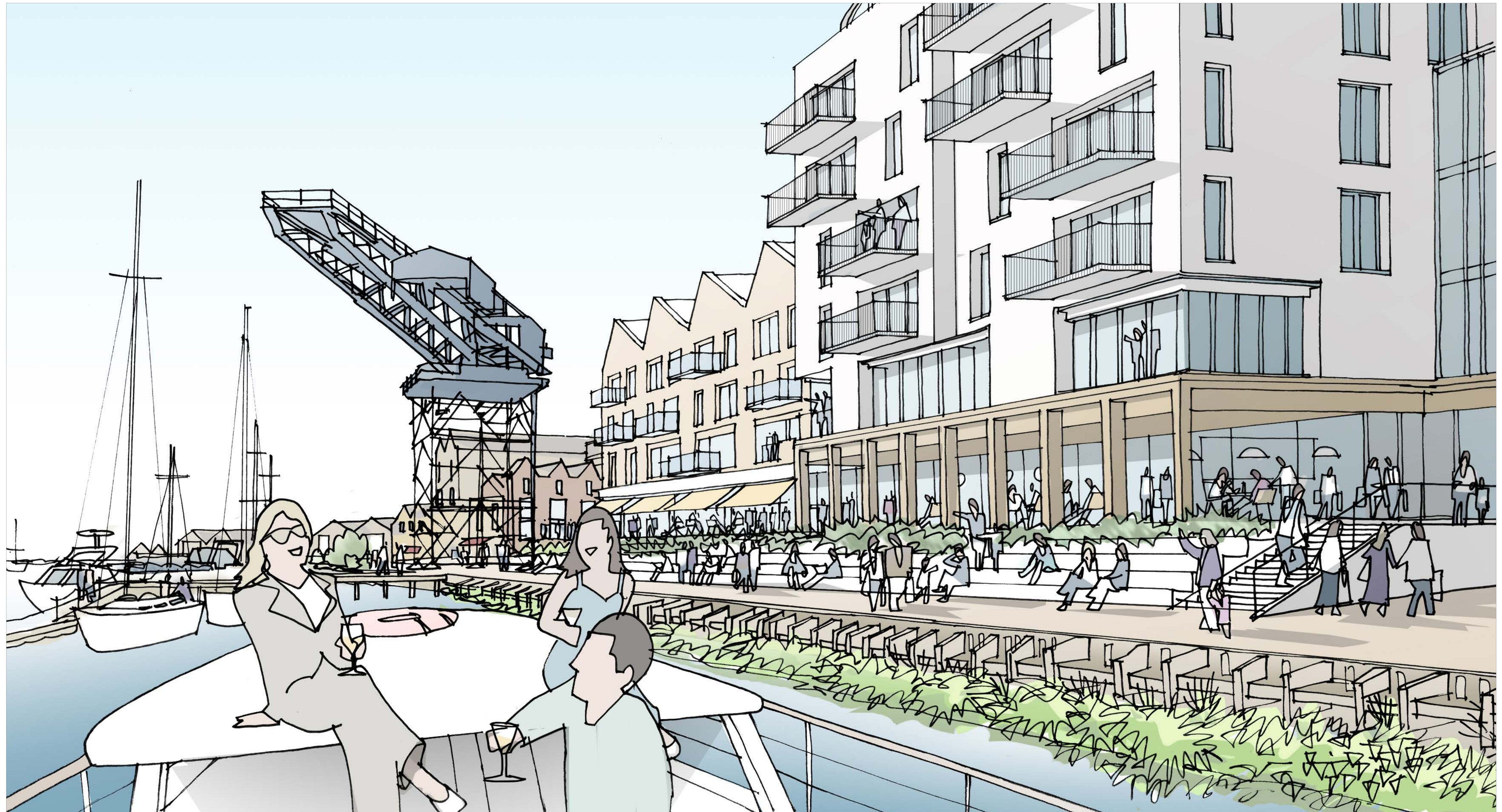


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Illustrative View of Phase One Waterfront

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Phase One: Public Space & Architectural Design



View of new Entrance Square from Medina Road/Bridge street



Illustrative view of new public space in Medina Yard Phase One

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Phase One: Public Space & Architectural design



Illustrative view of new Medina Yard of Phase One waterfront from East Cowes



Aerial view of Medina Yard Phase One area

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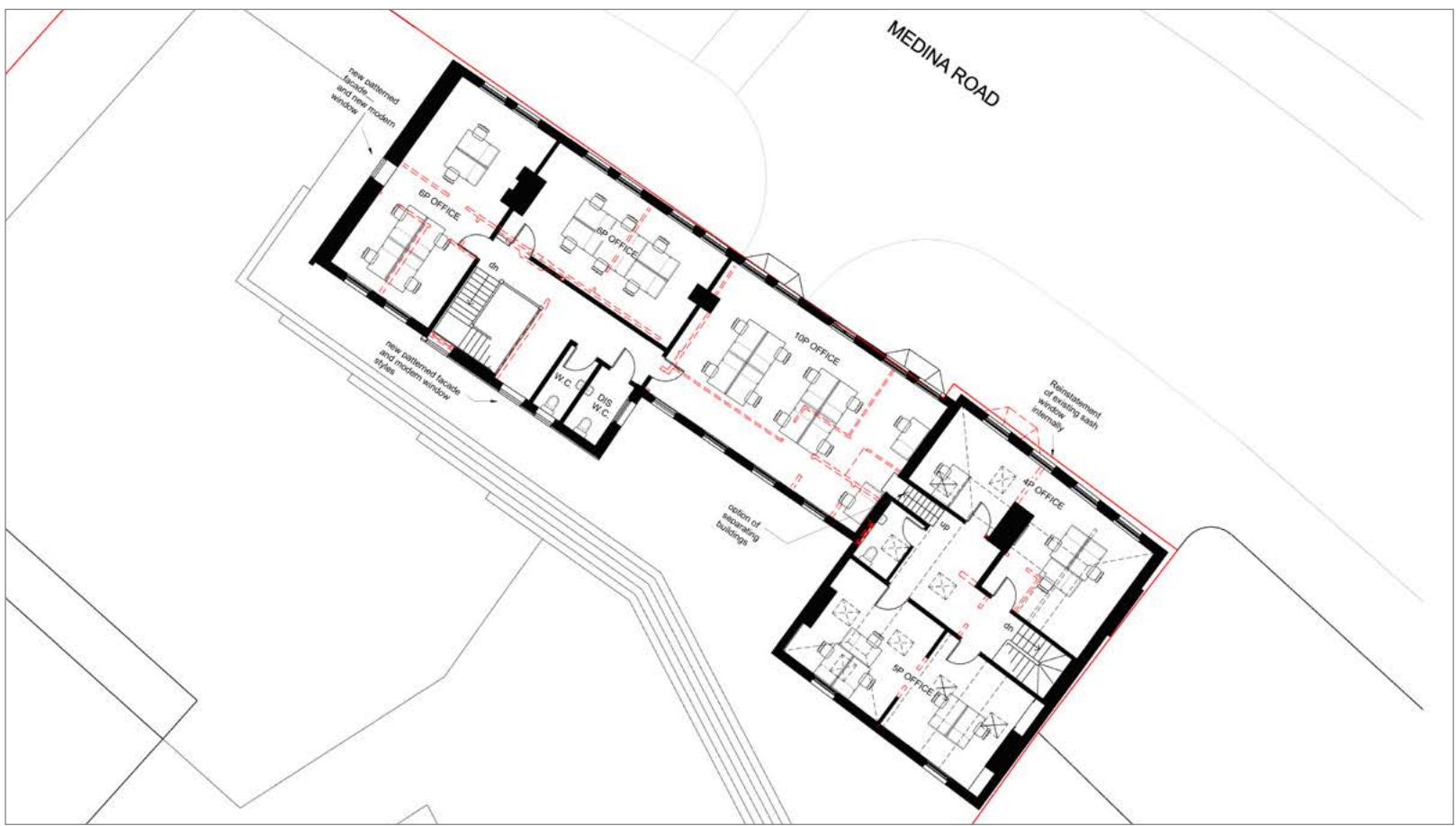


Phase One: J Samuel White Building

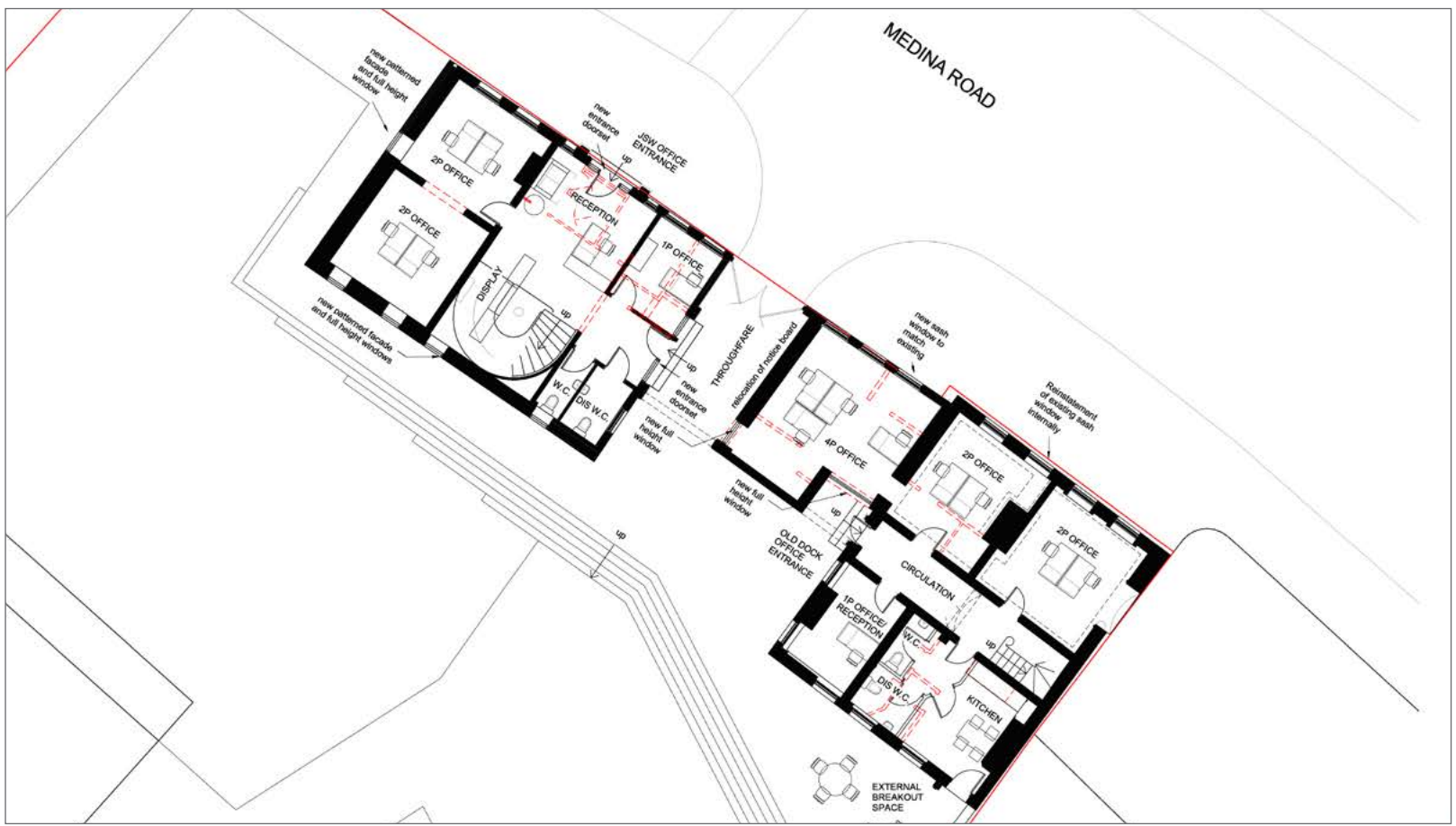
The existing J Samuel White building and Old Dock Office on Medina Road will be refurbished for use as serviced office space in the Phase One detailed planning application. As the building is locally listed a qualified heritage consultant has been engaged by the development team to fully assess both the interior and exterior of the buildings.

It is proposed to demolish the 1950's extension on the corner of Medina Road and Bridge Street. This will form a new entrance space and new direct public route to the waterfront. Less significant parts of the original building will also be carefully removed and where possible original features reinstated.

The double gates off Medina Road will be reopened to create a route into the development from the Chain Link ferry, and steps will be taken to improve flood risk protection to the retained buildings.



Proposed First Floor plan



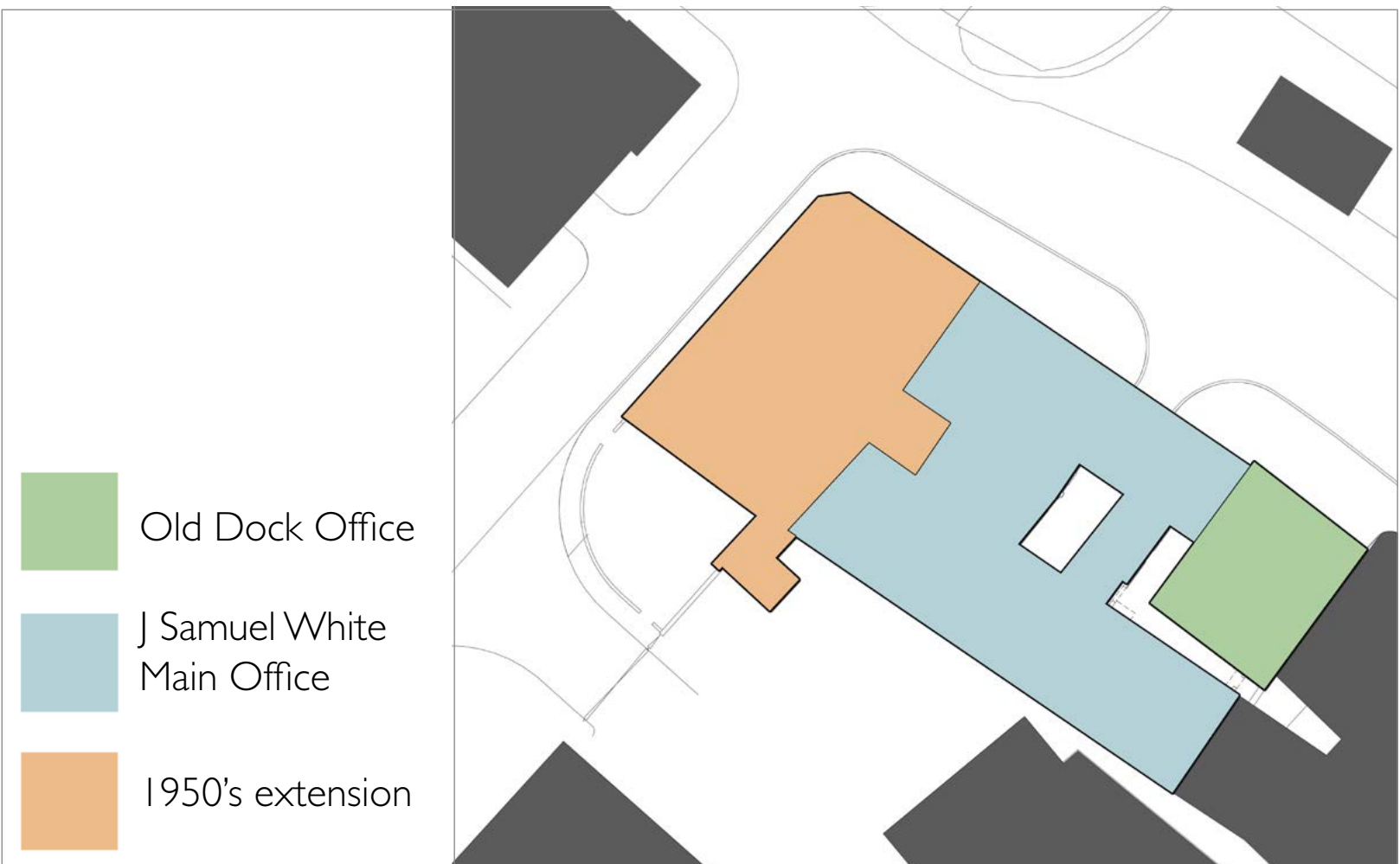
Proposed Ground Floor plan



Old Dock Office



J Samuel White Building



Plan of existing buildings



Medina Road Street Elevation as proposed



Medina Road Street Elevation as existing

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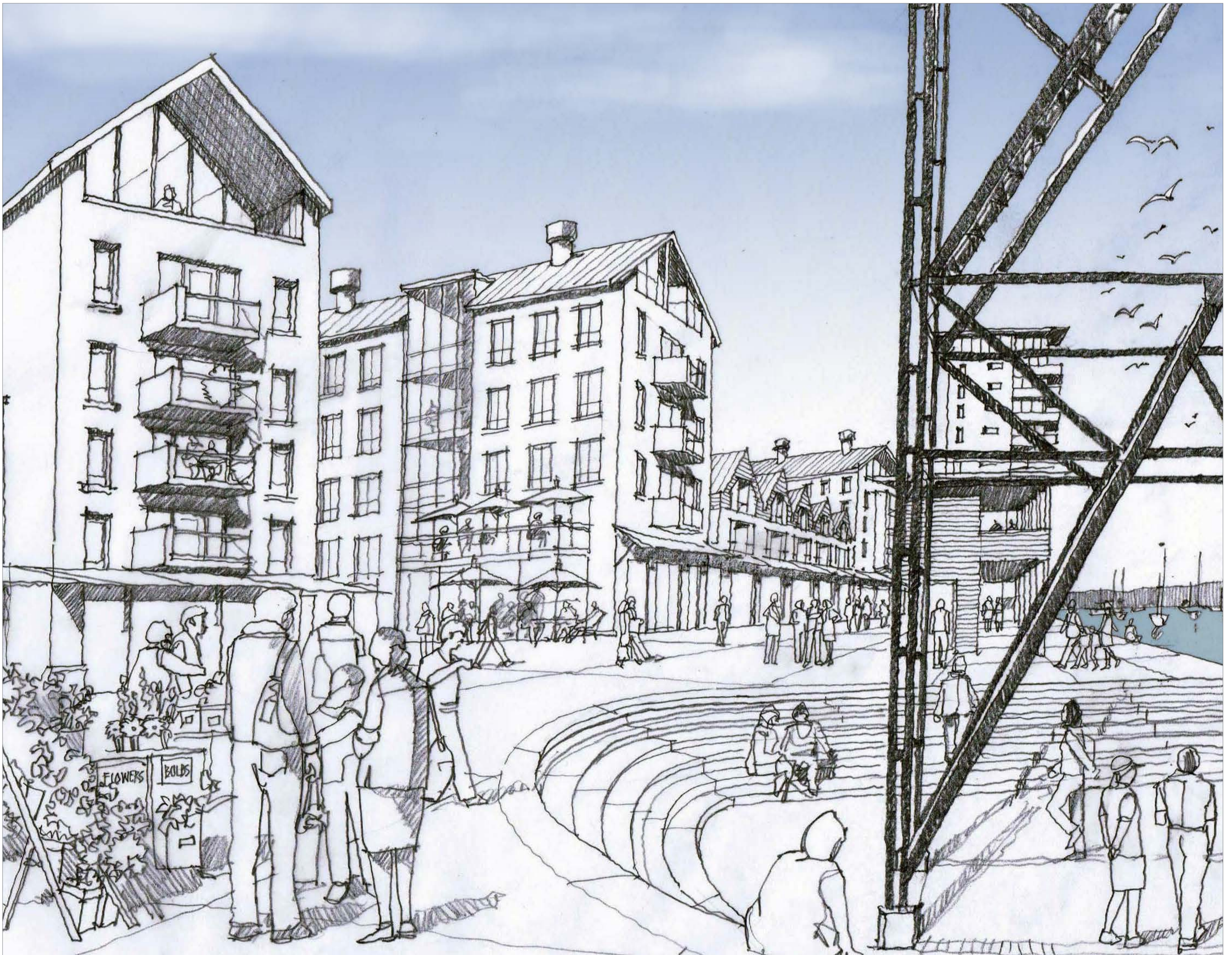
Masterplan: Illustrations of future phases



Impression of new terraced homes along Thetis Road



Impression of Phase Two Waterfront



Impression of Phase Two behind Hammerhead Square