Plot Guide

6. Plot Guide

6.1 Plot A1

6.1.1 Overview

Plot A1 is located in the central part of the site and is part of the Square typology as described in Chapter 5.9 - Architectural Typologies. Plot A1 is a 'C' shaped plot enclosing a new pocket square with its key eastern elevation overlooking the Central Square.

6.1.1.1 - The use for Plot A1 should include art, culture and community space, social infrastructure, food and beverage with residential uses on first floor and above.

6.1.1.2 - Non-residential uses are permitted at ground floor only. For the floors above only residential use is permitted.

6.1.1.3 - The maximum plot parameter diagrams identify the maximum extent permissible of the building and should be read with the parameter plans. See figures 6.3 and 6.4.

6.1.1.4 - All building elements must be within maximum plot extent, with the exception of projecting balconies, canopies and awnings.

Figure 6.1 Plot parameters key plan

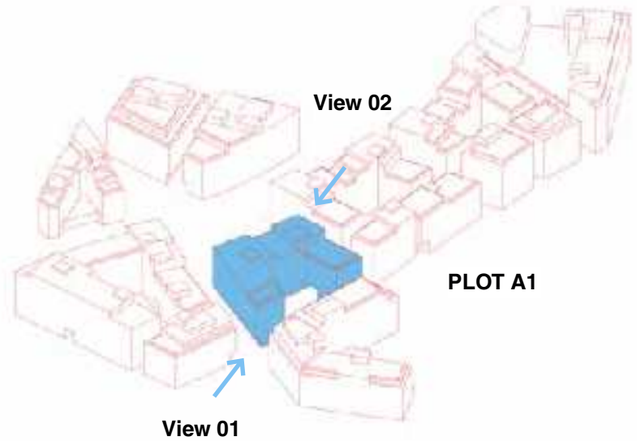


Figure 6.2 Plot parameters key diagram

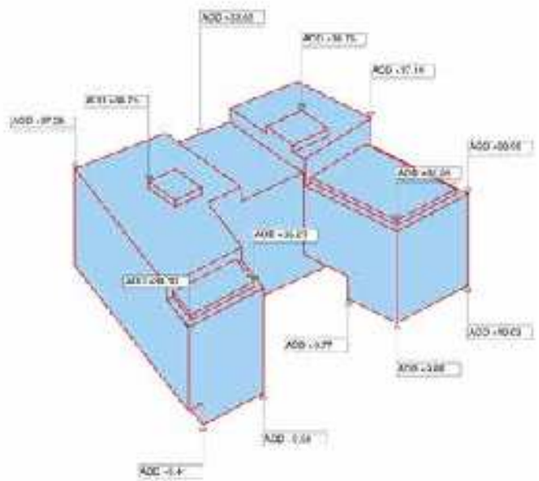


Figure 6.3 Maximum plot parameters diagram - View 01

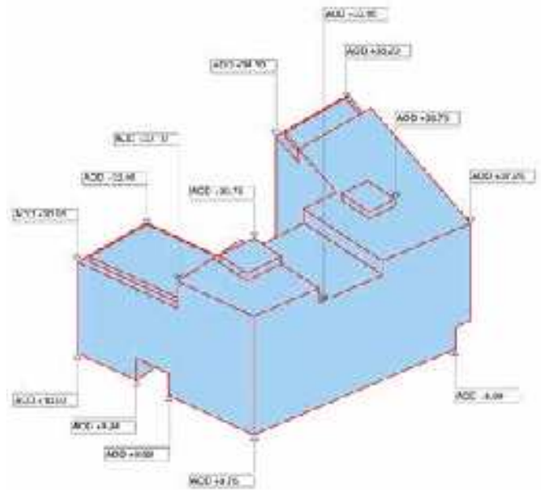


Figure 6.4 Maximum plot parameters diagram - View 02

6. Plot Guide

6.1 Plot A1

6.1.2 Plot Overview

Plot A1 forms part of the Square typology and is a vibrant arts and culture destination with an architecture that takes inspiration from the mix of vernacular styles in the Royal Square.

Figure 6.5 demonstrates how Plot A1 is located within the illustrative landscape framework, and provides key plot dimensions. The building has a colonnade to its northern perimeter and arcade access points to the new pocket square on its north and south elevations. The eastern elevation creates a lively backdrop to the events programme at the heart of the Central Square.

For further details on dimensions of key routes and codes relating to Plot A1's relationship with the public realm please refer to Chapter 4 - Prescription of future development - Public realm and Open space, of this document.

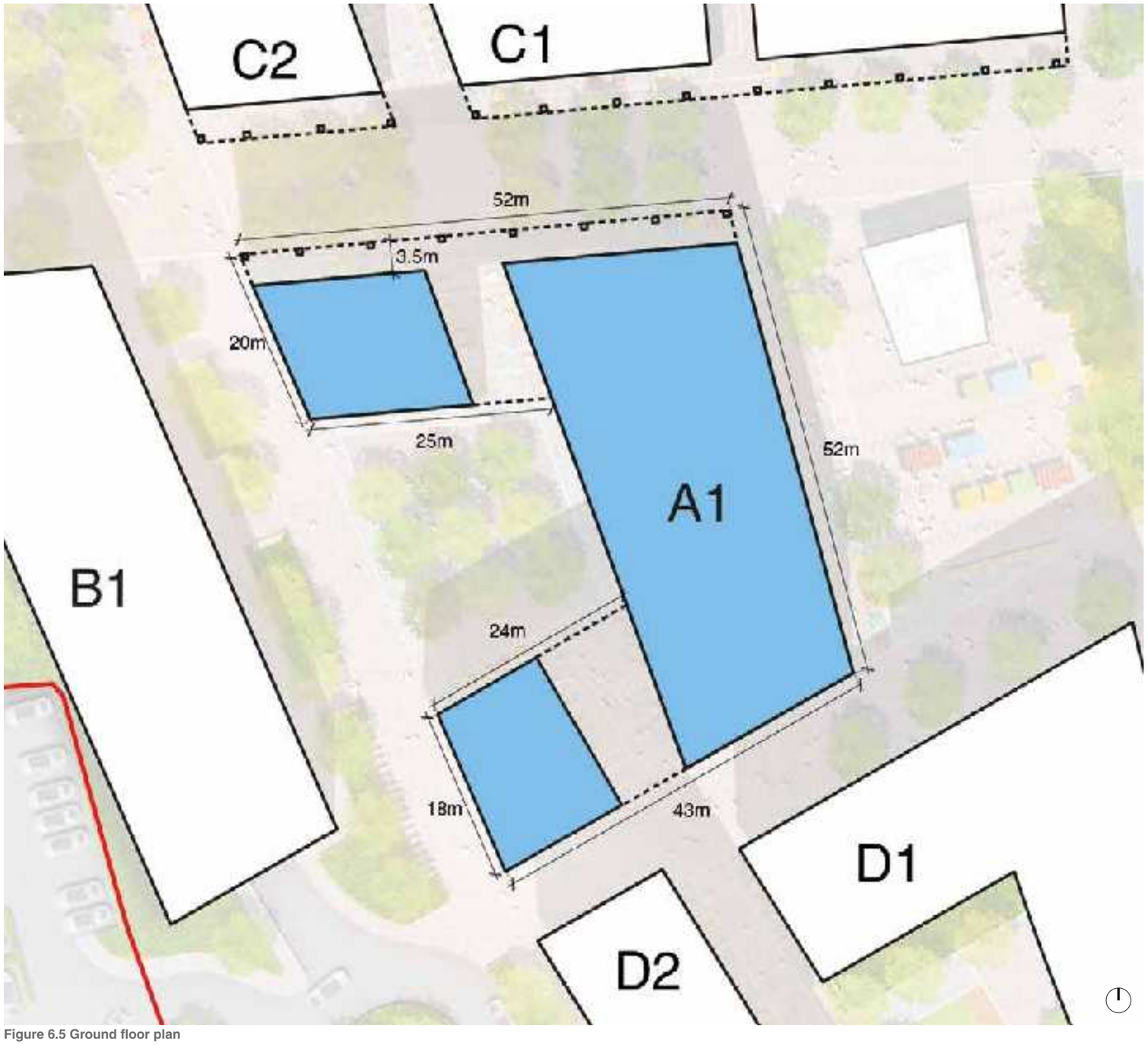


Figure 6.5 Ground floor plan

6. Plot Guide

6.1 Plot A1

6.1.3 General Appearance

The analysis in Chapter - 5.8 Approach to Architecture of the design and access statement indicates the plot should respond in scale and façade articulation to the adjacent character areas. The overall approach is to create a high quality building with a distinct frontage that contributes to the identity of the new Central Square to the east and Pocket Square to the west.

The architectural language of each façade should be consistent although the composition may vary to respond to specific considerations e.g. proximity to neighbouring plots and daylight/sunlight.

6.1.3.1 - All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots B1, C1, C2, D1 and D2.

6.1.3.2 - Plot A1 forms part of the Square typology and should respect the Apex building and Commercial typologies opposite.

6.1.3.3 - Windows should have deep reveals to provide adequate depth to the façade.

6.1.3.4 - The building envelope must define a clear bottom, middle and top through the architectural expression and treatment of the façade see figure 6.6.

6.1.3.5 - Consideration must be given to how the building interfaces with the ground and the skyline with particular attention to the roofscape in order to create a varied roofline.

6.1.3.6 - There must be depth and layering in the articulation of the façades to provide a sense of quality in particular at ground level where the bottom of building forms a key edge to the Central Square.

6.1.3.7 - Architectural language should include refined detailing with punched and expressed windows with frame reveals.

6.1.3.8 - Variations in depth, height and materials should be used to break down the horizontal elevation into distinct vertical proportions. See figure 6.6.

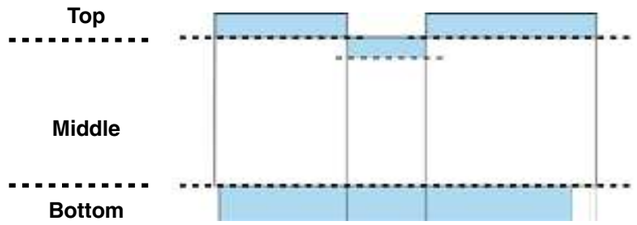


Figure 6.6 Plot A1 - The Central Square elevation as part of the Square typology reference elevation; top, middle and bottom clearly defined by ground and roof treatments

Figure 6.7 Plot A1 Illustrative visual

6. Plot Guide

6.1 Plot A1

6.1.4 Wind Mitigation

The impact of wind on the public and private realm environment should be mitigated by the incorporation of design features highlighted in the SWSH Visioning Framework Wind and Micro-climate Assessment.

6.1.4.1 **-** Rooftop enclosures to A1 terraces must be considered as indicated in section 6.1.6 - Top of the Building.

6.1.4.2 **-** Rooftop balustrades and set backs must be considered as indicated in section 6.1.6 - Top of the Building.

6.1.4.3 **-** Corner inset balconies must be considered as indicated in the section 6.1.11 - Balcony and figure 6.11 opposite.

6.1.4.4 **-** Canopies/awnings should be considered for retail runs where there are no colonnades.

6.1.4.5 **-** Wind mitigation solutions must be complementary to overall architectural typology design and integrated into the building design.

6.1.4.6 **-** The design of plot A1 must incorporate wind mitigation measures as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect developed and tested through detailed design.

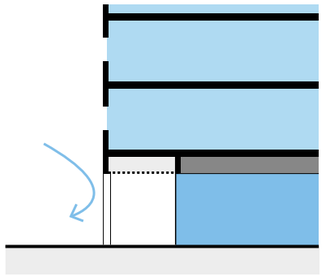


Figure 6.8 Colonnades for wind mitigation

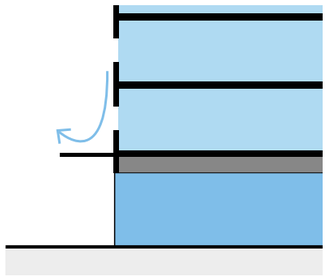


Figure 6.9 Canopy and awning wind for mitigation

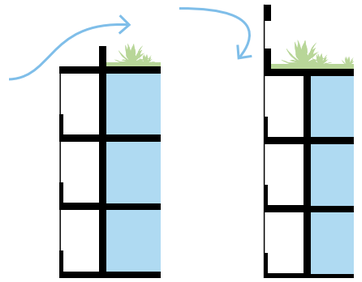


Figure 6.10 Façade and set back upstands for wind mitigation

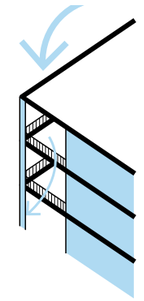


Figure 6.11 Inset balconies on corners for wind mitigation

Figure 6.12 Example of colonnade

Figure 6.13 Example of awnings

Figure 6.14 Example of upstand

Figure 6.15 Example of inset balconies

6. Plot Guide

6.1 Plot A1

6.1.5 Massing

A maximum AOD has been established for Plot A1. The maximum AOD steps down along the Plot A1's west side.

Plot A1 has defined maximum shoulder heights on multiple façades. Within these maximum extents upstands and façade upstands should be used to enclose amenity space on roofs as a wind mitigation device.

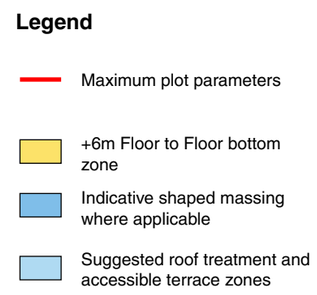
6.1.5.1 **-** The ground floor should have additional height to accommodate retail uses, see figure 6.16 below.

6.1.5.2 **-** Identified roof zone should have a variation in roof profile, see figure 6.18.

6.1.5.3 **-** The maximum number of storeys permissible for Plot A1 should be 8 storeys (ground plus 7), stepping down to 6 storeys (ground plus 5) in the Pocket Square. See figure 6.16 for indicative floor to floor setting out.

6.1.5.4 **-** Figure 6.17 identifies the maximum shoulder heights permissible.

6.1.5.5 **-** Balustrades and privacy screens may project above the shoulder height but must be contained within the accessible terrace zone as indicated in figure 6.18.



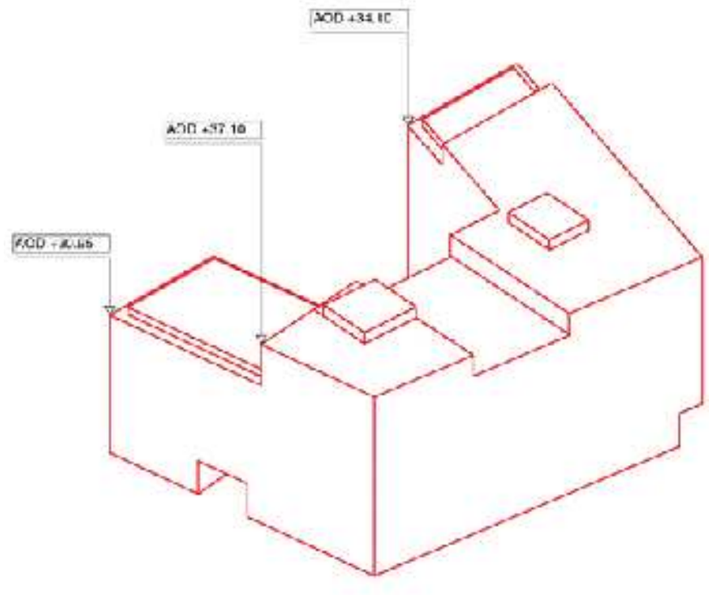


Figure 6.17 Plot A1 Maximum plot parameters showing shoulder heights

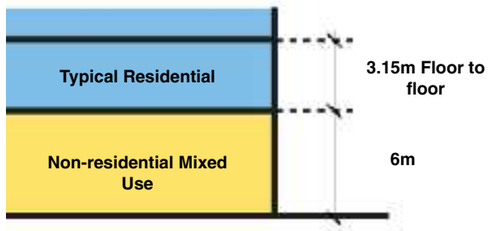


Figure 6.16 Typical floor to floor

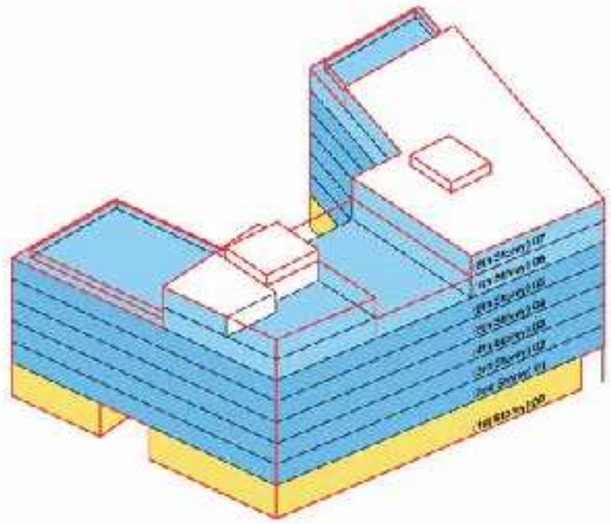


Figure 6.18 Plot A1 Indicative massing set up within maximum plot parameters

6. Plot Guide

6.1 Plot A1

6.1.6 Top of the Building

A1 TOP OF THE BUILDING - ROOF PROFILES

General approach to Plot A1 is to have façade upstands on east elevation to create variety in the roof profiles.

Plot A1 has defined maximum shoulder heights on multiple façades. Within these maximum extents upstands and façade upstands should be should be used enclose amenity space on roofs as a wind mitigation device.

6.1.6.1 - Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figure 6.22.

6.1.6.2 - Upstands should be used on the western rooftop to assist with wind mitigation. They should be set back a minimum of 3m and have a maximum height of 3.15m. See figure 6.21.

6.1.6.3 - Where non accessible roof technical zones align with the façade edge, and no set back can be achieved, a façade upstand should be used with a maximum height of 3.15m. See figure 6.23.

6.1.6.4 - Where accessible roof zones align with the façade edge a façade upstand should be used with a maximum height of 3.15m. See figure 6.20.

6.1.6.5 - Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

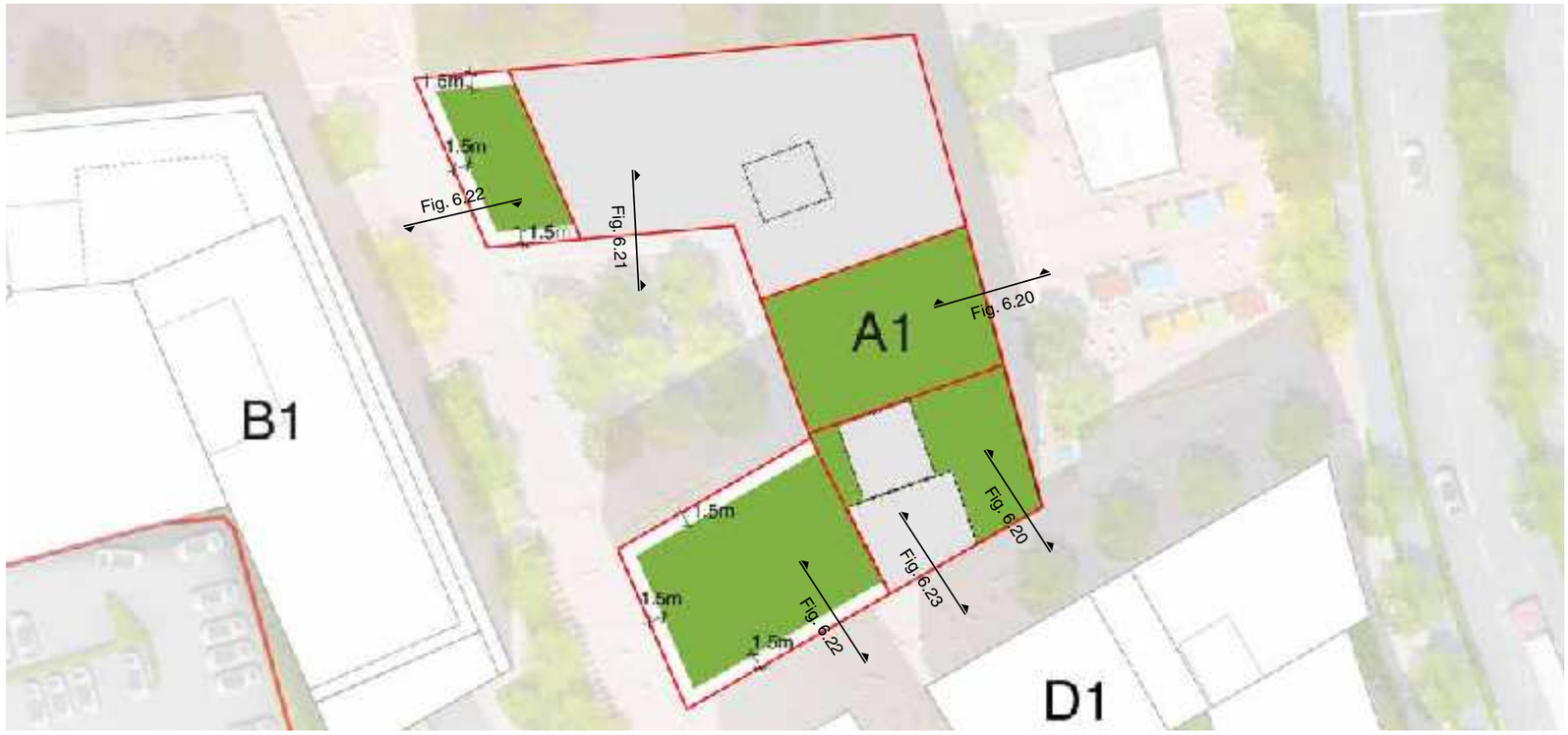


Figure 6.19 Plot A1 Rooftop setback plan

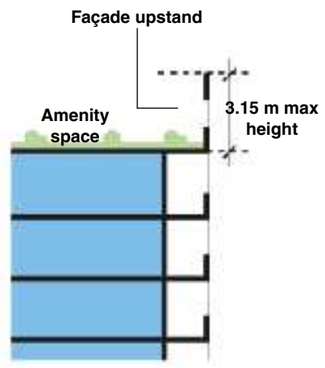


Figure 6.20 Façade upstand up to 3.15m max height

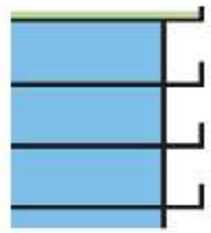


Figure 6.21 Flat biodiverse roof to building edge

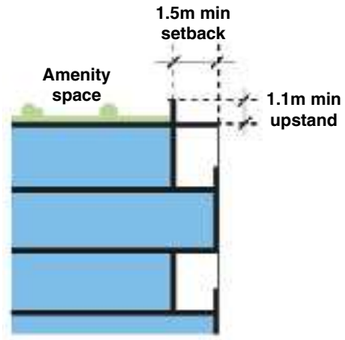


Figure 6.22 Upstand to 1.1m min height and a 1.5m min setback

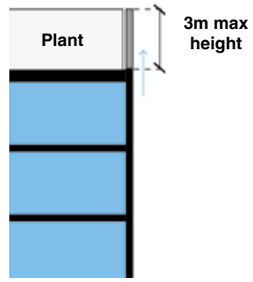


Figure 6.23 Where plant comes to building edge, provide façade over run

6. Plot Guide

6.1 Plot A1

6.1.6 Top of the Building

A1 TOP OF THE BUILDING - ROOF TECHNICAL ZONE

A maximum AOD has been established for Plot A1. The maximum AOD steps down along the Plot's western side.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

All core positions, both full storey lobbied roof access extensions or nominal overruns, are shown indicatively.

6.1.6.6 - Any plant must be located within the technical zone and set back a minimum 3m from the façade line with a maximum 3m high enclosure.

6.1.6.7 - Green or brown roofs should be provided to all non accessible roof areas.

6.1.6.8 - Where plant and technical zones cannot be setback 3m or aligns with the façade edge a façade upstand should be used of a maximum height of 3m.

6.1.6.9 - All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

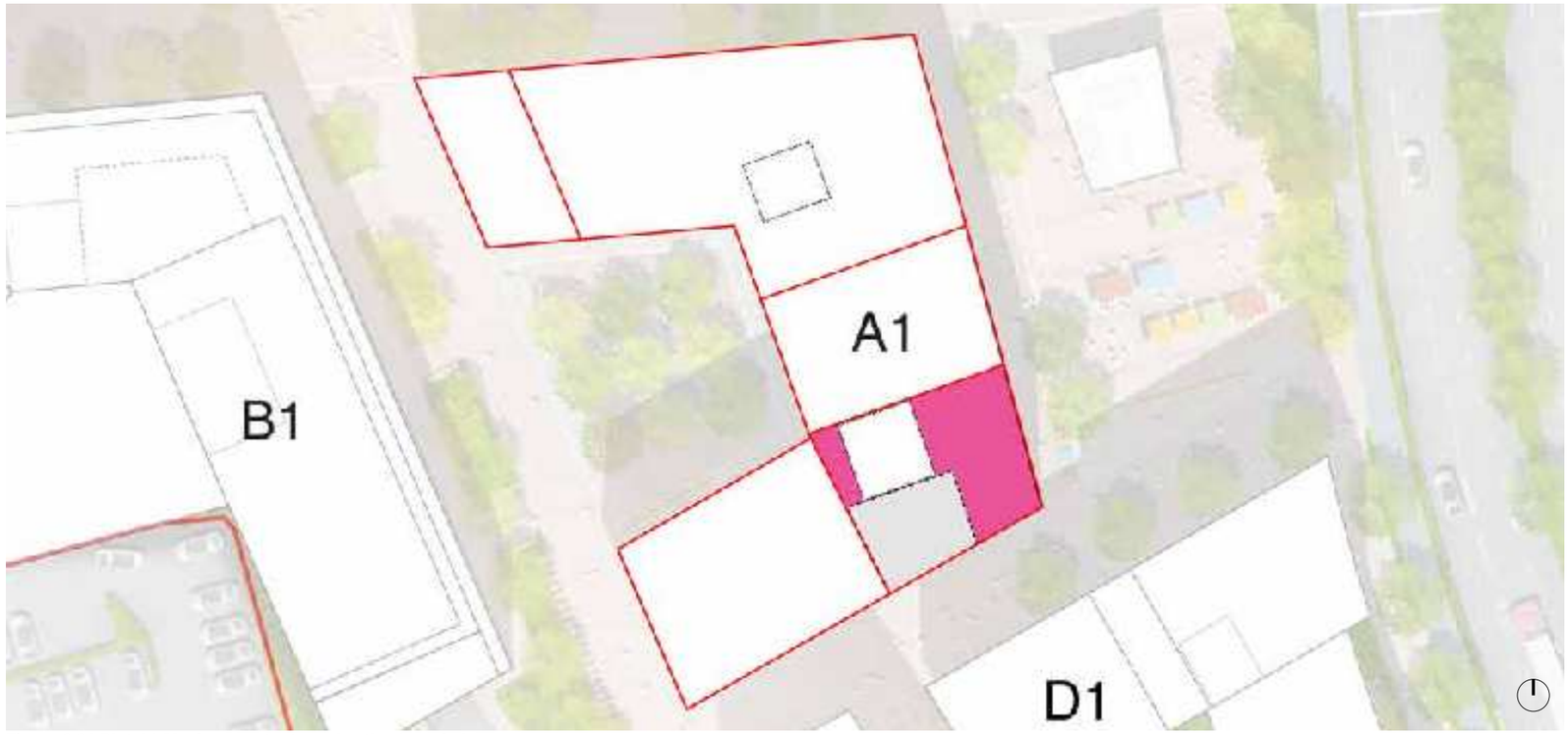


Figure 6.24 Plot A1 Maximum extents and setback roof plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Set back zone for technical/plant areas (no plant in these areas)
- Maximum extents available for potential technical/plant zone
- Indicatively placed technical/plant zones
- Indicative core positions

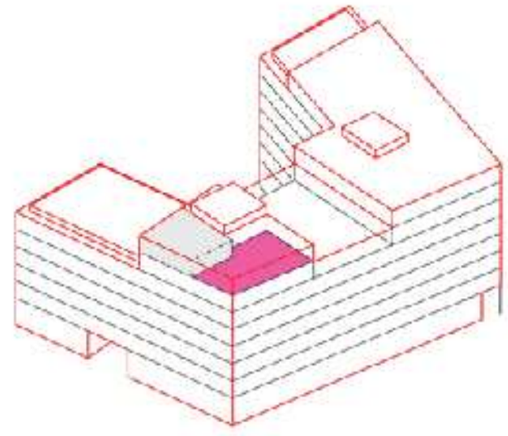


Figure 6.25 Plot A1 Available technical zones within maximum plot parameters

6. Plot Guide

6.1 Plot A1

6.1.7 Middle of the Building

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development.

The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.1.12 Material Appearance).

The urban analysis suggests (DAS - 5.8 Approach to Architecture) the façade should have a varied and characterful mix of frontages to surround and enliven the Central Square.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balcony positions should complement any desired façade subdivision with further variation via the use of inset, Juliet and proud balconies.

6.1.7.1 - All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots B1, C1, C2, D1 and D2.

6.1.7.2 - The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Square typology.

6.1.7.3 - There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.1.7.4 - Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.1.7.5 - Window layouts should follow overall gridded arrangements. First and second floor windows can be amalgamated into double storey windows and/or with double storey expressed frames.

6.1.7.6 - Architectural details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

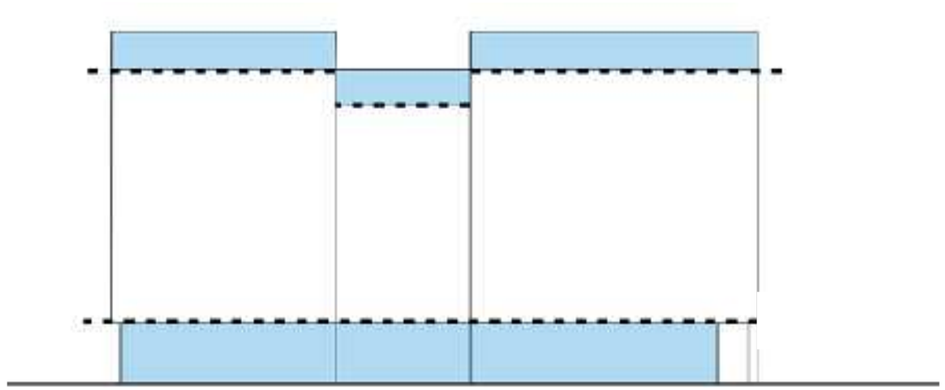


Figure 6.26 Plot A1 Elevation - top, middle, bottom

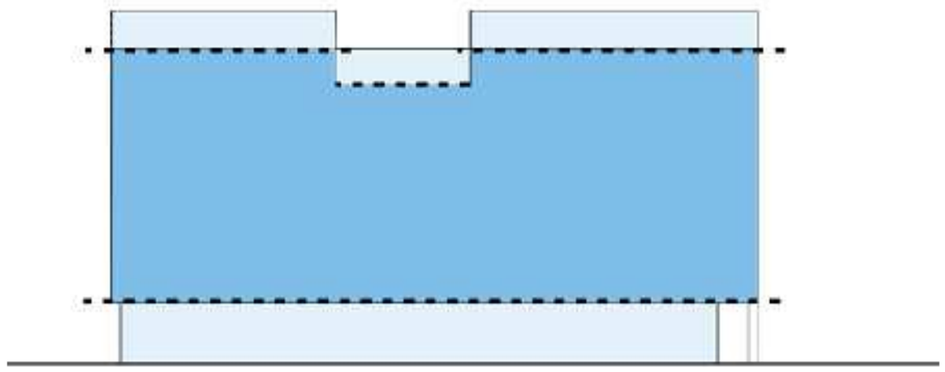


Figure 6.27 Plot A1 Elevation - frontage proportion and subdivision

6. Plot Guide

6.1 Plot A1

6.1.8 Bottom of the Building

There may be a number of entrances required on this building including one or more commercial/leisure entrances and secondary entrances that include fire escape and/or service entrance(s).

All entrances should be carefully integrated into the façade and should be coherent with the façade material expression.

6.1.8.1 - A minimum of two residential entrances and associated lobbies should be provided within the zones identified, see figure 6.28.

6.1.8.2 - Ground floor residential is not permitted in Plot A1.

6.1.8.3 - Non residential uses should have their own dedicated entrances.

6.1.8.4 - Entrances must be clearly legible through articulation and design and must have a high quality appearance.

6.1.8.5 - All entrances must be carefully integrated into the massing of the building.

6.1.8.6 - Colonnaded, flush and nominally set back ground façade conditions must exist across Plot A1 with colonnades where shown see figure 6.31.

6.1.8.7 - The bottom of the building must have a strong architectural expression (see Chapter - 5.16 Bottom of building).

6.1.8.8 - Where the bottom of building faces inwards to the Pocket Square and inactive façades are created by internal uses, such as the art house cinema, animation of the façade must be considered. Designers should consider a curated facade that could link to the cultural programme. See figure 6.29.

6.1.8.9 - A fixed canopy should be provided at first floor level as shown in figure 6.32, the Central Square elevation. This should return on the south elevation.

Figure 6.28 Plot A1 bottom of building suggested condition

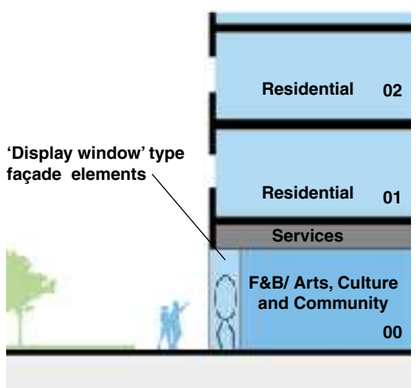


Figure 6.29 Animated frontage to eastern facade of courtyard

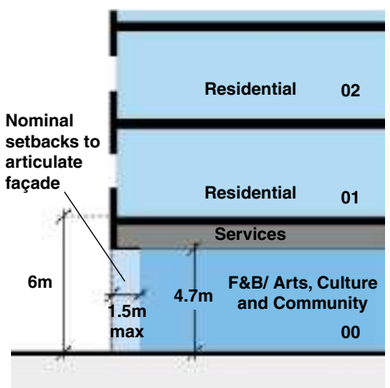


Figure 6.30 Option for nominal frontage setback up to 1.5m

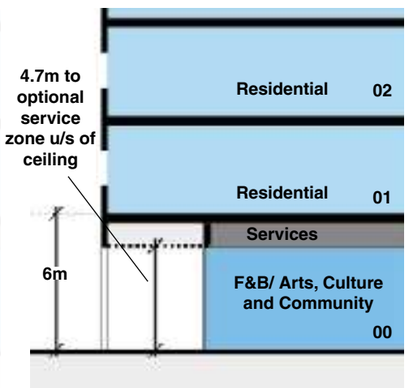


Figure 6.31 Colonnade at ground floor condition

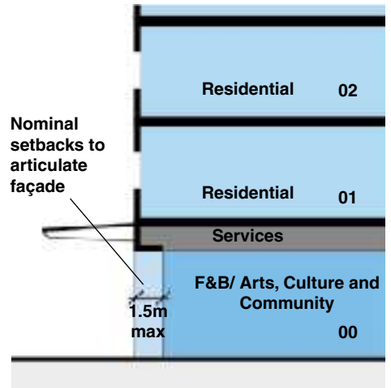


Figure 6.32 Canopy to help with wind mitigation

6. Plot Guide

6.1 Plot A1

6.1.8 Bottom of the Building

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels. There should be visual interest and a variety of type and colour to the retail and commercial frontages. The design of the frontages should be complementary to the architectural typology and draw upon the existing St Helier street-scape for inspiration.

6.1.8.10 - Entrances must have level access even where a change in level occurs.

6.1.8.11 - The floor to floor height at ground floor varies to provide level access to the communal residential and non-residential entrances and must be a maximum of 6m.

6.1.8.12 - Plot A1 should provide ground level art, culture and community space; social infrastructure and food and beverage space (see Chapter 4.1.3 Use Distribution).

6.1.8.13 - Retail frontages should be complimentary with the overall material palette of the typology. A variety of materials and colours should provide architectural accents and highlights to frontages. See figure 6.34.

6.1.8.14 - Residential lobbies are to be set in from street line with mainly glazed frontages. Where required residential entrance lobbies should have either integrated revolving doors or wind lobbies. See figure 6.35.

Legend

- Zone for material variation and signage
- Zone for portal/inset framing detail
- Zone for glazed entrance
- Inset of nominal depth
- **A** Glazed entrance with no bays (e.g. Cinema use)
- **B** Glazed entrance with double or single bay (double shown) for typical retail entrances
- **C+D** Wind lobby (C) or integrated revolving door (D) arrangements for residential lobbies

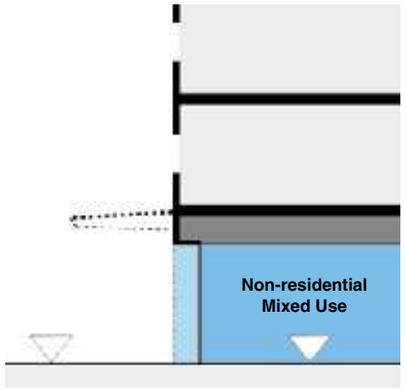


Figure 6.33 All primary entrances to have level access

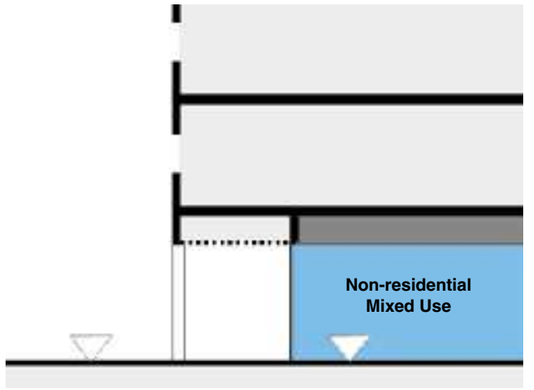


Figure 6.36 All primary entrances to have level access

Figure 6.39 Example of double height cinema frontage looking into activated and lively lobbies

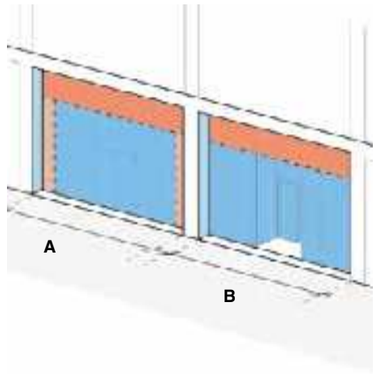


Figure 6.34 Illustrative example of non-bayed and bayed retail entrances

Figure 6.37 Example of seating integrated into retail frontages

Figure 6.40 Example of colonnade providing shelter for outside seating

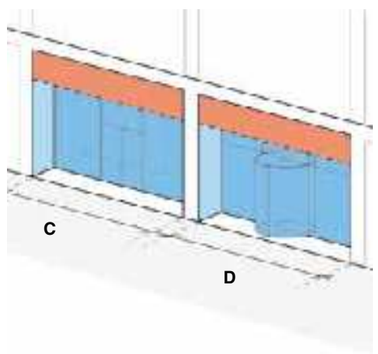


Figure 6.35 Illustrative example of wind lobby or revolving door entrances to residential lobbies

Figure 6.38 Example of awnings to retail

Figure 6.41 Example of a glazed residential lobby entrance

6. Plot Guide

6.1 Plot A1

6.1.9 Building Adjacencies

A1 is located within close proximity to Plots B1, C1, C2, D1 and D2.

6.1.9.1 - Consideration for balcony placement and openings should be taken to minimise proximity issues where façades face onto closely adjacent plots such as A1 and D1/D2. See Chapter 6.1.11 for further guidance.

6.1.9.2 - Consideration of window placement and directional framing should be taken where plots are directly adjacent to one another to minimise overlooking. See chapter 5.18 Proximity and Overlooking for further guidance.

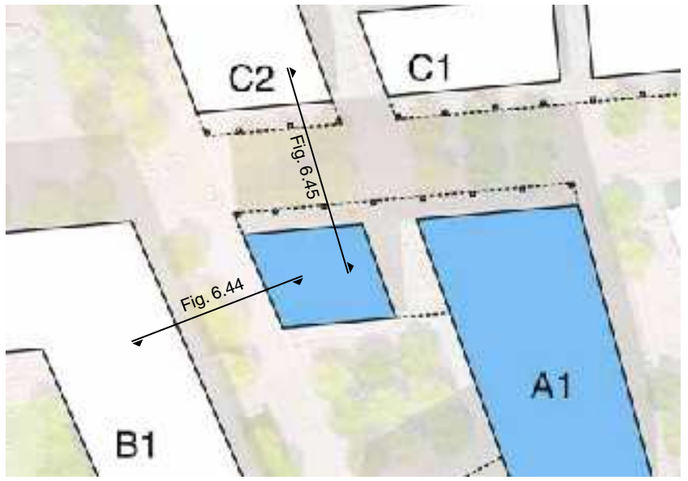


Figure 6.42 Plot A1 Building adjacencies key plan

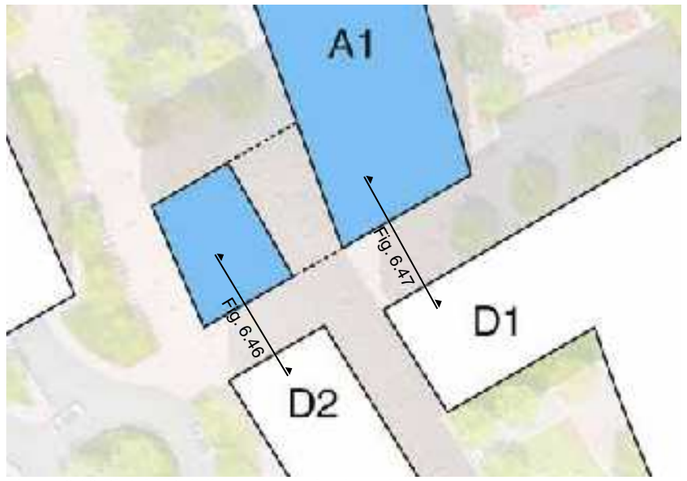


Figure 6.43 Plot A1 Building adjacencies key plan

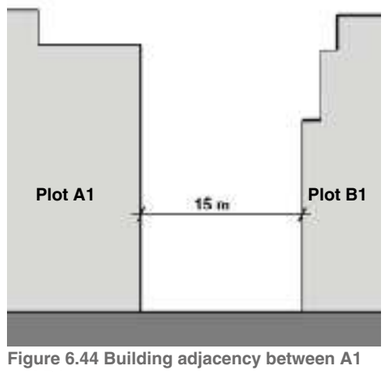


Figure 6.44 Building adjacency between A1 and B1

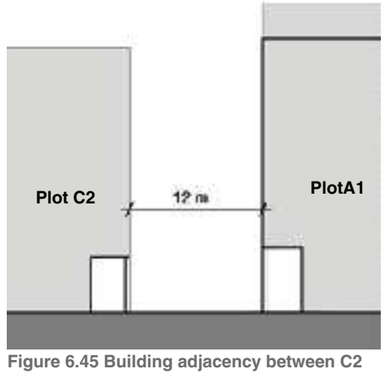


Figure 6.45 Building adjacency between C2 and A1

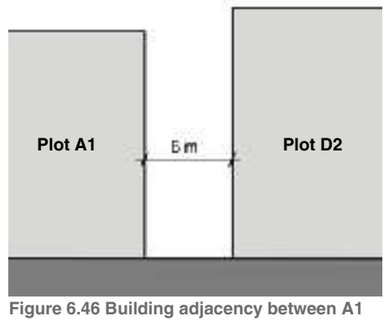


Figure 6.46 Building adjacency between A1 and D2

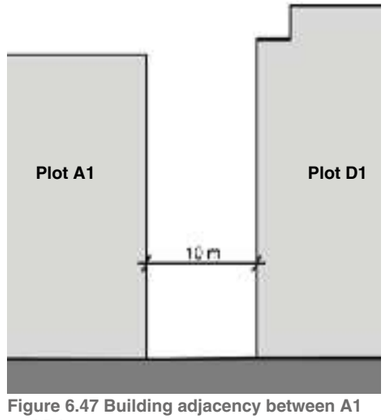


Figure 6.47 Building adjacency between A1 and D1

6. Plot Guide

6.1 Plot A1

6.1.10 Openings

A1 OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.1.10.1 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid see figures 6.48 and 6.49.

6.1.10.2 - Dormer and mansard features should not be used on Plot A1. See figures 6.50 and 6.51.

6.1.10.3 - Inhabited sections of pitched or mansard roof should not be used on Plot A1 see figures 6.52 and 6.53.

6.1.10.4 - Upstands and setback upstands should be used as part of the wind mitigation strategy to provide shelter for rooftop amenity spaces.

6.1.10.5 - All façades should be detailed with depth, reveals and framing to window openings, to give a high quality layered result.

6.1.10.6 - Plot A1 should have an increased amount of variance and application of vernacular inspired detail (metalwork, arch detail etc.) in keeping with the Square typology. See figure 6.54.

6.1.10.7 - Areas for building services should be treated as screened openings with colour and materiality to work with façade materials (e.g. Louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.1.10.8 - Consideration for access for the cleaning, maintenance and potential replacement of window elements should be incorporated into the design.

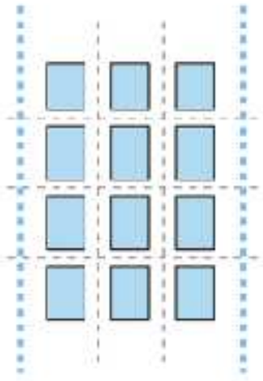


Figure 6.48 Gridded window layout

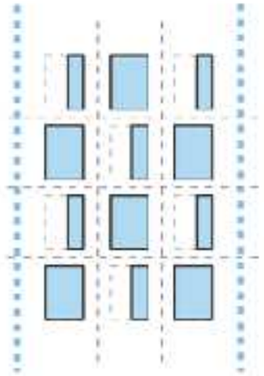


Figure 6.49 Gridded window layout with slipped windows

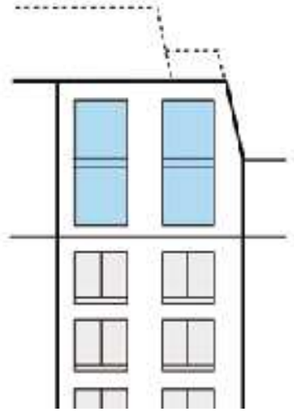


Figure 6.50 Double mansard windows

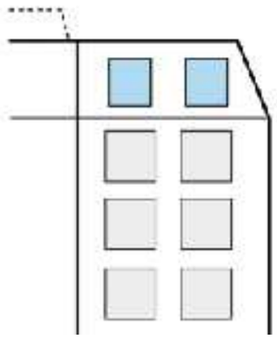


Figure 6.51 Single mansard windows

Figure 6.52 Double mansard/ pitched inhabited roof

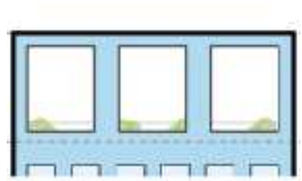


Figure 6.53 Façade overrun openings

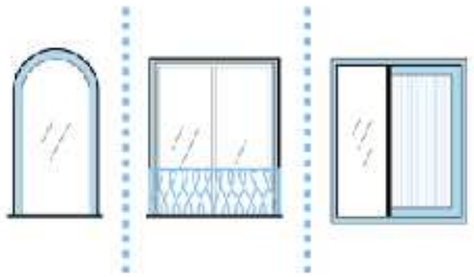


Figure 6.54 Variation in window detail

6. Plot Guide

6.1 Plot A1

6.1.11 Balcony

A1 BALCONY CONDITIONS

The balcony arrangement should be carefully positioned as part of the overall composition of the façade.

Consideration of the balcony location should be taken into account in order to avoid overlooking and proximity issues.

Consideration of the balcony location within the façade should be taken into account to avoid unnecessary shading to the rooms below.

There is a mix of balcony types on Plot A1 with a suggested variation of 40% proud, 40% inset and 20% Juliet balconies on northern, eastern and Pocket Square elevations. Elsewhere it is suggested that there is a façade variation of 70% inset - 30% Juliet.

6.1.11.1 - Balconies within the Pocket Square can include proud balconies but should be designed in accordance with section 5.16 Proximity and Overlooking.

6.1.11.2 - Balustrades can vary in design but must be complementary to the façade design.

6.1.11.3 - A minimum balustrade height of 1.1m must be provided for all balconies.

6.1.11.4 - Horizontally barred balustrades are not permitted as they are a climbing hazard.

6.1.11.5 - There should be a variation in colour, detail and material of the balustrades and balcony soffits to create visual interest and variation across façades.

6.1.11.6 - Corner balconies should be integrated into the façade where indicated on figure 6.55.

Figure 6.55 Plot A1 balcony condition key plan

Legend

- Building boundary
- Inset, juliet and proud balconies
- Inset and juliet balconies
- Inset corner balcony

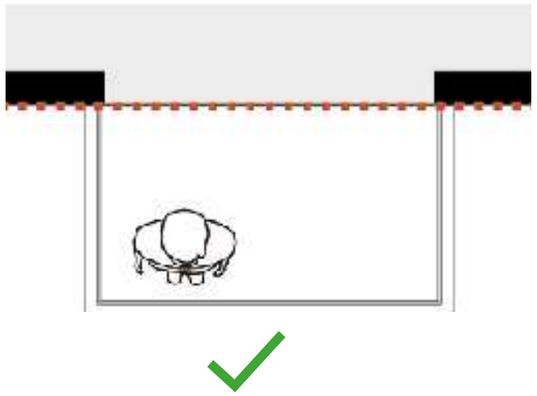


Figure 6.56 Proud balcony condition

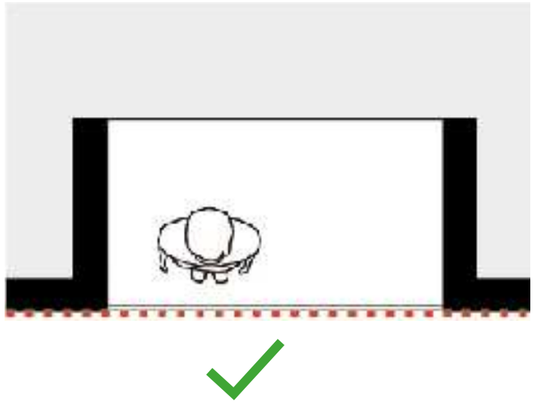


Figure 6.57 Inset balcony condition

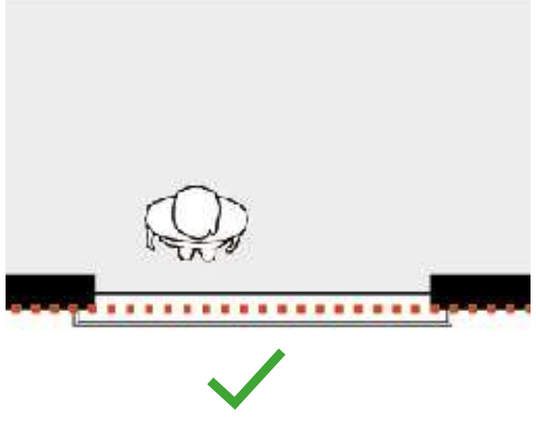


Figure 6.58 Juliet balcony condition

6. Plot Guide

6.1 Plot A1

6.1.12 Material Appearance

Hard-wearing and long-life quality materials should be selected. This should take inspiration from the existing local façade colours, textures and materials and new or complementary material types can be introduced where appropriate.

Care should be taken when sourcing all materials to ensure minimum environmental impact and the sustainable credentials of the source and the materials lifecycle, see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement for further guidance.

The primary material palette for the façade of the A1 Square typology should be drawn from both the St Helier local stone types as full stone clad items in conjunction with a mix of re-constituted stone and concrete/GRC 'frame and infill' approaches.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset infill zones, balconies, balustrades and openings across façades of Plot A1 could include an expanded palette of metals including wood, terracotta, glazed brick/tile and ceramic elements, with associated pattern and texture/relief options for further interest.

6.1.12.1 - Warm and restrained natural tones of stone should be considered in particular local, or equivalent granites, limestones and equivalent reconstituted stones in a similar tone where a building is completely stone clad.

6.1.12.2 - Warm and restrained natural tones of stone, reconstituted stones and concretes should be used for the overall enclosure or 'frame' where a building is utilising the 'frame and infill' approach.

6.1.12.3 - Material selection should consider material used on neighbouring plot façades.

6.1.12.4 - Promotion of the use of materials that incorporate recycled content and procuring products with a low environmental impact should be a priority when choosing materials. For further guidance see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement.

6.1.12.5 - The secondary material palette should be complementary to the primary composition.

6.1.12.6 - Where the 'frame and infill' approach is used, material options for the infill zones of pigmented concretes, GRC and metals with associated patternation should be used.

6.1.12.7 - The materials palette for areas of façade that extend to form roof upstands should either be formed from the primary palette or include various 'infill' material options to add life, vibrancy and character.

6.1.12.8 - The tertiary material palette should be complementary to the primary and secondary composition.

6.1.12.9 - Exuberant and varied palettes of materials should be used as the tertiary palette to introduce patternation, texturing and finer detail.

6.1.12.10 - All materials should be hard wearing and suitable for a marine environment.

6.1.12.11 - Colours for the window frames, door frames, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

PRIMARY PALETTE

Figure 6.59 Limestones and Granites

Figure 6.60 Re-constituted Stone

Figure 6.61 Concretes

Figure 6.62 Illustrative material palettes

SECONDARY AND TERTIARY PALETTES

Figure 6.63 Pigmented concretes, metals and GRCs with associated patterning and texturing

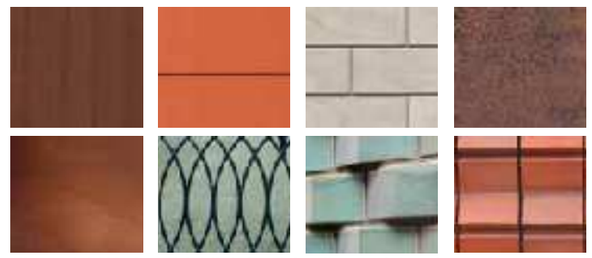


Figure 6.64 Various highlighting / detail material options of; acetylated or equivalent woods, terracotta, glazed tile/brick, weathered /anodised metals, general metalworking detail and texturing/relief of materials

6. Plot Guide

6.1 Plot A1

6.1.13 Illustrative Interpretation of Design Guides

Figure 6.65 Plot A1 Illustrative visual

6. Plot Guide

6.2 Plot B1

6.2.1 Overview

PLOT OVERVIEW

Plot B1 is located in the central part of the site and is part of the two typologies as described in Chapter 5.9 - Architectural Typologies. B1A is part of the Waterfront typology and B1B is part of the Neighbourhoods typology. It is a 'C' shaped building enclosing a podium garden with its key northern elevation overlooking the new Waterfront Square.

6.2.1.1 **-** The use for Plot B1 should include food and beverage and leisure with residential on the first floor and above.

6.2.1.2 **-** Non-residential uses are permitted at ground floor only. For the floors above only residential use is permitted.

6.2.1.3 **-** The maximum plot parameter diagrams identify the maximum extent permissible of the building and should be read with the parameter plans see figures 6.69 and 6.70.

6.2.1.4 **-** All building elements must be within maximum plot extent, with the exception of projecting balconies, canopies and awnings.

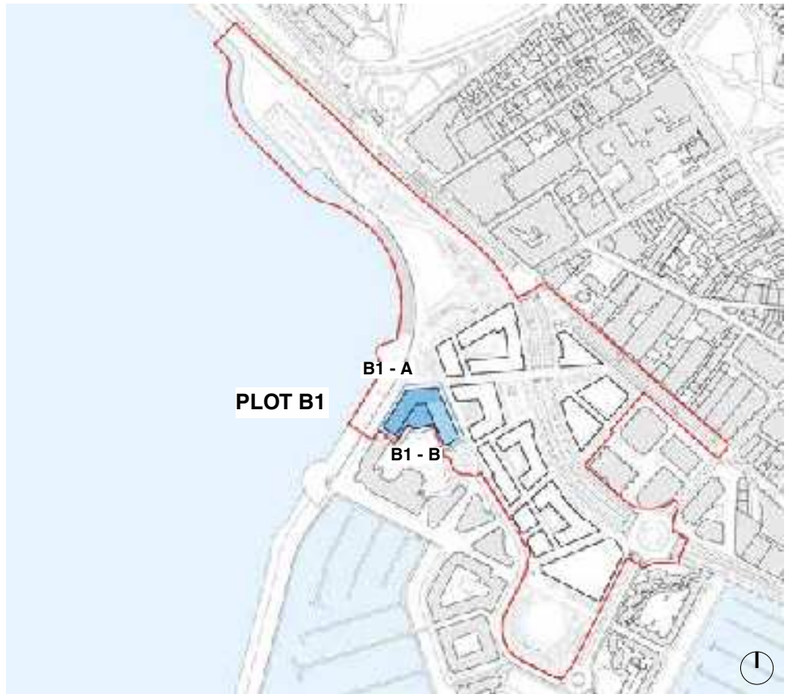


Figure 6.66 Plot parameters key plan

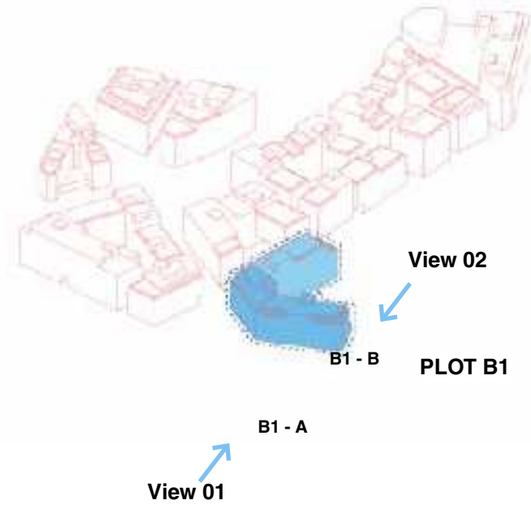


Figure 6.67 Plot parameters key diagram

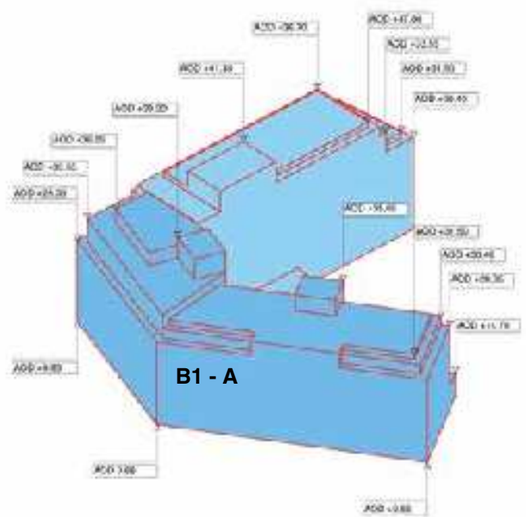


Figure 6.68 Maximum plot parameters diagram - View 01

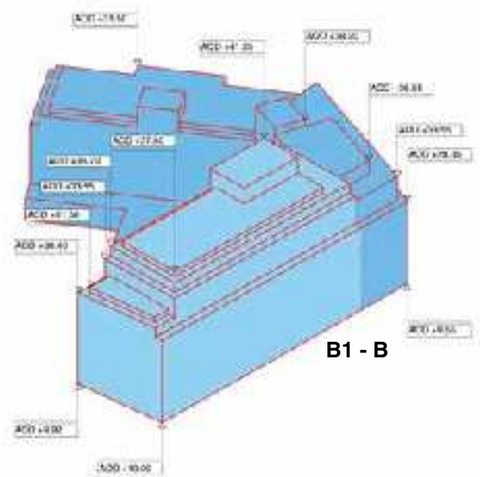


Figure 6.69 Maximum plot parameters diagram - View 02

6. Plot Guide

6.2 Plot B1

6.2.2 Plot Overview

The Waterfront typology takes advantage of the panoramic sea views to promote a more international and contemporary architecture for St Helier, creating a bold, fresh modern outlook to the seafront.

Figure 6.71 demonstrates how Plot B1 is located within the illustrative landscape framework, providing key plot dimensions. The northern elevation creates a important backdrop on to the Waterfront Square. The building has a private podium park to the rear and includes vehicular entrance into the Rue de L'etau basement.

For further details on dimensions of key routes and codes relating to Plot B1's relationship with the public realm please refer to Chapter 4 - Prescription of future development - Public realm and Open space, of this document.

Legend

- Plot B1A
- Plot B1B
- Adjacent Plots

Figure 6.70 Ground floor plan

6. Plot Guide

6.2 Plot B1

6.2.3 General Appearance

B1A AND B1B GENERAL APPEARANCE

The analysis in the DAS Chapter 5.8 - Approach to Architecture of the design and access statement indicates the plot should respond in scale and façade articulation to the adjacent character areas. The overall approach is to create a high quality building with a distinct frontage that contributes to the identity of the new Waterfront Square.

The architectural language of each façade should be consistent although the composition may vary to respond to specific considerations e.g. proximity to neighbouring plots and daylight/sunlight, and any required variation across lengthy façades.

6.2.3.1 **-** All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots A1 and C2.

6.2.3.2 **-** Plot B1 is comprised of two typologies, Waterfront (B1A) and Neighbourhoods (B1B). All elevations should respect their given typology.

6.2.3.3 **-** Windows should have deep reveals to provide adequate depth to the façade.

6.2.3.4 **-** The building envelope must define a clear bottom, middle and top through the architectural expression and treatment of the façade see figure 6.71 and 6.72.

6.2.3.5 **-** Consideration must be given to how the building interfaces with the ground and the skyline with particular attention to the roofscape in order to create a varied roofline.

6.2.3.6 **-** There must be depth and layering in the articulation of the façades to provide a sense of quality in particular at ground level where the bottom of building forms a key edge to the Waterfront Square.

6.2.3.7 **-** Architectural language should include refined detailing with full height windows and infill to expressed structural frame.

6.2.3.8 **-** Variations in depth, height and materials should be used to break down the horizontal elevation into distinct vertical proportions see figures 6.73 and 6.74.

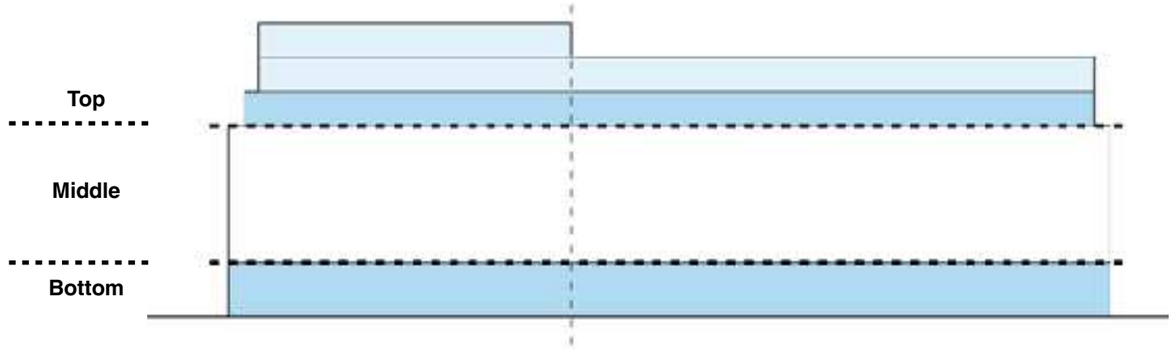


Figure 6.71 Plot B1A - Waterfront Square side reference elevation top, middle and bottom clearly defined by ground and variance of stepped back roof treatments and flat roof terraces

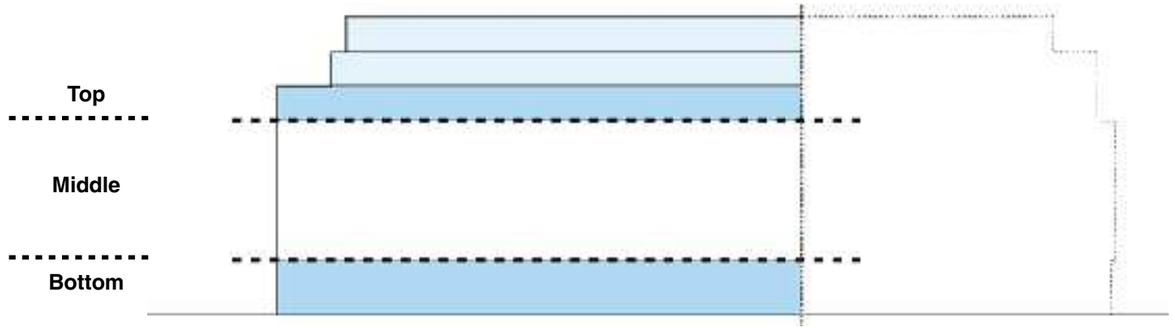


Figure 6.72 Plot B1B - Neighbourhoods side reference elevation top, middle and bottom clearly defined by ground and variance of stepped back roof treatments and flat roof terraces

Figure 6.73 Plot B1 Illustrative visual

Figure 6.74 Plot B1 Illustrative visual

6. Plot Guide

6.2 Plot B1

6.2.4 Wind Mitigation

B1A AND B1B WIND MITIGATION

The impact of wind on the public and private realm environment should be mitigated by the incorporation of design features highlighted in the SWSH Visioning Framework Wind and Microclimate Assessment.

6.2.4.1 - Rooftop treatments to B1 terraces must be considered as indicated in section 6.2.6 - Top of the Building.

6.2.4.2 - Rooftop balustrades and set backs must be considered as indicated in section 6.2.6 - Top of the Building.

6.2.4.3 - Inset balconies must be considered as a wind mitigation device as indicated in section 6.2.11 Balconies figure 6.144.

6.2.4.4 - Awnings should be considered for retail runs where there are no colonnades.

6.2.4.5 - Wind mitigation solutions must be complementary to overall architectural typology design and integrated into the building design.

6.2.4.6 - The design of plot B1 must incorporate wind mitigation measures as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect developed and tested through detailed design.

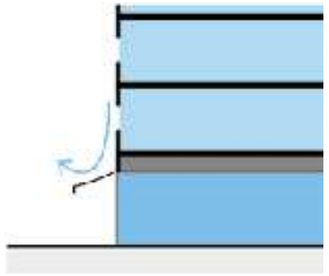


Figure 6.75 Awning wind mitigation

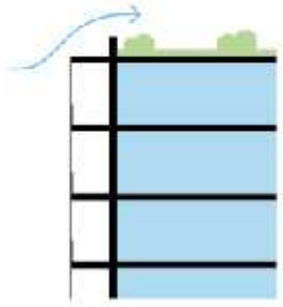


Figure 6.76 1.1m balustrade upstands for wind mitigation

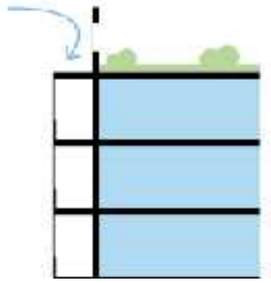


Figure 6.77 3m upstands for wind mitigation

Figure 6.78 Inset balconies on corners for wind mitigation

Figure 6.79 Example of awnings

Figure 6.80 Example of 1.1m upstand

Figure 6.81 Example of 3m upstand

Figure 6.82 Example of inset balconies

6. Plot Guide

6.2 Plot B1

6.2.5 Massing

B1A MASSING

A maximum AOD has been established for Plot B1A. The maximum AOD steps down at the Plot B1A's western corner.

Plot B1A has defined maximum shoulder heights on multiple façades. Within these maximum extents upstands and façade upstands should be used to enclose amenity space on roofs as a wind mitigation device.

6.2.5.1 **-** The ground floor should have additional height to accommodate retail uses.

6.2.5.2 **-** Identified roof zone to have a variation in roof profile see figure 6.84.

6.2.5.3 **-** The maximum number of storeys permissible for Plot B1A is 8 storeys (ground plus 7) with multiple shoulder heights see figure 6.67 for indicative floor to floor setting out.

6.2.5.4 **-** The podium zone to the rear of plot B1A has a maximum shoulder height set by the first floor datum.

6.2.5.5 **-** Figure 6.84 identifies the maximum shoulder heights permissible.

6.2.5.6 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.86.

Legend

- Maximum plot parameters
- +5m Floor to Floor bottom zone
- Indicative shaped massing where applicable
- Suggested roof treatment and accessible terrace zones

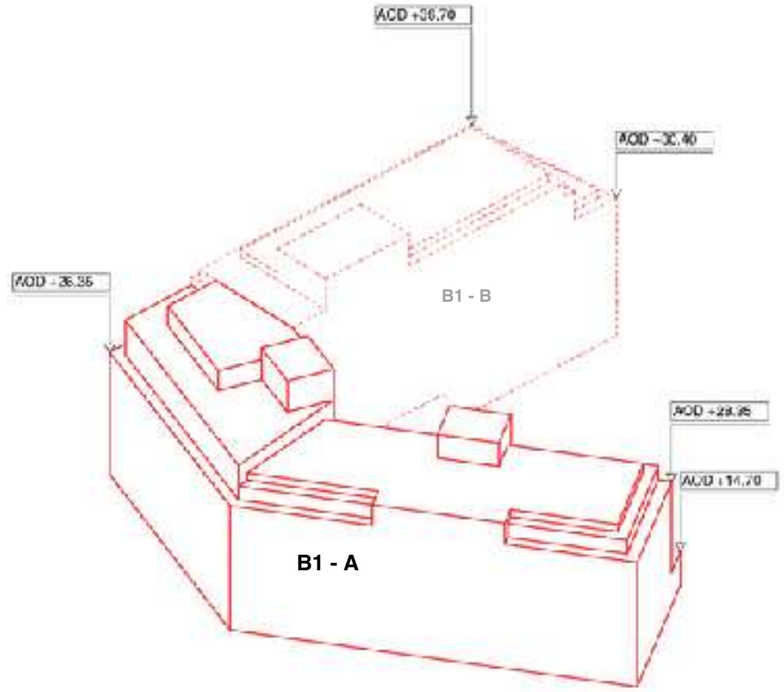


Figure 6.84 Plot B1A Maximum plot parameters showing shoulder heights

Figure 6.83 Typical floor to floor

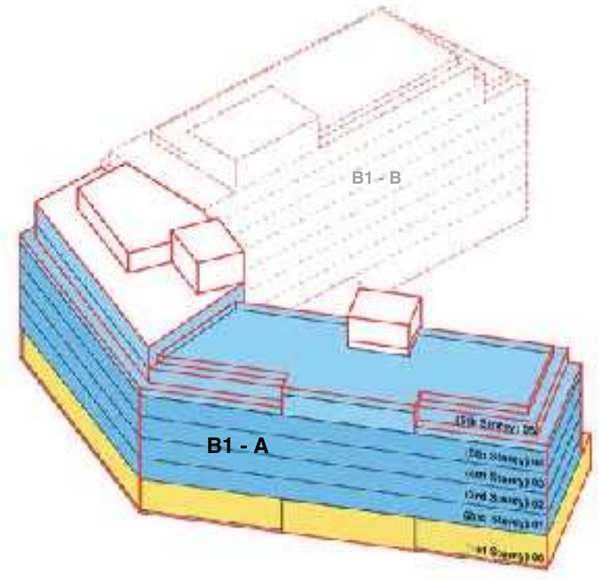


Figure 6.85 Plot B1A Indicative massing set up within maximum plot parameters

6. Plot Guide

6.2 Plot B1

6.2.5 Massing

B1B MASSING

A maximum AOD has been established for Plot B1B. The maximum AOD steps down along the Plot B1B's southern edge.

Plot B1B has defined maximum shoulder heights on multiple façades. Within these maximum extents upstands and façade upstands should be used to enclose amenity space on roofs as a wind mitigation device.

6.2.5.7 - The ground floor should have additional height to accommodate retail uses. See figure 6.88 below.

6.2.5.8 - Identified roof zone to have a variation in roof profile. See figure 6.86.

6.2.5.9 - The maximum number of storeys permissible for Plot B1B is 8 storeys (ground plus 7) with multiple shoulder heights for indicative floor to floor setting out.

6.2.5.10 - Figure 6.86 identifies the maximum shoulder heights permissible.

6.2.5.11 - Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.89.

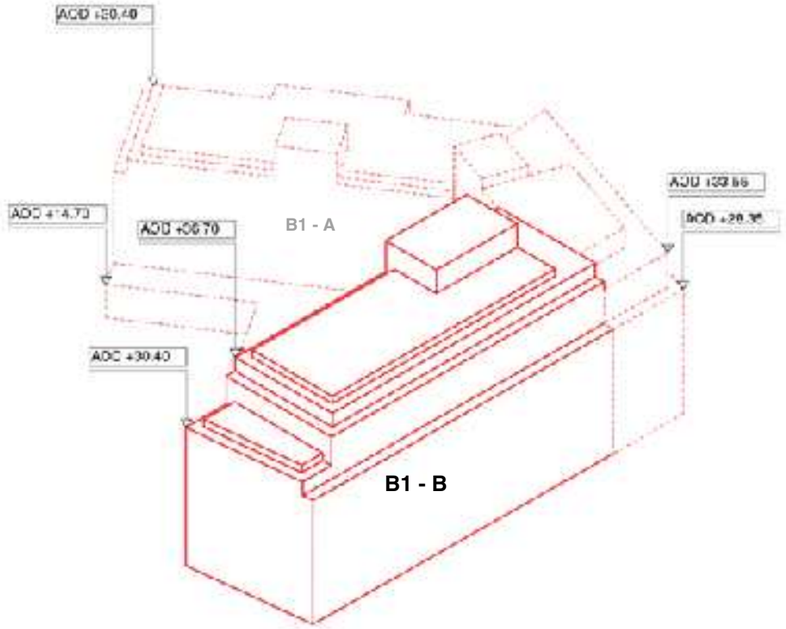


Figure 6.86 Plot B1B Maximum plot parameters showing shoulder heights

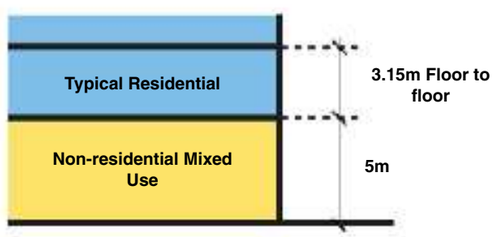


Figure 6.87 Typical floor to floor

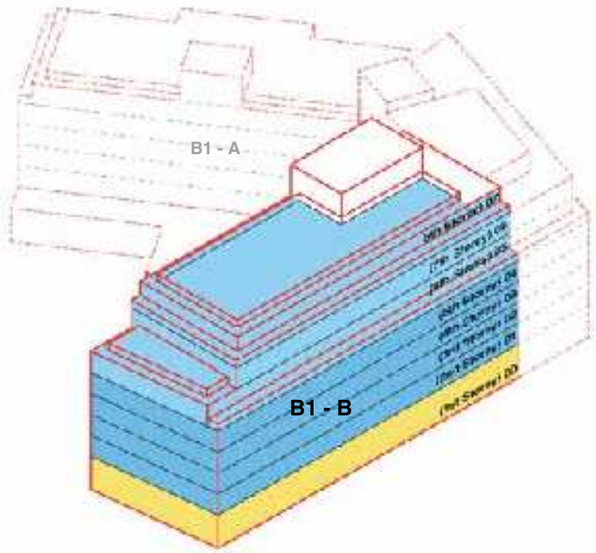


Figure 6.88 Plot B1B Indicative massing set up within maximum plot parameters

Legend

- Maximum plot Parameters
- +5m Floor to Floor bottom zone
- Indicative Shaped Massing where applicable
- Suggested Roof Treatment and Accessible Terrace Zones

6. Plot Guide

6.2 Plot B1

6.2.6 Top of the building

B1A TOP OF THE BUILDING - ROOF PROFILES

The general approach to Plot B1A is to have set back upstands and façade upstands to create variety in the roof profiles.

Plot B1A has defined maximum shoulder heights on multiple façades. Within these maximum extents upstands and façade upstands should be used enclose amenity space on roofs as a wind mitigation device.

6.2.6.1 **-** Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figure 6.90 and 6.97.

6.2.6.2 **-** Perimeter upstands to accessible terraces should be used to assist with wind mitigation of a minimum height of 1.1m. See figure 6.91.

6.2.6.3 **-** Upstands to accessible terraces should be used on the western rooftop to assist with wind mitigation. These should be set back from facade by a maximum of 1.5m and have an upstand of a maximum height of 3m. See figure 6.92.

6.2.6.4 **-** Upstands should be used on the western rooftop to assist with wind mitigation. They should be set back a maximum of 3m and have a maximum height of 3m. See figure 6.94.

6.2.6.5 **-** Non accessible roof technical or core zones should be set back from the façade by a minimum of 3m. See figures 6.93 and 6.96.

6.2.6.6 **-** Where non accessible roof technical zones align with the façade edge and no set back can be achieved, a façade upstand should be used of a maximum height of 3m, see figure 6.95.

6.2.6.7 **-** Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

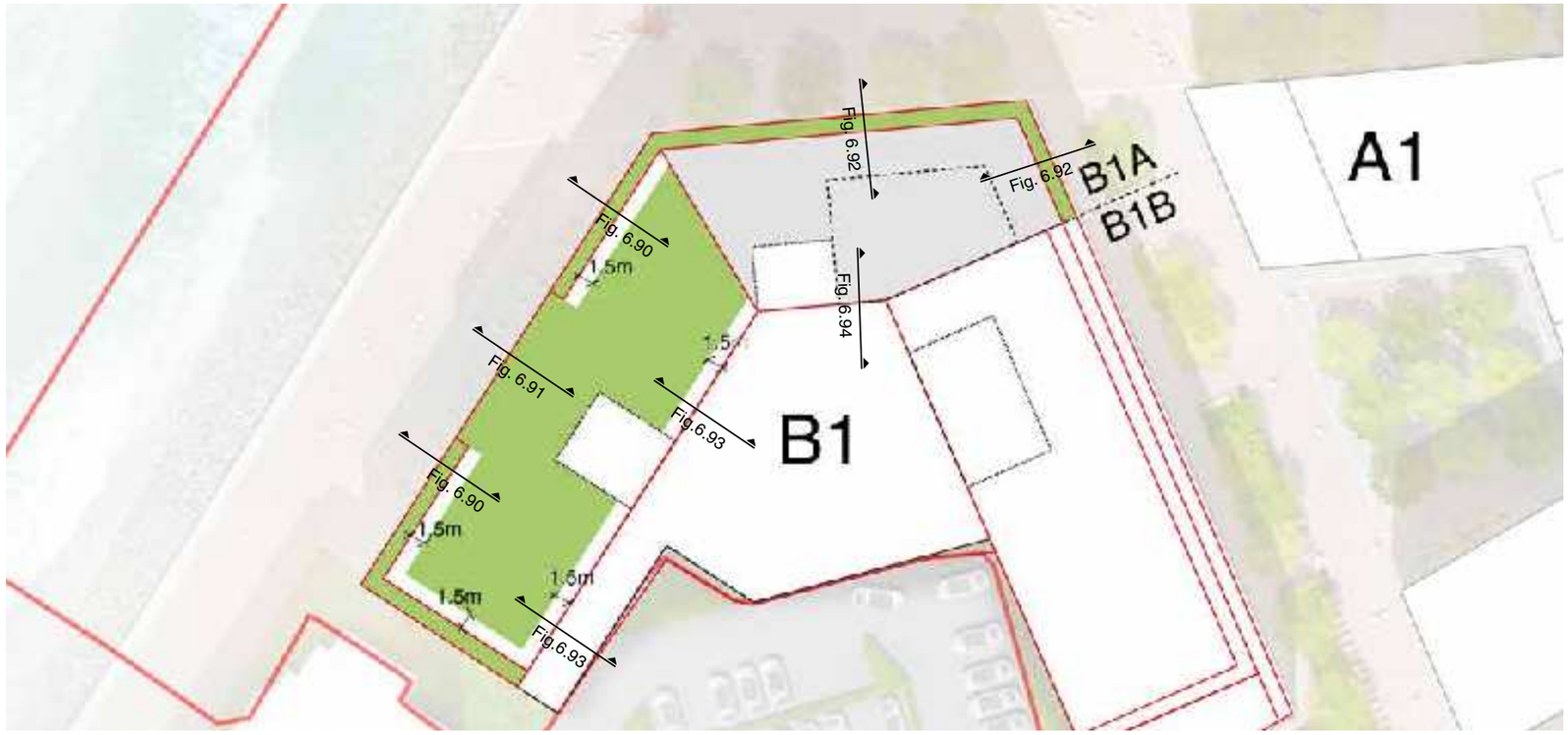


Figure 6.89 Plot B1A Rooftop setback plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

6. Plot Guide

6.2 Plot B1

6.2.6 Top of the building

B1A TOP OF THE BUILDING - ROOF PROFILES CONTINUED

The figures opposite show the different roof profile conditions and should be read in conjunction with figure 6.89 on the previous page.

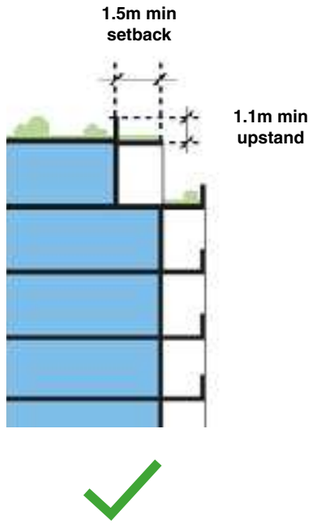


Figure 6.90 Upstand to 1.1m min height and a 1.5m min setback

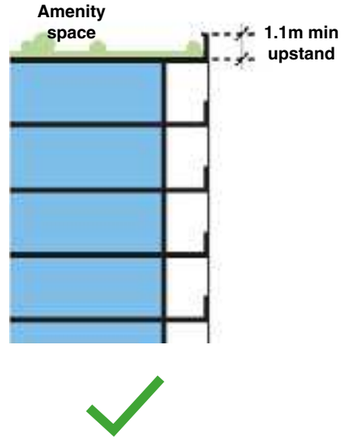


Figure 6.91 Façade upstand to 1.1m min height

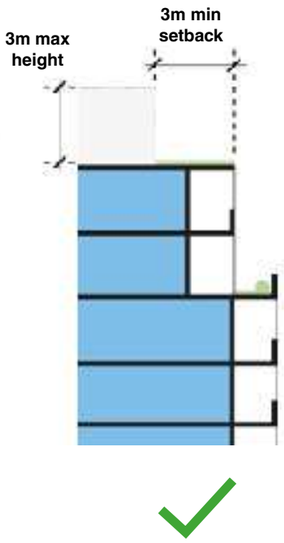


Figure 6.92 Plant to be setback 3m from edge

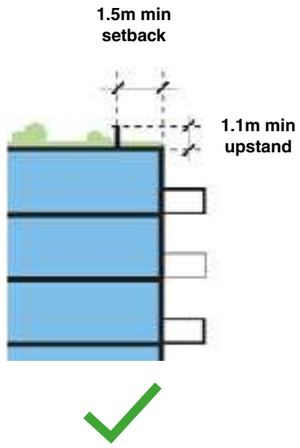


Figure 6.93 Upstand up to 3m max height and up to 3m max setback

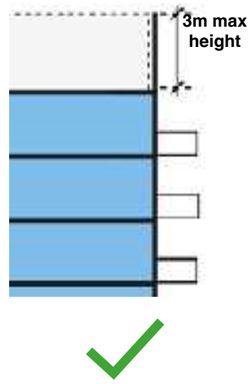


Figure 6.94 Where plant comes to building edge, provide façade over run

6. Plot Guide

6.2 Plot B1

6.2.6 Top of the building

B1B TOP OF THE BUILDING - ROOF AMENITY SPACES

General approach to B1B is to have set back upstands and façade upstands to create variety in the roof profiles.

Plot B1B has defined maximum shoulder heights on multiple façades. Within these maximum extents upstands and façade upstands should be used enclose amenity space on roofs as a wind mitigation device.

6.2.6.8 - Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figure 6.96 and 6.97.

6.2.6.9 - Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

Figure 6.95 Plot B1B Rooftop setback plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

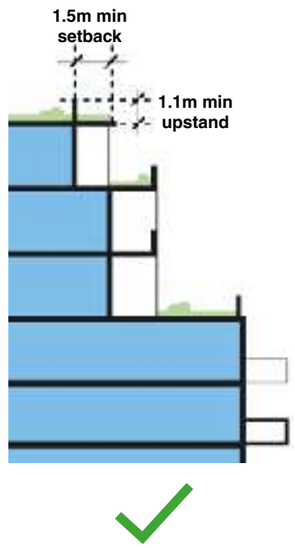


Figure 6.96 1.5m setback with 1.1m upstand

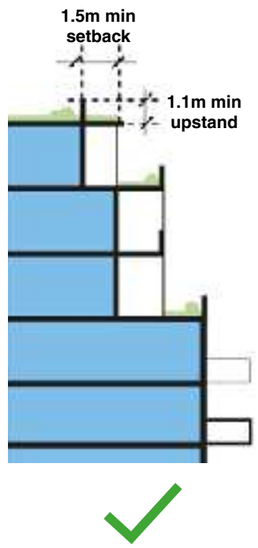


Figure 6.97 1.5m setback with 1.1m upstand

6. Plot Guide

6.2 Plot B1

6.2.6 Top of the Building

B1A TOP OF THE BUILDING - ROOF TECHNICAL ZONE

A maximum AOD has been established for Plot B1A. The maximum AOD steps down along the Plot B1A's western corner.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

All core positions, both full storey lobbied roof access extensions or nominal overruns, are shown indicatively.

6.2.6.10 - Green or brown roofs should be provided to all non accessible roof areas.

6.2.6.11 - The western rooftop on Plot B1A has residential units at high level and the plant should be carefully arranged behind the units so that it is not visible from the square below.

6.2.6.12 - Where non accessible roof technical or core zones align with the façade edge and no set back can be achieved, a façade upstand should be used of a maximum height of 3m.

6.2.6.13 - All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

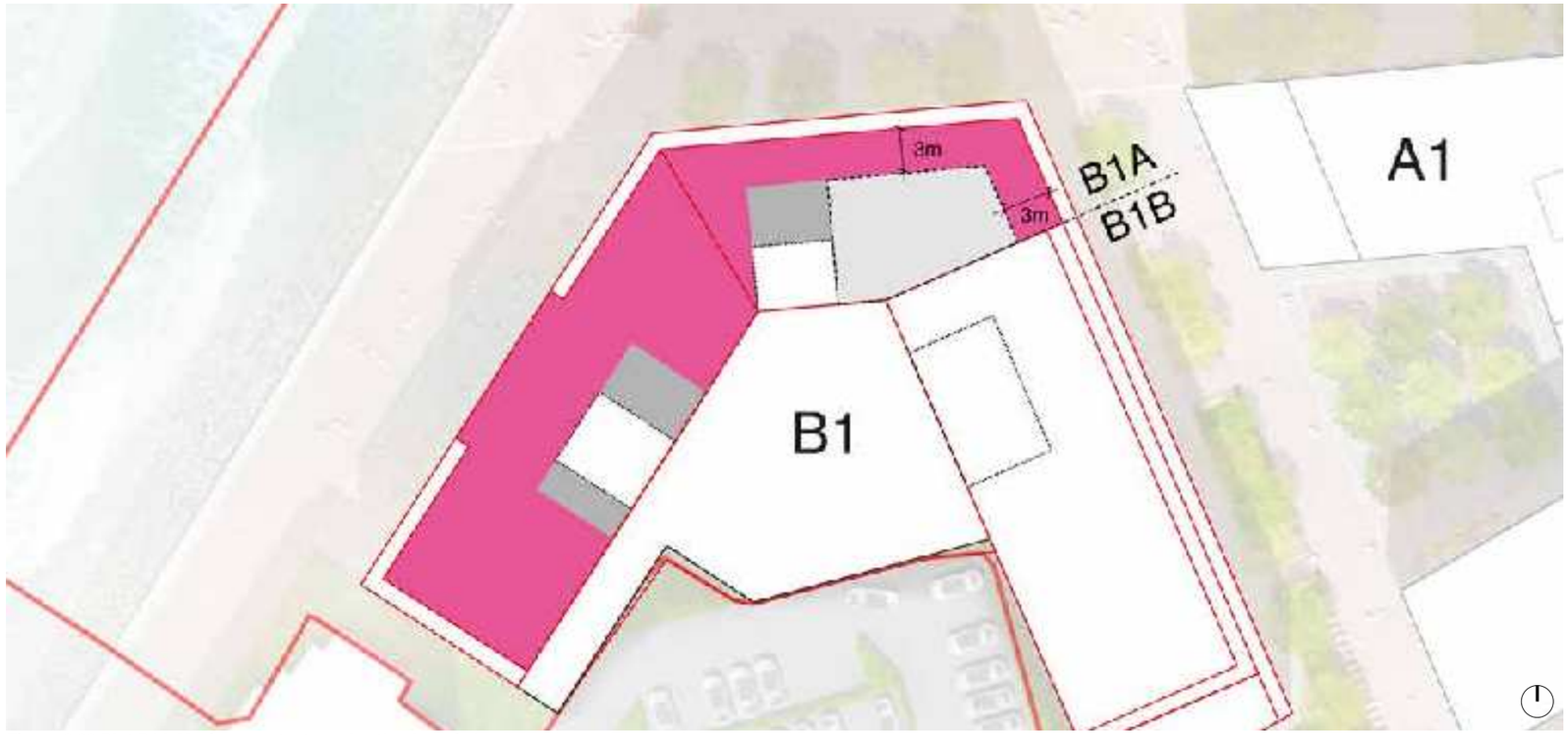


Figure 6.98 Plot B1A Maximum extents and setback roof plan

Legend

- Maximum Plot Parameters
- Indicative Suggested Massing
- Set back zone for Technical/Plant areas (no plant in these areas)
- Maximum Extents available for potential Technical/Plant Zone
- Indicatively placed Technical/Plant Zones
- Indicative Core Positions

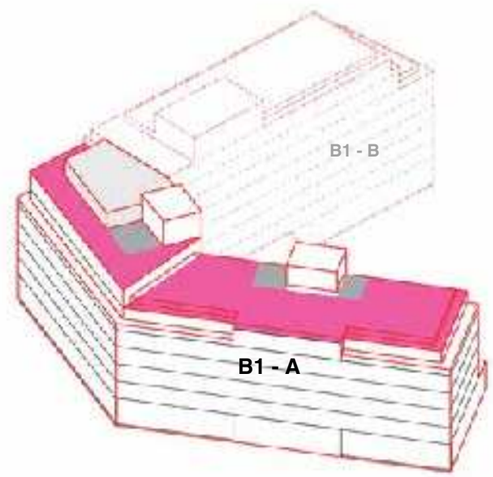


Figure 6.99 Plot B1A Available technical zones within maximum plot parameters

6. Plot Guide

6.2 Plot B1

6.2.6 Top of Building

B1B TOP OF THE BUILDING

A maximum AOD has been established for Plot B1B. The maximum AOD steps down along the Plot B1B's southern edge.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

All core positions, both full storey lobbied roof access extensions or nominal overruns, are shown indicatively.

6.2.6.14 - Any plant must be located within the technical zone set back minimum 3m from the façade line with a maximum 3m high enclosure.

6.2.6.15 - Green or brown roofs should be provided to all non accessible roof areas.

6.2.6.17 - Where plant and technical zones cannot be setback 3m or align with the façade edge a façade upstand should be used of a maximum height of 3m.

6.2.6.16 - All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

Figure 6.100 Plot B1B Maximum extents and setback roof plan

Legend

- Maximum Plot Parameters
- Indicative Suggested Massing
- Set back zone for Technical/Plant areas (no plant in these areas)
- Maximum Extents available for potential Technical/Plant Zone
- Indicatively placed Technical/Plant Zones
- Indicative Core Positions

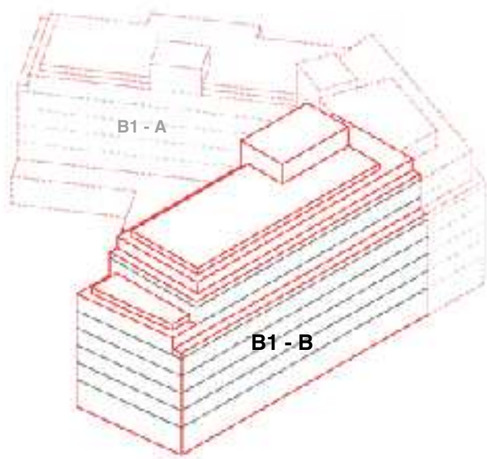


Figure 6.101 Plot B1B Available technical zones within maximum plot parameters

6. Plot Guide

6.2 Plot B1

6.2.7 Middle of the Building

B1A MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.2.12 Material Appearance).

The urban analysis suggests (DAS - 5.8 Approach to Architecture) the façade should have a varied and characterful mix of frontages to surround and enliven the Waterfront Square.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balcony positions should be set up to complement any desired façade subdivision with further variation via the use of proud, inset and juliet balconies.

6.2.7.1 - The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Waterfront typology.

6.2.7.2 - There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.2.7.3 - Variety within the detailing to the full height windows and infill to expressed structural frame should be used to create frontage proportion and subdivision to the elevation.

6.2.7.4 - Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.2.7.5 - Architectural details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

6.2.7.6 - Full height windows and infill to expressed structural frame should be used on the podium facing elevations.

6.2.7.7 - There should be no flank wall to the end of Plot B1A and the architectural language of full height windows and infill to expressed structural frame should be utilised.

Figure 6.102 Plot B1A Elevation - top, middle, bottom

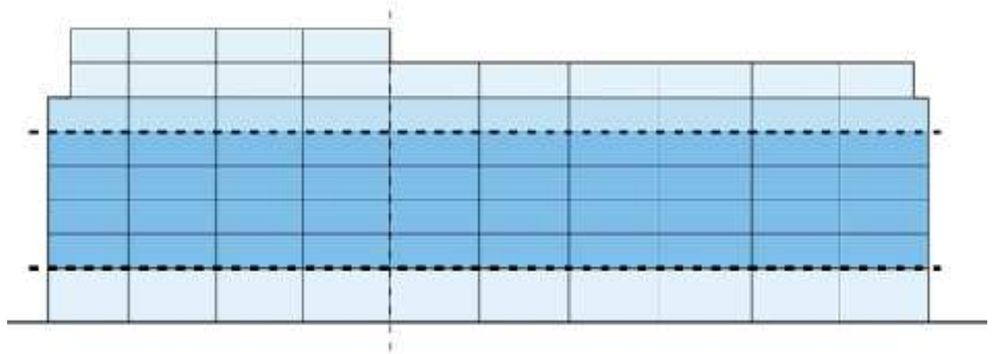


Figure 6.103 Plot B1A Elevation - frontage proportion and subdivision

6. Plot Guide

6.2 Plot B1

6.2.7 Middle of the Building

B1B MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.2.12 Material Appearance).

The elevations should a vertical emphasis with material type and tone, window types and arrangements and detail elements to create clear sub-divisions.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balconies are to be set up to complement any desired façade subdivision with further variation via the use of inset, juliet and proud balconies.

6.2.7.8 - All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots A1.

6.2.7.9 - The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Neighbourhoods typology with increased solidity within façade treatment.

6.2.7.10 - Variety within the detailing to the full height windows and infill to expressed structural frame should be used to create frontage proportion and subdivision to the elevation.

6.2.7.11 - There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.2.7.12 - Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.2.7.13 - Architecture details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

6.2.7.14 - Full height windows and infill to expressed structural frame should be used on the podium facing elevations.

6.2.7.15 - There should be no flank wall to the end of Plot B1B and the architectural language of full height windows and infill to expressed structural frame should be utilised.

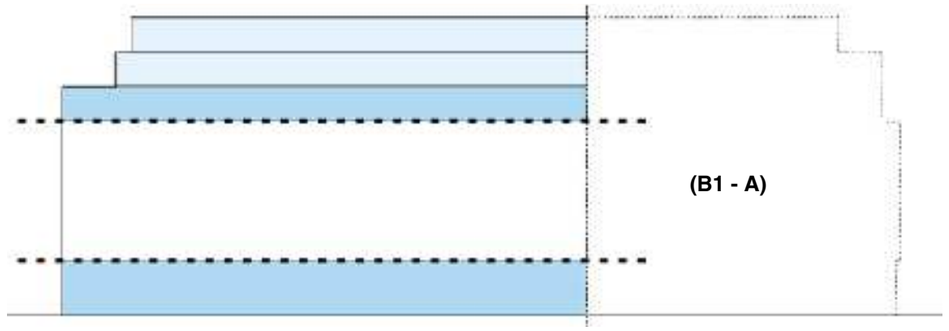


Figure 6.104 Plot B1B Elevation - - top, middle, bottom

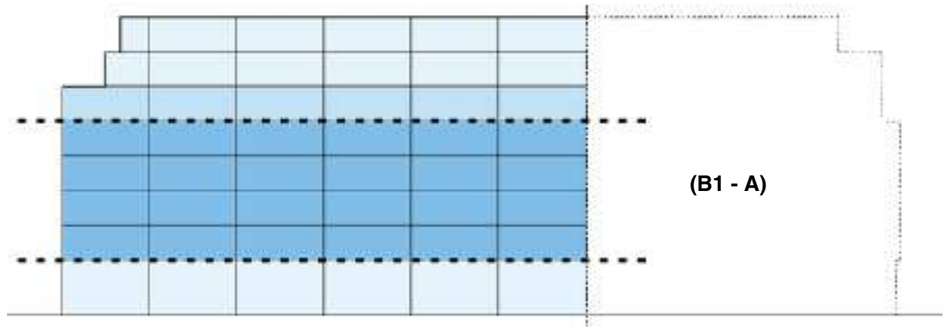


Figure 6.105 Plot B1B Elevation - Frontage proportion and street interface - diversity and homogeneity

6. Plot Guide

6.2 Plot B1

6.2.8 Bottom of the Building

B1A AND B1B BOTTOM OF THE BUILDING

There may be a number of entrances required on this building including one or more residential/food and beverage/leisure entrances and secondary entrances that include fire escape and/or service entrance(s).

All entrances should be carefully integrated into the façade and should be coherent with the façade material expression.

6.2.8.1 - A minimum of three residential entrance and associated lobbies are to be provided within the zones identified, see figure 6.114.

6.2.8.2 - Ground floor residential is not permitted in Plot B1.

6.2.8.3 - Non residential uses should have their own dedicated entrances.

6.2.8.4 - Entrances must be clearly legible through articulation and design and must have a high quality appearance.

6.2.8.5 - All entrances must be carefully integrated into the massing of the building.

6.2.8.6 - Nominally set back ground façade conditions should exist across Plot B1, see figure 6.109.

6.2.8.7 - The bottom of the building must be clearly expressed architecturally providing a strong base (see Chapter 5.16 Bottom of building).

6.2.8.8 - A screened zone that encloses the accessible bike storage should be carefully integrated into the overall architectural expression and aesthetic with entrances also carefully integrated where needed see figures 6.116.

6.2.8.9 - Awnings should be integrated into the façade as part of the waterfront typology.

6.2.8.10 - The podium to B1 is overlooked and should be designed as amenity space at roof level.

6.2.8.11 - The ground level elevation of the podium forms a significant façade onto the adjacent car park and should be designed to compliment rear elevations of B1A and B1B.

6.2.8.12 - The ground level elevation of the podium forms a significant façade onto the adjacent car park and should be designed to compliment rear elevations of B1A and B1B.

6.2.8.13 - The entrance to the Rue de L'etau carpark forms a key elevation to the south end of B1B and should be designed as part of the Neighbourhoods typology.

6.2.8.14 - There is a dedicated pedestrian entrance to the Rue de L'etau carpark on the south east corner of Plot B1B as should be designed as part of the Neighbourhoods typology and integrated into the design of the car park entrance and bicycle storage.

Figure 6.106 Plot B1A and B1B bottom of building suggested condition

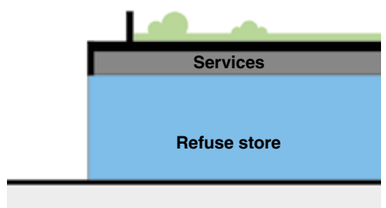


Figure 6.107 Section through podium garden

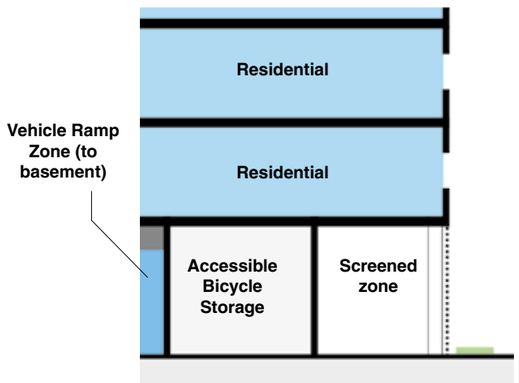


Figure 6.108 Section through screened storage zone

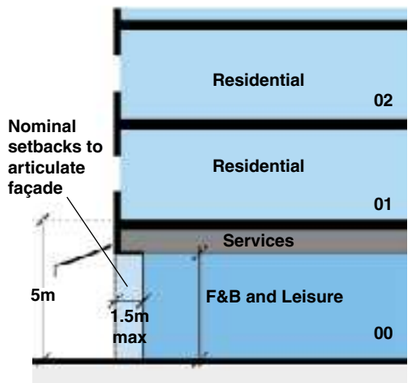


Figure 6.109 Option for nominal frontage setback up to 1.5m with awnings where retail

6. Plot Guide

6.2 Plot B1

6.2.8 Bottom of the Building

B1A AND B1B BOTTOM OF THE BUILDING

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels. There should be visual interest and a variety of type and colour to the retail and commercial frontages. The design of the frontages should be complementary to the architectural typology and draw upon the existing St Helier street-scape for inspiration.

6.2.8.15 - Entrances must have level access even where a change in level occurs.

6.2.8.16 - The floor to floor height at ground floor varies to provide level access to the communal residential and non-residential entrances and must be a maximum of 5m.

6.2.8.17 - Plot B1 should provide ground level food and beverage and leisure uses (see Chapter 4.1.3 Use Distribution).

6.2.8.18 - Food and beverage frontages should be complimentary with the overall material palette of the typology. A variety of materials and colours should provide architectural accents and highlights to frontages, see figure 6.111.

6.2.8.19 - Residential lobbies are to be set in from street line with mainly glazed frontages. Where required residential entrance lobbies should have either integrated revolving doors or wind lobbies, see figure 6.112.

Legend

- Zone for material variation and signage
- Zone for portal/inset framing detail
- Zone for glazed entrance
- Inset of nominal depth
- **A+B** Non-bayed and double or single bay entrances (double shown)
- **C+D** Wind lobby (C) or integrated revolving door (D) arrangements for residential lobbies
- **E+F** Screen types for bicycle storage, with integrated access points where needed

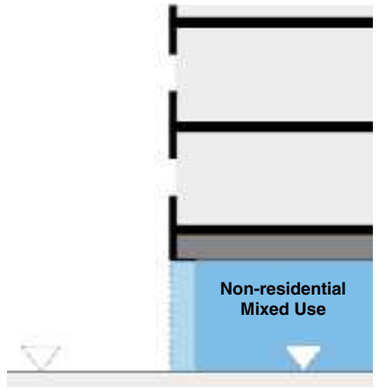


Figure 6.110 All primary entrances to have level access

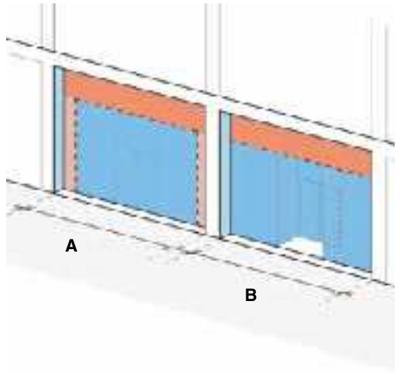


Figure 6.111 Illustrative example of non-bayed and bayed retail entrances

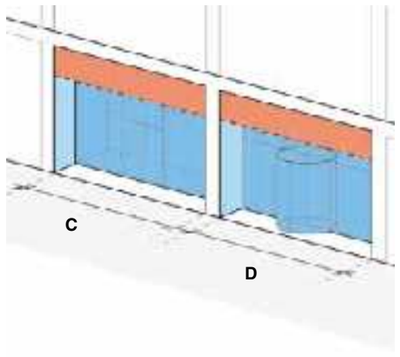


Figure 6.112 Illustrative example of double skinned or revolving door entrances to residential lobbies

Figure 6.113 Example of perforated screen with potential for adjacent/integrated planting

Figure 6.114 Example of awnings to retail

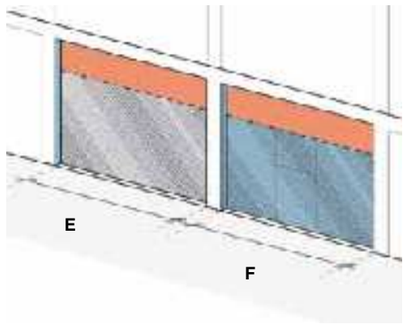


Figure 6.115 Illustrative example of screened façade or screened with integrated access point

Figure 6.116 Example of nominally inset retail frontage for use especially to predominantly glazed zones

Figure 6.117 Example of a glazed residential lobby entrance

Figure 6.118 Example of a glazed plinth edge to show activity within

6. Plot Guide

6.2 Plot B1

6.2.9 Adjacent Buildings

B1A AND B1B BUILDING ADJACENCIES

Plot B1 is located within close proximity to Plots A1.

6.2.9.1 - Consideration for balcony placement and openings should be taken to minimise proximity issues where façades face onto closely adjacent plot A1, see also section 6.2.11 for further guidance.

6.2.9.2 - Consideration of window placement and directional framing should be taken where plots are directly adjacent to one another to minimise overlooking, see Chapter 5.18 Proximity and Overlooking for further guidance.

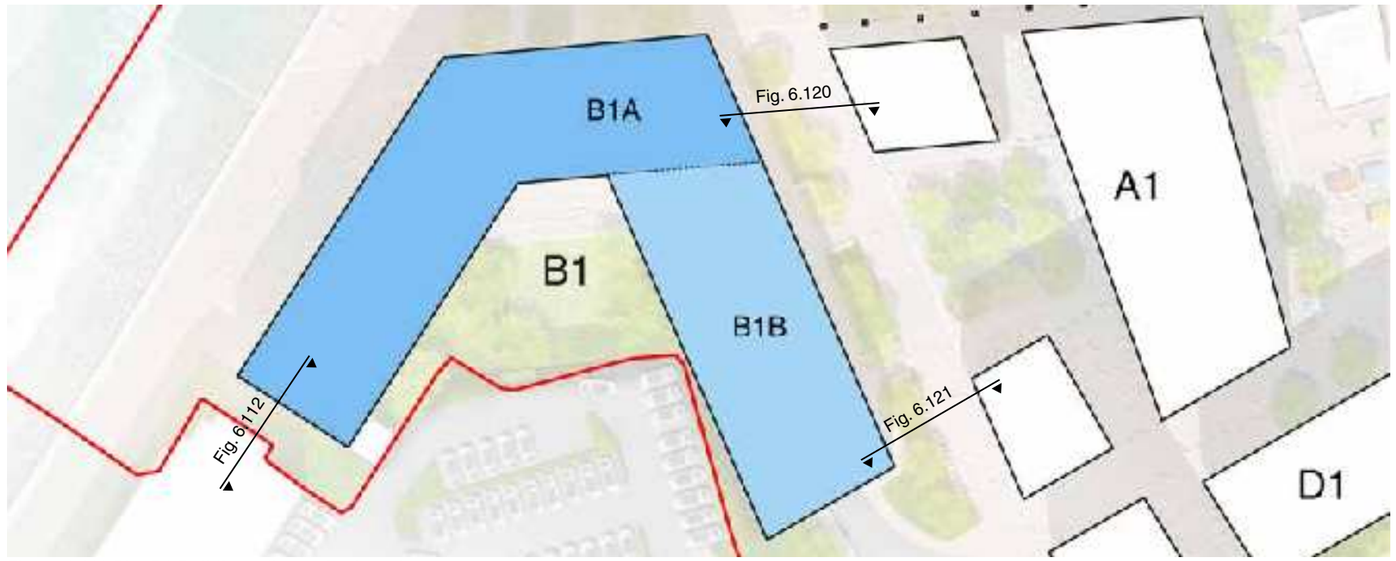


Figure 6.119 Plot B1 Building adjacencies key plan

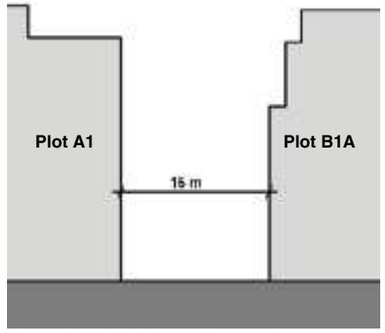


Figure 6.120 Building adjacency between A1 and B1A

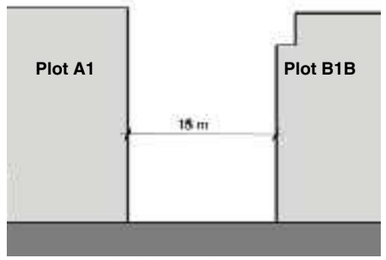


Figure 6.121 Building adjacency between A1 and B1B

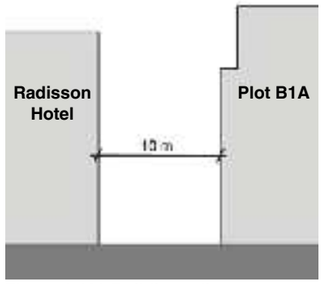


Figure 6.122 Building adjacency between The Radisson Hotel and B1A

6. Plot Guide

6.2 Plot B1

6.2.10 Openings

B1A OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.2.10.1 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid, see figures 6.131.

6.2.10.2 - Dormer and mansard features should not to be used on Plot B1A, see figures 6.133 and 6.134.

6.2.10.3 - Inhabited sections of pitched or mansard roof should not be used on Plot B1A, see figures 6.135 and 6.136.

6.2.10.4 - Upstands and setback upstands should be used as part of the wind mitigation strategy to provide shelter for rooftop amenity spaces.

6.2.10.5 - All façades are to detailed with depth, reveals and framing to window openings, to give a high quality layered result.

6.2.10.6 - Inset balconies should be integrated into the expressed structural grid, see figure 6.137.

6.2.10.7 - Areas for building services should be treated as screened openings with colour and materiality to work with façade materials (e.g. Louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.2.10.8 - Consideration for access for the cleaning, maintenance and potential replacement of window/ screen elements should be incorporated into the design.

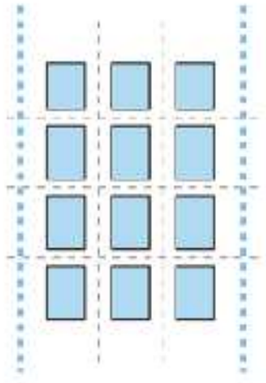


Figure 6.123 Gridded window layout

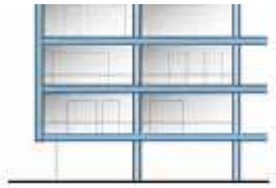


Figure 6.124 Inset balconies and structure to a regular grid

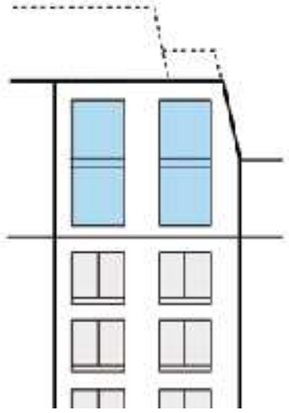


Figure 6.125 Double mansard dormer windows

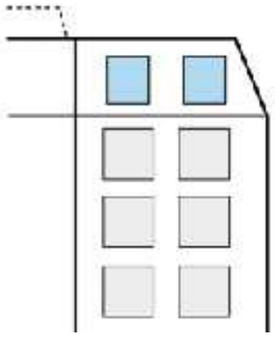


Figure 6.126 Single mansard dormer windows

Figure 6.127 Double mansard/ pitched inhabited roof

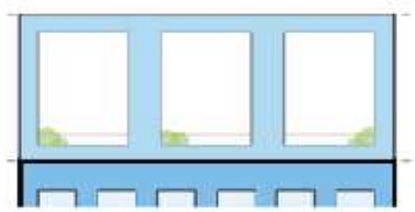


Figure 6.128 Maximum 3.15m upstand with framed openings to setback terrace

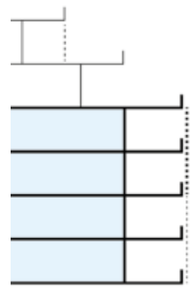


Figure 6.129 Inset balconies with shading screens

6. Plot Guide

6.2 Plot B1

6.2.10 Openings

B1B OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.2.10.9 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid, see figures 6.138 and 6.139.

6.2.10.10 - Dormer and mansard features should not to be used on Plot B1B, see figures 6.140 and 6.141.

6.2.10.11 - Inhabited sections of pitched or mansard roof should not be used on B1B, see figures 6.142.

6.2.10.12 - All façades are to detailed with depth, reveals and framing to window openings, to give a high quality layered result.

6.2.10.13 - Areas for building services should be treated as screened openings with colour and materiality to work with façade materials (e.g. Louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.2.10.14 - Consideration for access for the cleaning, maintenance and potential replacement of window elements should be incorporated into the design.

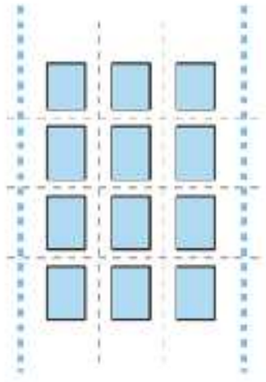


Figure 6.130 Gridded window layout

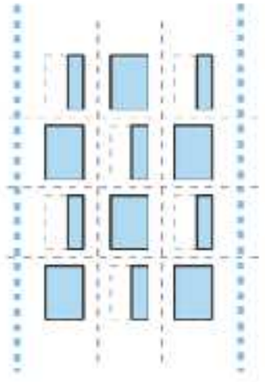


Figure 6.131 Gridded window layout with slipped windows

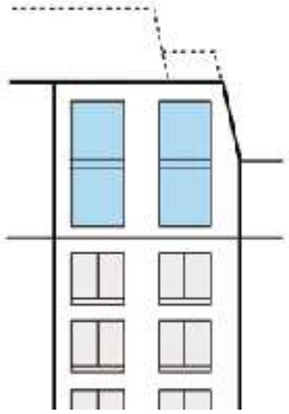


Figure 6.132 Double mansard dormer windows

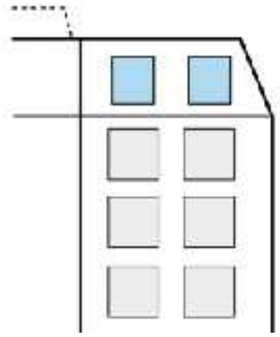


Figure 6.133 Single mansard dormer windows

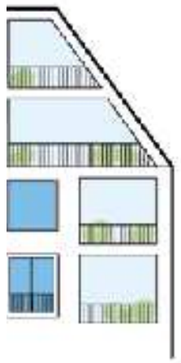


Figure 6.134 Double mansard/ pitched inhabited roof

Figure 6.135 Inset balconies and structure to a regular grid

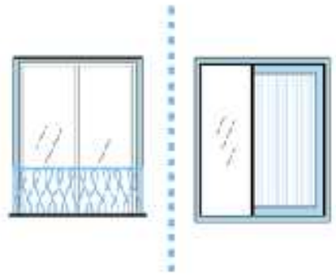


Figure 6.136 Variation in window detail

6. Plot Guide

6.2 Plot B1

6.2.11 Balconies

B1A AND B1B BALCONY CONDITIONS

The balcony arrangement should be carefully positioned as part of the overall composition of the façade.

Consideration of the balcony location should be taken into account in order to avoid overlooking and proximity issues.

Consideration of the balcony location within the façade should be taken into account to avoid unnecessary shading to the rooms below.

It is suggested that the overall predominant balcony be inset with juliet used for façades facing waterfront and waterfront square to a suggested ratio of approximately 80% inset - 20% juliet. On façades facing amenity podium, balconies may be used in a suggested ratio of 40% proud, 40% inset and 20% juliet.

6.2.11.1 - Proud balconies, inset balconies and juliet balconies are permitted where facing podium amenity space.

6.2.11.2 - Balconies facing the podium garden can include proud balconies but should be designed in accordance with section 5.16 Proximity and Overlooking.

6.2.11.3 - Only inset balconies and juliet balconies are permitted where facing the waterfront.

6.2.11.4 - Balustrades can vary in design but must be complementary to the façade design.

6.2.11.5 - A minimum balustrade height of 1.1m must be provided for all balconies.

6.2.11.6 - Horizontally barred balustrades are not permitted as they are a climbing hazard.

6.2.11.7 - There should be a variation in colour, detail and material of the balustrades and balcony soffits to create visual interest and variation across façades.

6.2.11.8 - Proud balconies directly overlooking the podium garden should start at second floor and above.

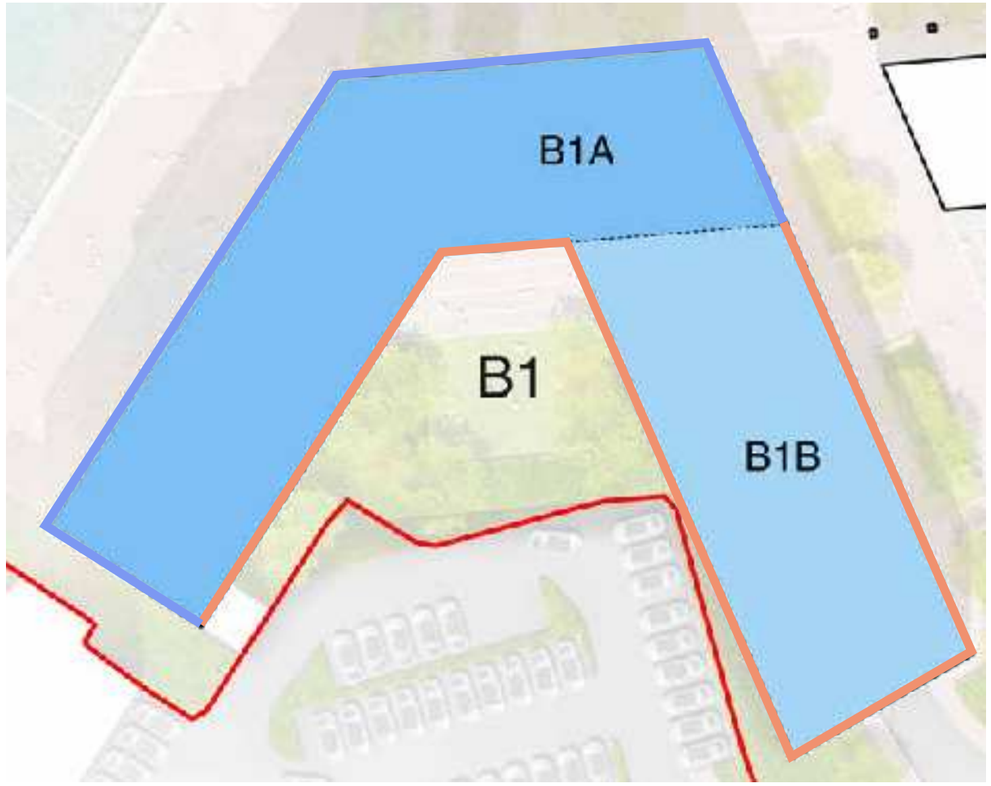


Figure 6.137 Plot B1A balcony condition key plan

Legend

- Building boundary
- Inset and juliet balconies
- Proud, inset and juliet balconies

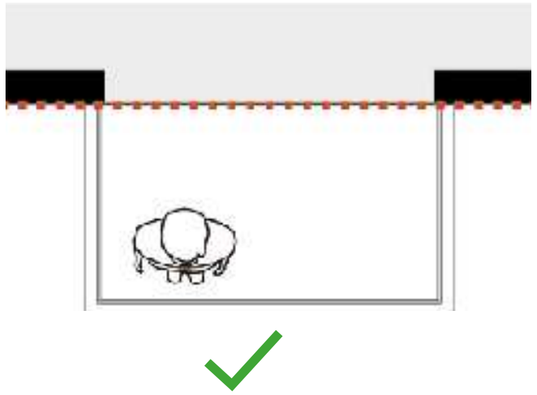


Figure 6.138 Proud balcony condition

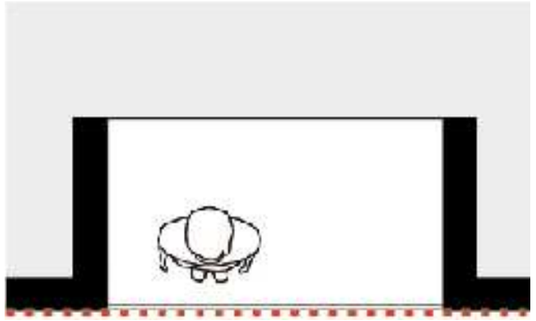


Figure 6.139 Inset balcony condition

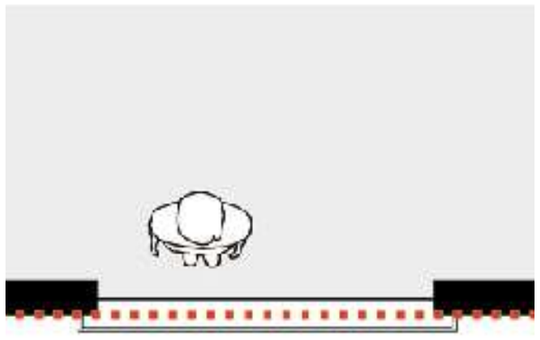


Figure 6.140 Juliet balcony condition

6. Plot Guide

6.2 Plot B1

6.2.12 Material Appearance

GENERAL APPEARANCE

Hard-wearing and long-life quality materials should be selected. This should take inspiration from the existing local façade colours, textures and materials and new or complementary material types can be introduced where appropriate.

Care should be taken when sourcing all materials to ensure minimum environmental impact and the sustainable credentials of the source and the materials lifecycle, see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement for further guidance.

B1A MATERIAL APPEARANCE

The primary material palette for all overall macro zones of façade of the B1A Waterfront Typology portion of Plot B1 should be drawn from both the St Helier local stone types as well as re-constituted stone and concretes/GRC 'frame and terrace infill' approach.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset infill zones, balconies and balustrades as well as for any screening elements across façades of Plot B1A could include an expanded palette of metals including wood, terracotta, glazed brick/tile and ceramic elements, with associated pattern and texture/relief options for further interest.

B1B MATERIAL APPEARANCE

The primary material palette for the façade of the B1B Neighbourhoods typology should be drawn from both the St Helier local stone types as full stone clad items in conjunction with a mix of re-constituted stone and concrete/ GRC 'frame and infill' approaches.

The tertiary material palette B1B is similar to B1A, but should have subtle variations between the two palettes in the way that materials are combined.

6.2.12.1 - Warm and restrained natural tones of stone should be considered in particular local, or equivalent granites, limestones, and equivalent reconstituted stones in a similar tone where a building is completely stone clad.

6.2.12.2 - Warm and restrained natural tones of stone, reconstituted stones and concretes should be used for the overall enclosure or 'frame' where a building is utilising the 'frame and infill' approach.

6.2.12.3 - Material selection should consider material used on neighbouring plot façades.

6.2.12.4 - Promotion of the use of materials that incorporate recycled content and procuring products with a low environmental impact should be a priority when choosing materials. For further guidance see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement.

6.2.12.5 - The secondary material palette should be complementary to the primary composition.

6.2.12.6 - Where the 'frame and infill' approach is used, material options for the infill zones of pigmented concretes, GRC and metals with associated patternation should be used.

6.2.12.7 - The materials palette for areas of façade that extend to form roof upstands should either be formed from the primary palette or include various 'infill' material options to add life, vibrancy and character.

6.2.12.8 - The tertiary material palette should be complementary to the primary and secondary composition.

6.2.12.9 - Exuberant and varied palettes of materials should be used as the tertiary palette to introduce pattern, texturing and finer detail.

6.2.12.10 - All materials should be hard wearing and suitable for a marine environment.

6.2.12.11 - Colours for the window frames, door frames, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

6. Plot Guide

6.2 Plot B1

6.2.12 Material Appearance

B1 PRIMARY PALETTE

Figure 6.141 Limestones and Granites

Figure 6.142 Re-constituted Stone

Figure 6.143 Concretes (recycled and glass)

Figure 6.144 Salvaged panels

Figure 6.145 Jersey knit inspired metalwork

Figure 6.146 Oyster shell stucco

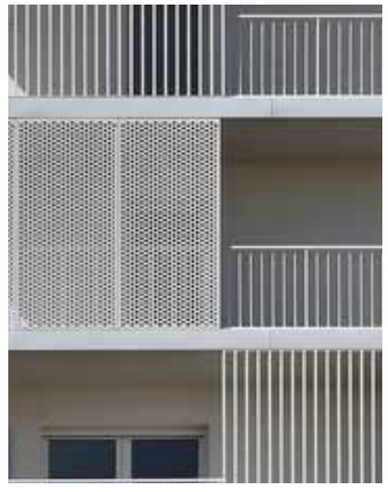


Figure 6.147 Illustrative material palettes

B1A SECONDARY AND TERTIARY PALETTES

Figure 6.148 Pigmented concretes/GRCs and metals of varied colour options

Figure 6.152 Colours for perforated panels linked to port

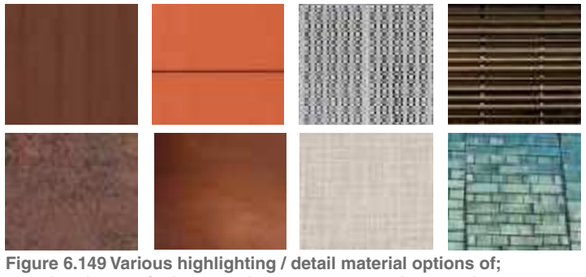


Figure 6.149 Various highlighting / detail material options of; acetylated or equivalent woods, terracotta, metal or wood screens, weathered /anodised metals, fabrics for shading/screening and awnings and coloured ceramics

Figure 6.150 Concrete, light brick as well as GRCs and metals

Figure 6.151 Acetylated or equivalent woods, terracotta, preoxidised and/or sealed/ coated pre-weathered metals and glazed brick/ tiles

6. Plot Guide

6.2 Plot B1

6.2.13 Illustrative Interpretation of Design Codes

Figure 6.153 Plot B1 Illustrative visual

6. Plot Guide

6.3 Plot C1

6.3.1 Overview

PLOT OVERVIEW

Plot C1 is located in the northern part of the site and is part of the two typologies as described in Chapter 5.9 - Architectural Typologies. C1A is part of the Parkside typology and C1B is part of the Square typology. It is a 'C' shaped building enclosing a semi private communal courtyard.

C1 contains three key elevations. The northern elevation overlooks Les Jardins de La Mer. The eastern elevation forms the northern gateway to the site in conjunction with the Apex building (plot G1). The southern elevation forms northern edge of the Central Square.

6.3.1.1 - The use for Plot C1 should include, flexible working space, food and beverage, retail and leisure with residential uses on first floor and above.

6.3.1.2 - Non-residential uses are permitted at ground floor only. For the floors above only residential use is permitted.

6.3.1.3 - The maximum plot parameter diagrams identify the maximum extent permissible of the building and should be read with the parameter plans. See figures 6.156 and 6.157.

6.3.1.4 - All building elements must be within maximum plot extent, with the exception of projecting balconies, canopies and awnings.

Figure 6.154 Plot parameters key plan

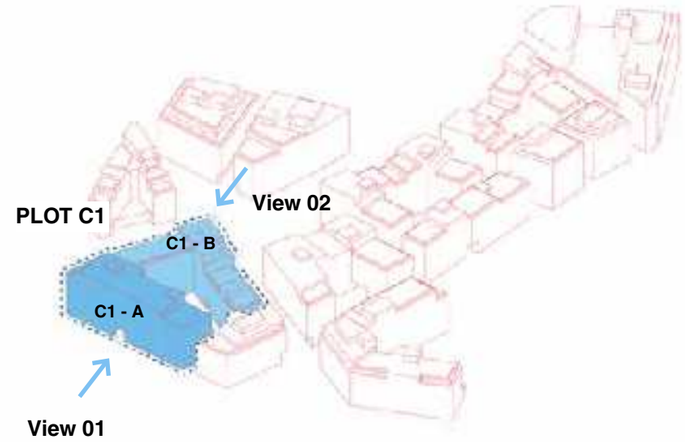


Figure 6.155 Plot parameters key diagram

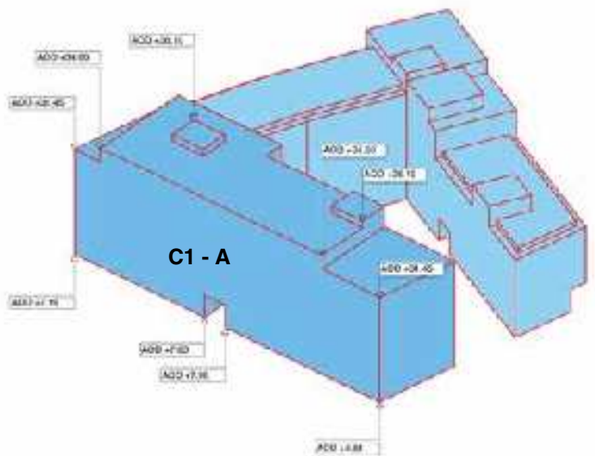


Figure 6.156 Maximum plot parameters diagram - View 01

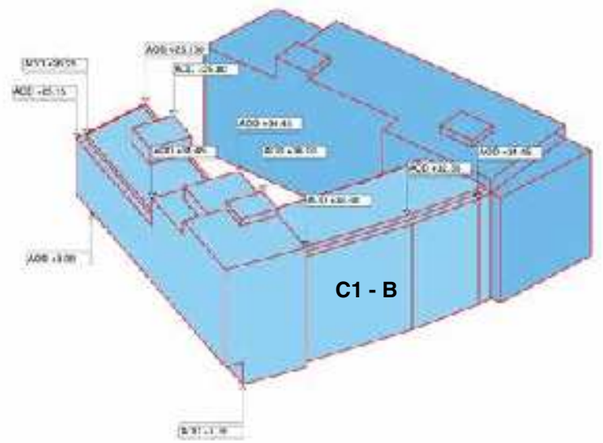


Figure 6.157 Maximum plot parameters diagram - View 02

6. Plot Guide

6.3 Plot C1

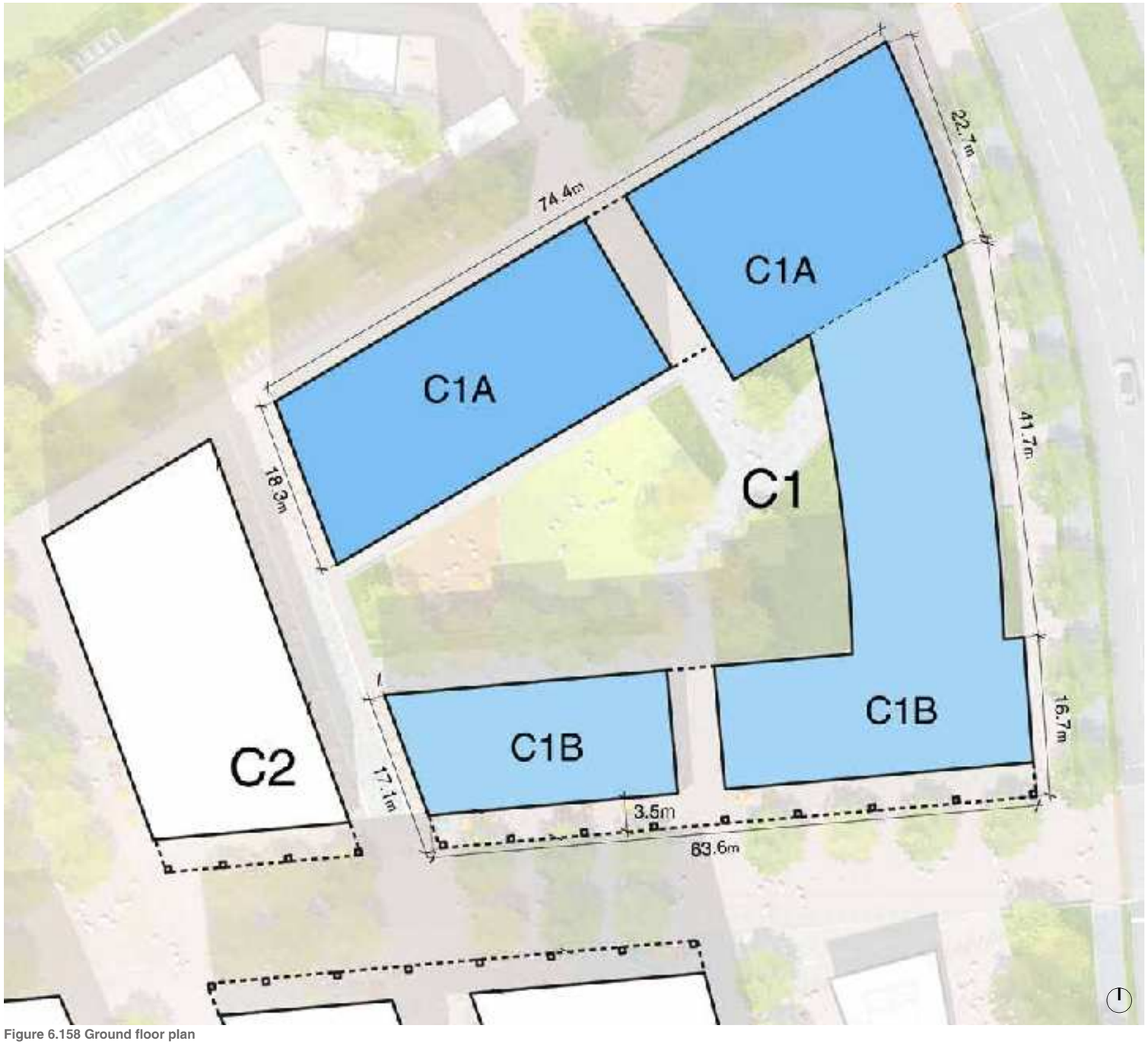
6.3.2 Plot Overview

Plot C1A forms part of the Parkside typology and has a human scale, ‘park-edge’ residential feel that takes its inspiration from the Georgian residential rhythms of the local area including the Esplanade and the People’s Park.

Plot C1B on the southern side faces onto the Central Square and is part of the Square typology. The Square typology is a vibrant arts and culture destination with an architecture that takes inspiration from the mix of vernacular styles in the Royal Square.

Figure 6.166 demonstrates how Plot C1 is located within the illustrative landscaping, and provides key plot dimensions. The building has a colonnade to its southern perimeter and access points to the semi private communal courtyard on its north and south elevations. The southern elevation creates a lively backdrop to the cultural programme at the heart of the development.

For further details on dimensions of key routes and codes relating to Plot C1’s relationship with the public realm please refer to Chapter 4 - Prescription of future development - Public realm and Open space, of this document set.



Legend

- Plot C1A
- Plot C1B
- Adjacent Plots

Figure 6.158 Ground floor plan

6. Plot Guide

6.3 Plot C1

6.3.3 General Appearance

C1A AND C1B GENERAL APPEARANCE

The analysis in section '5.8 Approach to Architecture' of the design and access statement indicates the plot should respond in scale and façade articulation to the adjacent character areas. The overall approach is to create a high quality building with a distinct frontage that contributes to the identity of the new Central Square and Parkside.

The architectural language of each façade should be consistent although the composition may vary to respond to specific considerations e.g. proximity to neighbouring plots and daylight/sunlight.

6.3.3.1 **-** The elevations should respond appropriately to their setting and their expression should complement the architectural language of plots G1, A1 and D1.

6.3.3.2 **-** C1A forms part of the Parkside typology and C1B forms part of the Square typology. Each portion should respect their respective typologies and consider the adjacent Apex Building opposite.

6.3.3.3 **-** Windows should have deep reveals to provide adequate depth to the façade.

6.3.3.4 **-** The building envelope must define a clear base, middle and top through the architectural expression and treatment of the façade. See figure 6.159 and 6.160.

6.3.3.5 **-** Consideration must be given to how the building interfaces with the ground and the skyline with particular attention to the roofscape in order to create a varied roofline.

6.3.3.6 **-** There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.3.3.7 **-** The architectural language is to include refined detailing with a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame.

6.3.3.8 **-** Variations in depth, height and materials should be used to break down the horizontal elevation into distinct vertical proportions. See figures 6.169 and 6.170.

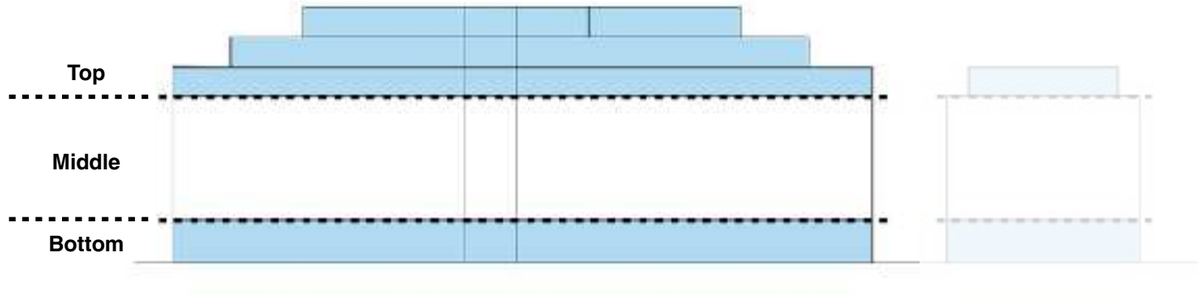


Figure 6.159 Plot C1A - North side reference elevation top, middle and bottom clearly defined by ground and roof treatments

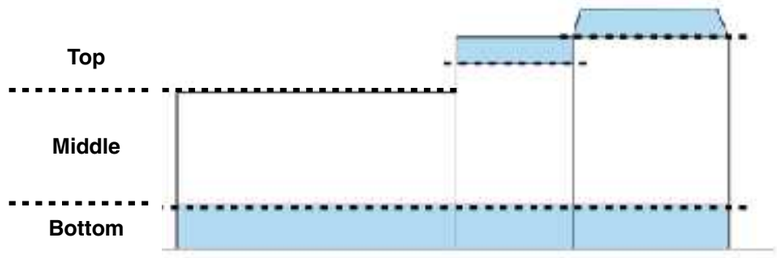


Figure 6.160 Plot C1B - Central Square side reference elevation top, middle and bottom clearly defined by ground and roof treatments with variance between flat, pitched and mansard expressions

Figure 6.161 Plot C1A Illustrative visual

Figure 6.162 Plot C1B Illustrative visual

6. Plot Guide

6.3 Plot C1

6.3.4 Wind mitigation

C1A AND C1B WIND MITIGATION

The impact of wind on the public and private realm environment should be mitigated by the incorporation of design features highlighted in the SWSH Visioning Framework Wind and Microclimate Assessment.

6.3.4.1 - Rooftop enclosures to C1A terraces must be considered as indicated in section 6.3.6 - Top of the Building.

6.3.4.2 - Rooftop balustrades and set backs must be considered as indicated in section 6.3.6 - Top of the Building.

6.3.4.3 - Corner inset balconies must be considered as indicated in the section 6.3.11 - Balconies and figure 6.166 opposite.

6.3.4.4 - A colonnade must be included south side of the plot for wind mitigation at ground level. See figure 6.163.

6.3.4.5 - Awnings should be considered for retail runs where there are no colonnades. See figure 6.164.

6.3.4.6 - Baffles within the arcades should be considered as part of the wind mitigation at ground level. See figure 6.167.

6.3.4.7 - Wind mitigation solutions should be complementary to overall architectural typology design and integrated into the building design.

6.3.4.8 - The design of plot C1 must incorporate wind mitigation measures as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect developed and tested through detailed design.

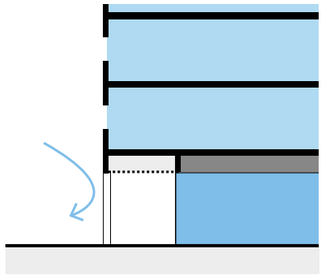


Figure 6.163 Colonnades for wind mitigation

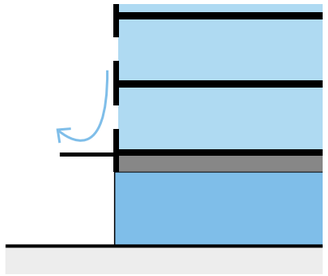


Figure 6.164 Canopy and awning wind for mitigation

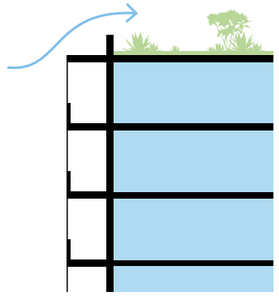


Figure 6.165 Upstands for wind mitigation

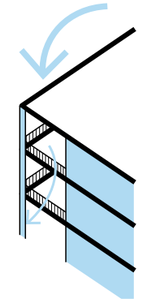


Figure 6.166 Inset balconies on corners for wind mitigation

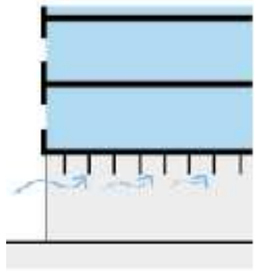


Figure 6.167 Vertical baffles within arcades

Figure 6.168 Example of colonnade

Figure 6.169 Example of awnings

Figure 6.170 Example of upstand

Figure 6.171 Example of inset balconies

6. Plot Guide

6.3 Plot C1

6.3.5 Massing

C1A MASSING

A maximum AOD has been established for Plot C1A. The maximum AOD steps down along the plot C1A's east and west side.

Plot C1 has defined maximum shoulder heights on multiple façades. Within these datums, the building is to have set back, mansard or pitched roof treatments to reduce the perceived building height and add variation to the overall roofscape.

6.3.5.1 **-** The ground floor should have additional height to accommodate retail uses. See figure 6.172 below.

6.3.5.2 **-** Identified roof zone should have a variation in roof profile. See figure 6.173.

6.3.5.3 **-** The maximum number of storeys permissible for Plot C1A is 8 storeys (ground plus 7), stepping down to 6 storeys (ground plus 5) towards the waterfront. See figure 6.174 for indicative floor to floor setting out.

6.3.5.4 **-** Figure 6.173 identifies the maximum shoulder heights permissible.

6.3.5.5 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.182.

Legend

- Maximum plot parameters
- +5m floor to floor bottom zone
- Indicative shaped massing where applicable
- Suggested roof treatment and accessible terrace zones

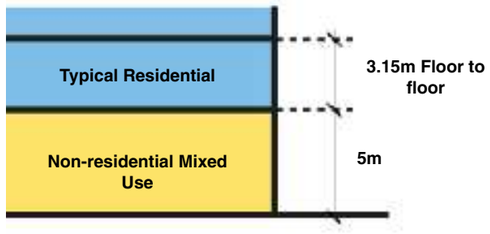


Figure 6.172 Typical floor to floor

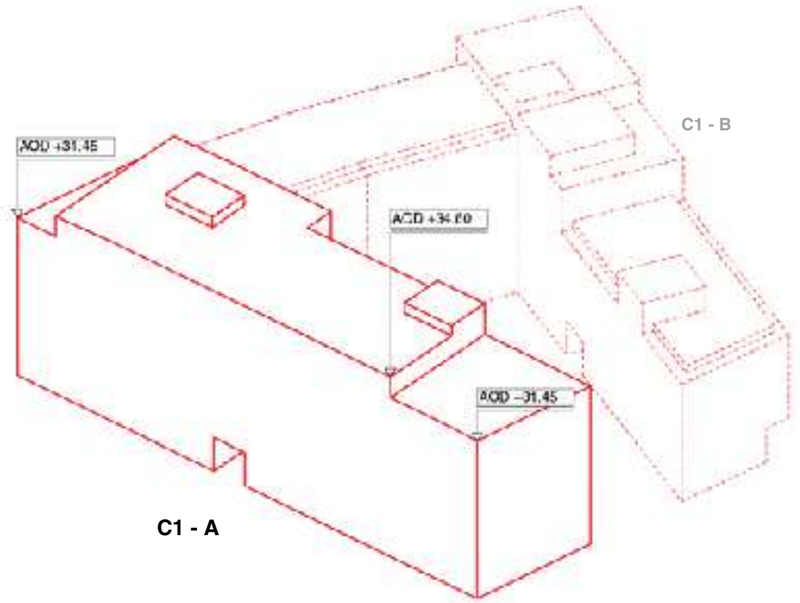


Figure 6.173 Plot C1A Maximum plot parameters showing shoulder heights

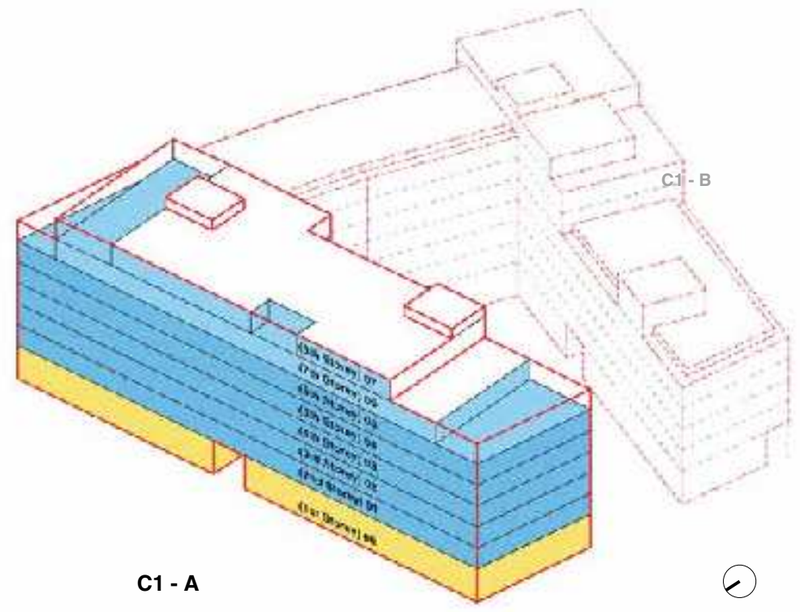


Figure 6.174 Plot C1A Indicative massing set up within maximum plot parameters

6. Plot Guide

6.3 Plot C1

6.3.5 Massing

C1B MASSING

A maximum AOD has been established for Plot C1B. The maximum AOD steps down along the plot C1B's north and west side.

Plot C1B has defined maximum shoulder heights on multiple façades. Within these datums, the building is to have set backs, mansard with dormer or pitched and flat roof treatments. This aims to reduce the perceived building height and add variation to the overall roofscape.

6.3.5.6 **-** The ground floor should have additional height to accommodate retail uses. See figure 6.175 below.

6.3.5.7 **-** Identified roof zone should have a variation in roof profile. See figure 6.176.

6.3.5.8 **-** The maximum number of storeys permissible for Plot C1B is 8 storeys (ground plus 7), stepping down to 5 storeys (ground plus 4) towards the waterfront. See figure 6.177 for indicative floor to floor setting out.

6.3.5.9 **-** Figure 6.176 identifies the maximum shoulder heights permissible.

6.3.5.10 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.185.

Legend

- Maximum plot parameters
- +5m floor to floor bottom zone
- Indicative shaped massing where applicable
- Suggested roof treatment and accessible terrace zones

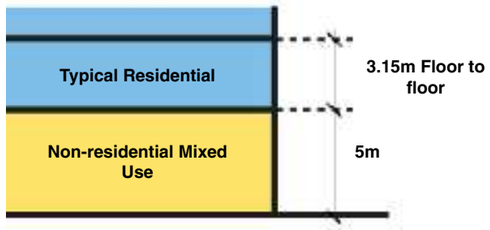


Figure 6.175 Typical floor to floor

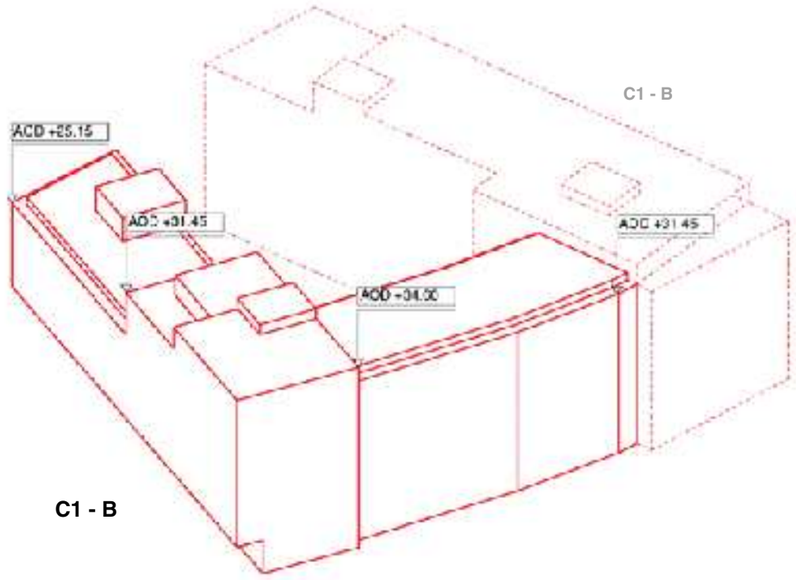


Figure 6.176 Plot C1B Maximum plot parameters showing shoulder heights

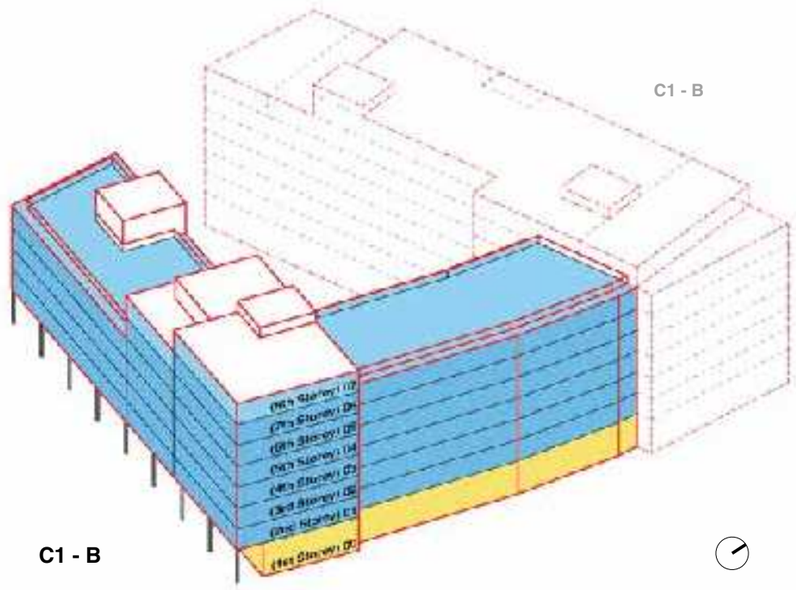


Figure 6.177 Plot C1B Indicative massing set up within maximum plot parameters

6. Plot Guide

6.3 Plot C1

6.3.6 Top of the Building

C1A TOP OF THE BUILDING - ROOF PROFILES

General approach to C1A is to have a blend of roof profiles.

Terraces and balconies within the roof profiles are to provide amenity for the residential units.

6.3.6.1 - A blend of inhabited roof elements should be incorporated and include sheltered greenspaces and terraces. See figures 6.181, 6.182, 6.183.

6.3.6.2 - No flat accessible roof treatments are to be used here.

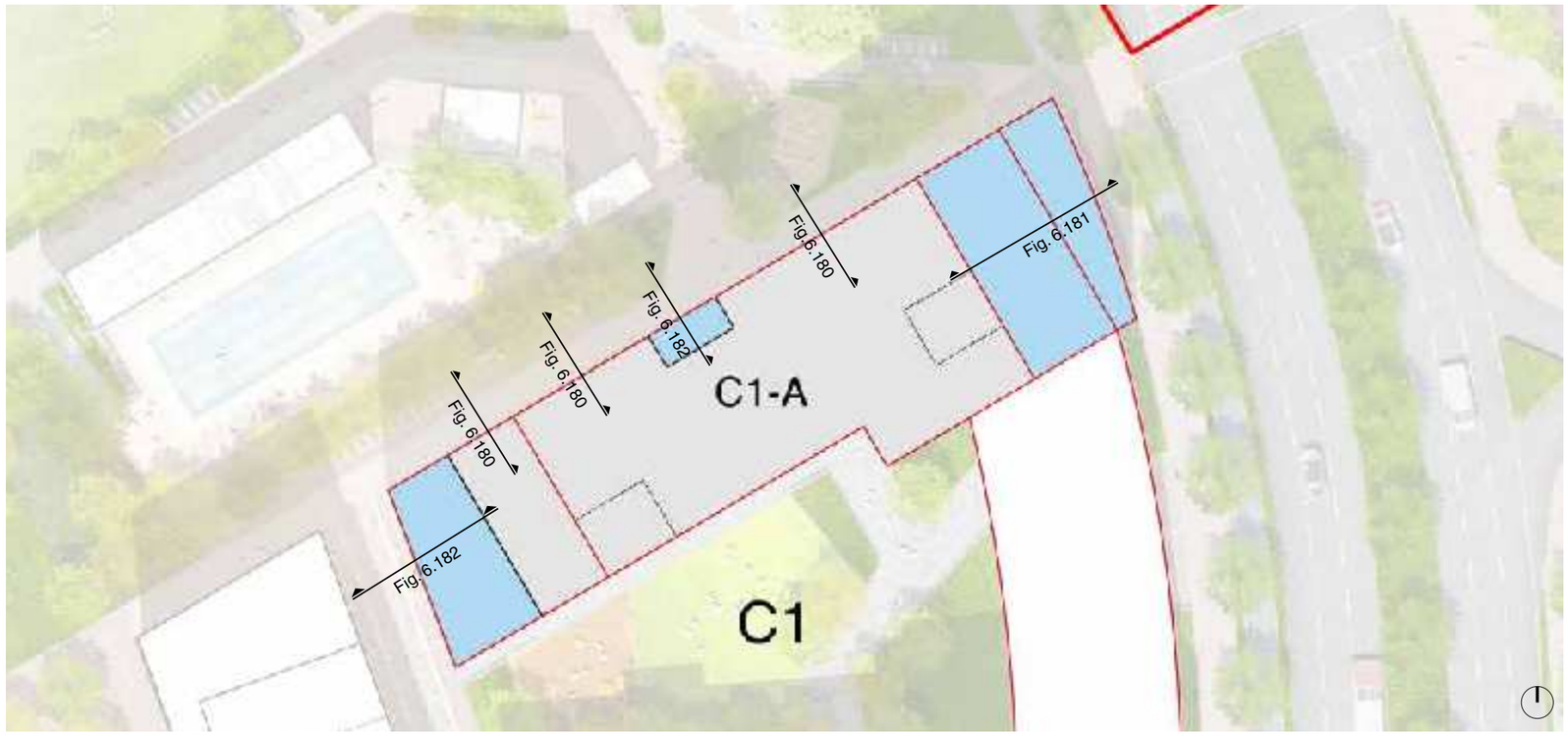


Figure 6.178 Plot C1A Rooftop setback plan

Legend

- Maximum Plot Parameters
- Indicative Suggested Massing
- Accessible inhabited roof zone
- Non-accessible roof

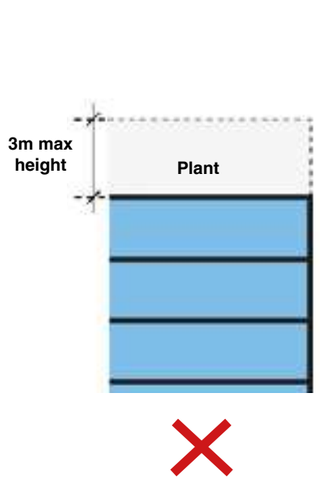


Figure 6.179 No flat roofs or non set back plant

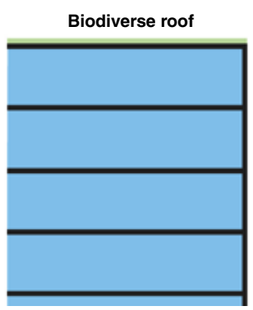


Figure 6.180 Flat biodiverse roof to building edge

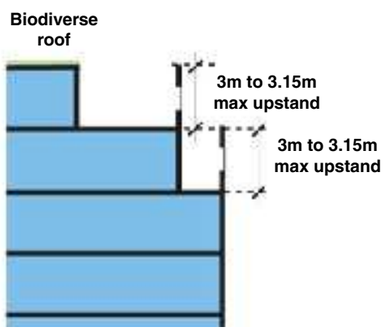


Figure 6.181 Upstands to 3.15m maximum height to terrace setbacks

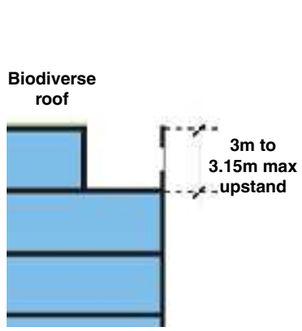


Figure 6.182 Upstand to 3.15m maximum height to terrace setbacks

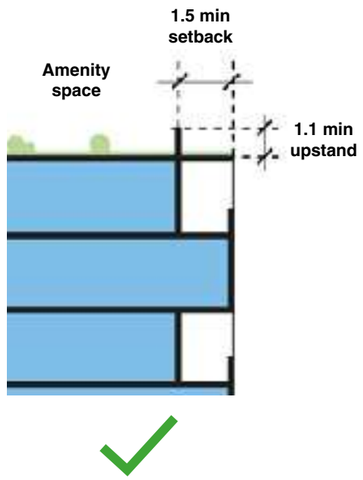


Figure 6.183 Upstand to 1.1m minimum height and a 1.5 m minimum setback

6. Plot Guide

6.3 Plot C1

6.3.6 Top of the Building

C1B TOP OF THE BUILDING - ROOF PROFILES

C1B is to have set back, mansard with dormer or pitched and flat roof treatments with inhabitation options to reduce the perceived building height. Variation to the overall roofscape should provide shelter to inhabited terrace spaces.

6.3.6.3 **-** A blend of pitched and mansard with dormer roof elements should be incorporated in addition to flat roof types and sheltered greenspaces and terraces. See figure 6.187 and 6.188.

6.3.6.4 **-** Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figure 6.186.

6.3.6.5 **-** Where non accessible roof technical zones align with the façade edge and no set back can be achieved, a façade upstand should be used of a maximum height of 3m. See figure 6.185.

6.3.6.6 **-** Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

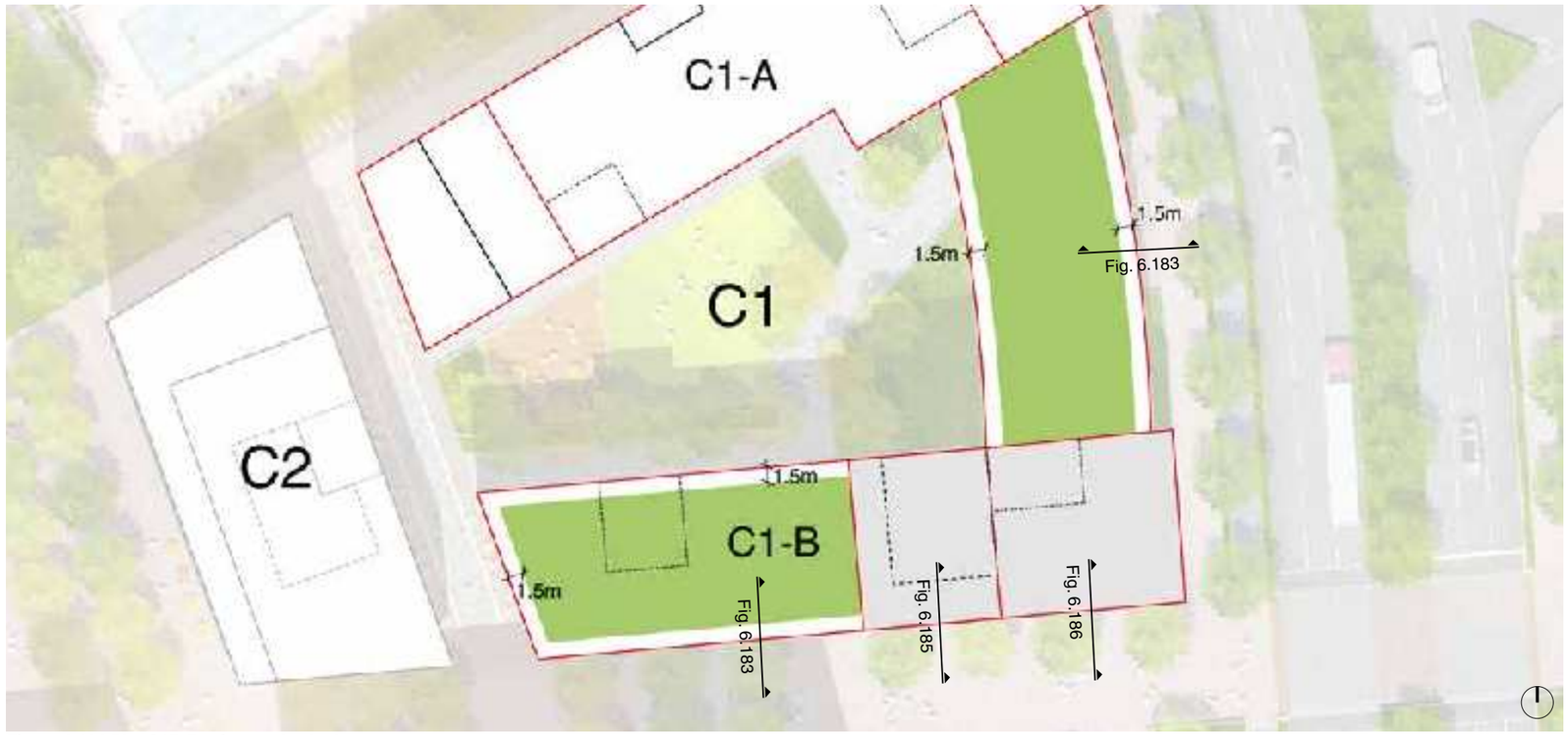


Figure 6.184 Plot C1B Rooftop setback plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

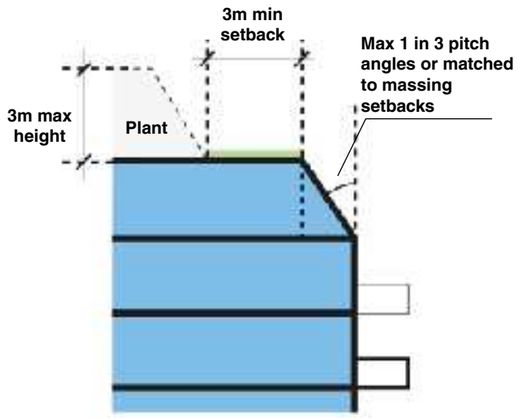


Figure 6.185 Single storey mansard or pitched roof with plant setback

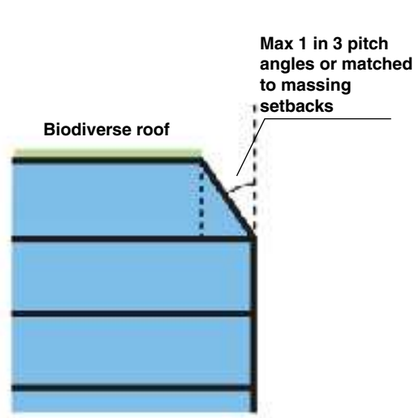


Figure 6.186 Single storey mansard or pitched roof

Figure 6.187 Example of a mansard roof

Figure 6.188 Example of pitch roof

6. Plot Guide

6.3 Plot C1

6.3.6 Top of the Building

C1A TOP OF THE BUILDING - ROOF TECHNICAL ZONE

A maximum AOD has been established for Plot C1A. The maximum AOD steps down along the plot C1A's east and west side.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

6.3.6.7 - Any plant must be located within the technical zone and set back a minimum 3m from the façade line with a maximum 3m high enclosure.

6.3.6.8 - All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

6.3.6.9 - Plant enclosures should be tapered where possible to minimise visual impact from ground.

6.3.6.10 - Green or brown roofs should be provided to all non accessible roof areas.

6.3.6.11 - Where plant and technical zones cannot be setback 3m or align with the façade edge a façade upstand should be used of a maximum height of 3m.

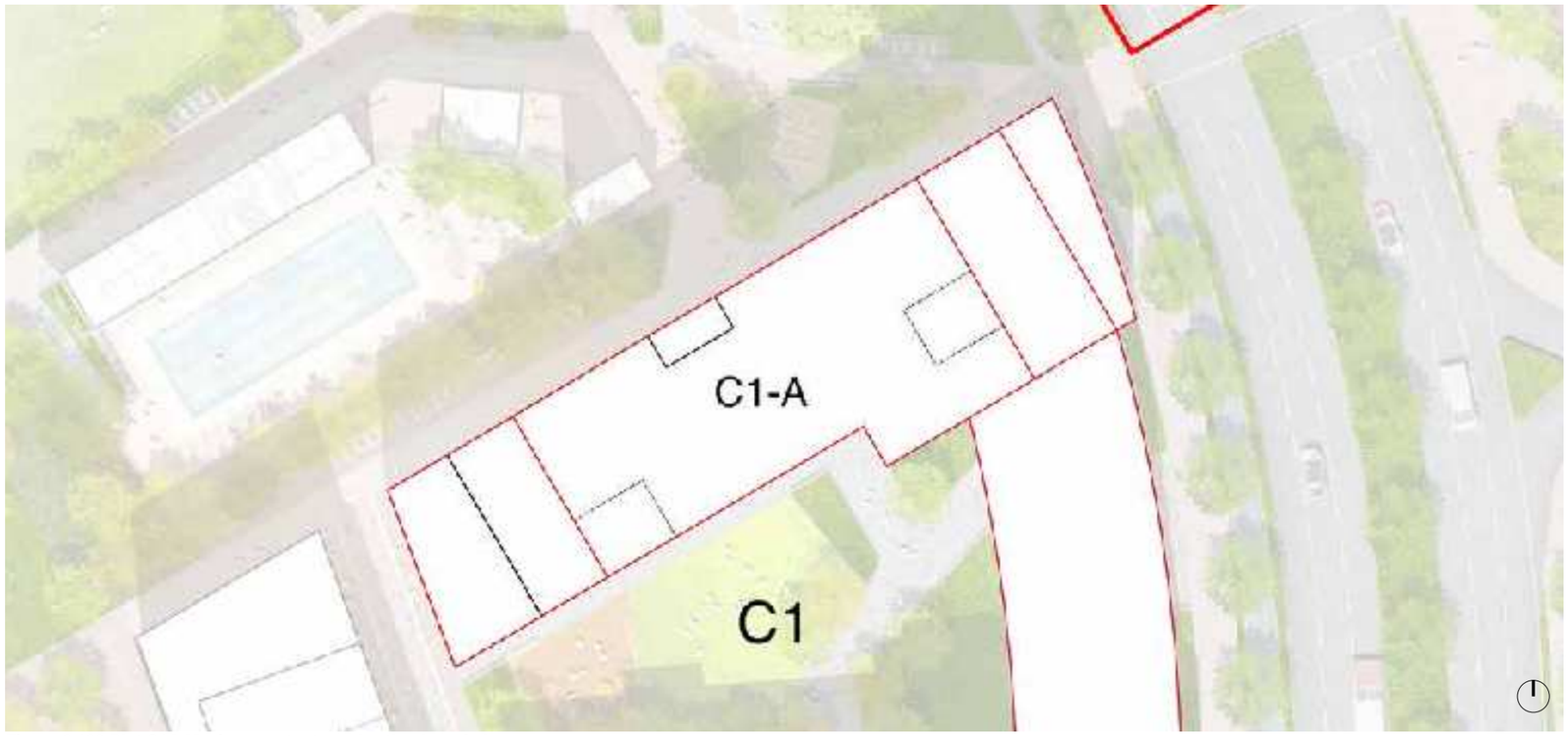


Figure 6.189 Plot C1A Maximum extents and setback roof plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Set back zone for technical/ plant areas
- Non accessible maximum extents technical/plant zone
- Indicatively set back technical/plant zones
- Indicative core positions

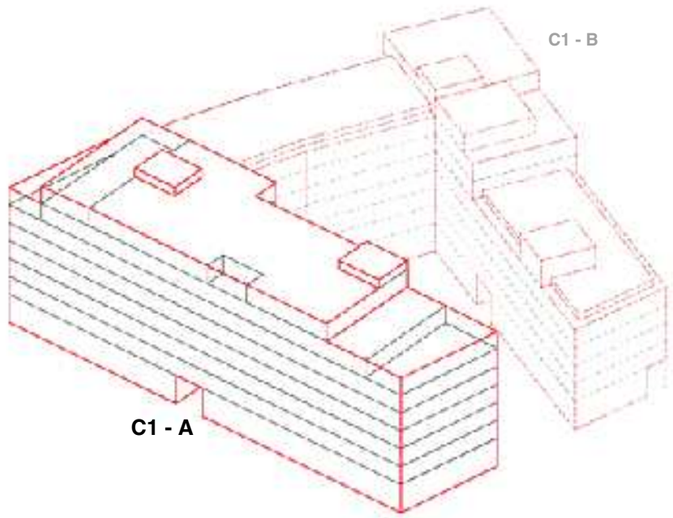


Figure 6.190 Plot C1A Available technical zones within maximum plot parameters

6. Plot Guide

6.3 Plot C1

6.3.6 Top of the Building

C1B TOP OF THE BUILDING - ROOF TECHNICAL ZONE

A maximum AOD has been established for Plot C1B. The maximum AOD steps down along the plot C1B's north and west side.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

All core positions, both full storey lobbied roof access extensions or nominal overruns, are shown indicatively.

6.3.6.12 - Any plant must be located within the technical zone set back minimum 3m from the façade line with a maximum 3m high enclosure.

6.3.6.13 - Green or brown roofs should be provided to all non accessible roof areas.

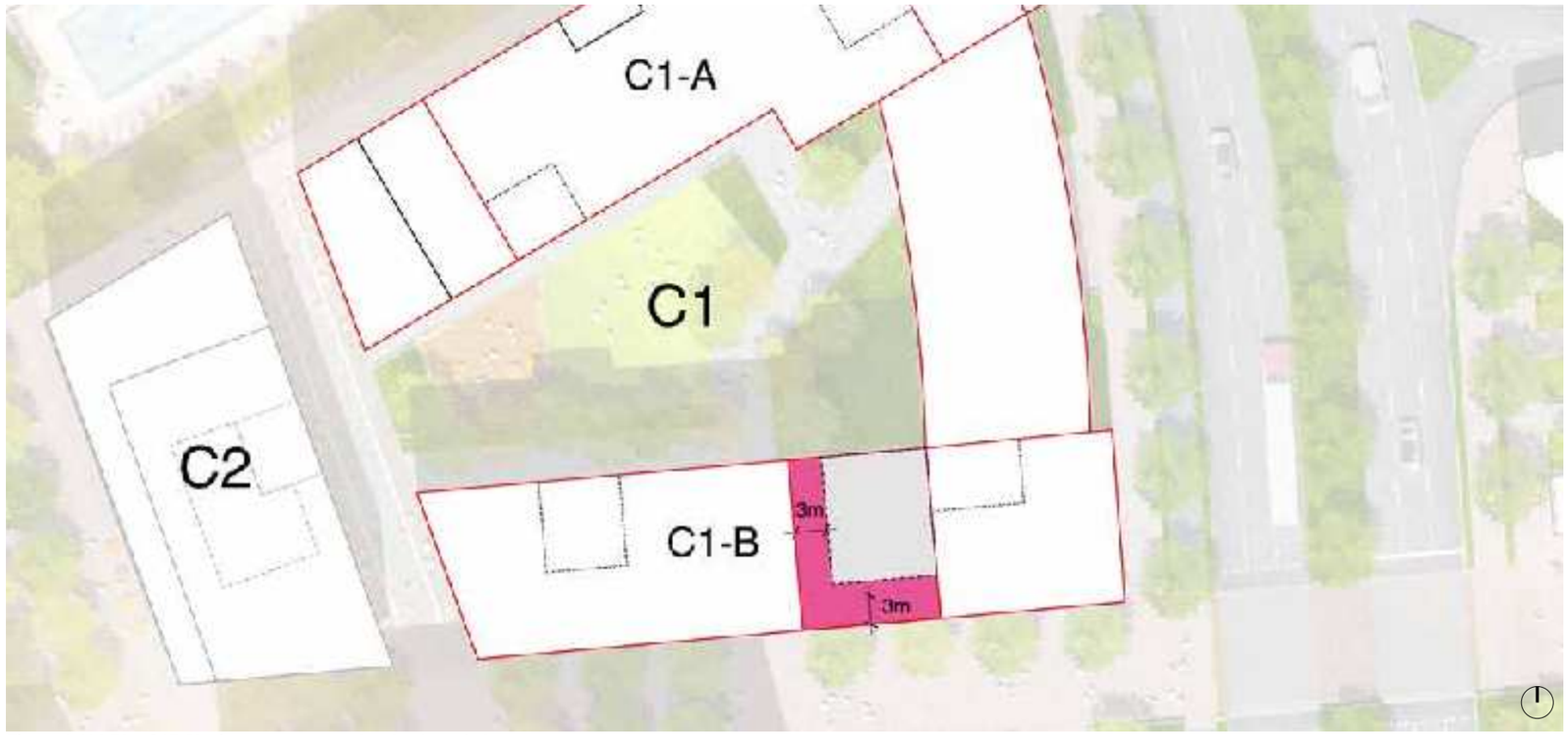


Figure 6.191 Plot C1B Maximum extents and setback roof plan

Legend

- Maximum Plot Parameters
- Indicative Suggested Massing
- Set back zone for Technical/ Plant areas
- Non Accessible Maximum Extents Technical/Plant Zone
- Indicatively set back Technical/Plant Zones
- Indicative Core Positions

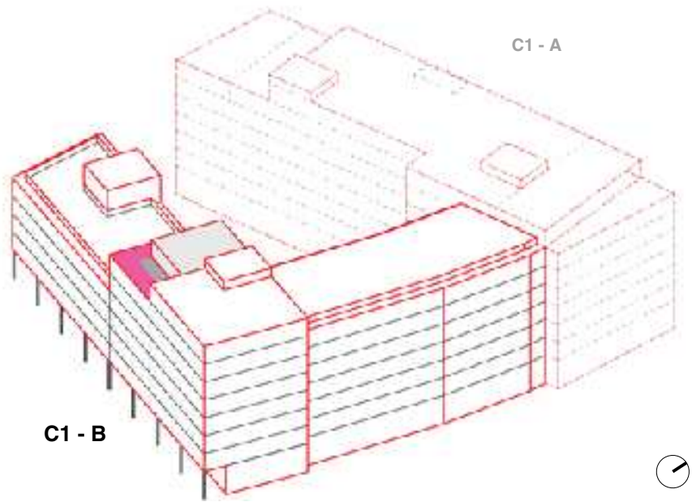


Figure 6.192 Plot C1B Available technical zones within maximum plot parameters

6. Plot Guide

6.3 Plot C1

6.3.7 Middle of Building

C1A MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.3.12 Material Appearance).

The urban analysis suggests (DAS - 5.8 Approach to Architecture) the façade should have a varied and characterful mix of frontages to respond to the new landscaped park.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balconies are to be set up to complement any desired façade subdivision with further variation via the use of inset, juliet and proud balconies.

6.3.7.1 **-** All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots C2

6.3.7.2 **-** The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Parkside typology.

6.3.7.3 **-** There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.3.7.4 **-** The architectural language should include refined detailing with a blend of punched and expressed windows with frame reveals to the north and south elevations.

6.3.7.5 **-** Corner balconies should be integrated into the façade design.

6.3.7.6 **-** Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.3.7.7 **-** Window layouts should follow overall gridded arrangements. First and second floor windows can be amalgamated into double storey windows and/or with double storey expressed frames.

6.3.7.8 **-** Architecture details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

6.3.7.9 **-** There should be no flank wall to the end of Plot C1A and the architectural language of punched windows should be utilised.

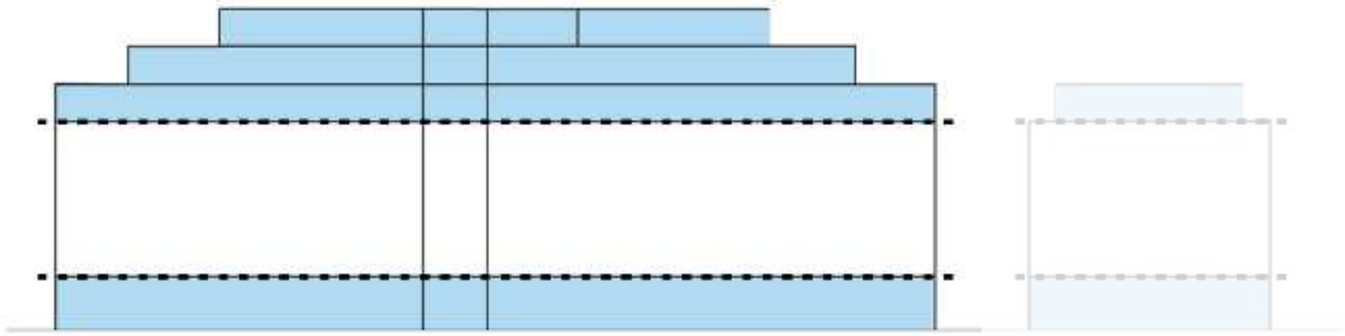


Figure 6.193 Plot C1A north elevation - top, middle, bottom

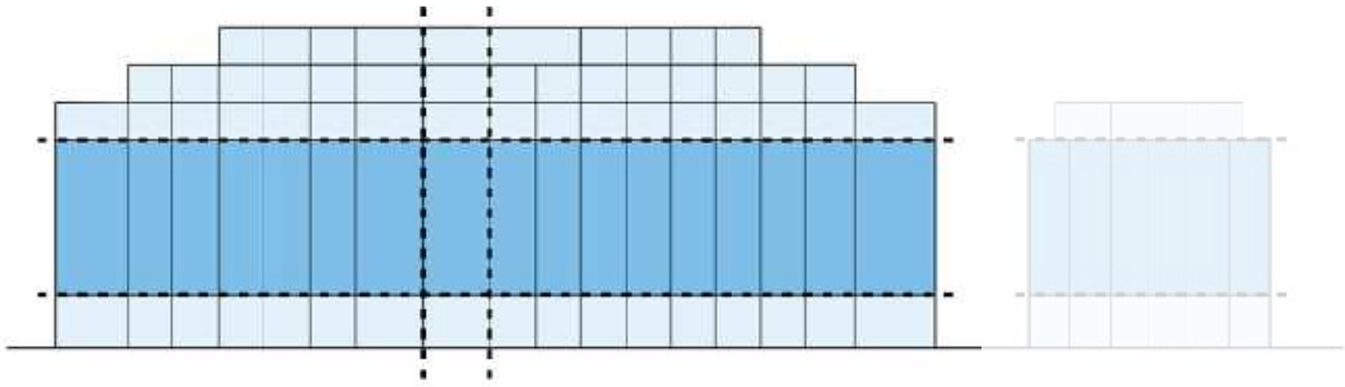


Figure 6.194 Plot C1A north elevation - frontage proportion and subdivision

6. Plot Guide

6.3 Plot C1

6.3.7 Middle of Building

C1B MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.3.12 Material Appearance).

The urban analysis suggests (DAS - 5.8 Approach to Architecture) the façade should have a varied and characterful mix of frontages to surround and enliven the square.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balcony positions should complement any desired façade subdivision with further variation via the use of inset, juliet and proud balconies.

6.3.7.10 - All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots A1, D1 and G1.

6.3.7.11 - The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Square typology.

6.3.7.12 - There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.3.7.13 - The architectural language is to include refined detailing with a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations.

6.3.7.14 - Corner balconies should be integrated into the façade design.

6.3.7.15 - Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.3.7.16 - Window layouts should follow overall gridded arrangements. First and second floor windows can be amalgamated into double storey windows and/or with double storey expressed frames as illustrated in the indicative figure 6.206.

6.3.7.17 - Architectural details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

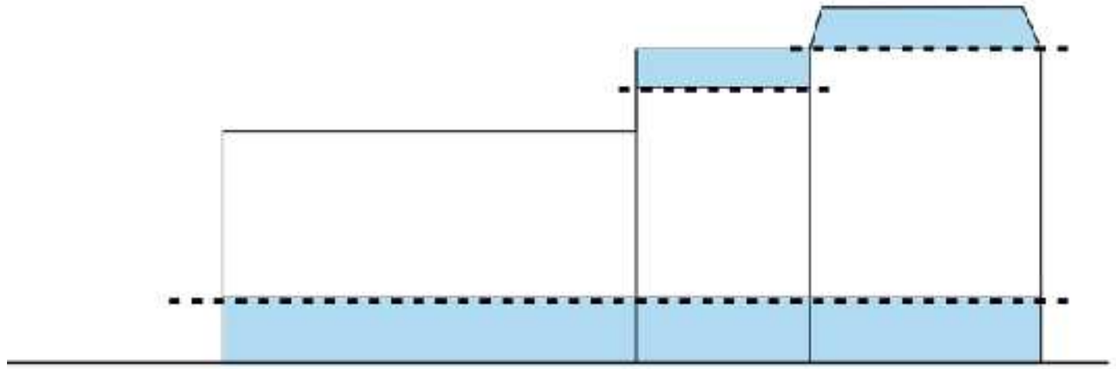


Figure 6.195 Plot C1B Central Square elevation - top, middle, bottom

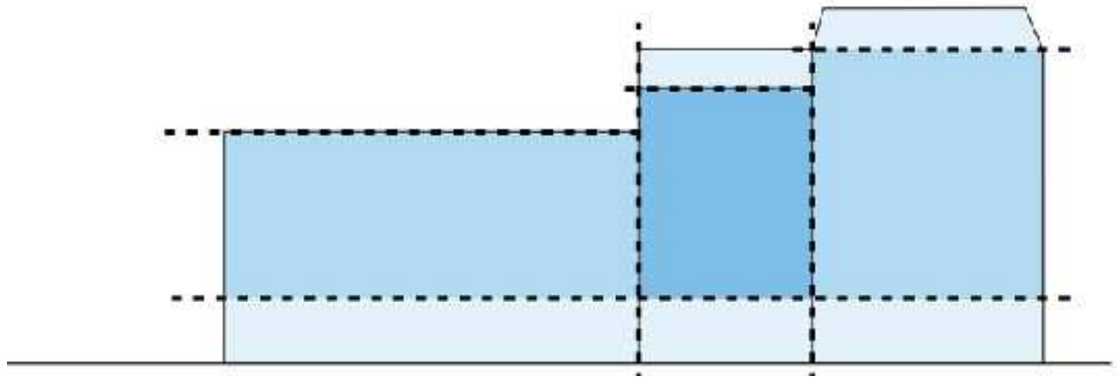


Figure 6.196 Plot C1B Central Square elevation - Frontage proportion and street interface - diversity and homogeneity

6. Plot Guide

6.3 Plot C1

6.3.8 Bottom of Building

C1A AND C1B BOTTOM OF THE BUILDING

There may be a number of entrances required on this building including one or more commercial/leisure entrances and secondary entrances that include fire escape and/or service entrance(s).

All entrances should be carefully integrated into the façade and should be coherent with the façade material expression.

6.3.8.1 - A minimum of four residential entrance and associated lobby is to be provided within the zones identified. See figure 6.197.

6.3.8.2 - Ground floor residential is not permitted in Plot B1.

6.3.8.3 - Non residential uses should have their own dedicated entrances.

6.3.8.4 - Entrances must be clearly legible through articulation and design and must have a high quality appearance.

6.3.8.5 - All entrances must be carefully integrated into the massing of the building.

6.3.8.6 - Flush and nominally set back ground façade conditions should exist across plot C1 and colonnades must be incorporated where shown. See figure 6.198.

6.3.8.7 - Openings must be provided to the north and south sides of C1 at ground level to access the semi private communal courtyard.

6.3.8.8 - Additional openings should be provided if required at ground level to La Route de La Libération.

6.3.8.9 - The bottom of the building must have a strong architectural expression (see chapter 5.16 Bottom of building).

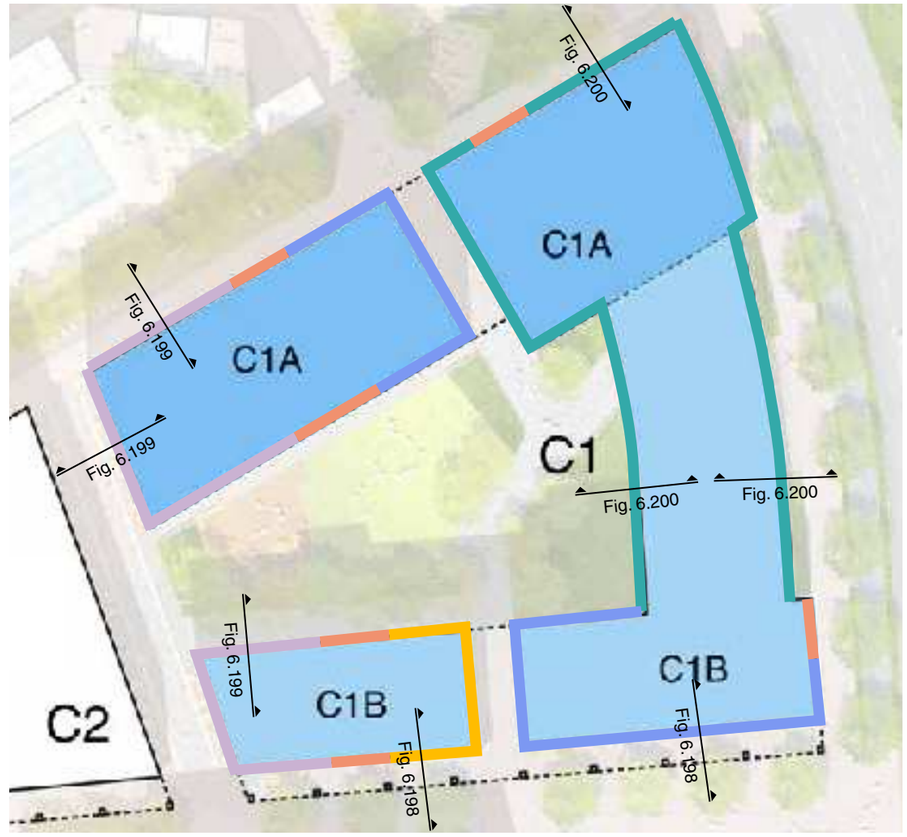


Figure 6.197 Plot C1A and C1B bottom of building suggested condition

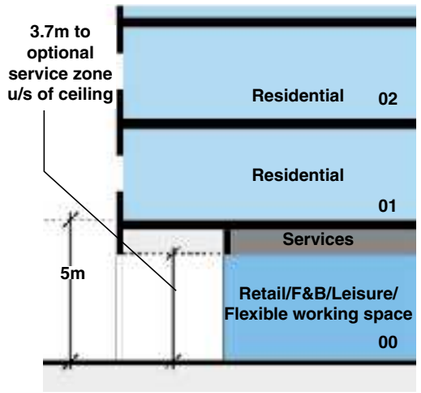


Figure 6.198 Colonnade at ground floor condition

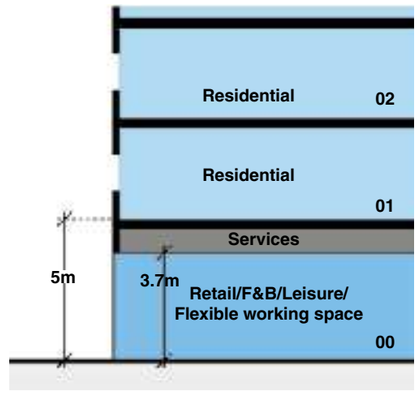


Figure 6.199 Frontage flush to building extent condition

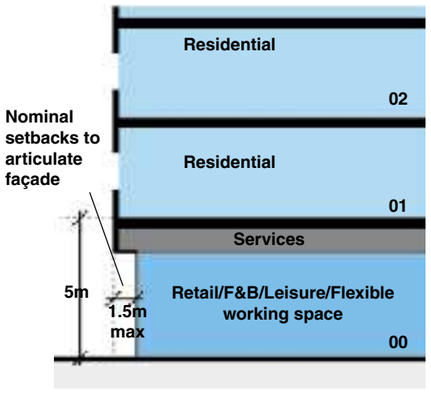


Figure 6.200 Nominal setback condition

6. Plot Guide

6.3 Plot C1

6.3.8 Bottom of Building

C1A AND C1B BOTTOM OF THE BUILDING

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels. There should be visual interest and a variety of type and colour to the retail and commercial frontages. The design of the frontages should be complementary to the architectural typology and draw upon the existing St Helier street-scape for inspiration.

6.3.8.10 - Entrances must have level access even where a change in level occurs.

6.3.8.11 - The floor to floor height at ground floor varies to provide level access to the communal residential and non-residential entrances and must be a maximum of 5m.

6.3.8.12 - Plot C1 should provide ground level flexible workspaces, food and beverage and leisure uses (see chapter 4.1.3 Use Distribution).

6.3.8.13 - Frontages should be complementary with the overall material palette of the typology. A variety of materials and colours should provide architectural accents and highlights to frontages. See figure 6.202.

6.3.8.14 - Residential lobbies should be set in from the street line with mainly glazed frontages with options for further solid/inset materials. Where required, glazed main entrance residential lobbies should have either integrated revolving doors or wind lobbies. See figure 6.203.

Legend

- Zone for material variance and signage
- Zone for portal/inset framing detail
- Zone for glazed entrance
- Inset of nominal depth
- **A** Glazed entrance with no bays (e.g. Gym use)
- **B** Glazed entrance with double or single bay (double shown) for typical retail entrances
- **C+D** Wind lobby (C) or integrated revolving door (D) arrangements for residential lobbies

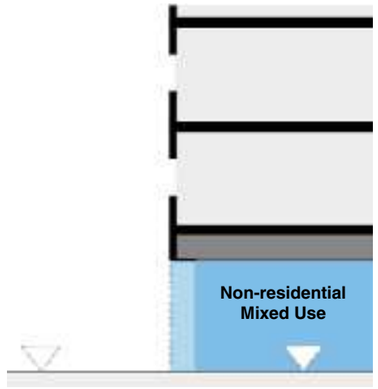


Figure 6.201 All primary entrances to have level access

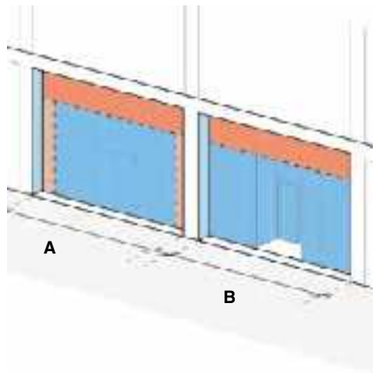


Figure 6.202 Illustrative example of non-bayed and bayed retail entrances

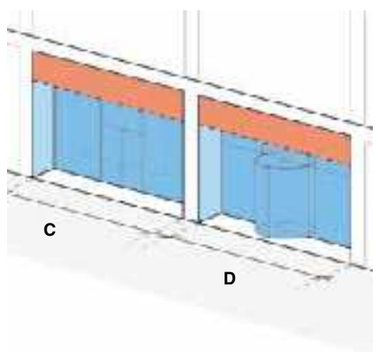


Figure 6.203 Illustrative example of wind lobby or revolving door entrances to residential lobbies

Figure 6.204 Double bay retail frontages suggested to link to typical Jersey vernacular types

Figure 6.205 Example of seating integrated into retail frontages

Figure 6.206 Example of awnings to retail

Figure 6.207 Nominal inset to retail frontages especially where predominantly glazed

Figure 6.208 Example of colonnade providing shelter for outside seating

Figure 6.209 Example of a glazed residential lobby entrance

6. Plot Guide

6.3 Plot C1

6.3.9 Adjacent Buildings

C1A AND C1B BUILDING ADJACENCIES

Plot C1 is located within close proximity to plots A1 and C2.

6.3.9.1 - Consideration for balcony placement and openings should be taken to minimise proximity issues where façades face onto closely adjacent plots such as A1 and C2, see also section 6.3.10 and 6.3.11.

6.3.9.2 - Consideration of window placement and directional framing should be taken where plots are directly adjacent to one another to minimise overlooking, see chapter 5.18 Proximity and Overlooking.

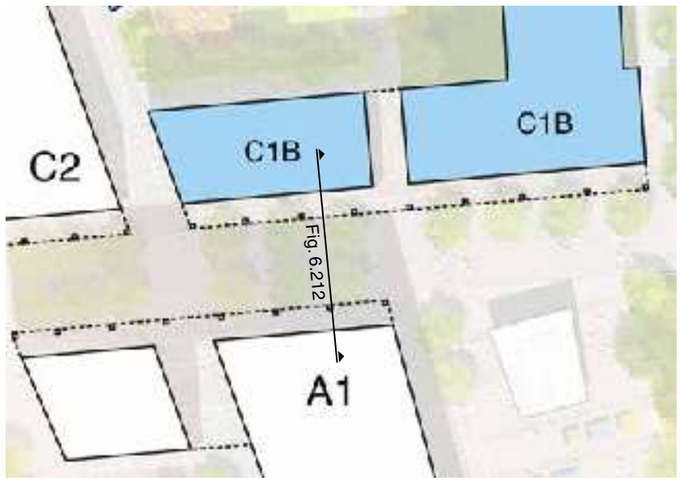


Figure 6.210 Plot C1B Building adjacencies key plan

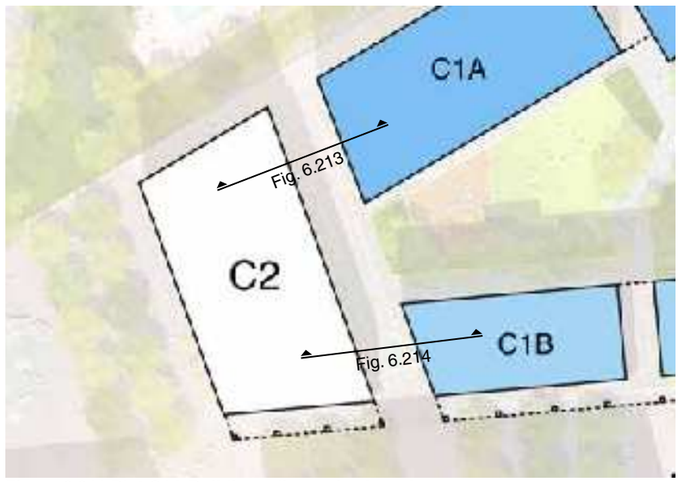


Figure 6.211 Plot C1A Building adjacencies key plan

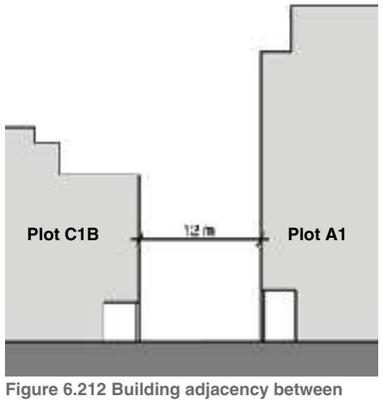


Figure 6.212 Building adjacency between C1B and A1

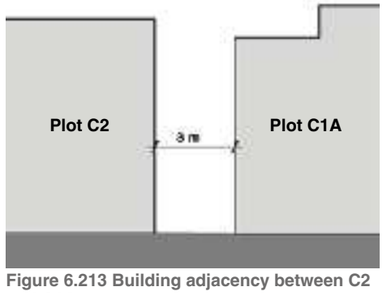


Figure 6.213 Building adjacency between C2 and C1A

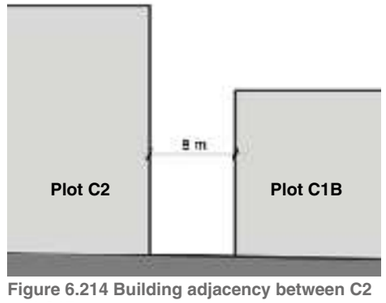


Figure 6.214 Building adjacency between C2 and C1B

6. Plot Guide

6.3 Plot C1

6.3.10 Opening

C1A AND C1B OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.3.10.1 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid. See figures 6.215 and 6.216.

6.3.10.2 - Dormers should feature where mansard roofs are used to integrate openings into roofscape. See figures 6.217 and 6.218.

6.3.10.3 - Inhabited sections of terraced setbacks should be used to create semi enclosed and sheltered terrace spaces within plot C1A. See figure 6.217.

6.3.10.4 - All façades should have a considered level of detail to the window openings - depth, reveals and framing, to give a high quality layered result.

6.3.10.5 - C1B should have an increased amount of variance and application of vernacular inspired detail (metalwork, arch detail etc.) in keeping with the Square typology. See figure 6.221.

6.3.10.6 - Areas for building services should be treated as screened openings with colour and materiality to work with façade materials (e.g. Louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.3.10.7 - Consideration for access for the cleaning, maintenance and potential replacement of window/ screen elements should be incorporated into the design.

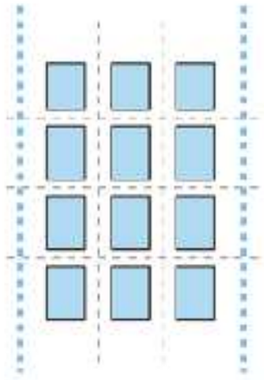


Figure 6.215 Gridded window layout

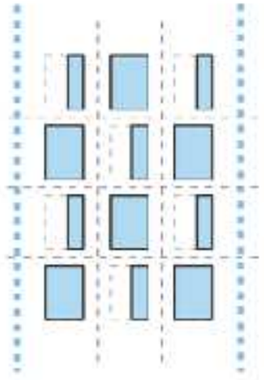


Figure 6.216 Gridded window layout with slipped windows

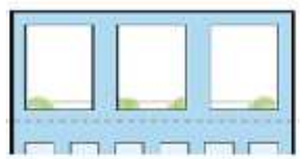


Figure 6.217 Maximum 3.15m upstand with framed openings to setback terrace

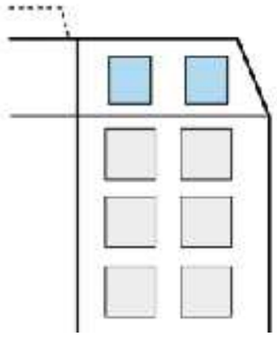


Figure 6.218 Single mansard windows

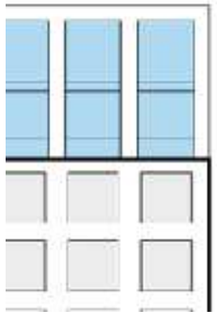


Figure 6.219 Inhabited double height upper roof treatment zone

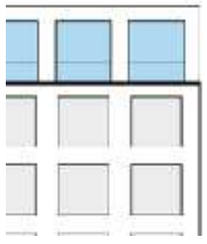


Figure 6.220 Inhabited single height upper roof treatment zone

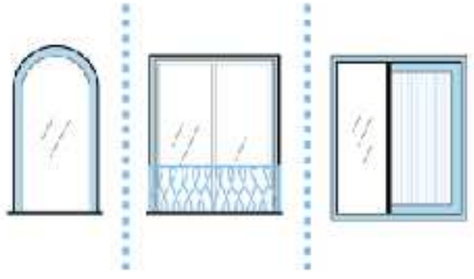


Figure 6.221 Variation in window detail

6. Plot Guide

6.3 Plot C1

6.3.11 Balconies

C1A AND C1B BALCONY CONDITIONS

The balcony arrangement should be carefully positioned as part of the overall composition of the façade.

Consideration of the balcony location should be taken into account in order to avoid overlooking and proximity issues.

Consideration of the balcony location within the façade should be taken into account to avoid unnecessary shading to the rooms below.

It is suggested that the overall predominant balcony be inset with juliet used for façade variation e.g. 70% Inset - 30% juliet on Parkside and La Route de La Libération facing elevations. Elsewhere it is suggested that there is a façade variation of 40% proud, 40% inset and 20% juliet balconies.

6.3.11.1 - Inset, projecting and juliet balconies are permitted.

6.3.11.2 - Balconies facing the podium garden can include proud balconies but should be designed in accordance with section 5.16 Proximity and Overlooking.

6.3.11.3 - Balustrades can vary in design but must be complementary to the façade design.

6.3.11.4 - A minimum balustrade height of 1.1m must be provided for all balconies.

6.3.11.5 - Horizontally barred balustrades are not permitted as they are a climbing hazard.

6.3.11.6 - There should be variation in colour and material of balustrading as well as specific highlighting materials to the returns and soffits of any inset balconies for visual interest and variation across façades.

6.3.11.7 - Corner balconies should be integrated into the façade with indicated on figure 6.222.

6.3.11.8 - Proud balconies directly overlooking the semi-private communal courtyard should start at second level.

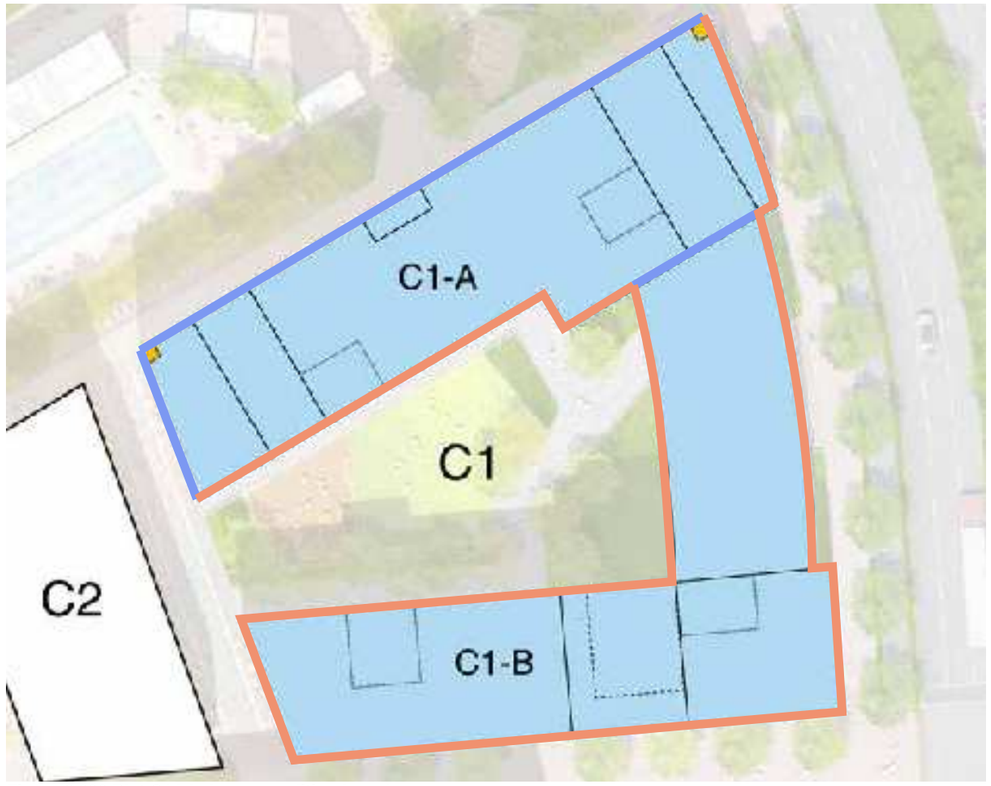


Figure 6.222 Plot C1A balcony condition key plan

Legend

- Building boundary
- Inset, juliet and proud balconies
- Inset and juliet balconies
- Inset corner balcony

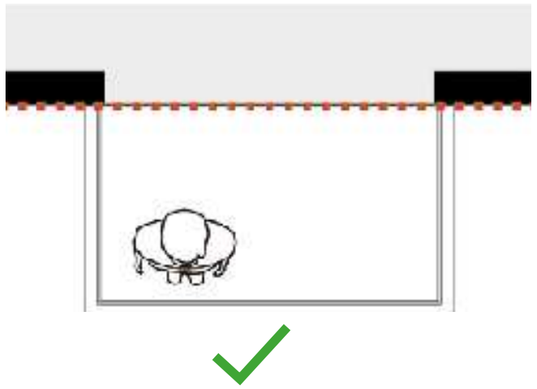


Figure 6.223 Proud balcony condition

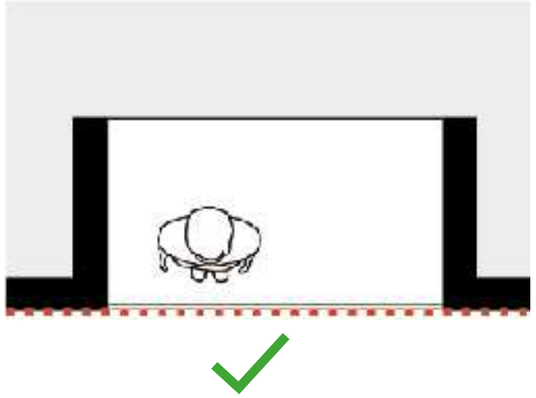


Figure 6.224 Inset balcony condition

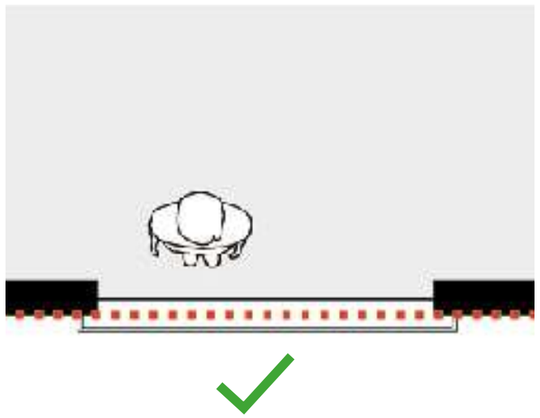


Figure 6.225 Juliet balcony condition

6. Plot Guide

6.3 Plot C1

6.3.12 Material Appearance

GENERAL APPEARANCE

Hard-wearing and long-life quality materials should be selected. This should take inspiration from the existing local façade colours, textures and materials and new or complementary material types can be introduced where appropriate.

Care should be taken when sourcing all materials to ensure minimum environmental impact and the sustainable credentials of the source and the materials life-cycle, see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement for further guidance.

C1A MATERIAL APPEARANCE

The primary material palette for the façades of the C1A Parkside typology portion of Plot C1 should be drawn from the St Helier local stone types. The material palette should be in keeping with a high quality façade overlooking a major public space.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset window zones, juliet balconies, balustrades and openings across façades of the C1A Parkside typology portion of Plot C1 should include an expanded restrained natural tone palette of metals, wood, terracotta, glazed brick/tile and ceramic elements.

C1B MATERIAL APPEARANCE

The primary material palette for the façade of the C1B Square typology portion of Plot C1 should be drawn from both the St Helier local stone types in conjunction with a mix of re-constituted stone and concrete/GRC 'frame and infill' approaches in keeping with a high quality façade overlooking a major cultural public space.

The secondary material palette for areas of roof of the C1B Square Character Area portion of Plot C1 should include various 'infill' material options to add life, vibrancy and character to the Square buildings.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset infill zones, balconies, balustrades and openings across façades of the C1B Square Character Area portion of Plot C1 should include an expanded palette of metals, wood, terracotta, glazed brick/tile and ceramic elements, with associated pattern and texture/relief options for further interest.

6.3.12.1 - Warm and restrained natural tones of stone should be considered in particular local, or equivalent granites, limestones, and equivalent reconstituted stones in a similar tone where a building is completely stone clad.

6.3.12.2 - Warm and restrained natural tones of stone, reconstituted stones and concretes should be used for the overall enclosure or 'frame' where a building is utilising the 'frame and infill' approach.

6.3.12.3 - Material selection should consider material used on neighbouring plot façades.

6.3.11.9 - Material selection should be responsive to the neighbouring plot G1 building on La Route de la Libération.

6.3.12.4 - Promotion of the use of materials that incorporate recycled content and procuring products with a low environmental impact should be a priority when choosing materials. For further guidance see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement.

6.3.12.5 - The secondary material palette should be complementary to the primary composition.

6.3.12.6 - Where the 'frame and infill' approach is used, material options for the infill zones of pigmented concretes, GRC and metals with associated patternation should be used.

6.3.12.7 - Natural and light tones of anodised, pre-oxidised and/or sealed/coated pre-weathered metals should be used for the secondary palette for roof elements.

6.3.12.8 - The materials palette for areas of façade that extend to form roof upstands should either be formed from the primary palette or include various 'infill' material options to add life, vibrancy and character.

6.3.12.9 - The tertiary material palette should be complementary to the primary and secondary composition.

6.3.12.10 - Exuberant and varied palettes of materials should be used as the tertiary palette to introduce pattern, texturing and finer detail.

6.3.12.11 - All materials should be hard wearing and suitable for a marine environment.

6.3.12.12 - Colours for the window frames, door frames, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

6. Plot Guide

6.3 Plot C1

6.3.12 Material Appearance

C1 PRIMARY PALETTE

Figure 6.226 Limestones

Figure 6.227 Granites

Figure 6.228 Re-constituted Stones

Figure 6.229 Concrete (recycled and glass)

Figure 6.230 Salavage

Figure 6.231 Oyster shell stucco

Figure 6.232 Reconstructed stone and cast concrete (for the main frame)

Figure 6.233 Railing detail

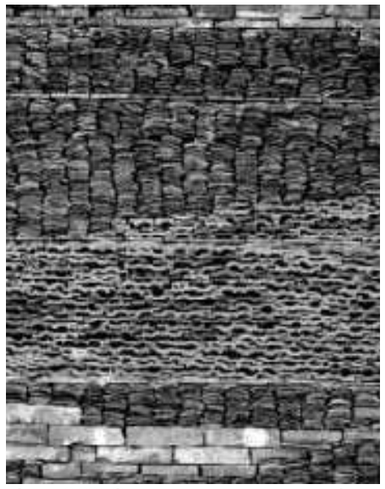


Figure 6.234 Salvaged panels at ground floor

Figure 6.235 Top floor set back / warm materials

Figure 6.236 Illustrative material palettes

SECONDARY AND TERTIARY PALETTES

Figure 6.237 Anodised, pre-oxidised and/or sealed/coated pre-weathered metals

Figure 6.238 Acetylated or equivalent woods, terracotta, glazed brick/ tiles

SECONDARY AND TERTIARY PALETTES

Figure 6.239 Pigmented concretes, metals and GRCs with associated patterning and texturing

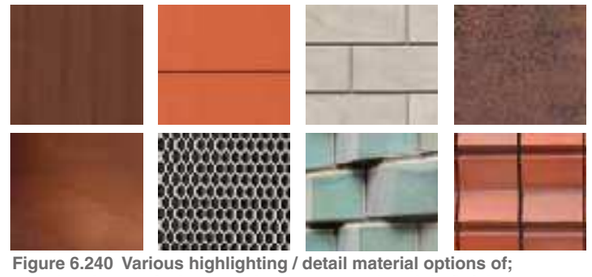


Figure 6.240 Various highlighting / detail material options of; acetylated or equivalent woods, terracotta, glazed tile/brick, weathered /anodised metals, general metalworking detail and texturing/relief of materials

6. Plot Guide

6.3 Plot C1

6.3.13 Illustrative Interpretation of Design Codes

Figure 6.241 Plot C1 Illustrative visual

Figure 6.242 Plot C1 Illustrative visual

6. Plot Guide

6.4 Plot C2

6.4.1 Overview

PLOT OVERVIEW

Plot C2 is located in the north part of the site and combines two typologies as described in Chapter 5.9 - Architectural Typologies. C2A is part of the Parkside typology and C2B is part of the Waterfront typology. It is a 'Linear' shaped building bookending the new semi private communal courtyard created by C1. C2 has a key western elevation overlooking the new Waterfront Square and a key northern elevation addressing Les Jardins de la Mer.

6.4.1.1 - The use for plot C2 should include food and beverage with residential uses on first floor and above.

6.4.1.2 - Non-residential uses are permitted at ground floor only. For the floors above only residential use is permitted.

6.4.1.3 - The maximum plot parameter diagrams identify the maximum extent permissible of the building and should be read with the parameter plans. See figures 6.245 and 6.246.

6.4.1.4 - All building elements must be within maximum plot extent, with the exception of projecting balconies, canopies and awnings.

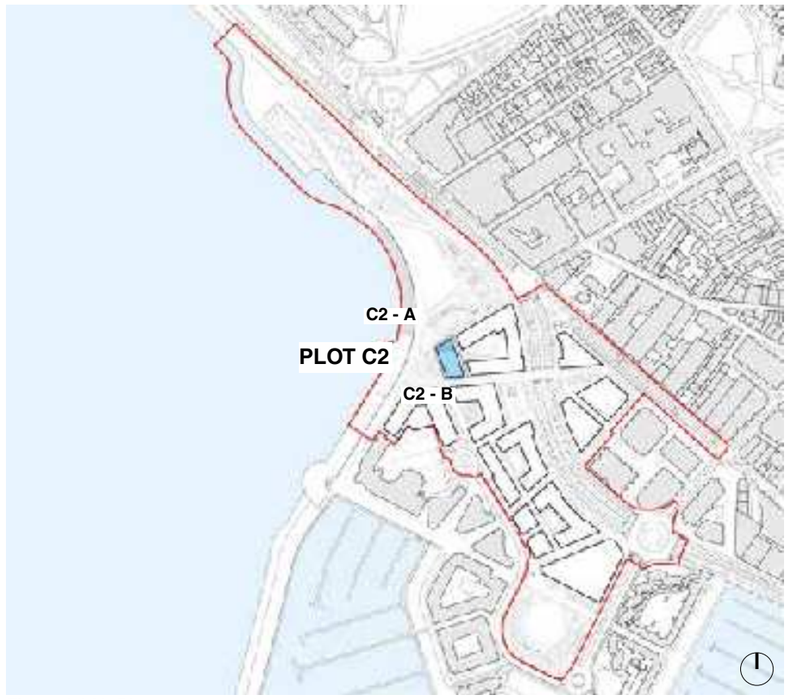


Figure 6.243 Plot parameters key plan

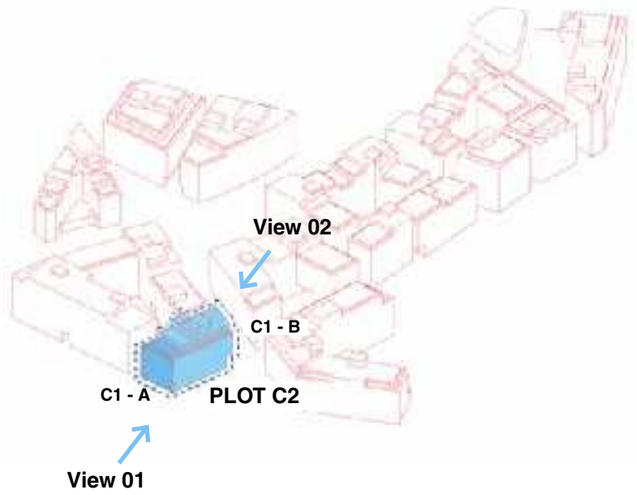


Figure 6.244 Plot parameters key diagram

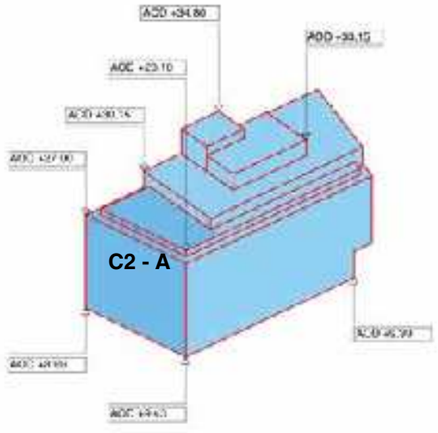


Figure 6.245 Maximum plot parameters diagram - View 01

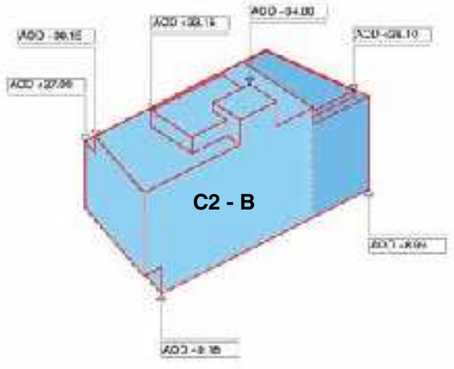


Figure 6.246 Maximum plot parameters diagram - View 02

6. Plot Guide

6.4 Plot C2

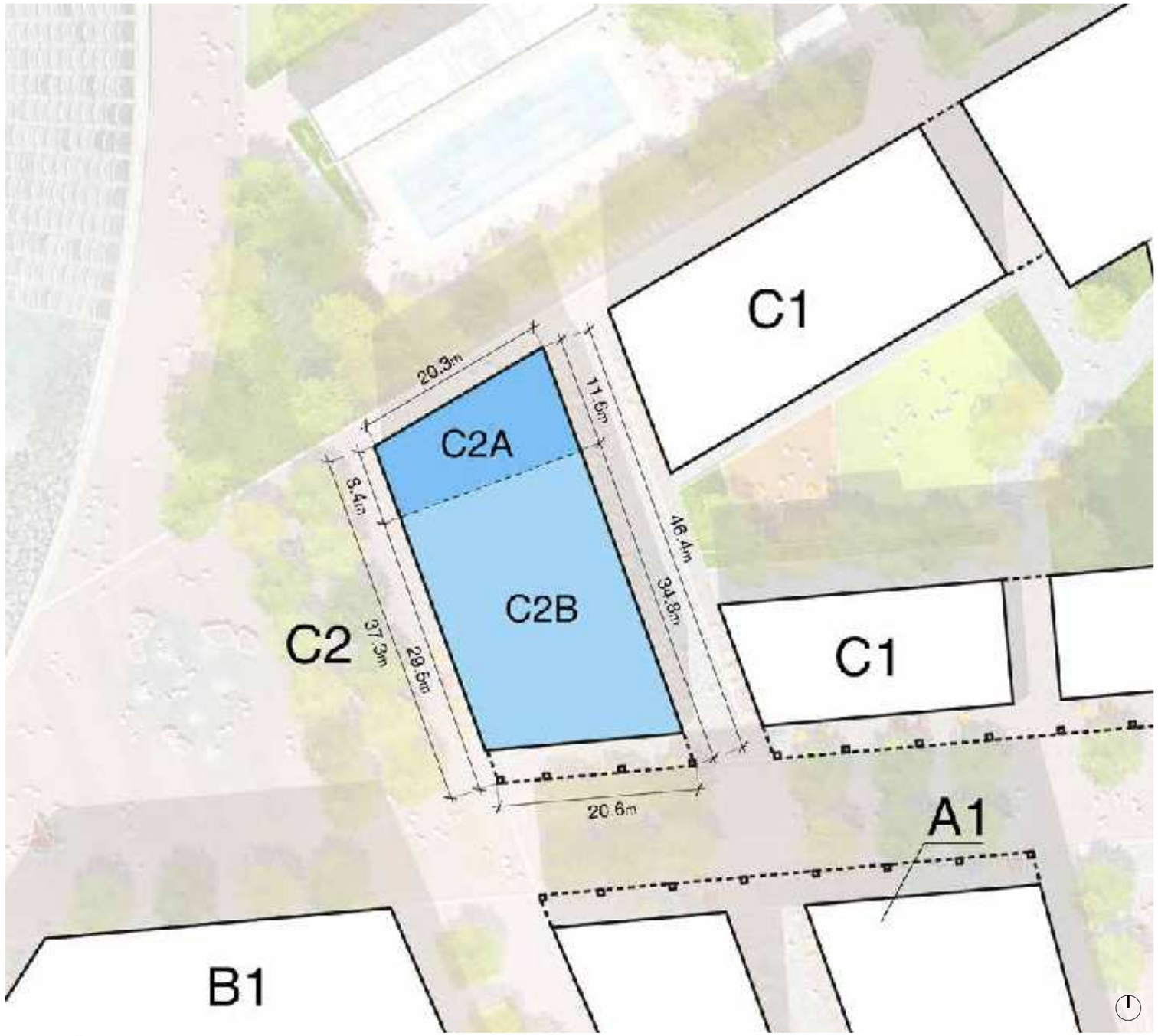
6.4.2 Plot Overview

Plot C2A forms part of the Parkside typology and has a human scale, ‘park-edge’ residential feel that takes its inspiration from the Georgian residential rhythms of the local area including the Esplanade and the People’s Park.

Plot C2B forms part of the Waterfront typology and takes advantage of the panoramic sea views to promote a more international and contemporary architecture for St Helier, creating a bold, fresh modern outlook to the seafront.

Figure 6.254 demonstrates how Plot C2 is located within the illustrative landscape framework, providing key plot dimensions. The building has colonnade on the southern perimeter which connects the Waterfront Square with the Central Square.

For further details on dimensions of key routes and codes relating to Plot C2’s relationship with the public realm please refer to Chapter 4 - Prescription of Future Development - Public Realm and Open Space, of this document set.



Legend

- Plot C2A
- Plot C2B
- Adjacent Plots

Figure 6.247 Ground floor plan

6. Plot Guide

6.4 Plot C2

6.4.3 General Appearance

C2A AND C2B GENERAL APPEARANCE

The analysis in Chapter 5.8 Approach to Architecture in the design and access statement indicates the plot should respond in scale and façade articulation to the adjacent character areas. The overall approach is to create a high quality building with a distinct frontage that contributes to the identity of the Waterfront Square and Les Jardins de la Mer.

The architectural language of each façade should be consistent although the composition may vary to respond to specific considerations e.g. proximity to neighbouring plots and daylight/sunlight.

6.4.3.1 **-** The elevations should respond appropriately to their setting and their expression should complement the architectural language of adjacent plots A1, B1 and C1.

6.4.3.2 **-** Plot C2 is comprised of two typologies, Parkside (C2A) and Waterfront (B1A). All elevations should respect their given typology.

6.4.3.3 **-** Windows should have deep reveals to provide adequate depth to the façade.

6.4.3.4 **-** The building envelope must define a clear bottom, middle and top through the architectural expression and treatment of the façade. See figures 6.248 and 6.249.

6.4.3.5 **-** Consideration must be given to how the building interfaces with the ground and the skyline with particular attention to the roofscape in order to create a varied roofline.

6.4.3.6 **-** There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.4.3.7 **-** The architectural language should include refined detailing with a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame.

6.4.3.8 **-** Variations in depth, height and materials should be used to break down the horizontal elevation into distinct vertical proportions. See figure 6.250 and 6.251.

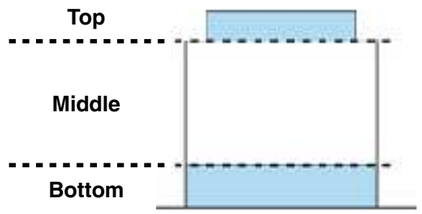


Figure 6.248 C2A - Parkside reference elevation top, middle and bottom clearly defined by ground and roof treatments

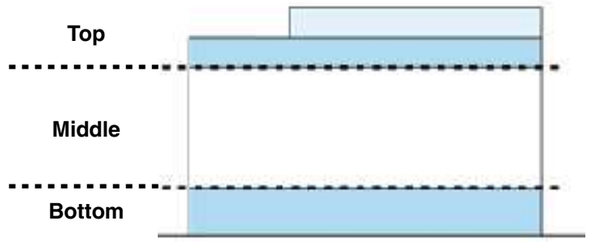


Figure 6.249 C2B - Waterfront Square reference elevation top, middle and bottom clearly defined by ground and roof treatments with variance between stepped terraces and mansard expressions

Figure 6.250 Plot C2 Illustrative visual

Figure 6.251 Plot C2 Illustrative visual

6. Plot Guide

6.4 Plot C2

6.4.4 Wind mitigation

C2 WIND MITIGATION

The impact of wind on the public and private realm environment should be mitigated by the incorporation of design features highlighted in the SWSH Visioning Framework Wind and Microclimate Assessment.

6.4.4.1 - Rooftop enclosures to C1A terraces must be considered as indicated in section 6.4.6 C2 - Top of the Building.

6.4.4.2 - Rooftop balustrades and set backs must be considered as indicated in section 6.4.6 C2 - Top of the Building.

6.4.4.3 - Corner inset balconies must be considered as indicated in the section 6.5.11 - Balconies and figure 6.262 opposite.

6.4.4.4 - A colonnade must be included south side of the plot for wind mitigation at ground level. See figure 6.250.

6.4.4.5 - Awnings should be considered for retail runs where there are no colonnades.

6.4.4.6 - Wind mitigation solutions should be complementary to overall architectural typology design and integrated into the building design.

6.4.4.7 - The design of plot C2 must incorporate wind mitigation measures as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect developed and tested through detailed design.

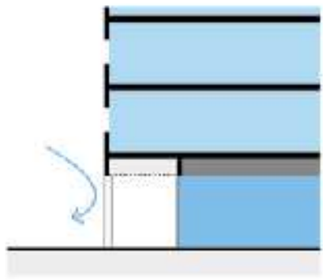


Figure 6.252 Colonnades for wind mitigation

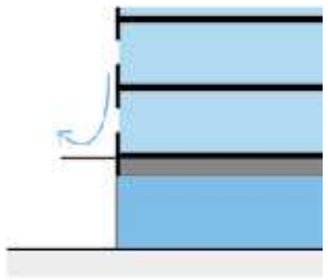


Figure 6.253 Canopy and awning wind for mitigation

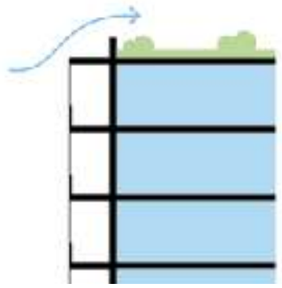


Figure 6.254 Upstand for wind mitigation

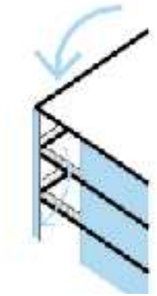


Figure 6.255 Inset balconies on corners for wind mitigation

Figure 6.256 Example of colonnade

Figure 6.257 Example of awnings

Figure 6.258 Example of upstand

Figure 6.259 Example of inset balconies

6. Plot Guide

6.4 Plot C2

6.4.5 Massing

C2A MASSING

A maximum AOD has been established for Plot C2. The maximum AOD steps down on Plot C2's north west side.

Plot C2 has defined maximum shoulder heights. Within these datums, the building is to have set back, mansard or pitched roof treatments to reduce the perceived building height and add variation to the overall roofscape.

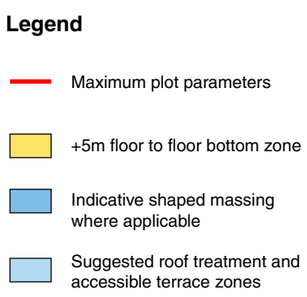
6.4.5.1 **-** The ground floor should have additional height to accommodate retail uses. See figure 6.260 below.

6.4.5.2 **-** Identified roof zone should have a variation in roof profile. See figure 6.261.

6.4.5.3 **-** The maximum number of storeys permissible for Plot C2A is 6 storeys (ground plus 5). See figure 6.262 for indicative floor to floor setting out.

6.4.5.4 **-** Figure 6.261 identifies the maximum shoulder heights permissible.

6.4.5.5 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.262.



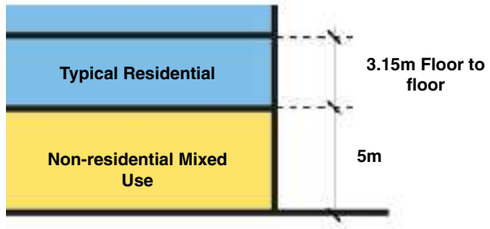


Figure 6.260 Typical floor to floor

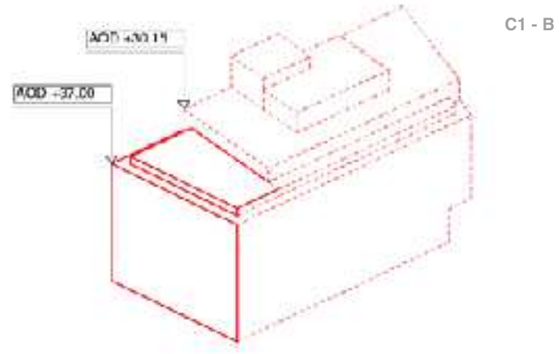


Figure 6.261 Plot C2A Maximum plot parameters showing shoulder heights

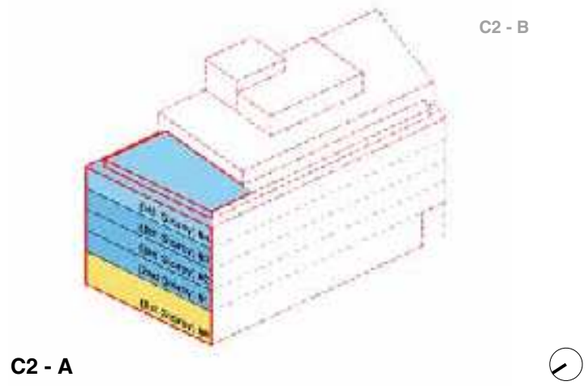


Figure 6.262 Plot C2A Indicative massing set up within maximum plot parameters

6. Plot Guide

6.4 Plot C2

6.4.5 Massing

C2B MASSING

A maximum AOD has been established for Plot C2. The maximum AOD steps down along the Plot C2B's west elevation.

Plot C2 has defined maximum shoulder heights on multiple façades. Within these datums, the building is to have set backs, mansard with dormer or pitched and flat roof treatments. This aims to reduce the perceived building height and add variation to the overall roofscape.

6.4.5.6 **-** The ground floor should have additional height to accommodate retail uses. See figure 6.263 below.

6.4.5.7 **-** Identified roof zone should have a variation in roof profile. See figure 6.264.

6.4.5.8 **-** The maximum number of storeys permissible for Plot C2A is 7 storeys (ground plus 6), stepping down to 6 storeys (ground plus 5) towards the waterfront. See figure 6.265 for indicative floor to floor setting out.

6.4.5.9 **-** Figure 6.264 identifies the maximum shoulder heights permissible.

6.4.5.10 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.265.

Figure 6.263 Typical floor to floor

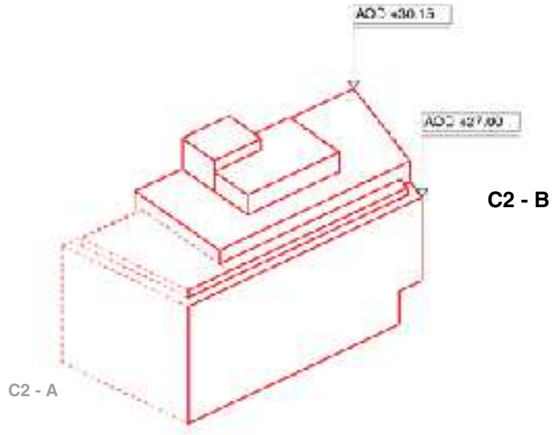


Figure 6.264 Plot C2B Maximum plot parameters showing shoulder heights

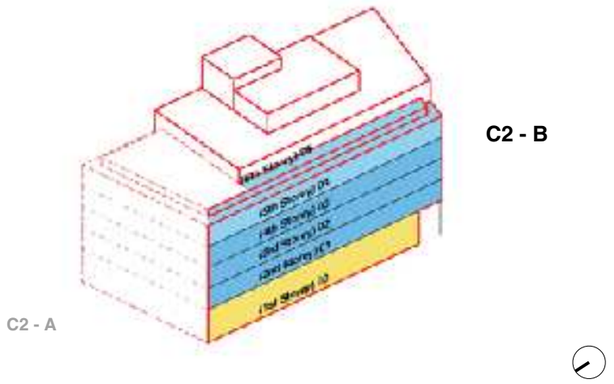


Figure 6.265 Plot C2B Indicative massing set up within maximum plot parameters

Legend

- Maximum plot parameters
- +5m floor to floor base zone
- Indicative shaped massing where applicable
- Suggested roof treatment and accessible terrace zones

6. Plot Guide

6.4 Plot C2

6.4.6 Top of the Building

C2A AND C2B TOP OF THE BUILDING - ROOF PROFILES

C2 is to have set back, and flat roof treatments with inhabitation options to reduce the perceived building height. Variation to the overall roofscape should provide shelter to inhabited terrace spaces.

6.4.6.1 - A blend of inhabited roof elements and accessible terrace zones should be incorporated, and include sheltered greenspaces and terraces. See figures 6.267, 6.268, 6.269.

6.4.6.2 - Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figure 6.276.

6.4.6.3 - Plot C2 is comprised of two typologies, Parkside (C2A) and Waterfront (C2B). Where the typologies meet the alignment, proportion and detailing of the roof elements must be considered as an overall composition on the east and west façades.

6.4.6.4 - Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

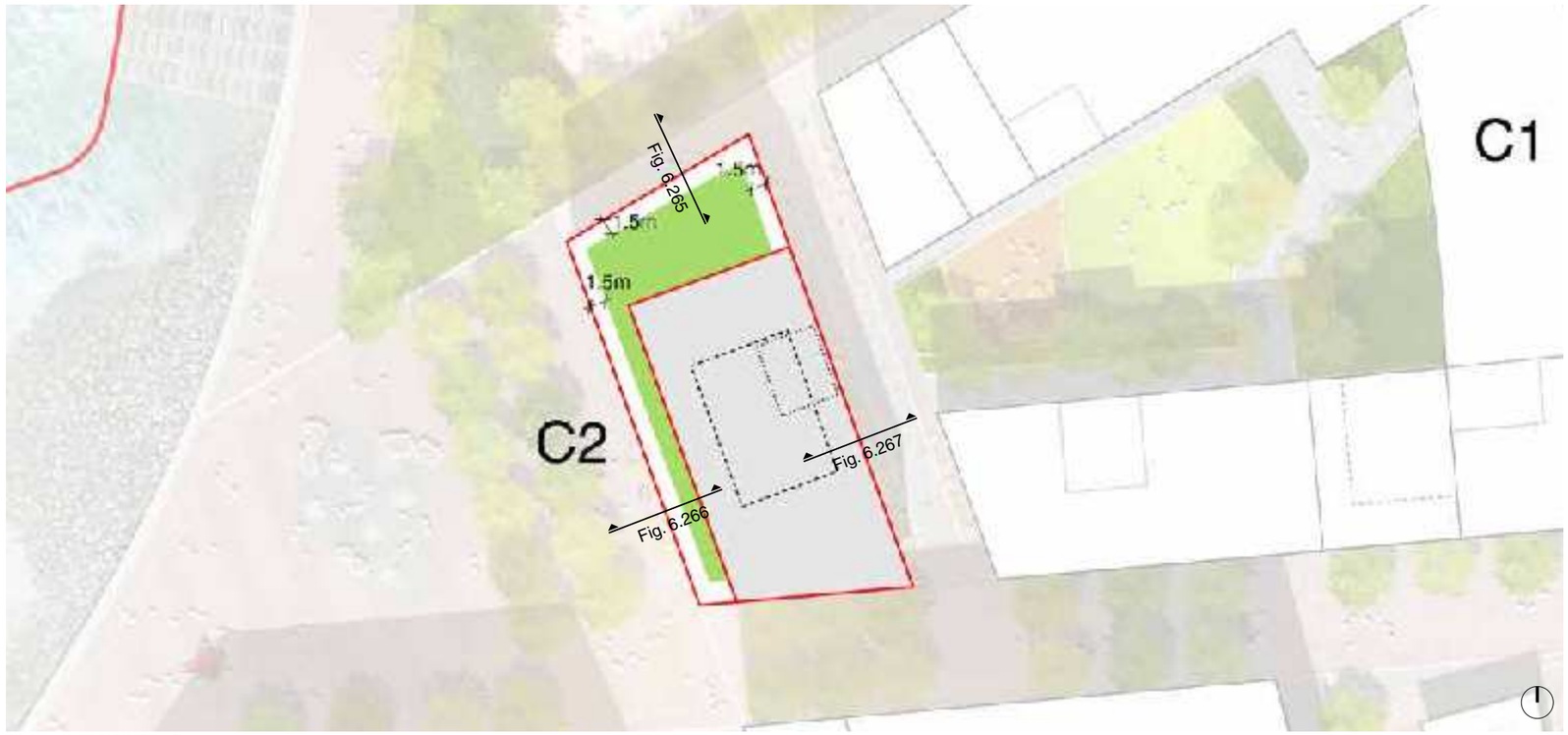


Figure 6.266 C2 Rooftop setback plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

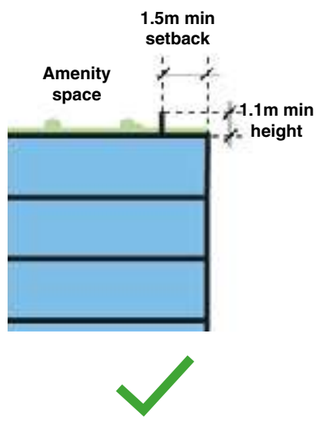


Figure 6.267 Upstand to 1.1m min height and a 1.5m min setback

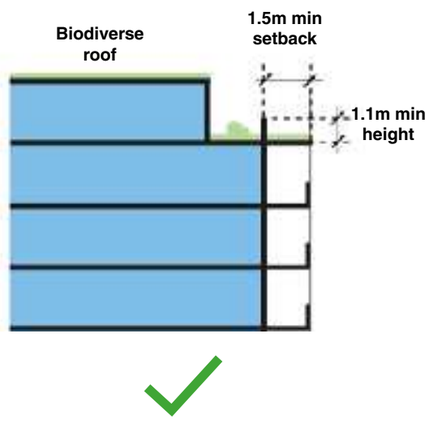


Figure 6.268 Upstand to 1.1m min height and a 1.5m min setback

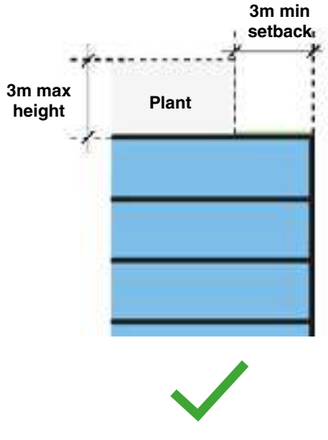


Figure 6.269 Single storey with plant setback

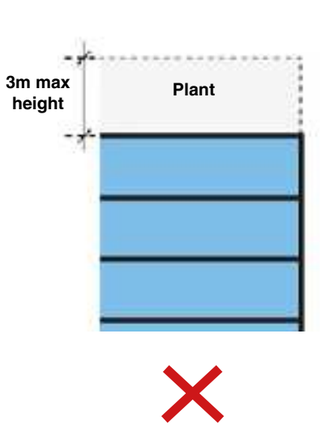


Figure 6.270 Plant to be set back

6. Plot Guide

6.4 Plot C2

6.4.6 Top of the Building

C2A AND C2B TOP OF THE BUILDING - ROOF TECHNICAL ZONE

A maximum AOD has been established for Plot C2. The maximum AOD steps down along the plot C2's north and west sides.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

All core positions, both full storey lobbied roof access extensions or nominal overruns, are shown indicatively.

6.4.6.5 - Any plant must be located within the technical zone and set back a minimum 3m from the façade line with a maximum 3m high enclosure.

6.4.6.6 - Green or brown roofs should be provided to all non accessible roof areas.

6.4.6.7 - Where plant and technical zones cannot be setback 3m or aligns with the façade edge a façade upstand should be used of a maximum height of 3m.

6.4.6.8 - All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

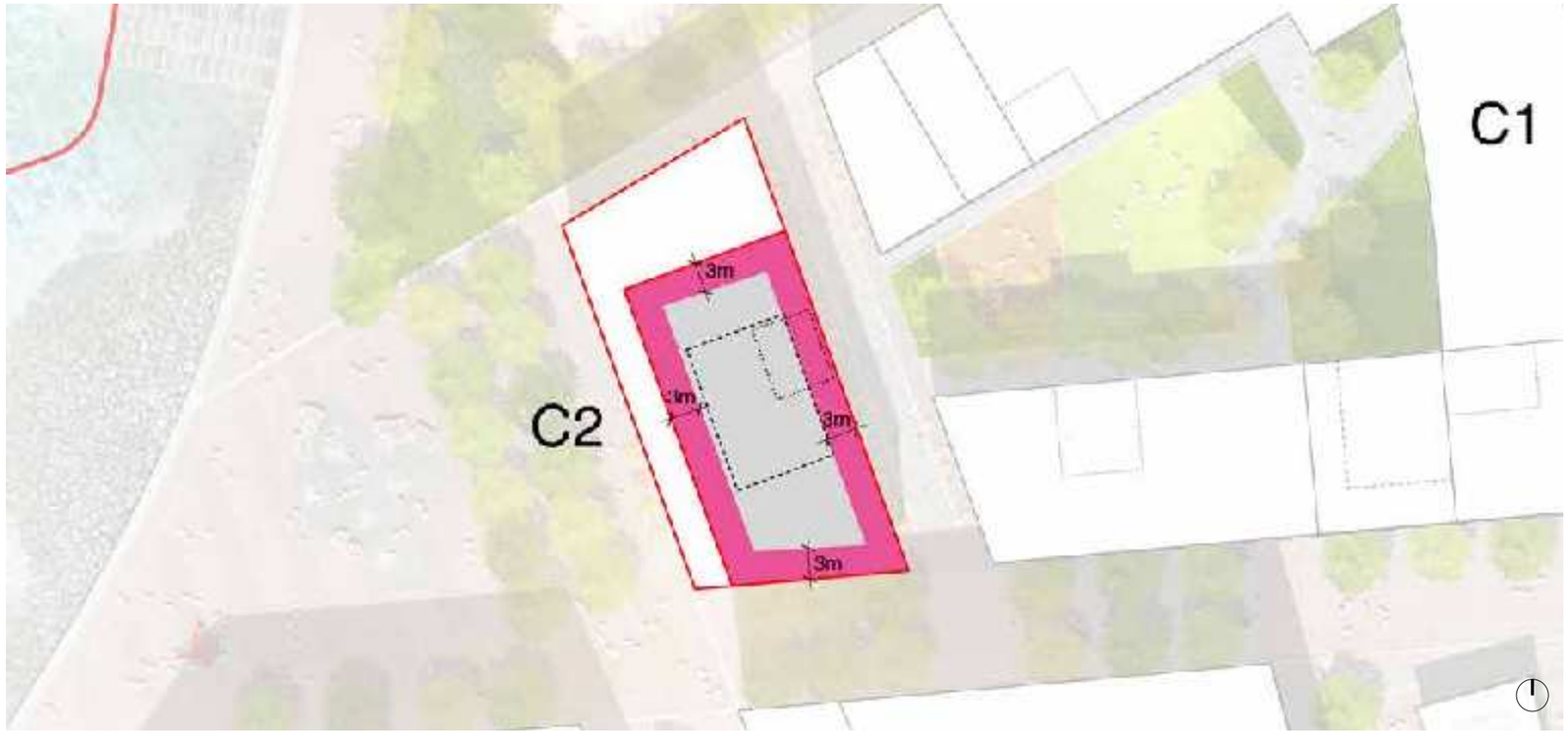


Figure 6.271 Plot C2 Maximum extents and setback roof plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Set back zone for technical/plant areas (no plant in these areas)
- Maximum extents available for potential technical/plant zone
- Indicatively placed technical/plant zones
- Indicative core positions

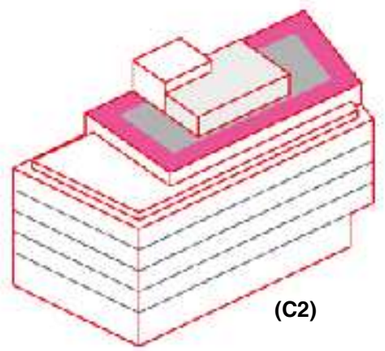


Figure 6.272 Plot C2 Available technical zones within maximum plot parameters

6. Plot Guide

6.4 Plot C2

6.4.7 Middle of the Building

C2A AND C2B MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.5.13 Material Appearance).

The urban analysis suggests (DAS Chapter - 5.8 Approach to Architecture) the façade should have a varied and characterful mix of frontages to enliven the new Waterfront Square and landscaped park.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balcony positions should complement any desired façade subdivision with further variation via the use of inset and juliet balconies on all elevations.

6.4.7.1 - All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots A1, B1 and C1.

6.4.7.2 - Plot C2 is comprised of two typologies, Parkside (C2A) and Waterfront (C2B). Where the typologies meet the alignment, proportion and detailing of the façade elements must be considered as an overall composition on the east and west façades.

6.4.7.3 - There must be depth and layering in the articulation of the façades to provide a sense of quality in particular at ground level where the bottom of building forms a key edge to the Waterfront Square.

6.4.7.4 - The architectural language should use a blend of expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations to create frontage proportion and subdivision to the elevation. See figure 6.275 and 6.276.

6.4.7.5 - The building envelope must define a clear bottom, middle and top through the architectural expression and treatment of the façade. See figures 6.273 and 6.284.

6.4.7.6 - Corner balconies should be integrated into the façade design.

6.4.7.7 - Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.4.7.8 - Architectural details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

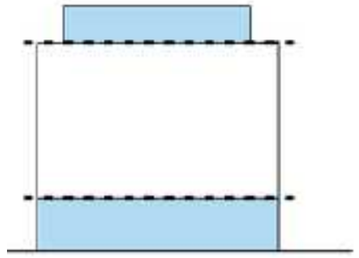


Figure 6.273 C2A Elevation - top, middle, bottom

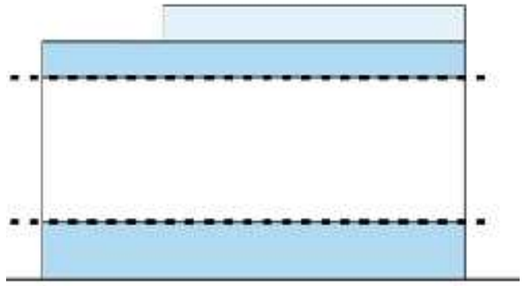


Figure 6.274 C2B Elevation - top, middle, bottom

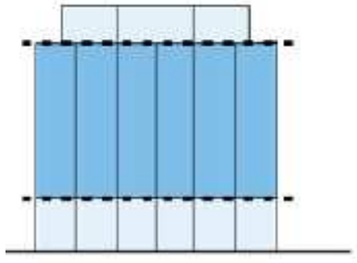


Figure 6.275 C2A Elevation and frontage

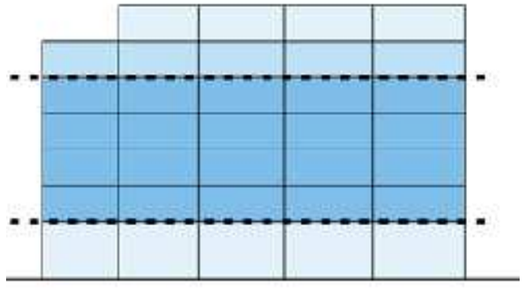


Figure 6.276 C2B Elevation - further potential frontage and subdivision

6. Plot Guide

6.4 Plot C2

6.4.8 Bottom of the Building

C2A AND C2B BOTTOM OF THE BUILDING

There may be a number of entrances required on this building including one or more commercial/leisure entrances and secondary entrances that include fire escape and/or service entrance(s).

All entrances should be carefully integrated into the façade and should be coherent with the façade material expression and any patterns/textures therein.

6.4.8.1 **-** A minimum of one residential entrance and associated lobby is to be provided within the zones identified. See figure 6.277.

6.4.8.2 **-** Ground floor residential is not permitted in Plot C2.

6.4.8.3 **-** Non residential uses should have their own dedicated entrances.

6.4.8.4 **-** Entrances must be clearly legible through articulation and design and must have a high quality appearance.

6.4.8.5 **-** All entrances must be carefully integrated into the massing of the building.

6.4.8.6 **-** Flush and nominally set back ground façade conditions should exist across plot C2 and colonnades must be incorporated where shown. See figure 6.278.

6.4.8.7 **-** The bottom of the building must have a strong architectural expression (see chapter 5.16 Bottom of building).

Legend

Zone for residential entrances

Zone for food and beverage entrances

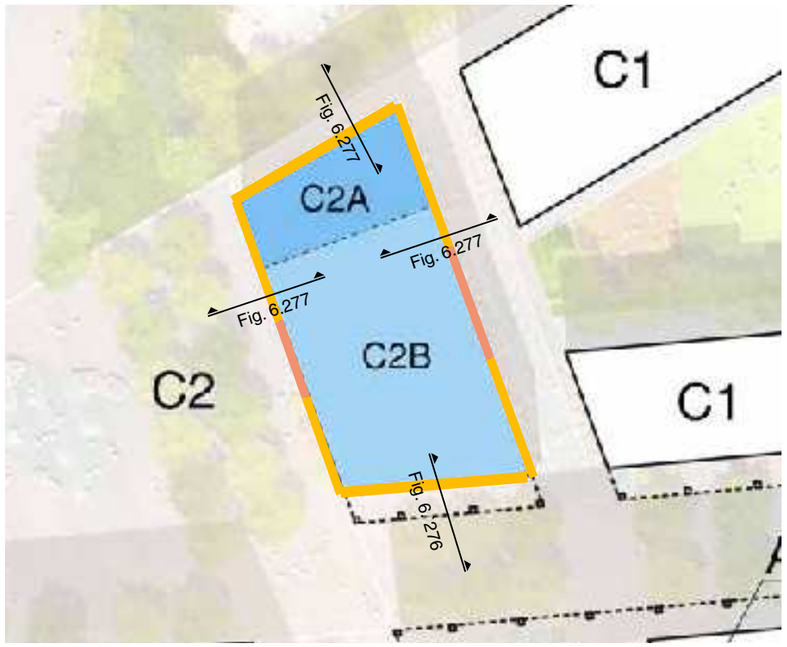


Figure 6.277 Plot C2 bottom of building suggested condition

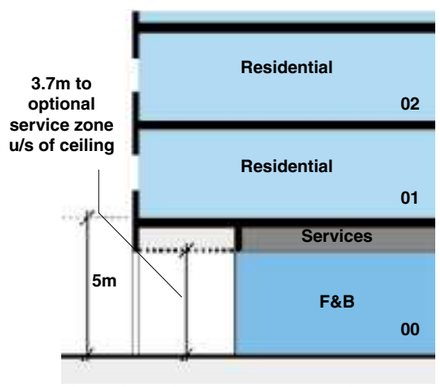


Figure 6.278 Colonnade at ground floor condition

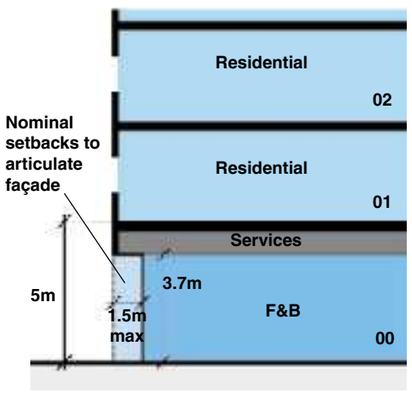


Figure 6.279 Up to 1.5m nominal setback condition

6. Plot Guide

6.4 Plot C2

6.4.8 Bottom of the Building

C2A AND C2B BOTTOM OF THE BUILDING

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels. There should be visual interest and a variety of type and colour to the retail and commercial frontages. The design of the frontages should be complementary to the architectural typology and draw upon the existing St Helier street-scape for inspiration.

6.4.8.8 - Entrances must have level access even where a change in level occurs.

6.4.8.9 - The floor to floor height at ground floor varies to provide level access to the communal residential and non-residential entrances and must be a maximum of 5m.

6.4.8.10 - Plot C2 should provide ground level food and beverage uses (see Chapter 4.1.3 Use Distribution).

6.4.8.11 - Retail frontages should be of a considered arrangement and complementary with the overall material palette of the typology. However a variety of materials and colours can be used for visual highlight including the option for integrated seating and dwell space. See figure 6.281.

6.4.8.12 - Residential lobbies should be set in from street line with mainly glazed frontages with options for further solid/inset materials. Where required, glazed main entrance residential lobbies to have either integrated revolving doors or wind lobbies. See figure 6.282.

Legend

- Zone for material variance and signage
- Zone for portal/inset framing detail
- Zone for glazed entrance
- Inset of nominal depth
- **A** Glazed entrance with no bays (e.g. Restaurant use)
- **B** Glazed entrance with double or single bay (double shown) for typical retail entrances
- **C+D** Wind lobby (C) or integrated revolving door (D) arrangements for residential lobbies

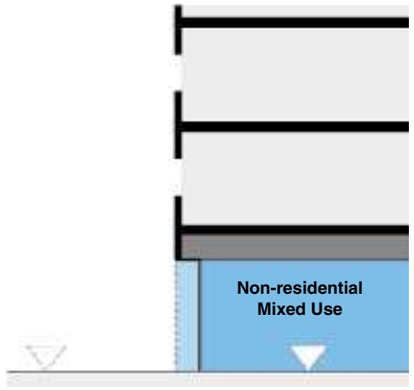


Figure 6.280 All primary entrances to have level access

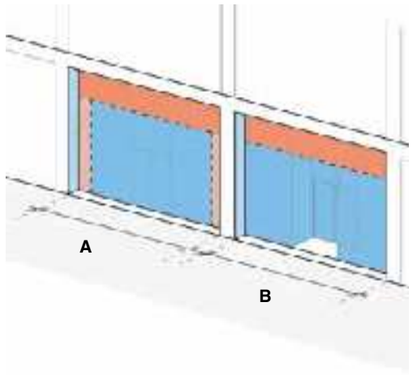


Figure 6.281 Illustrative example of non-bayed and bayed food and beverage entrances

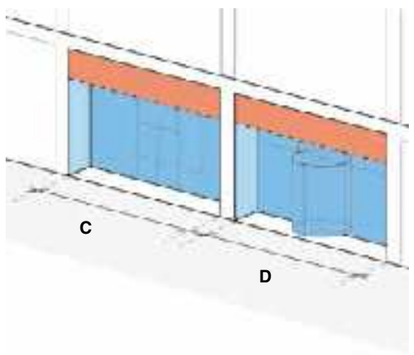


Figure 6.282 Illustrative example of wind lobby or revolving door entrances to residential lobbies

Figure 6.283 Double bay food and beverage frontages suggested to link to typical Jersey vernacular types

Figure 6.284 Example of seating integrated into food and beverage frontages

Figure 6.285 Example of awnings to food and beverage

Figure 6.286 Nominal inset to food and beverage frontages especially where predominantly glazed

Figure 6.287 Example of colonnade providing shelter for outside seating

Figure 6.288 Example of a glazed residential lobby entrance

6. Plot Guide

6.4 Plot C2

6.4.9 Adjacent Buildings

C2A AND C2B BUILDING ADJACENCIES

Plot C2 is located within close proximity to plots A1 and C1.

6.4.9.1 - Consideration for balcony placement and openings should be taken to minimise proximity issues where façades face onto closely adjacent plots such as A1 and C1, see also section 6.4.10 and 6.4.11.

6.4.9.2 - Consideration of window placement and directional framing should be taken where plots are directly adjacent to one another to minimise overlooking, see Chapter 5.18 Proximity and Overlooking.

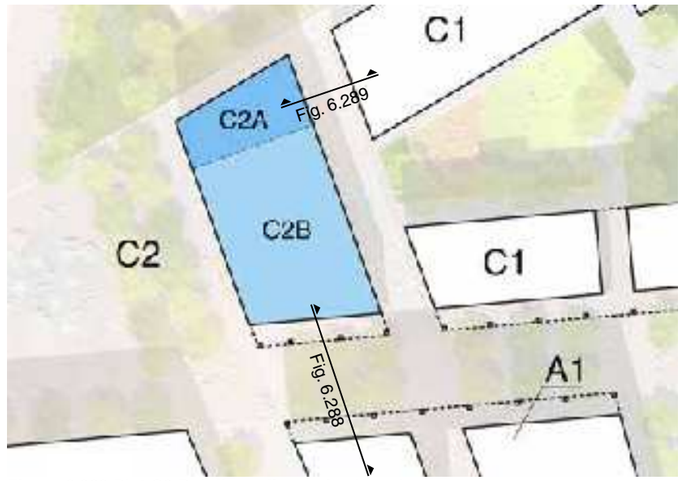


Figure 6.289 Plot C2 Building adjacencies key plan

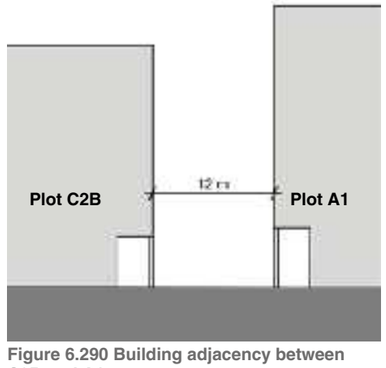


Figure 6.290 Building adjacency between C2B and A1

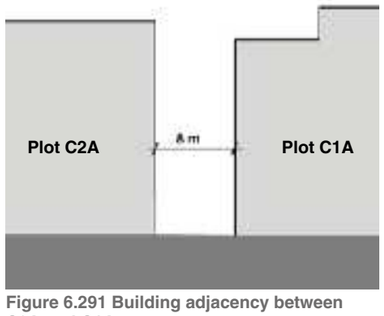


Figure 6.291 Building adjacency between C2A and C1A

6. Plot Guide

6.4 Plot C2

6.4.10 Openings

C2A OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.4.10.1 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid see figures 6.290 and 6.291.

6.4.10.2 - Dormers should feature where mansard roofs are used see figures 6.295.

6.4.10.3 - Inhabited sections of terraced setbacks should be used to create sheltered terrace spaces within plot C2A. See figure 6.294.

6.4.10.4 - Areas for building services should be treated as screened openings (e.g. Louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.4.10.5 - Consideration for access for the cleaning, maintenance and potential replacement of window elements should be incorporated into the design.

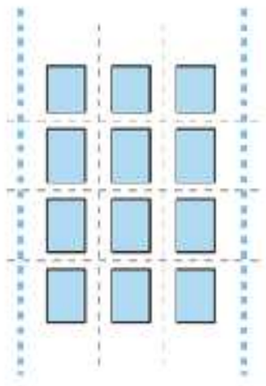


Figure 6.292 Gridded window layout

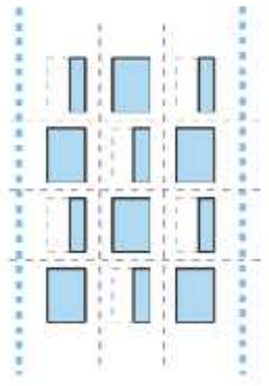


Figure 6.293 Gridded window layout with slipped windows

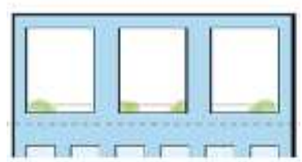


Figure 6.294 Maximum 3.15m upstand with framed openings to setback terrace

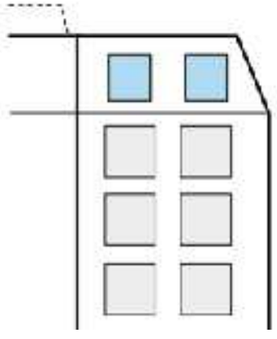


Figure 6.295 Single mansard windows

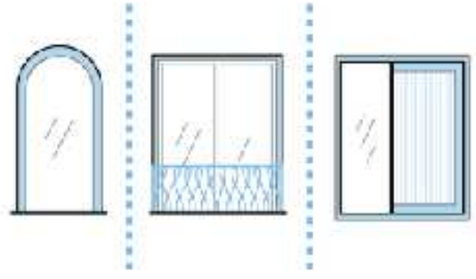


Figure 6.296 Variation in window detail

6. Plot Guide

6.4 Plot C2

6.4.10 Openings

C2B OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

C2B whilst overall a Waterfront typology can incorporate some devices of the Parkside typology as a bridging point between the two types.

6.4.10.6 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid see figures 6.297 and 6.298.

6.4.10.7 - Inhabited sections of terraced setbacks should be used to create sheltered terrace spaces within plot C2B. See figure 6.299.

6.4.10.8 - Upstands and setback upstands should be used as part of the wind mitigation strategy to provide shelter for rooftop amenity spaces.

6.4.10.9 - All façades are to detailed with depth, reveals and framing to window openings, to give a high quality layered result.

6.4.10.10 - Areas for building services should be treated as screened openings with colour and materiality to work with façade materials (e.g. louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.4.10.11 - Consideration for access for the cleaning, maintenance and potential replacement of window/ screen elements should be incorporated into the design.

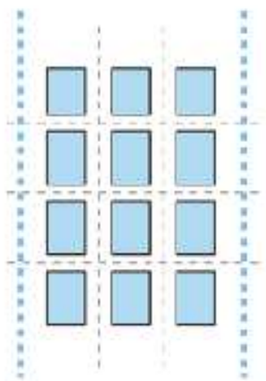


Figure 6.297 Gridded window layout

Figure 6.298 Inset balconies and structure to a regular grid

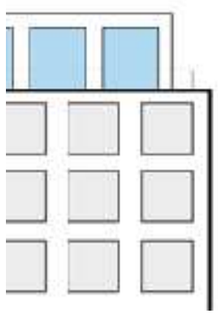


Figure 6.299 Single height inhabited upper roof treatment zone

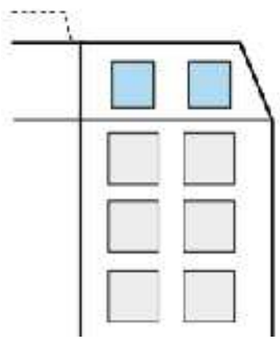


Figure 6.300 Single mansard dormer windows

6. Plot Guide

6.4 Plot C2

6.4.11 Balconies

C2 BALCONY CONDITIONS

The balcony arrangement should be carefully positioned as part of the overall composition of the façade.

Consideration of the balcony location should be taken into account in order to avoid overlooking and proximity issues.

Consideration of the balcony location within the façade should be taken into account to avoid unnecessary shading to the rooms below.

It is suggested that the overall predominant balcony be inset with juliet used for façade variation e.g. 60% Inset - 40% Juliet.

6.4.11.1 - Inset balconies and Juliet balconies are permitted.

6.4.11.2 - Balustrades can vary in design but must be complementary to the façade design.

6.4.11.3 - A minimum balustrade height of 1.1m must be provided for all balconies.

6.4.11.4 - Horizontally barred balustrades are not permitted as they are a climbing hazard.

6.4.11.5 - There should be a variation in colour, detail and material of the balustrades and balcony soffits to create visual interest and variation across façades.

6.4.11.6 - Corner balconies should be integrated into the façade where indicated on figure 6.301.

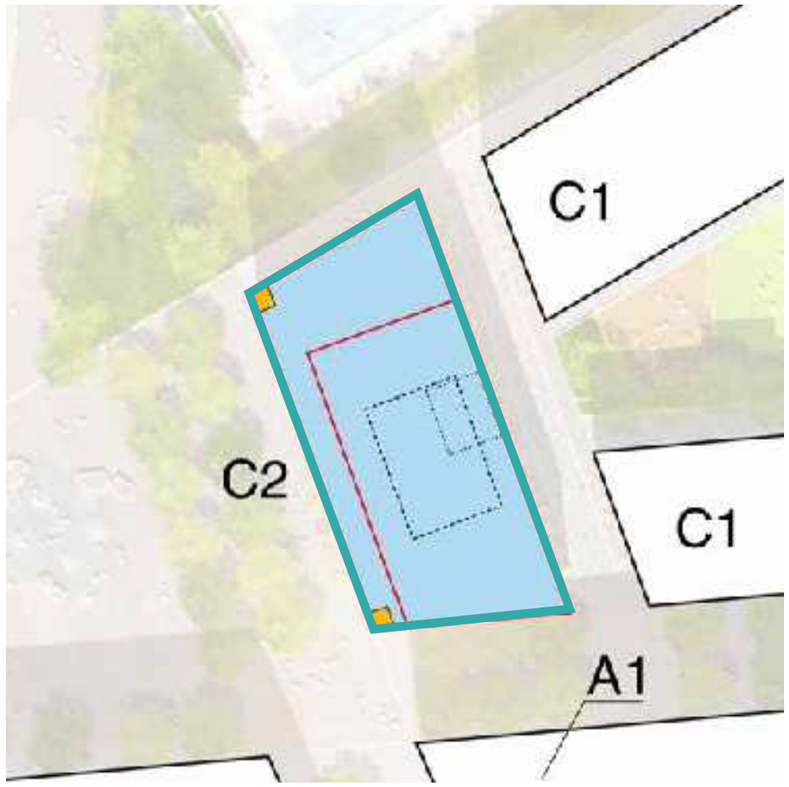


Figure 6.301 C2 balcony condition key plan

Legend

- Building boundary
- Inset and juliet balconies
- Inset corner balconies

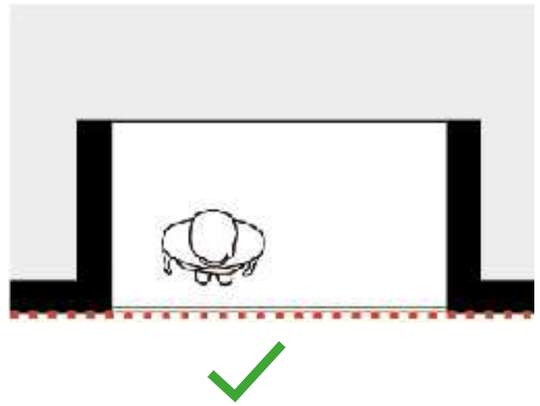


Figure 6.302 Inset balcony condition

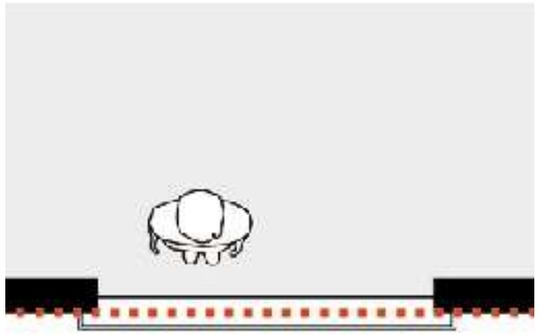


Figure 6.303 Juliet balcony condition

6. Plot Guide

6.4 Plot C2

6.4.12 Material Appearance

C2 GENERAL APPEARANCE

Hard-wearing and long-life quality materials should be selected. This should take inspiration from the existing local façade colours, textures and materials and new or complementary material types can be introduced where appropriate.

Care should be taken when sourcing all materials to ensure minimum environmental impact and the sustainable credentials of the source and the materials lifecycle, see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement for further guidance.

C2A MATERIAL PALETTE

The primary material palette for the façade of the C2A Parkside Typology portion of Plot C2 should be drawn from the St Helier local stone types in keeping with a high quality façade overlooking a major civic space and holding edge to the development as a whole.

The secondary material palette for areas of roof of Plot C2A could include restrained natural tone palettes of metals.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset window zones, juliet balconies, balustrades and openings across façades of the C2A could include an expanded restrained natural tone palette of metals, wood, terracotta, glazed brick/tile and ceramic elements.

C2B MATERIAL PALETTE

The primary material palette for the façade of the C2B Waterfront Typology portion of Plot C2 should be drawn from both the St Helier local stone types as well as re-constituted stone and concretes/GRC 'frame and terrace infill' approach.

The secondary material palette for areas of set back roof of the C2B Waterfront typology portion of Plot C2 includes options for variation to the overall framing devices and some internal returns or soffit treatments including pigmented concrete/pre-cast concrete, GRCs and metals.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset balcony zones, for balustrades and openings across façades of the C2B Waterfront typology portion of Plot C2 should include an expanded palette of metals, wood, terracotta, glazed brick/tile and ceramic elements, with associated wood or metal screening and internal awning options for further interest and practical shelter given the seaside aspect.

6.4.12.1 - Warm and restrained natural tones of stone should be considered in particular local, or equivalent granites, limestones, and equivalent reconstituted stones in a similar tone where a building is completely stone clad.

6.4.12.2 - Warm and restrained natural tones of stone, reconstituted stones and concretes should be used for the overall enclosure or 'frame' where a building is utilising the 'frame and infill' approach.

6.4.12.3 - Material selection should consider material used on neighbouring plot façades.

6.4.12.4 - Promotion of the use of materials that incorporate recycled content and procuring products with a low environmental impact should be a priority when choosing materials. For further guidance see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement.

6.4.12.5 - The secondary material palette should be complementary to the primary composition.

6.4.12.6 - Where the 'frame and infill' approach is used, material options for the infill zones of pigmented concretes, GRC and metals with associated patternation should be used.

6.4.12.7 - Natural and light tones of anodised, pre-oxidised and/or sealed/coated pre-weathered metals should be used for the secondary palette for roof elements.

6.4.12.8 - The materials palette for areas of façade that extend to form roof upstands should either be formed from the primary palette or include various 'infill' material options to add life, vibrancy and character.

6.4.12.9 - The tertiary material palette should be complementary to the primary and secondary composition.

6.4.12.10 - Exuberant and varied palettes of materials should be used as the tertiary palette to introduce patternation, texturing and finer detail.

6.4.12.11 - All materials should be hard wearing and suitable for a marine environment.

6.4.12.12 - Colours for the window frames, door frames, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

6. Plot Guide

6.4 Plot C2

6.4.12 Material Appearance

C2 PRIMARY PALETTE

Figure 6.304 Limestones

Figure 6.305 Granites

Figure 6.306 Re-constituted Stones

Figure 6.307 Concrete (recycled and glass)

Figure 6.308 Salvage

Figure 6.309 Oyster shell stucco

Figure 6.310 Reconstructed stone and cast concrete

Figure 6.311 Railing detail

Figure 6.312 Top floor set back / warm materials

Figure 6.313 Illustrative essential material palettes

C2A SECONDARY AND TERTIARY PALETTES

Figure 6.314 Anodised, pre-oxidised and/or sealed/coated pre-weathered metals

Figure 6.315 Acetylated or equivalent woods, terracotta, glazed brick/ tiles

C2B SECONDARY AND TERTIARY PALETTES

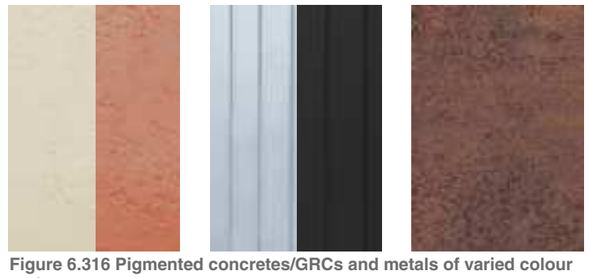


Figure 6.316 Pigmented concretes/GRCs and metals of varied colour options

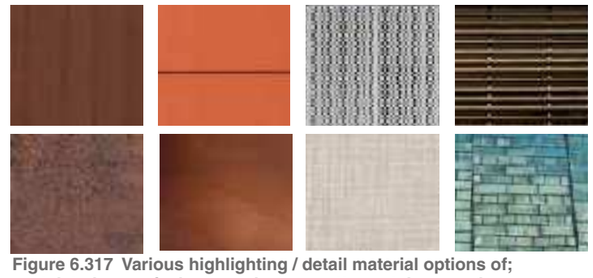


Figure 6.317 Various highlighting / detail material options of; acetylated or equivalent woods, terracotta, metal or wood screens, weathered /anodised metals, fabrics for shading/screening and awnings and coloured ceramics

6. Plot Guide

6.4 Plot C2

6.4.13 Illustrative Interpretation of Design Codes

Figure 6.318 Plot C2 Illustrative visual

Figure 6.319 Plot C2 Illustrative visual

6. Plot Guide

6.5 Plot D1

6.5.1 Overview

PLOT OVERVIEW

Plot D1 is located in the central part of the site and is part of the two typologies as described in Chapter 5.9 - Architectural Typologies. D1A is part of the Square typology and D1B is part of the Neighbourhoods typology. It is a 'C' shaped building enclosing a semi private communal courtyard with its key northern elevation overlooking the new Central Square.

D1 contains two key elevations. The northern elevation overlooks the new Central Square and the eastern elevation faces La Route de La Libération.

6.5.1.1 - The use for plot D1 should include residential and retail uses with residential uses on first floor and above.

6.5.1.2 - Non-residential uses are permitted at ground floor only. For the floors above only residential use is permitted.

6.5.1.3 - The maximum plot parameter diagrams identify the maximum extent permissible of the building and should be read with the parameter plans. See figures 6.322 and 6.323.

6.5.1.4 - Plot D1 should allow for duplex units at ground level.

6.5.1.5 - All building elements with the exception of projecting balconies, canopies and awnings must be designed within the maximum plot parameters.

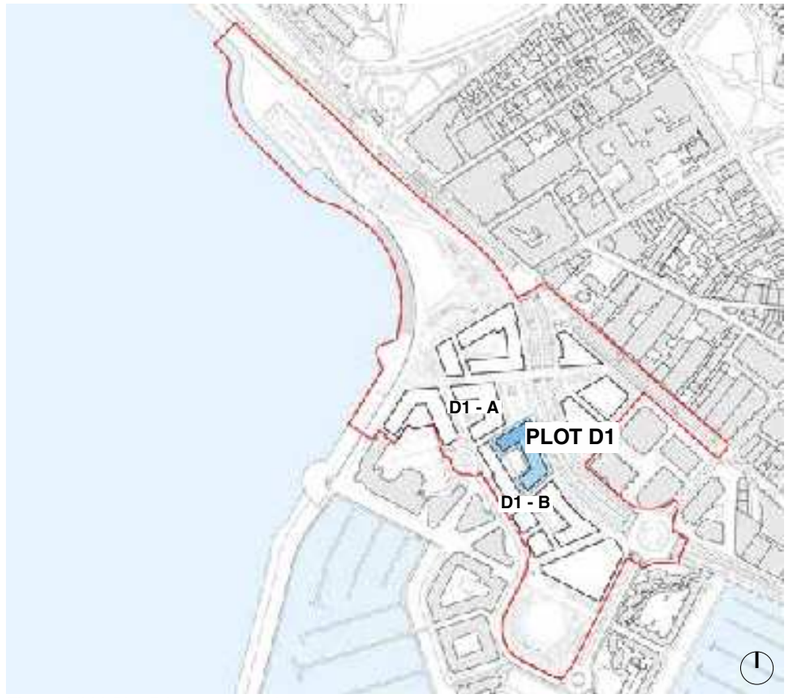


Figure 6.320 Plot D1 parameters key plan

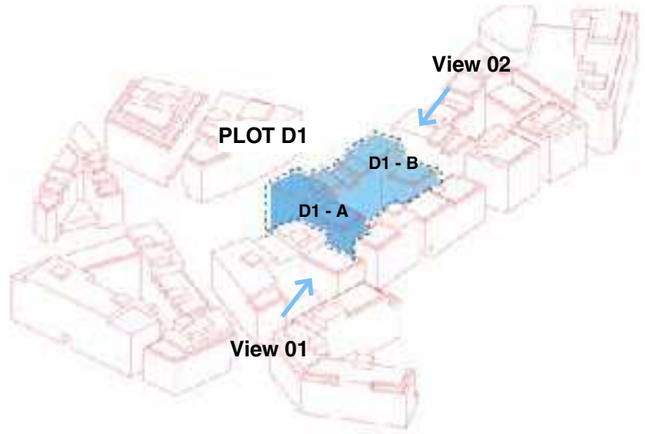


Figure 6.321 Plot D1 parameters key diagram

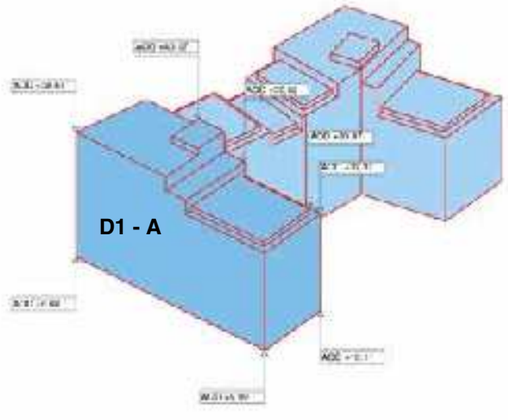


Figure 6.322 Maximum plot parameters diagram - View 01

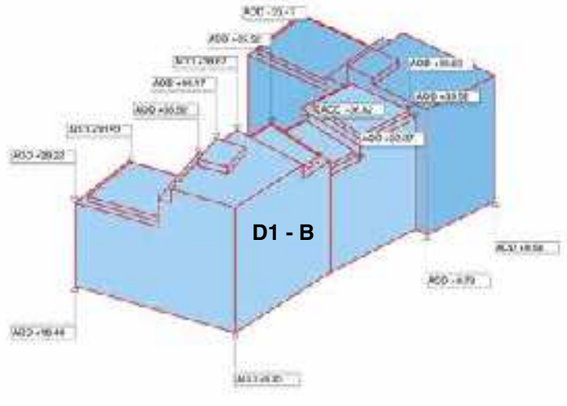


Figure 6.323 Maximum plot parameters diagram - View 02

6. Plot Guide

6.5 Plot D1

6.5.2 Plot Overview

Plot D1A on the northern side faces onto the Central Square and is part of the Square typology. The Square typology is a vibrant arts and culture destination with an architecture that takes inspiration from the mix of vernacular styles in the Royal Square.

Plot D1B on the southern side faces La Route de La Libération and is part of the Neighbourhood typology, with a calm 'neighbourhood' feel designed to support a new community of waterfront residents keen to live, work and play in St Helier and well supported by local shops and community provision.

Figure 6.324 demonstrates how Plot D1 is located within the illustrative landscape framework, providing key plot dimensions. The building encloses the semi private communal courtyard of D1.

For further details on dimensions of key routes and codes relating to Plot D1's relationship with the public realm please refer to Chapter 4 - Prescription of future development - Public realm and Open space, of this document set.

Legend

- Plot D1A
- Plot D1B
- Adjacent Plots

Figure 6.324 Ground floor plan

6. Plot Guide

6.5 Plot D1

6.5.3 General Appearance

D1A AND D1B GENERAL APPEARANCE

The analysis in Chapter - 5.8 Approach to Architecture in the design and access statement indicates the plot should respond in scale and façade articulation to the adjacent character areas. The overall approach is to create a high quality building with a distinct frontage that contributes to the identity of the new Central Square and residential neighbourhoods.

The architectural language of each façade should be consistent although the composition may vary to respond to specific considerations e.g. proximity to neighbouring plots and daylight/sunlight.

6.5.3.1 - The elevations should respond appropriately to their setting and their expression should complement the architectural language of plots G3, A1, D2 and E1.

6.5.3.2 - Plot D1A forms part of the Square typology and D1B forms the Neighbourhoods typology. Each portion should respect their respective typologies and consider the IFC buildings and Commercial Quarter typology.

6.5.3.3 - Windows should have deep reveals to provide adequate depth to the façade.

6.5.3.4 - The building envelope must define a clear bottom, middle and top through the architectural expression and treatment of the façade. See figures 6.325 and 6.326.

6.5.3.5 - Consideration must be given to how the building interfaces with the ground and the skyline with particular attention to the roofscape in order to create a varied roofline.

6.5.3.6 - There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.5.3.7 - Consideration must be given to how duplex units are integrated into the building at ground floor level in order to create a varied first floor datum as illustrated in figure 6.326.

6.5.3.8 - The architectural language should use a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations.

6.5.3.9 - Variations in depth, height and materials should be used to break down the horizontal elevation into distinct vertical proportions. See figures 6.327 and 6.328.

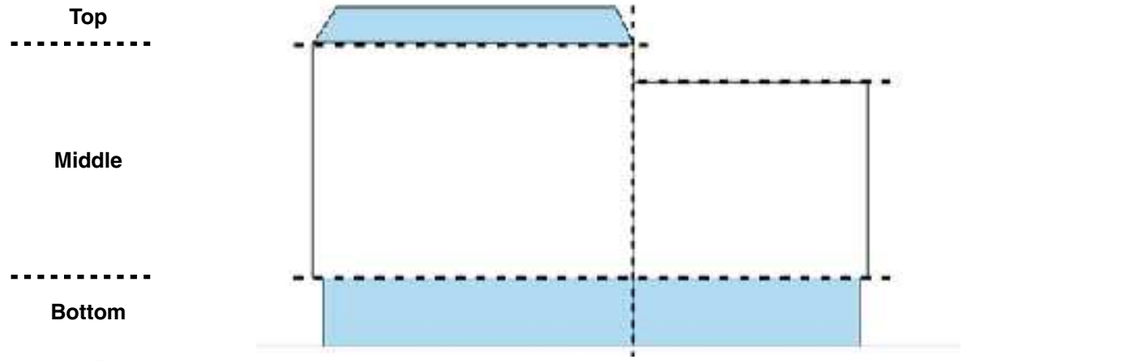


Figure 6.325 Plot D1A - Central Square side reference elevation top, middle and bottom clearly defined by ground and roof treatments with variance between flat, pitched and mansard expressions

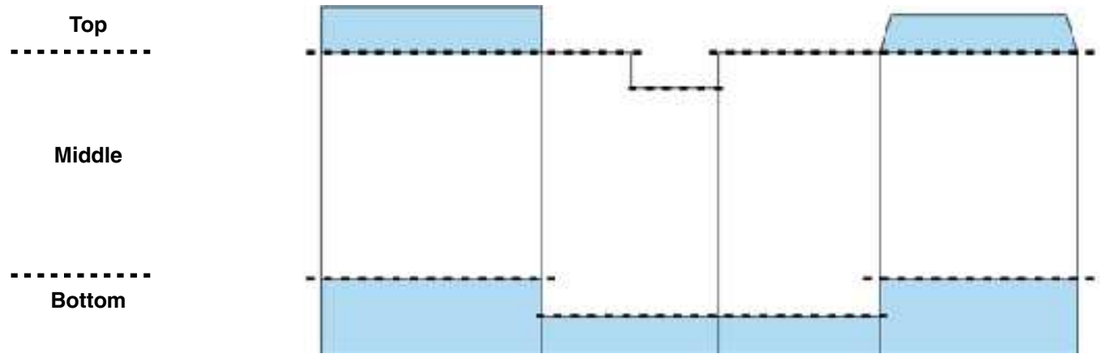


Figure 6.326 Plot D1B - La Route de La Liberation 'Neighbourhoods' reference elevation top, middle and bottom clearly defined by ground and roof treatments

Figure 6.327 Plot D1A Illustrative visual

Figure 6.328 Plot D1B Illustrative visual

6. Plot Guide

6.5 Plot D1

6.5.4 Wind mitigation

D1A AND D1B - WIND MITIGATION

The impact of wind on the public and private realm environment should be mitigated by the incorporation of design features highlighted in the SWSH Visioning Framework Wind and Microclimate Assessment.

6.5.4.1 - Rooftop enclosures to D1 terraces must be considered as indicated in section 6.5.6 - Top of the Building.

6.5.4.2 - Rooftop balustrades and set backs must be considered as indicated in section 6.5.6 - Top of the Building.

6.5.4.3 - Corner inset balconies must be considered as indicated in the section 6.6.11 - Balconies and figure 6.344 opposite.

6.5.4.4 - Awnings should be considered for retail runs where there are no colonnades.

6.5.4.5 - Inhabited mansard/pitched roofs must be considered as indicated to assist with wind mitigation on inhabited terraces. See figure 6.341.

6.5.4.6 - Wind mitigation solutions should be complementary to overall architectural typology design and integrated into the building design.

6.5.4.7 - The design of plot D1 must incorporate wind mitigation measures as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect developed and tested through detailed design.

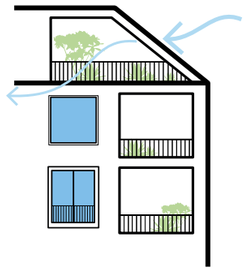


Figure 6.329 Inhabited pitch/mansard roofs for wind mitigation

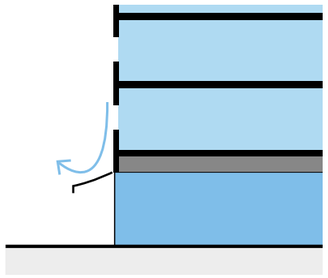


Figure 6.330 Canopy and awnings for wind mitigation

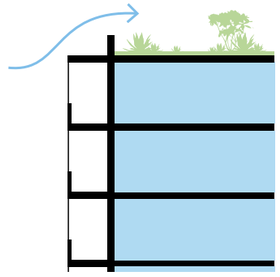


Figure 6.331 Upstand for wind mitigation

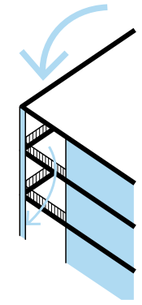


Figure 6.332 Inset balconies on corners for wind mitigation

Figure 6.333 Example of an inhabited roof terrace

Figure 6.334 Example of awnings

Figure 6.335 Example of upstand

Figure 6.336 Example of inset balconies

6. Plot Guide

6.5 Plot D1

6.5.5 Massing

D1A MASSING

A maximum AOD has been established for Plot D1. The maximum AOD steps down along the plot D1A's west side.

Plot D1A has defined maximum shoulder heights on multiple façades. Within these datums, the building is to have set backs, mansard with dormer or pitched and flat roof treatments. This aims to reduce the perceived building height and add variation to the overall roofscape.

6.5.5.1 **-** The ground floor should have additional height to accommodate retail and residential duplexes uses. See figure 6.337 below.

6.5.5.2 **-** Identified roof zone should have a variation in roof profile. See figure 6.339.

6.5.5.3 **-** The maximum number of storeys permissible for Plot D1A is 8 storeys (ground plus 7), stepping down to 6 storeys (ground plus 5) towards the west. See figure 6.351 for indicative floor to floor setting out.

6.5.5.4 **-** Figure 6.338 identifies the maximum shoulder heights permissible.

6.5.5.5 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.339.

Legend

- Maximum plot parameters
- +6.3m floor to floor bottom zone
- Indicative shaped massing where applicable
- Suggested roof treatment and accessible terrace zones

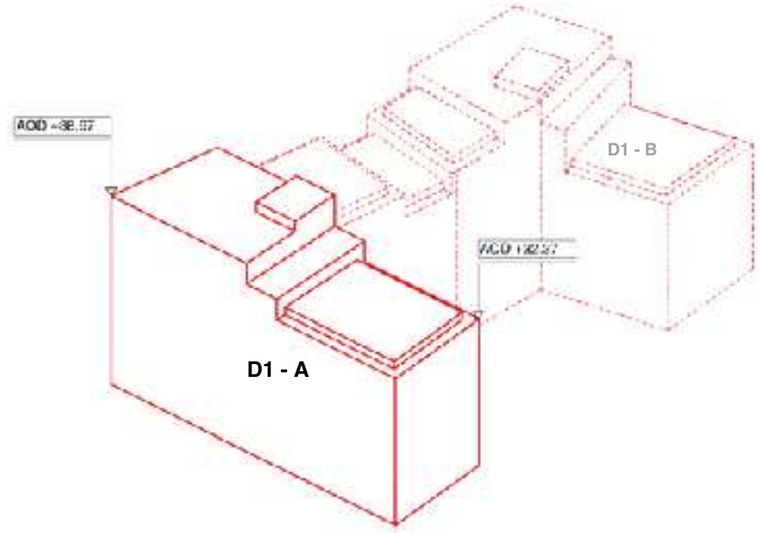


Figure 6.338 Plot D1A Maximum plot parameters showing shoulder heights

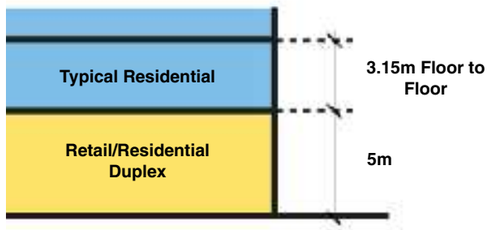


Figure 6.337 Typical floor to floor

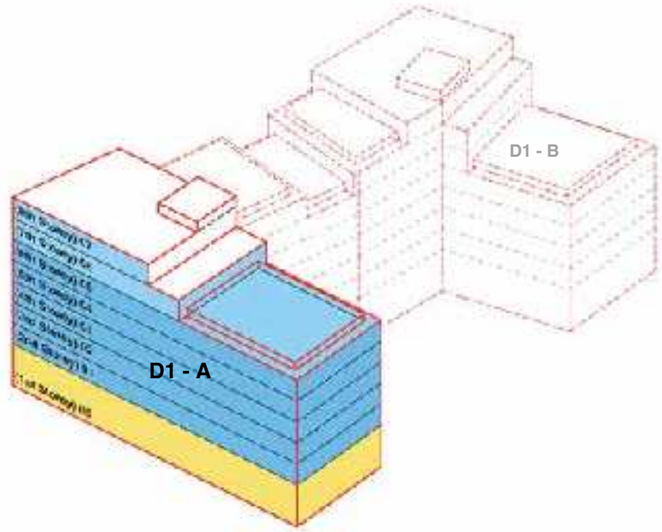


Figure 6.339 Plot D1A Indicative massing set up within maximum plot parameters

6. Plot Guide

6.5 Plot D1

6.5.5 Massing

D1B MASSING

A maximum AOD has been established for Plot D1. The maximum AOD steps down in the centre of plot D1B's eastern façade to create varying roof profiles and roof lines across the development.

Plot D1A has defined maximum shoulder heights on multiple façades. Within these datums, the building is to have set backs, mansard with dormer or pitched and flat roof treatments. This aims to reduce the perceived building height and add variation to the overall roofscape.

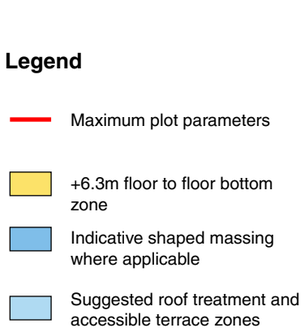
6.5.5.6 **-** The ground floor should have additional height to accommodate retail and residential duplexes uses. See figure 6.340 below.

6.5.5.7 **-** Identified roof zone should have a variation in roof profile. See figure 6.342.

6.5.5.8 **-** The maximum number of storeys permissible for Plot D1B is 8 storeys (ground plus 7), stepping down to 5 storeys (ground plus 4) towards the west see figure 6.342 for indicative floor to floor setting out.

6.5.5.9 **-** Figure 6.341 identifies the maximum shoulder heights permissible.

6.5.5.10 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.342.



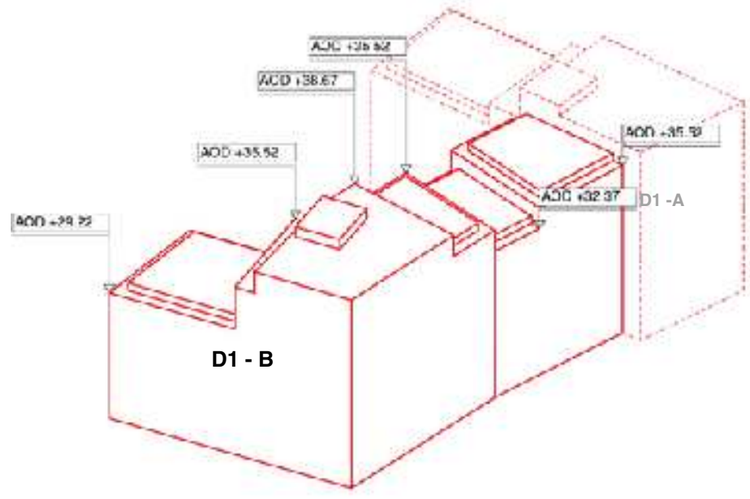


Figure 6.341 Plot D1B Maximum plot parameters showing shoulder heights

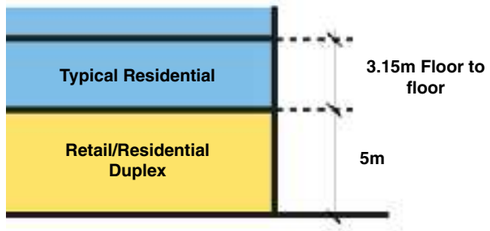


Figure 6.340 Typical floor to floor

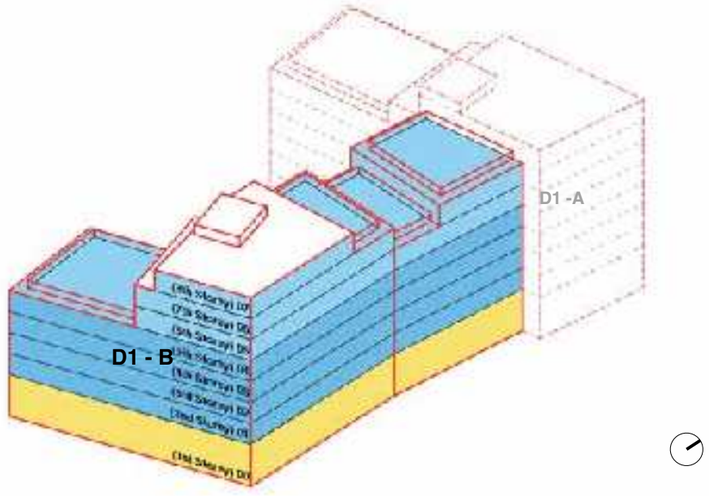


Figure 6.342 Plot D1B Indicative massing set up within maximum plot parameters

6. Plot Guide

6.5 Plot D1

6.5.5 Top of the Building

D1A TOP OF THE BUILDING - ROOF PROFILES

The general approach to D1A is to have set back and pitched roof treatments with inhabitation options to reduce the perceived building height. Variation to the overall roofscape should provide shelter to inhabited terrace spaces.

6.5.5.11 - Inhabited pitched and mansard with dormer roof elements should be incorporated and include sheltered greenspaces and terraces. See figure 6.345.

6.5.5.12 - Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figure 6.344.

6.5.5.13 - Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

Figure 6.343 Plot D1A Rooftop setback plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

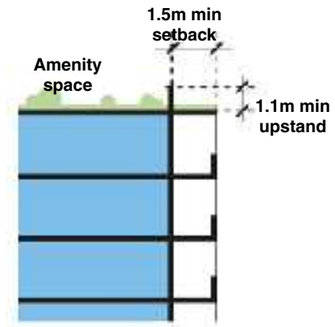


Figure 6.344 Upstand up to max height 1.1m and 1.5m setback

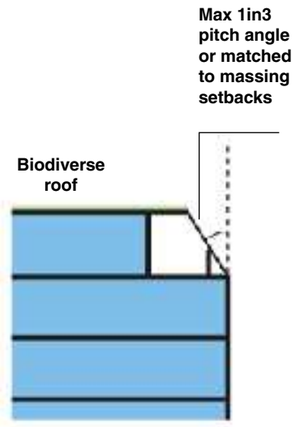


Figure 6.345 Single storey inhabited pitch roof

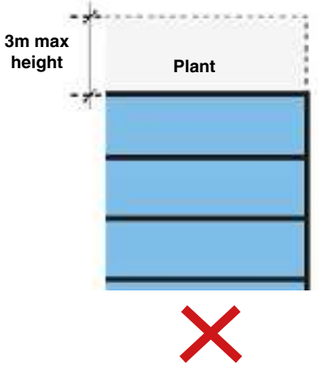


Figure 6.346 No flat roofs or non set back plant

6. Plot Guide

6.5 Plot D1

6.5.5 Top of the building

D1B TOP OF THE BUILDING - ROOF PROFILES

The general approach to D1B is to have set back and pitched roof treatments with inhabitation options to reduce the perceived building height. Variation to the overall roofscape should provide shelter to inhabited terrace spaces and provide relief to the elevation fronting La Route de la Libération.

6.5.5.14 - Inhabited pitched and mansard with dormer roof elements should be incorporated and include sheltered greenspaces and terraces. See figure 6.350.

6.5.5.15 - Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figures 6.348 and 6.349.

6.5.5.16 - Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

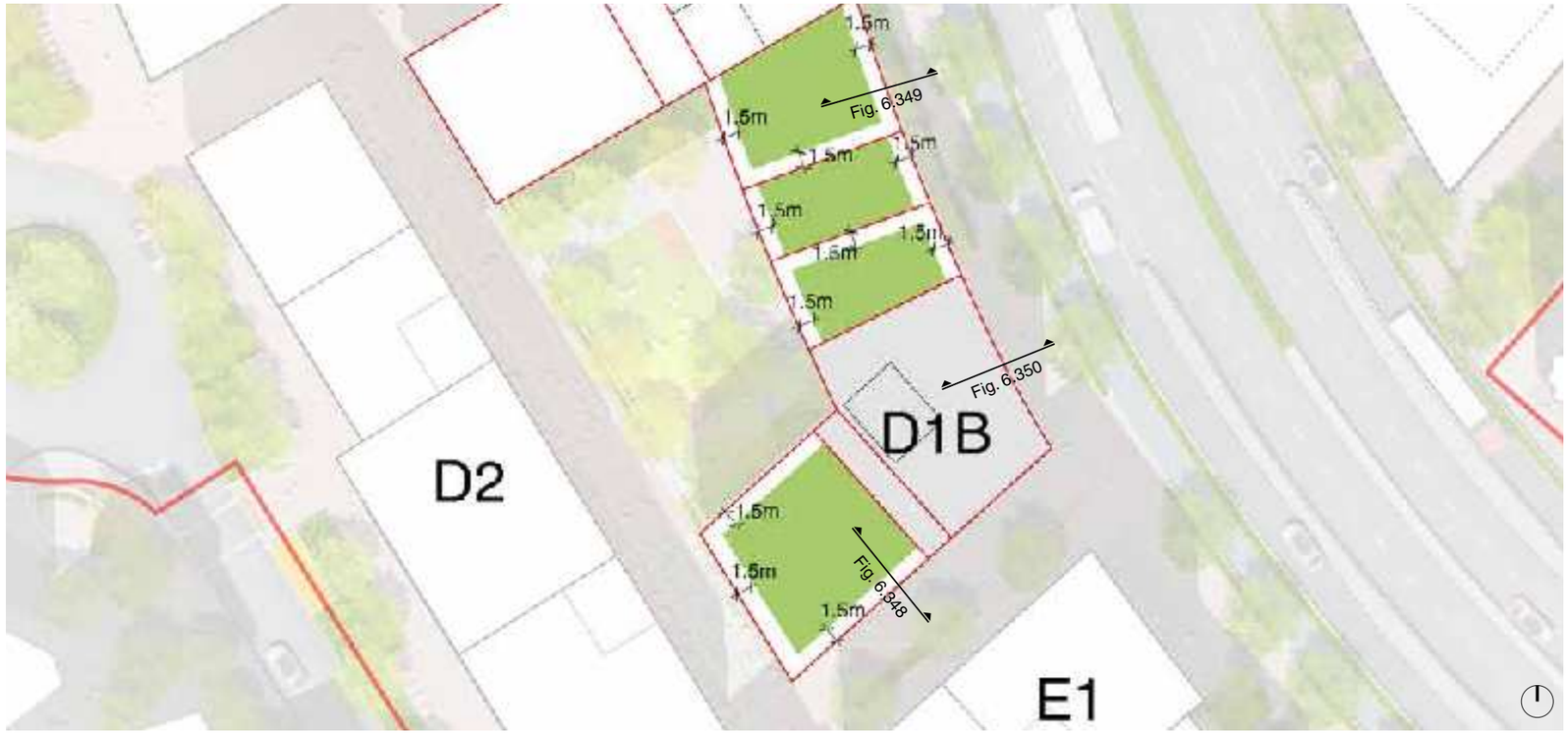


Figure 6.347 Plot D1B Rooftop setback plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

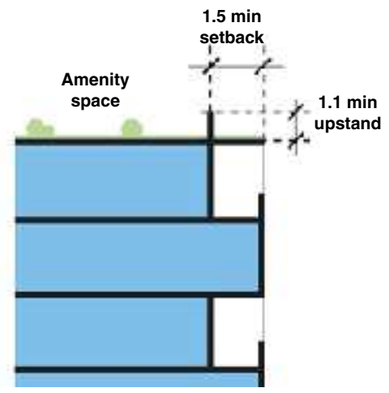


Figure 6.348 Upstand to 1.1m min and a 1.5m min setback

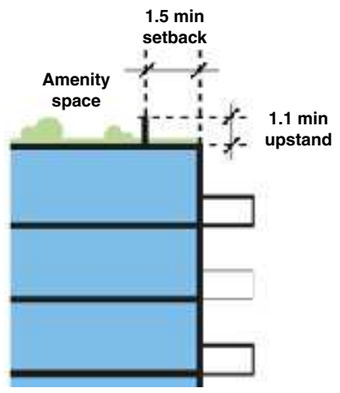


Figure 6.349 Upstand to 1.1m min height and a 1.5m min setback

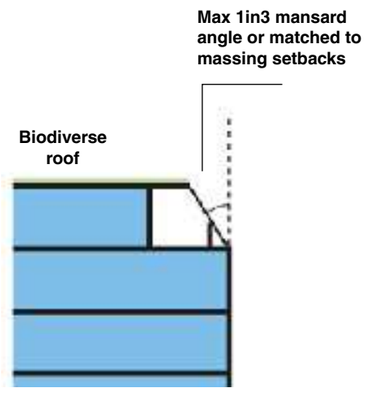


Figure 6.350 Single storey inhabited mansard roof

6. Plot Guide

6.5 Plot D1

6.5.6 Top of the Building

D1A TOP OF THE BUILDING - ROOF TECHNICAL ZONE

A maximum AOD has been established for Plot D1. The maximum AOD steps down along the plot D1A's west side.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

All core positions, both full storey lobbied roof access extensions or nominal overruns, are shown indicatively.

6.5.6.1 - Any plant must be located within the technical zone and set back a minimum 3m from the façade line with a maximum 3m high enclosure.

6.5.6.2 - All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

6.5.6.3 - Green or brown roofs should be provided to all non accessible roof areas.

6.5.6.4 - Where plant and technical zones cannot be setback 3m or align with the façade edge a façade upstand should be used of a maximum height of 3m.

Figure 6.351 Plot D1A Maximum extents and setback roof plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Set back zone for technical/ plant areas
- Non accessible maximum extents technical/plant zone
- Indicatively set back technical/plant zones
- Indicative core positions

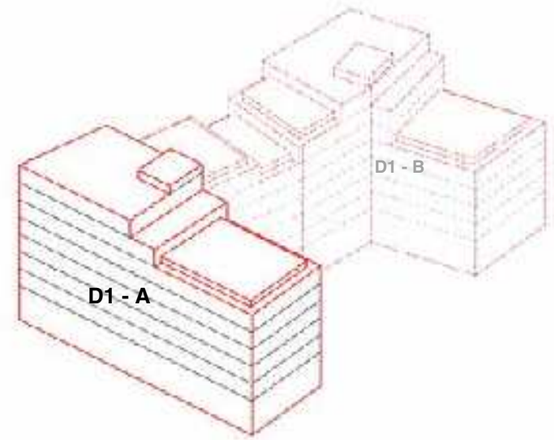


Figure 6.352 Plot D1A Available technical zones within maximum plot parameters

6. Plot Guide

6.5 Plot D1

6.5.6 Top of the Building

D1B TOP OF THE BUILDING

A maximum AOD has been established for Plot D1. The maximum AOD steps down in the centre of plot D1B's eastern façade to create varying roof profiles and roof lines across the development.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

6.5.6.5 **-** Any plant must be located within the technical zone and set a back minimum 3m from the façade line with a maximum 3m high enclosure.

6.5.6.6 **-** All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

6.5.6.7 **-** Green or brown roofs should be provided to all non accessible roof areas.

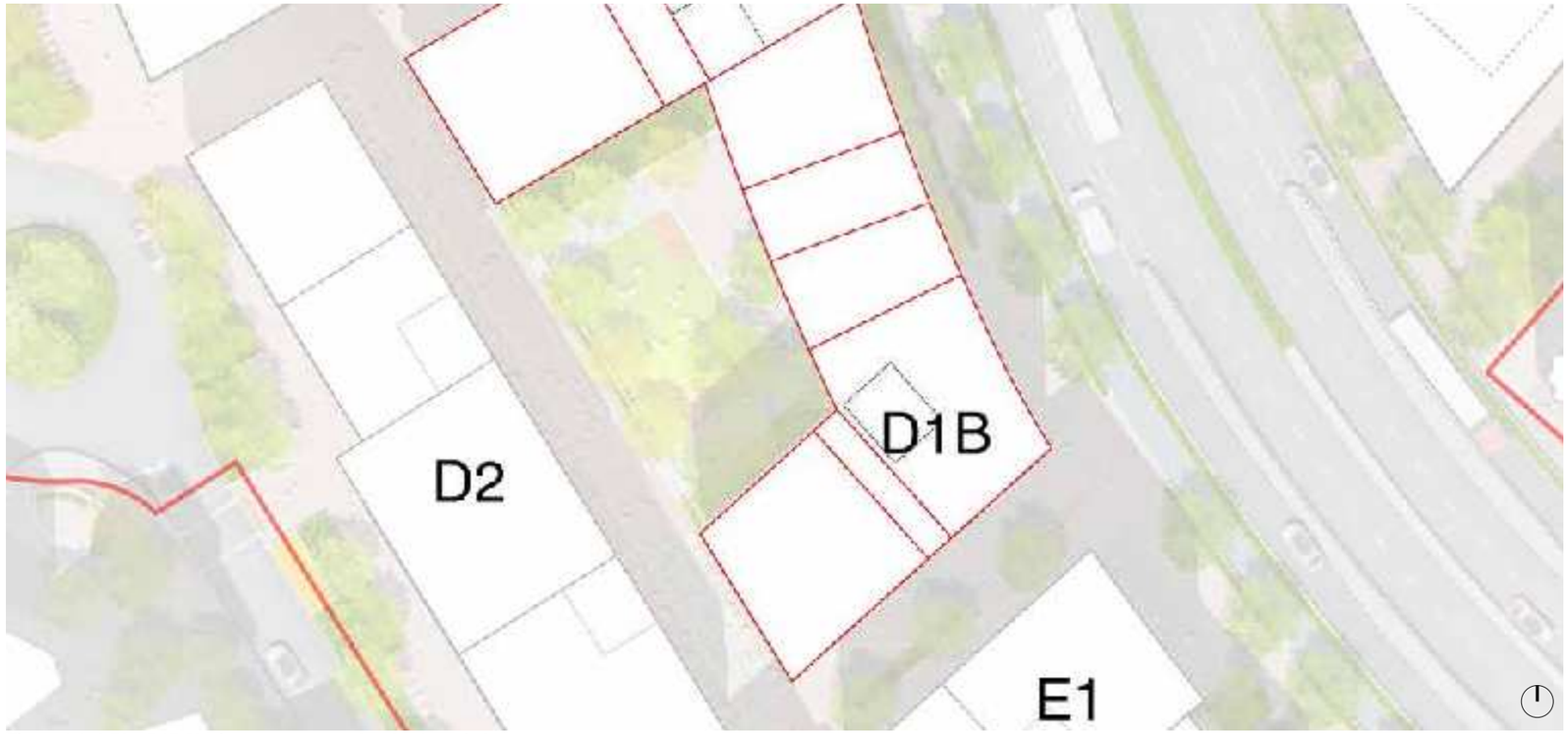


Figure 6.353 Plot D1B Maximum extents and setback roof plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Set back zone for technical/plant areas (no plant in these areas)
- Maximum extents available for potential technical/plant zone
- Indicatively placed technical/plant zones
- Indicative core positions

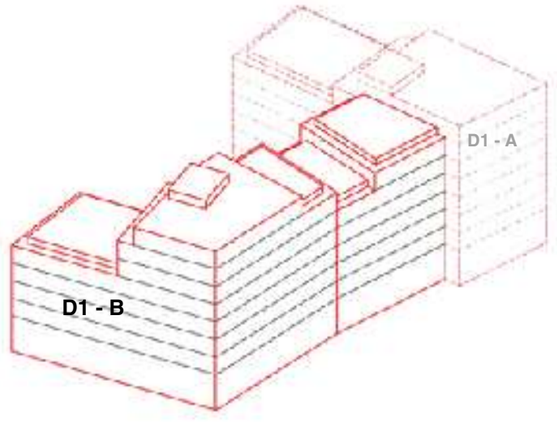


Figure 6.354 Plot D1B Available technical zones within maximum plot parameters

6. Plot Guide

6.5 Plot D1

6.5.7 Middle of the Building

D1A MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.6.13 Material Appearance).

The urban analysis suggests (DAS - 5.8 Approach to Architecture) the façades should have a varied and characterful mix of frontages to surround and enliven the Central Square.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balcony positions should complement any desired façade subdivision with further variation via the use of inset, juliet and proud balconies.

6.5.7.1 **-** All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots C1, D2 and A1.

6.5.7.2 **-** The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Square typology.

6.5.7.3 **-** There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.5.7.4 **-** The architectural language is to include refined detailing with a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations.

6.5.7.5 **-** Corner balconies should be integrated into the façade design.

6.5.7.6 **-** Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.5.7.7 **-** Window layouts should follow overall gridded arrangements. First and second floor windows can be amalgamated into double storey windows and/or with double storey expressed frames as illustrated in the indicative figure 6.369.

6.5.7.8 **-** Architectural details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

6.5.7.9 **-** The architectural language is to include refined detailing with a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations.

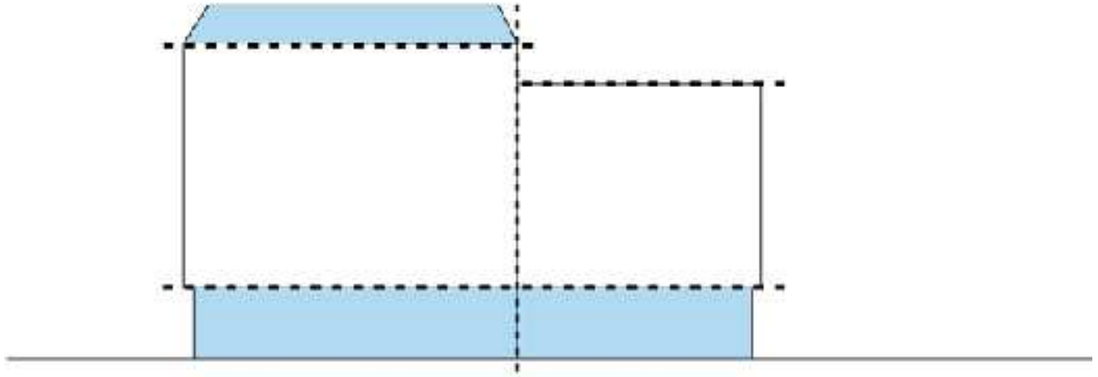


Figure 6.355 Plot D1A Central Square elevation - top, middle, bottom

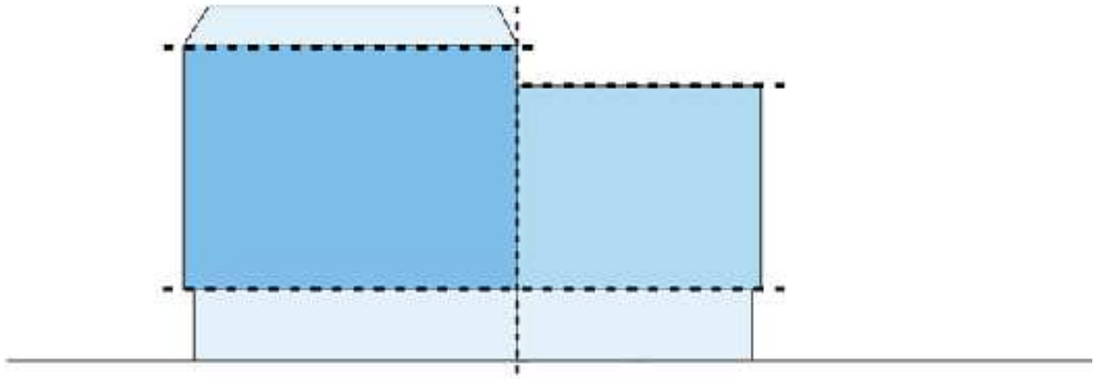


Figure 6.356 Plot D1A Central Square elevation - frontage proportion and subdivision

6. Plot Guide

6.5 Plot D1

6.5.7 Middle of the Building

D1B MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone (see section 6.5.12 Material Appearance).

The urban analysis suggests (DAS - 5.8 Approach to Architecture) the façades should have a varied and characterful mix of frontages to create the residential neighbourhood.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balcony positions should complement any desired façade subdivision with further variation via the use of inset, juliet and proud balconies.

6.5.7.10 - All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots D2, E1 and G3.

6.5.7.11 - The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Neighbourhoods typology.

6.5.7.12 - There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.5.7.13 - Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.5.7.14 - Window layouts should follow overall gridded arrangements as illustrated in the indicative figure 6.372. Windows can be amalgamated into double storey windows and/or with double storey expressed frames.

6.5.7.15 - The architectural language of the façades should continue to ground level to allow for the incorporation of duplex units. See figure 6.358.

6.5.7.16 - Corner features including balconies and chamfers should considered as part of the building design.

6.5.7.17 - The architectural language should use a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations. This is to create frontage proportion and subdivision to the elevation.

6.5.7.18 - Architectural details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

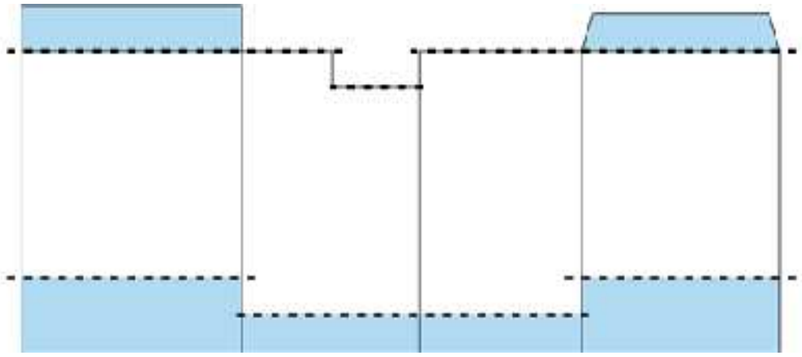


Figure 6.357 Plot D1B eastern elevation - - top, middle, bottom

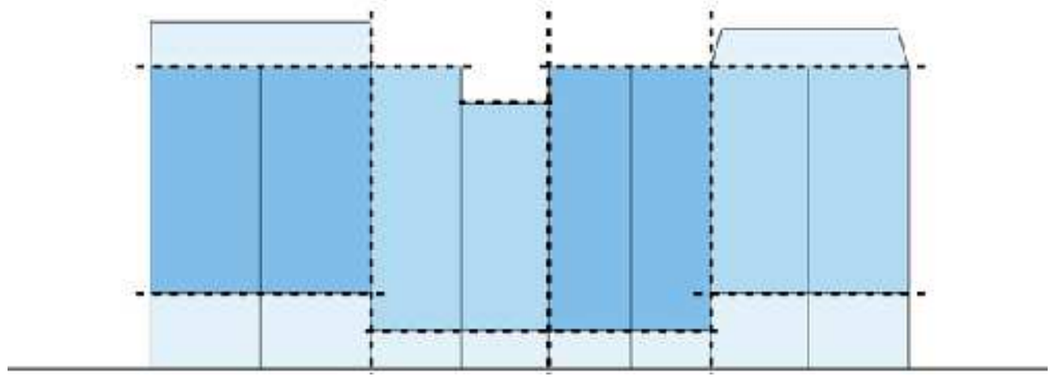


Figure 6.358 Plot D1B eastern elevation - Frontage proportion and street interface - diversity and homogeneity

6. Plot Guide

6.5 Plot D1

6.5.8 Bottom of the Building

D1A AND D1B BOTTOM OF THE BUILDING

There may be a number of entrances required on this building including one or more commercial/leisure entrances and secondary entrances that include fire escape and/or service entrance(s).

All entrances should be carefully integrated into the façade and should be coherent with the façade material expression.

6.5.8.1 - A minimum of two residential entrance and associated lobby are to be provided within the zones identified. See figure 6.373.

6.5.8.2 - Non residential uses should have their own dedicated entrances.

6.5.8.3 - Entrances must be clearly legible through articulation and design and must have a high quality appearance.

6.5.8.4 - All entrances must be carefully integrated into the massing of the building.

6.5.8.5 - Nominally set back ground façade conditions should exist across plot D1. See figures 6.360 and 6.361.

6.5.8.6 - The bottom of the building must have a strong architectural expression (see Chapter 5.16 Bottom of building).

6.5.8.7 - Additional openings should be provided if required at ground level to La Route de La Libération.

6.5.8.8 - Plot D1 must have additional height at ground level to allow for the incorporation of residential duplex units as shown in figure 6.361.

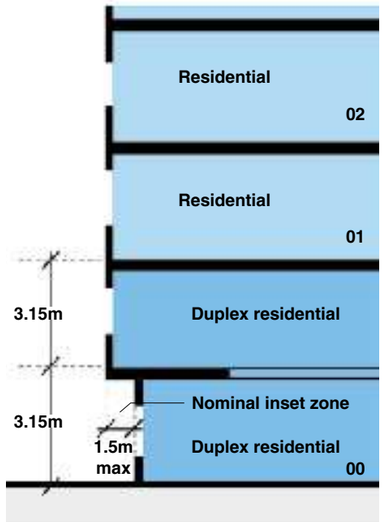


Figure 6.360 Duplex residential condition

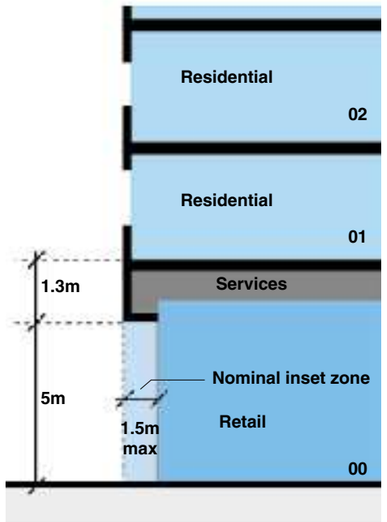


Figure 6.361 Up to 1.5m nominal setback condition

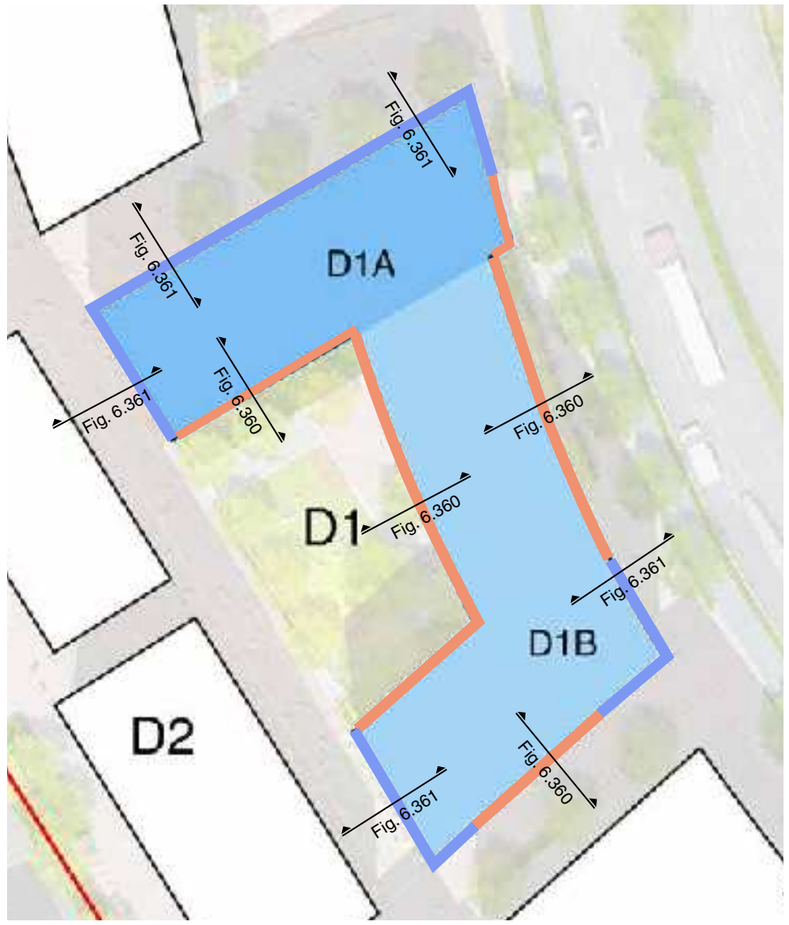


Figure 6.359 Plot D1 bottom of building suggested condition

Legend

- Zone for retail entrances
- Zone for residential entrances

6. Plot Guide

6.5 Plot D1

6.5.8 Bottom of Building

D1A AND D1B BOTTOM OF BUILDING

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels. There should be visual interest and a variety of type and colour to the retail and commercial frontages. The design of the frontages should be complementary to the architectural typology and draw upon the existing St Helier street-scape for inspiration

6.5.8.9 - Entrances must have level access even where a change in level occurs.

6.5.8.10 - The floor to floor height at ground floor varies to provide level access to the residential and non-residential entrances and must be a maximum of 6.3m.

6.5.8.11 - Plot D1 should provide ground level retail and residential uses (see chapter 4.1.3 Use Distribution).

6.5.8.12 - Retail frontages should be complementary with the overall material palette of the typology. A variety of materials and colours should provide architectural accents and highlights to frontages. See figure 6.363.

6.5.8.13 - Residential lobbies should be set in from street line with mainly glazed frontages. Where required residential entrance lobbies should have either integrated revolving doors or wind lobbies. See figure 6.364.

6.5.8.14 - Entrances to duplexes should be provided with direct access to the street and integrated into the bottom of the building as figure 6.362.

Legend

- Zone for material variance and signage
- Zones for portal/inset framing detail
- Zone for glazed entrance
- Inset of nominal depth
- **A** Glazed entrance with no bays (e.g. Retail use)
- **B** Glazed entrance with double or single bay (double shown) for typical retail entrances
- **C+D** Wind lobby (C) or integrated revolving door (D) arrangements for residential lobbies

Figure 6.362 Illustrative example of a protected residential duplex entrance

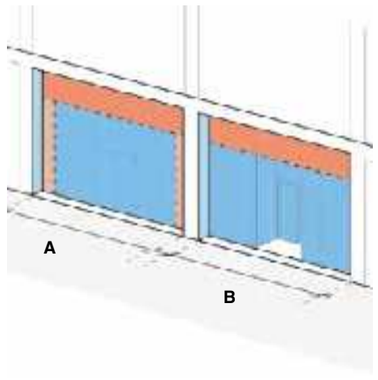


Figure 6.363 Illustrative example of non-bayed and bayed retail entrances

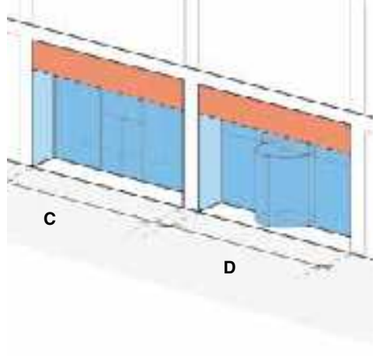


Figure 6.364 Illustrative example of wind lobbies or revolving doors at building entrances

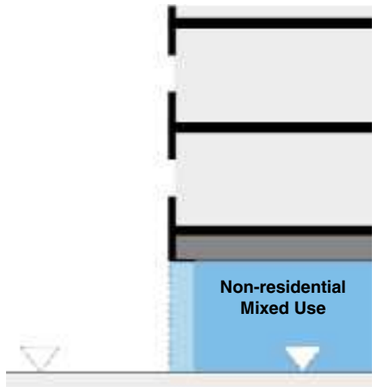


Figure 6.365 All primary entrances to have level access

Figure 6.366 Example of seating integrated into retail frontages

Figure 6.367 Example of awnings to retail

Figure 6.368 Illustrative duplex residential entrance to street

Figure 6.369 Nominal inset to retail frontages especially where predominantly glazed

Figure 6.370 Example of a glazed residential lobby entrance

6. Plot Guide

6.5 Plot D1

6.5.9 Adjacent Buildings

D1A AND D1B BUILDING ADJACENCIES

Plot D1 is located within close proximity to plots A1, D2, E1 and G3.

6.5.9.1 - Consideration for balcony placement and openings should be taken to minimise proximity issues where façades face onto closely adjacent plots such as A1 and D2, see also sections 6.5.10 and 6.5.11.

6.5.9.2 - Consideration of window placement and directional framing should be taken where plots are directly adjacent to one another to minimise overlooking, see chapter 5.18 Proximity and Overlooking for further guidance.

Figure 6.371 Plot D1A Building adjacencies key plan

Figure 6.372 Plot D1B Building adjacencies key plan

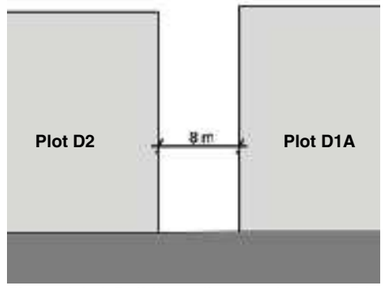


Figure 6.373 Building adjacency between D2 and D1A

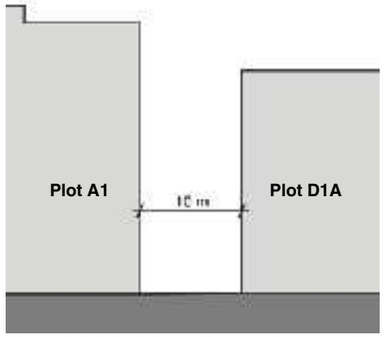


Figure 6.374 Building adjacency between A1 and D1A

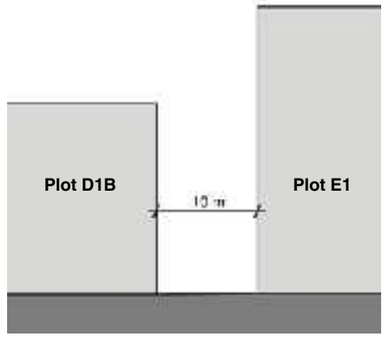


Figure 6.375 Building adjacency between D1B and E1

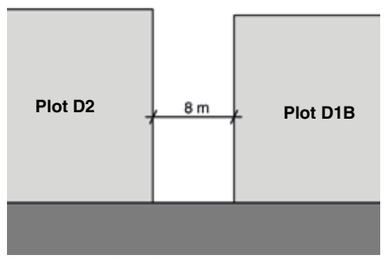


Figure 6.376 Building adjacency between D2 and D1B

6. Plot Guide

6.5 Plot D1

6.5.10 Openings

D1A OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.5.10.1 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid. See figures 6.377 and 6.378.

6.5.10.2 - Dormers should feature where mansard roofs are used. See figures 6.380.

6.5.10.3 - Inhabited sections of pitched or mansard roof should be used to create semi enclosed and sheltered terrace spaces within Plot D1A. See figures 6.381 and 6.382.

6.5.10.4 - All façades are to detailed with depth, reveals and framing to window openings, to give a high quality layered result.

6.5.10.5 - D1A must have an increased amount of variance and application of vernacular inspired detail (metalwork, arch detail etc.) in keeping with the Square typology. See figure 6.383.

6.5.10.6 - Areas for building services should be treated as screened openings (e.g. louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.5.10.7 - Consideration for access for the cleaning, maintenance and potential replacement of window elements should be incorporated into the design.

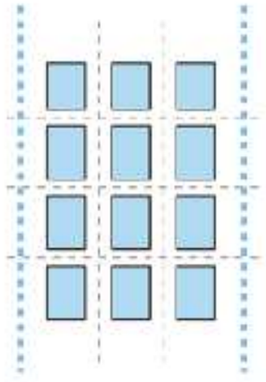


Figure 6.377 Gridded window layout

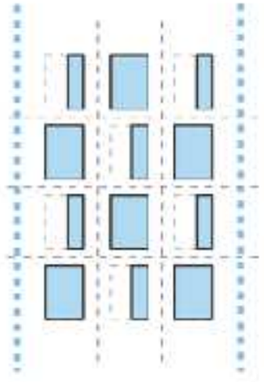


Figure 6.378 Gridded window layout with slipped windows

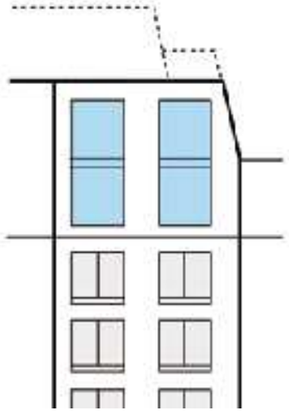


Figure 6.379 Double mansard windows

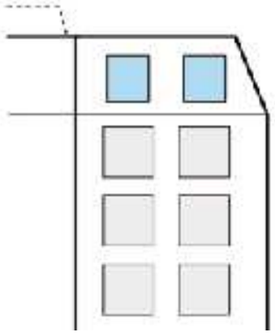


Figure 6.380 Single mansard windows

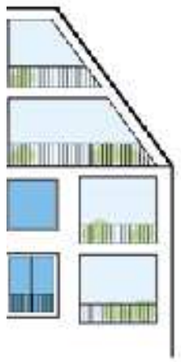


Figure 6.381 Double mansard/ pitched inhabited roof

Figure 6.382 Single mansard/ pitched inhabited roof

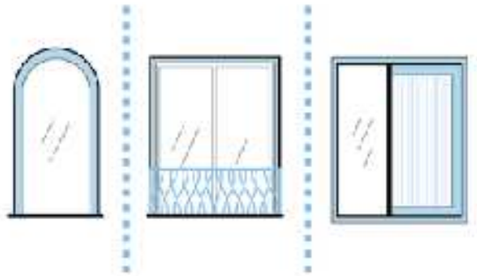


Figure 6.383 Variation in window detail

6. Plot Guide

6.5 Plot D1

6.5.10 Openings

D1B OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.5.10.8 - Windows should form consistent patterns across the façade, but allow for variation within the overall grid. See figures 6.384 and 6.385.

6.5.10.9 - Dormers should feature where mansard roofs are used. See figures 6.386 and 6.387.

6.5.10.10 - Inhabited sections of pitched or mansard roof should be used to create semi enclosed and sheltered terrace spaces within plot D1B. See figures 6.388 and 6.389.

6.5.10.11 - Upstands and setback upstands should be used as part of the wind mitigation strategy to provide shelter for rooftop amenity spaces.

6.5.10.12 - All façades should have a considered level of detail to the window openings - depth, reveals and framing, to give a high quality layered result. See figure 6.390.

6.5.10.13 - Areas for building services should be treated as screened openings (e.g. Louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.5.10.14 - Consideration for access for the cleaning, maintenance and potential replacement of window elements should be incorporated into the design.

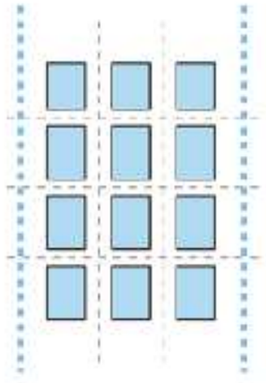


Figure 6.384 Gridded window layout

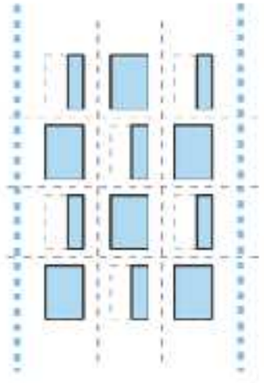


Figure 6.385 Gridded window layout with slipped windows

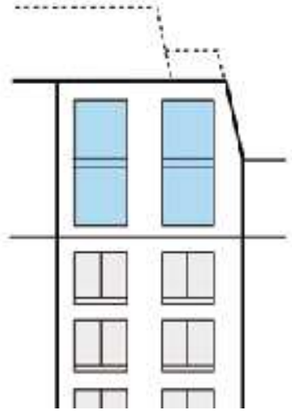


Figure 6.386 Double mansard dormer windows

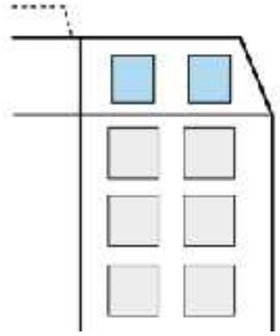


Figure 6.387 Single mansard dormer windows

Figure 6.388 Double mansard/ pitched inhabited roof

Figure 6.389 Single mansard/ pitched inhabited roof

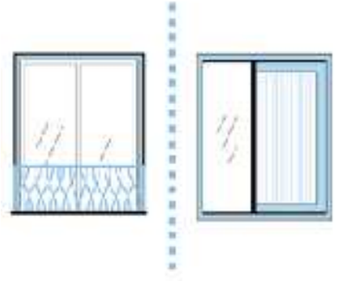


Figure 6.390 Variation in window detail

6. Plot Guide

6.5 Plot D1

6.5.11 Balconies

D1A BALCONY CONDITIONS

The balcony arrangement should be carefully positioned as part of the overall composition of the façade.

Consideration of the balcony location should be taken into account in order to avoid overlooking and proximity issues.

Consideration of the balcony location within the façade should be taken into account to avoid unnecessary shading to the rooms below.

Where proud, inset and juliet balconies are allowed, it is suggested that they have a variation of 40% proud, 40% inset and 20% juliet. For all other elevations inset and juliet balconies should be used with a suggested ratio of 70% inset - 30% juliet.

6.5.11.1 - Inset, projecting and juliet balconies are permitted.

6.5.11.2 - Proud balconies are not permitted where proximity prohibits, see Chapter 5.18 Proximity and Overlooking for further guidance.

6.5.11.3 - Balustrades can vary in design but must be complementary to the façade design.

6.5.11.4 - A minimum balustrade height of 1.1m must be provided for all balconies.

6.5.11.5 - Horizontally barred balustrades are not permitted as they are a climbing hazard.

6.5.11.6 - There should be variation in colour and material of balustrading as well as specific highlighting materials to the returns and soffits of any inset balconies for visual interest and variation across façades.

6.5.11.7 - Corner balconies should be integrated into the façade with indicated on figure 6.391.

6.5.11.8 - Proud balconies should start at the first typical residential floor.

Figure 6.391 Plot D1 key plan

Legend

- Building boundary
- Inset, juliet and proud balcony
- Inset and juliet balconies
- Inset corner balcony

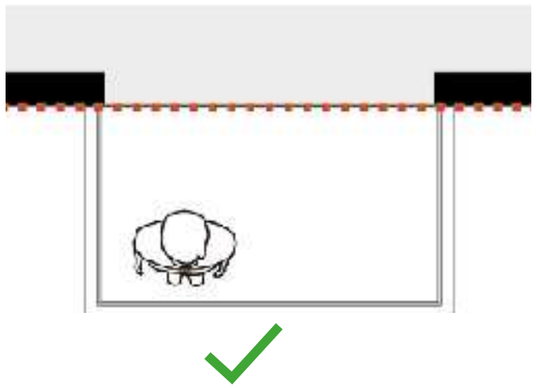


Figure 6.392 Proud balcony condition

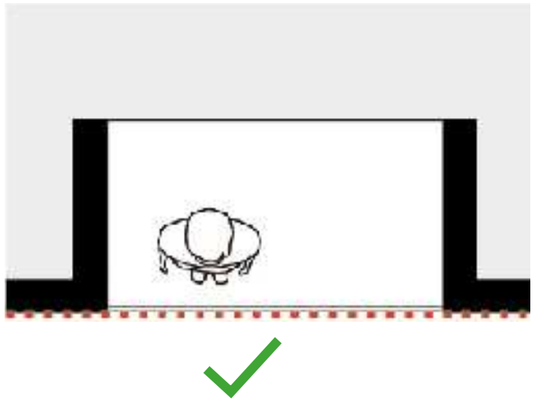


Figure 6.393 Inset balcony condition

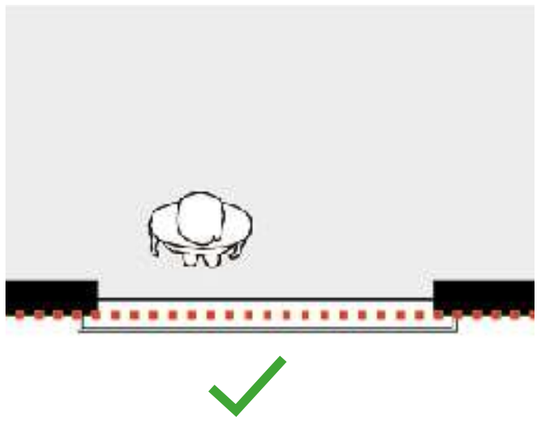


Figure 6.394 Juliet balcony condition

6. Plot Guide

6.5 Plot D1

6.5.12 Material Appearance

D1 GENERAL APPEARANCE

Hard-wearing and long-life quality materials should be selected. This should take inspiration from the existing local façade colours, textures and materials and new or complementary material types can be introduced where appropriate.

Care should be taken when sourcing all materials to ensure minimum environmental impact and the sustainable credentials of the source and the materials lifecycle, see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement for further guidance.

The inner courtyards to the residential neighbourhoods form a series of more informal, human scale experiences along the lane way characterised by community gardens and a finer grain to the architectural detailing and use of materials. This is in contrast to the more robust, formal elevational treatments to the outward facing elevations of the residential neighbourhoods that form the edges to major streets and routes.

D1A MATERIAL APPEARANCE

The primary material palette for the façade of the D1A Square typology portion of Plot D1 should be drawn from both the St Helier local stone types in conjunction with a mix of re-constituted stone and concrete/GRC ‘frame and infill’ approaches in keeping with a high quality façade overlooking a major cultural public space.

The secondary material palette for areas of roof of the D1A Square typology portion of Plot D1 should include various ‘infill’ material options to add life, vibrancy and character to the Square buildings.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset infill zones, balconies, balustrades and openings across façades of the D1A Square typology portion of Plot D1 should include an expanded palette of metals, wood, terracotta, glazed brick/tile and ceramic elements, with associated pattern and texture/relief options for further interest.

D1B MATERIAL APPEARANCE

The primary material palette for the façade of the D1 Neighbourhoods typology should be drawn from both the St Helier local stone types as full stone clad items in conjunction with a mix of re-constituted stone ‘frame and infill’ approaches.

The secondary material palette for areas of roof of Plot D1B could include various ‘infill’ material options to add life, vibrancy and character to the residential neighbourhoods.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset infill zones, balconies, balustrades and openings across façades of Plot D1B could include an expanded palette of metals including wood, terracotta, glazed brick/tile and ceramic elements, with associated pattern and texture/relief options for further interest.

6.5.12.1 - Warm and restrained natural tones of stone should be considered in particular local, or equivalent granites, limestones, and equivalent reconstituted stones in a similar tone where a building is completely stone clad.

6.5.12.2 - Warm and restrained natural tones of stone, reconstituted stones and concretes should be used for the overall enclosure or ‘frame’ where a building is utilising the ‘frame and infill’ approach.

6.5.12.3 - Material selection should consider material used on neighbouring plot façades.

6.5.12.4 - Material selection should be responsive to the neighbouring plot G3 building on La Route de la Libération.

6.5.12.5 - Materials palette used in the inner courtyards should use a finer grain of architectural detailing to create ‘softer’ approach as set in the Neighbourhoods typology.

6.5.12.6 - Promotion of the use of materials that incorporate recycled content and procuring products with a low environmental impact should be a priority when choosing materials. For further guidance see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement.

6.5.12.7 - The secondary material palette should be complementary to the primary composition.

6.5.12.8 - Where the ‘frame and infill’ approach is used, material options for the infill zones of pigmented concretes, GRC and metals with associated patternation should be used.

6.5.12.9 - The materials palette for areas of façade that extend to form roof upstands should either be formed from the primary palette or include various ‘infill’ material options to add life, vibrancy and character.

6.5.12.10 - The tertiary material palette should be complementary to the primary and secondary composition.

6.5.12.11 - Exuberant and varied palettes of materials should be used as the tertiary palette to introduce patternation, texturing and finer detail.

6.5.12.12 - All materials should be hard wearing and suitable for a marine environment.

6.5.12.13 - Colours for the window frames, door frames, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

6. Plot Guide

6.5 Plot D1

6.5.12 Material Appearance

D1A PRIMARY PALETTE

Figure 6.395 Limestones and Granites

Figure 6.396 Re-constituted Stone

Figure 6.397 Concretes

Figure 6.401 Illustrative material palettes

D1B PRIMARY PALETTE

Figure 6.398 Limestones

Figure 6.399 Re-constituted Stone

Figure 6.400 Granites

Figure 6.402 Illustrative material palettes

SECONDARY AND TERTIARY PALETTES

Figure 6.403 Pigmented concretes, metals and GRCs with associated patterning and texturing

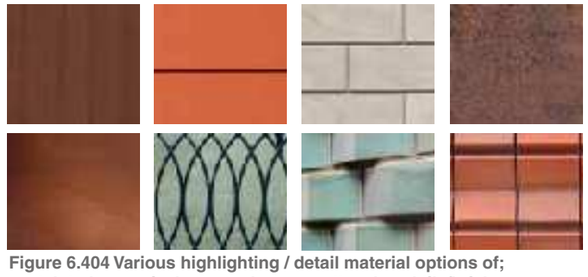


Figure 6.404 Various highlighting / detail material options of; acetylated or equivalent woods, terracotta, glazed tile/brick, weathered /anodised metals, general metalworking detail and texturing/relief of materials

SECONDARY AND TERTIARY PALETTES

Figure 6.405 Concrete, light brick as well as GRCs and metals

Figure 6.406 Acetylated or equivalent woods, terracotta, pre-oxidised and/or sealed/ coated pre-weathered metals and glazed brick/ tiles

6. Plot Guide

6.5 Plot D1

6.5.13 Illustrative Interpretation of Design Codes

Figure 6.407 Plot D1 Illustrative visual

Figure 6.408 Plot D1 Illustrative visual

Figure 6.409 Plot D1 Illustrative visual

6. Plot Guide

6.6 Plot D2

6.6.1 Overview

PLOT OVERVIEW

Plot D2 is located in the central part of the site and is part of the Neighbourhoods typology as described in Chapter 5.9 - Architectural Typologies. It is a 'Linear' shaped building bookending the semi private communal courtyard created by D1.

D2 contains a key elevation facing Rue de L'etau and the new Horizon development.

6.6.1.1 - The use for plot D2 should include residential, social infrastructure / community facilities and flexible community uses with residential use on first floor and above.

6.6.1.2 - Non-residential uses are permitted at ground floor only. For the floors above only residential use is permitted.

6.6.1.3 - The maximum plot parameter diagrams identify the maximum extent permissible of the building and should be read with the parameter plans. See figures 6.412 and 6.413.

6.6.1.4 - All building elements with the exception of projecting balconies, canopies and awnings must be designed within the maximum plot parameters.

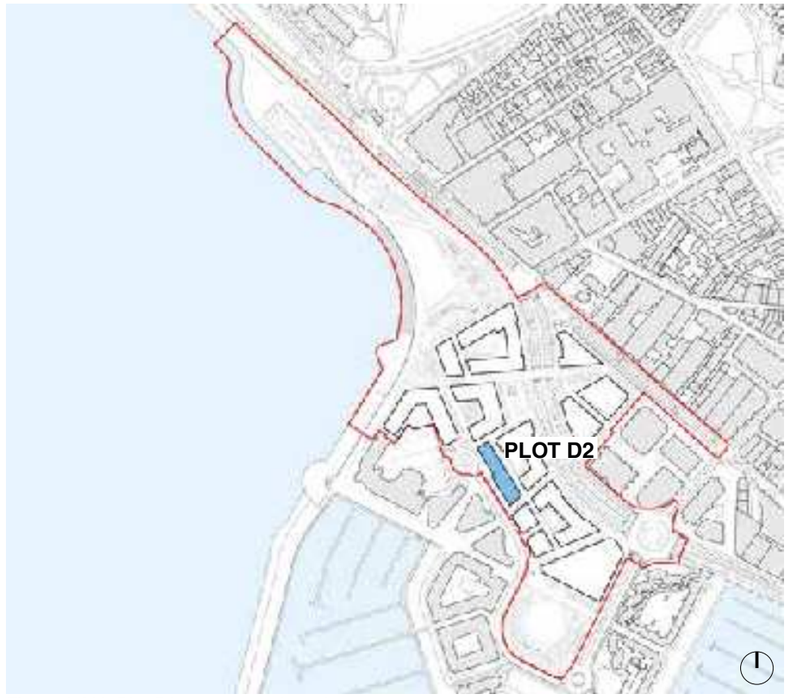


Figure 6.410 Plot D2 parameters key plan

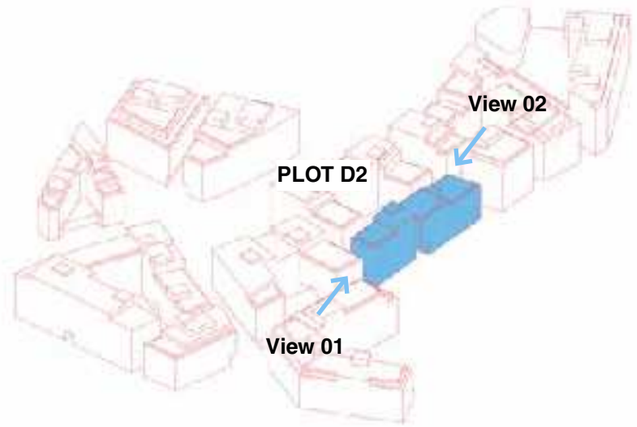


Figure 6.411 Plot D2 parameters key diagram

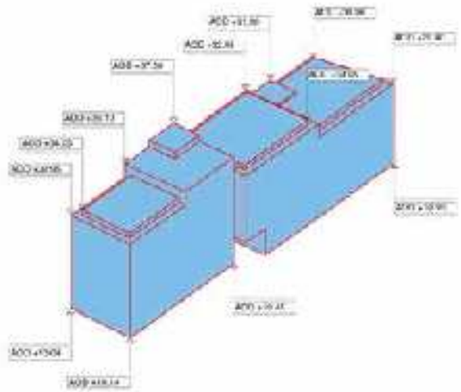


Figure 6.412 Maximum plot parameters diagram - View 01

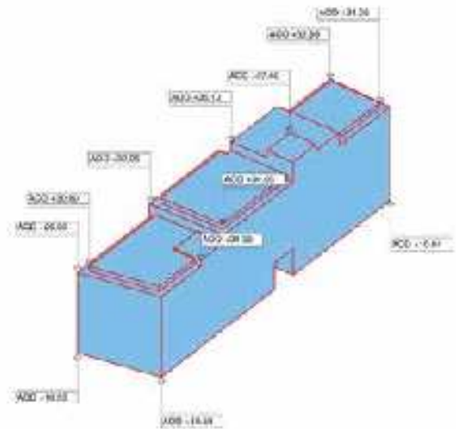


Figure 6.413 Maximum plot parameters diagram - View 02

6. Plot Guide

6.6 Plot D2

6.6.2 Plot Overview

Plot D2 is part of the Neighbourhood typology, with a calm ‘neighbourhood’ feel designed to support a new community of waterfront residents keen to live, work and play in St Helier and well supported by local shops and community provision.

Figure 6.428 demonstrates how Plot D2 is located within the illustrative landscape framework, providing key plot dimensions. The building has arcades to the lane and Rue de L’etau along its long elevation.

For further details on dimensions of key routes and codes relating to Plot D2’s relationship with the public realm please refer to Chapter 4 - Prescription of future development - Public realm and Open space, of this document set.

Legend

- Plot D2
- Adjacent Plots

Figure 6.414 Ground floor plan

6. Plot Guide

6.6 Plot D2

6.6.3 General Appearance

The analysis in Chapter - 5.8 Approach to Architecture in the design and access statement indicates the plot should respond in scale and façade articulation to the adjacent character areas. The overall approach is to create a high quality building with a distinct frontage that contributes to the identity of the Neighbourhoods.

The architectural language of each façade should be consistent although the composition may vary to respond to specific considerations e.g. proximity to neighbouring plots and daylight/sunlight.

6.6.3.1 **-** The elevations should respond appropriately to their setting and their expression should complement the architectural language of plots A1, D1 and E2.

6.6.3.2 **-** Plot D2 is part of the Neighbourhoods typology. All elevations should respect their typology and should also consider the character of the buildings opposite Rue de L'etau.

6.6.3.3 **-** Windows should have deep reveals to provide adequate depth to the façade.

6.6.3.4 **-** The building envelope must define a clear bottom, middle and top through the architectural expression and treatment of the façade see figure 6.429.

6.6.3.5 **-** Consideration must be given to how the building interfaces with the ground and the skyline with particular attention to the roofscape in order to create a varied roofline.

6.6.3.6 **-** Consideration must be given to how duplex units are integrated into the building at ground floor level in order to create a varied first floor datum as illustrated in figure 6.415.

6.6.3.7 **-** There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.6.3.8 **-** The architectural language should use a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations.

6.6.3.9 **-** Variations in depth, height and materials should be used to break down the horizontal elevation into distinct vertical proportions see figure 6.429.

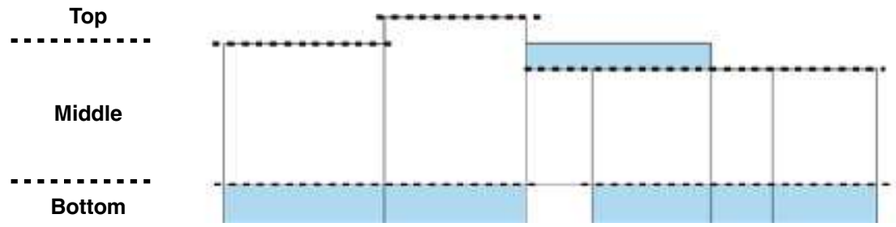


Figure 6.415 Plot D2 - Neighbourhoods reference elevation top, middle and bottom clearly defined by ground and roof treatments

Figure 6.416 Plot D2 Illustrative visual

6. Plot Guide

6.6 Plot D2

6.6.4 Wind Mitigation

D2 WIND MITIGATION

The impact of wind on the public and private realm environment should be mitigated by the incorporation of design features highlighted in the SWSH Visioning Framework Wind and Microclimate Assessment.

6.6.4.1 - Rooftop balustrades and set backs must be considered as indicated in section 6.6.6 - Top of the Building.

6.6.4.2 - Corner inset balconies must be considered as indicated in the section 6.6.11 - Balconies and figure 6.434 opposite.

6.6.4.3 - Awnings should be considered for retail runs.

6.6.4.4 - Baffles within the arcades should be considered as part of the wind mitigation at ground level see figure 6.431.

6.6.4.5 - Wind mitigation solutions should be complementary to overall architectural typology design and integrated into the building design.

6.6.4.6 - The design of plot D2 must incorporate wind mitigation measures as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect developed and tested through detailed design.

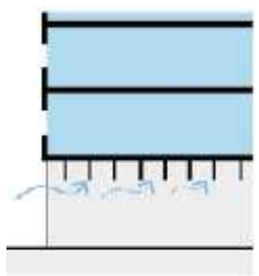


Figure 6.417 Vertical baffles within arcades

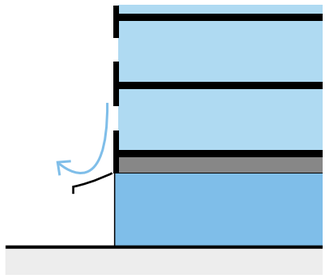


Figure 6.418 Awnings for wind mitigation

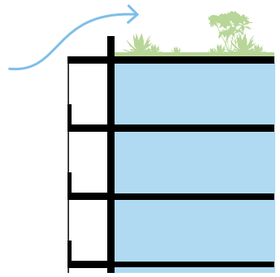


Figure 6.419 Upstand for wind mitigation

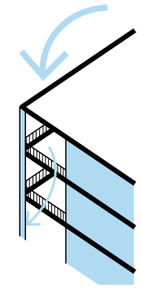


Figure 6.420 Inset balconies on corners for wind mitigation

Figure 6.421 Example of awnings

Figure 6.422 Example of 1.1m upstand

Figure 6.423 Example of inset corner balconies

6. Plot Guide

6.6 Plot D2

6.6.5 Massing

D2 MASSING

A maximum AOD has been established for Plot D2. The maximum AOD steps down along the plot D2's northern and southern side.

Plot D2 has defined maximum shoulder heights on multiple façades. Within these maximum extents upstands should be used to enclose amenity space on roofs as a wind mitigation device.

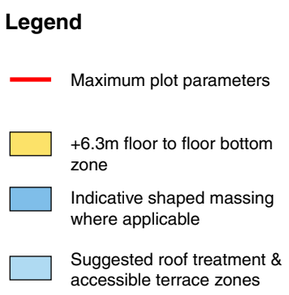
6.6.5.1 **-** The ground floor should have additional height to accommodate retail and residential duplexes uses see figure 6.424 below.

6.6.5.2 **-** Identified roof zone should have a variation in roof profile see figure 6.425.

6.6.5.3 **-** The maximum number of storeys permissible for Plot D2 is 7 storeys (ground plus 6), stepping down to 5 storeys (ground plus 4) towards the south end of the plot, see figure 6.426 for indicative floor to floor setting out.

6.6.5.4 **-** Figure 6.425 identifies the maximum shoulder heights permissible.

6.6.5.5 **-** Balustrades and privacy screens may project above the shoulder height provided they are contained within the accessible terrace zone as indicated in figure 6.426.



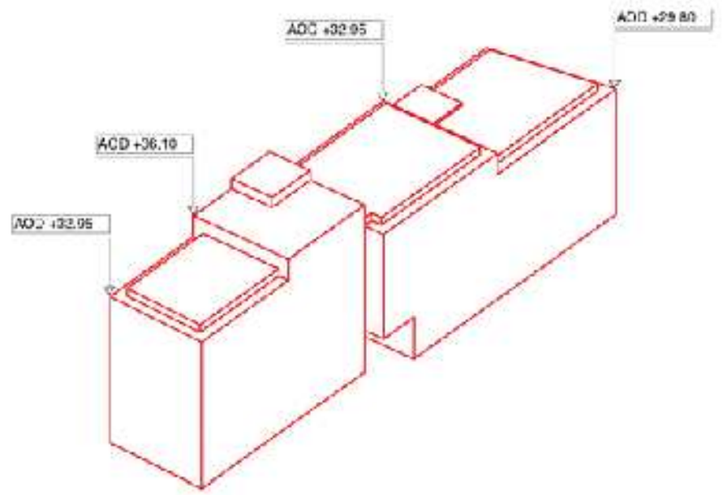


Figure 6.425 Plot D2 Maximum plot parameters showing shoulder heights

Figure 6.424 Typical floor to floor

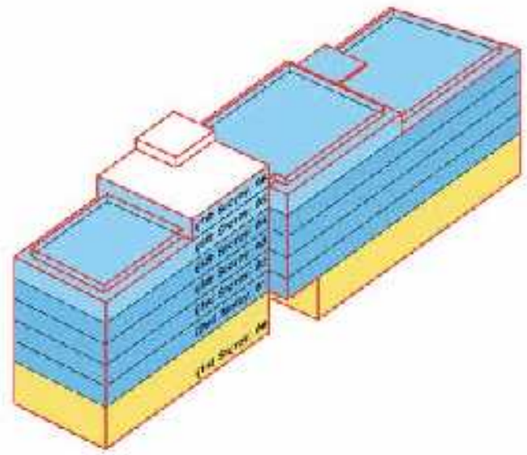


Figure 6.426 Plot D2 Indicative massing set up within maximum plot parameters

6. Plot Guide

6.6 Plot D2

6.6.6 Top of the Building

D2 TOP OF THE BUILDING - ROOF PROFILES

General approach to D2 is to have upstands on accessible roof zones. Variation to the overall roofscape should provide shelter to inhabited terrace spaces.

6.6.6.1 - Accessible terrace zones must be provided and should be set back from the façade by a minimum of 1.5m and have an upstand of minimum 1.1m. See figures 6.429 and 6.430.

6.6.6.2 - Perimeter and setback upstands for shelter and guarding should be provided to all accessible roofs.

Figure 6.427 Plot D2 Rooftop setback plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Accessible flat roof terrace
- Non-accessible roof
- Indicatively placed Technical/ Plant Zones
- Indicative Core Positions

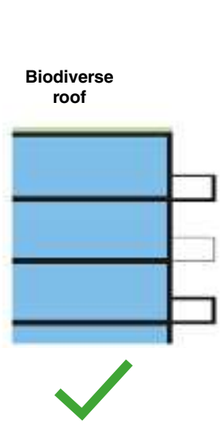


Figure 6.428 Flat biodiverse roof to building edge

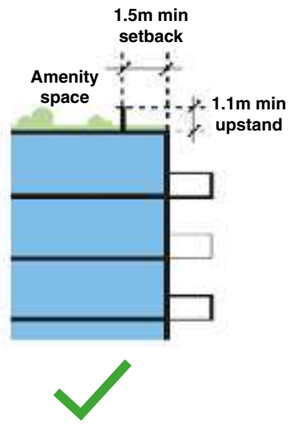


Figure 6.429 Upstand to 1.1m min height and a 1.5m min setback

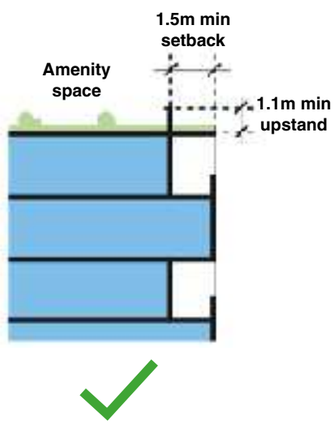


Figure 6.430 Upstand to 1.1m min height and a 1.5m min setback

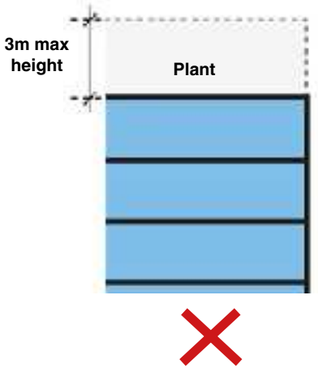


Figure 6.431 No plant

6. Plot Guide

6.6 Plot D2

6.6.6 Top of the Building

D2 TOP OF THE BUILDING - ROOF TECHNICAL ZONE

A maximum AOD has been established for Plot D2. The maximum AOD steps down along the plot D2's northern and southern side.

Where not designated for accessible roof zones, a technical/plant zone exists that encompasses the maximum extents for any final arrangements of required plant.

All core positions, both full storey lobbied roof access extensions or nominal overruns, are shown indicatively.

6.6.6.3 - Any plant must be located within the technical zone and set back a minimum 1.5m from the façade line with a maximum 3m high enclosure.

6.6.6.4 - Any plant should not align directly to the perimeter of the facade.

6.6.6.5 - Green or brown roofs should be provided to all non accessible roof areas.

6.6.6.6 - Where plant and technical zones cannot be setback 3m or aligns with the façade edge a façade upstand should be used of a maximum height of 3m.

6.6.6.7 - All core positions, both full storey lobbied access extensions or nominal overruns should be located within the technical zones.

Figure 6.432 Plot D2 Maximum extents and setback roof plan

Legend

- Maximum plot parameters
- Indicative suggested massing
- Set back zone for technical/plant areas (no plant in these areas)
- Maximum extents available for potential technical/plant zone
- Indicatively placed technical/plant zones
- Indicative core positions

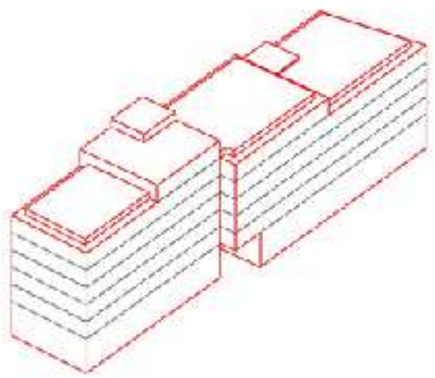


Figure 6.433 Plot D2 Available technical zones within maximum plot parameters

6. Plot Guide

6.6 Plot D2

6.6.7 Middle of the Building

D2 MIDDLE OF THE BUILDING

The overall approach is to create an elegant, high quality building. The façades should provide a strong frontage, contributing to the identity of the development. The materials palette proposed includes natural and re-constituted stone and high quality pre-cast concrete (see section 6.6.12 Material Appearance).

The urban analysis suggests (DAS - 5.8 Approach to Architecture) the façade should have a varied and characterful mix of frontages.

A regular sub-grid should be set-up to coordinate the rhythm of the windows and balconies. Balconies are to be set up to complement any desired façade subdivision with further variation via the use of inset, juliet and proud balconies.

6.6.7.1 **-** All elevations must respond appropriately to their setting and their expression should complement the architectural language of Plots A1, D1, E2 and the Horizon buildings opposite.

6.6.7.2 **-** The elevations should respond appropriately to their setting and their expression should follow the architectural language of the Neighbourhoods typology.

6.6.7.3 **-** There must be depth and layering in the articulation of the façades to provide a sense of quality.

6.6.7.4 **-** Designers should follow the glazing percentage per façade as set out in the Chapter 5.17 Windows.

6.6.7.5 **-** Window layouts should follow overall gridded arrangements. Windows can be amalgamated into double storey windows and/or with double storey expressed frames.

6.6.7.6 **-** The architectural language of the façades should continue to ground level to allow for the incorporation of duplex units, see figure 6.435.

6.6.7.7 **-** Corner features including balconies and chamfers should considered as part of the building design.

6.6.7.8 **-** The architectural language should use a blend of punched and expressed windows with frame reveals and full height windows and infill to expressed structural frame to all elevations. This is to create frontage proportion and subdivision to the elevation see figure 6.435.

6.6.7.9 **-** Architectural details should consider devices that include but not limited to shadow gaps and joint lines to express the unit divisions and rhythms.

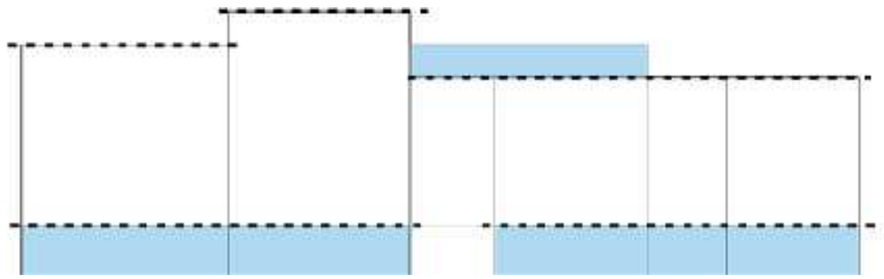


Figure 6.434 Plot D2 Elevation - top, middle, bottom

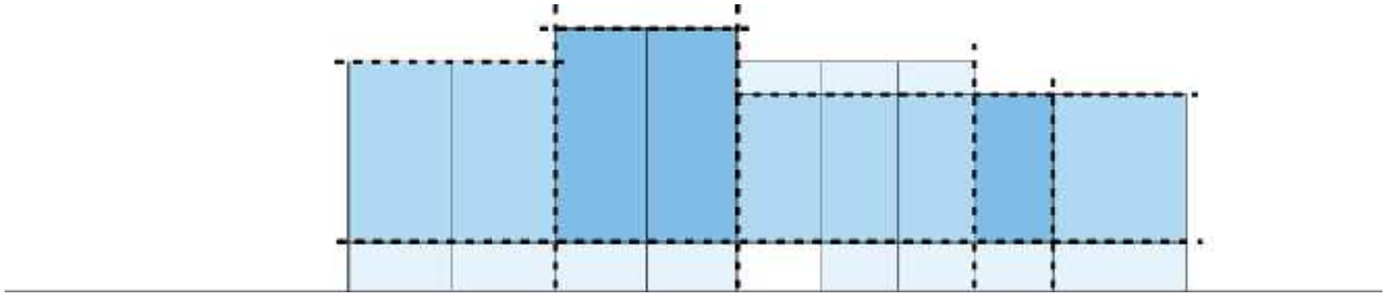


Figure 6.435 Plot D2 Elevation - frontage proportion and subdivision

6. Plot Guide

6.6 Plot D2

6.6.8 Bottom of the Building

D2 BOTTOM OF THE BUILDING

There may be a number of entrances required on this building including one or more commercial/leisure entrances and secondary entrances that include fire escape and/or service entrance(s).

All entrances should be carefully integrated into the façade and should be coherent with the façade material expression.

6.6.8.1 **-** A minimum of two residential entrance and associated lobby are to be provided within the zones identified see figure 6.436.

6.6.8.2 **-** Non residential uses should have their own dedicated entrances.

6.6.8.3 **-** Entrances must be clearly legible through articulation and design and must have a high quality appearance.

6.6.8.4 **-** All entrances must be carefully integrated into the massing of the building.

6.6.8.5 **-** Nominally set back ground façade conditions should exist across plot D2 see figure 5.437.

6.6.8.6 **-** The bottom of the building must have a strong architectural expression (see Chapter 5.16 Bottom of building).

6.6.8.7 **-** Plot D2 must have additional height at ground level to allow for the incorporation of residential duplex units as shown in figure 6.438.

6.6.8.8 **-** Plot D2 must have additional height at ground level to allow for the incorporation of a mezzanine for non-residential uses see figure 6.439.

6.6.8.9 **-** Openings must be provided at ground level to access the semi private communal courtyard.

Figure 6.436 Plot D2 bottom of building suggested condition

Legend

Zone for flexible workspace

Zone for residential entrances

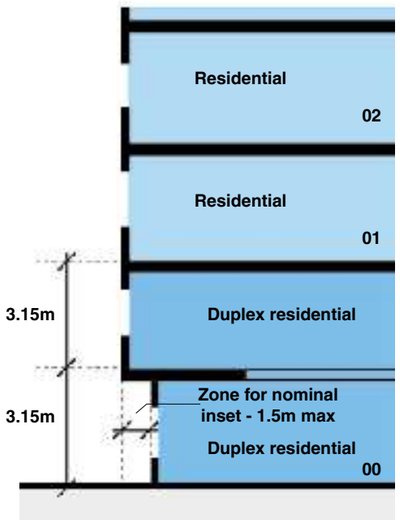


Figure 6.437 Duplex residential condition

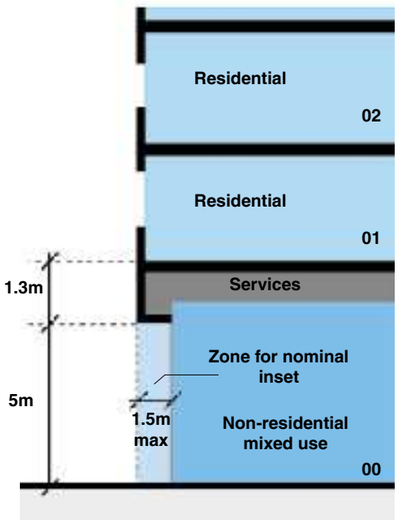


Figure 6.438 Up to 1.5m nominal setback condition

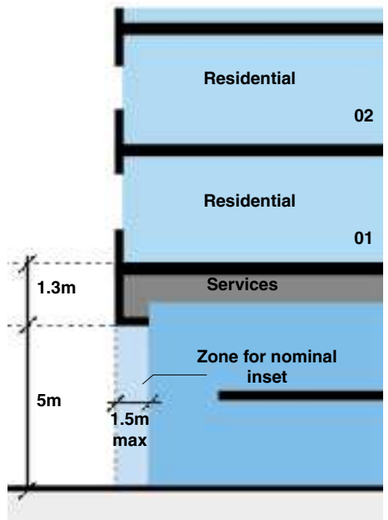


Figure 6.439 Up to 1.5m nominal setback condition with mezzanine condition

6. Plot Guide

6.6 Plot D2

6.6.8 Bottom of the Building

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels. There should be visual interest and a variety of type and colour to the retail and commercial frontages. The design of the frontages should be complementary to the architectural typology and draw upon the existing St Helier street-scape for inspiration.

6.6.8.10 - Entrances must have level access even where a change in level occurs.

6.6.8.11 - The floor to floor height at ground floor varies to provide level access to the residential and non-residential entrances and must be a maximum of 6.3m.

6.6.8.12 - Plot D2 should provide ground level retail, social infrastructure and flexible community spaces (see chapter 4.1.3 Use Distribution).

6.6.8.13 - Non-residential frontages should be of a considered arrangement and complementary with the overall material palette of the typology. However a variety of materials and colours can be used for visual highlight. Other design variations to the frontages can be considered see figure 6.441.

6.6.8.14 - Residential lobbies should be set in from street line with mainly glazed frontages with options for further solid/inset materials. Where required, glazed main entrance residential lobbies should have either integrated revolving doors or wind lobbies, see figure 6.442.

Legend

- Zone for material variance and signage
- Zones for portal/inset framing detail
- Zone for glazed entrance
- Inset of nominal depth
- **A** Glazed entrance with no bays (e.g. Retail use)
- **B** Glazed entrance with double or single bay (double shown) for typical retail entrances
- **C+D** Wind lobby (C) or integrated revolving door (D) arrangements for residential lobbies

Figure 6.440 Illustrative example of a protected residential duplex entrance

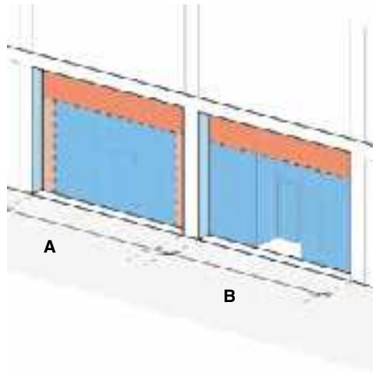


Figure 6.441 Illustrative example of non-bayed and bayed retail entrances

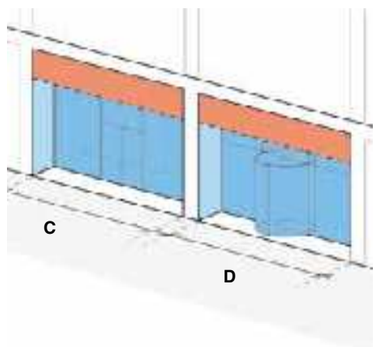


Figure 6.442 Illustrative example of wind lobbies or revolving doors at building entrances

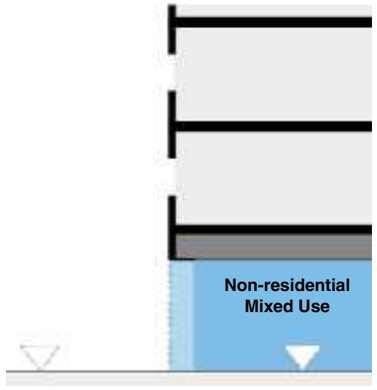


Figure 6.443 All primary entrances to have level access

Figure 6.444 Example of seating integrated into retail frontages

Figure 6.445 Example of community use and social infrastructure frontage

Figure 6.446 Illustrative duplex residential entrance to street

Figure 6.447 Nominal inset to retail frontages especially where predominantly glazed

Figure 6.448 Example of a glazed residential lobby entrance

6. Plot Guide

6.6 Plot D2

6.6.9 Adjacent Buildings

D2 BUILDING ADJACENCIES

Plot D2 is located within close proximity to plots A1, D1 and E2.

6.6.9.1 - Consideration for balcony placement and openings should be taken to minimise proximity issues where façades face onto closely adjacent plots such as A1, D1 and E2, see also section 6.6.10 and 6.6.11.

6.6.9.2 - Consideration of window placement and directional framing should be taken where plots are directly adjacent to one another to minimise overlooking, see chapter 5.18 Proximity and Overlooking.

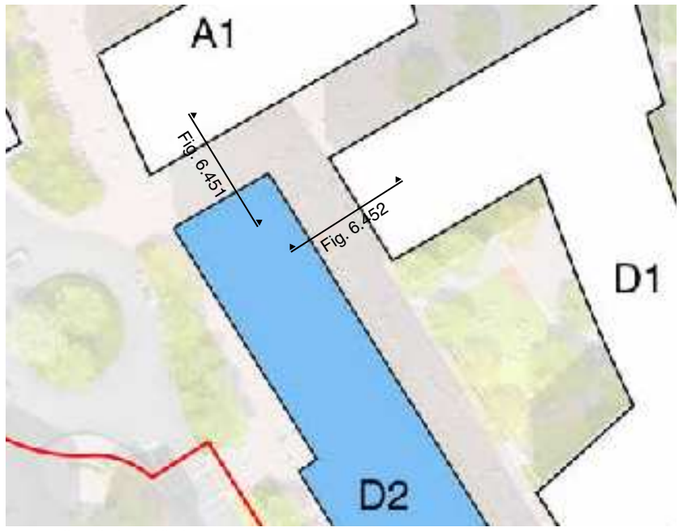


Figure 6.449 Plot D2 Building adjacencies key plan

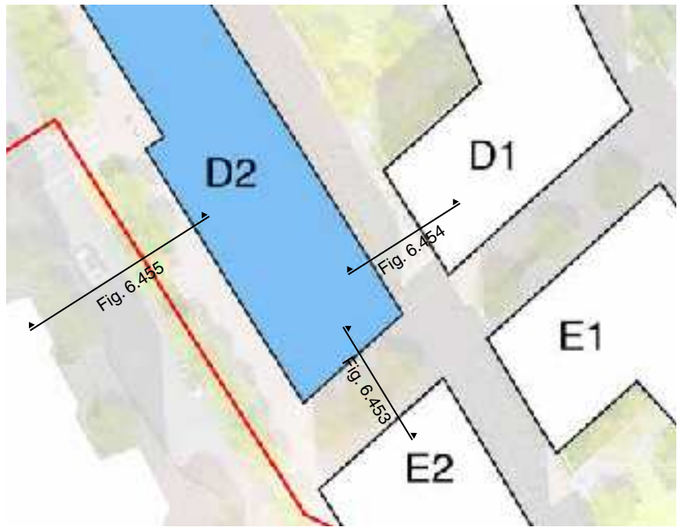


Figure 6.450 Plot D2 Building adjacencies key plan

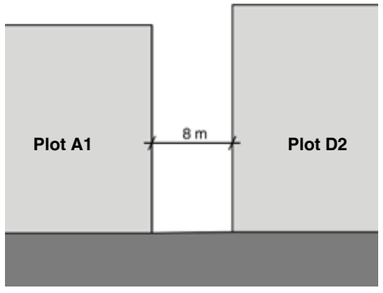


Figure 6.451 Building adjacency between A1 and D2

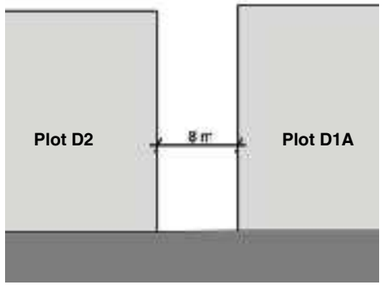


Figure 6.452 Building adjacency between D2 and D1A

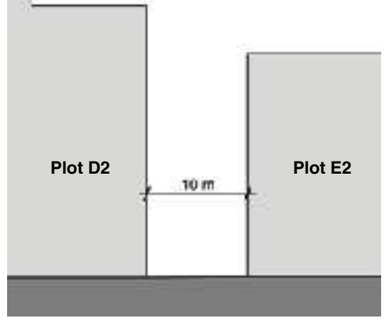


Figure 6.453 Building adjacency between D2 and E2

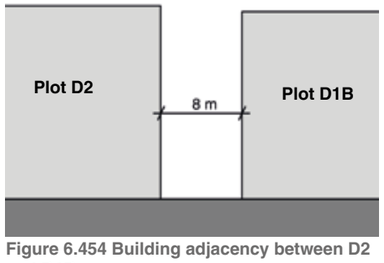


Figure 6.454 Building adjacency between D2 and D1B

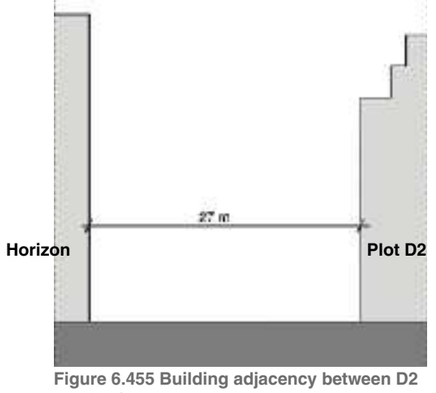


Figure 6.455 Building adjacency between D2 and Horizon

6. Plot Guide

6.6 Plot D2

6.6.10 Openings

D2 OPENINGS IN THE FAÇADE

Designers should pay careful attention to the placement of openings across the façade. Whilst different opening compositions should be considered, they should also be as part of a coherent façade design strategy.

6.6.10.1 - Windows should form consistent patterns across the façade, allowing a degree of variation. See figures 6.456 and 6.457.

6.6.10.2 - Dormers and mansard roofs must not to be used on plot D2. See figures 6.458 and 6.459.

6.6.10.3 - Inhabited sections of pitched or mansard roof must not be used on plot D2. See figures 6.460 and 6.461.

6.6.10.4 - All façades should have a considered level of detail to the window openings - depth, reveals and framing, to give a high quality layered result.

6.6.10.5 - Areas for building services should be treated as screened openings with colour and materiality to work with façade materials (e.g. Louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations wherever possible.

6.6.10.6 - Consideration for access for the cleaning, maintenance and potential replacement of all elements should be given when designing openings.

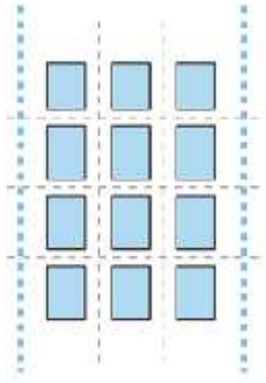


Figure 6.456 Gridded window layout

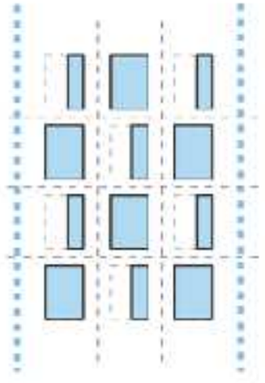


Figure 6.457 Gridded window layout with slipped windows

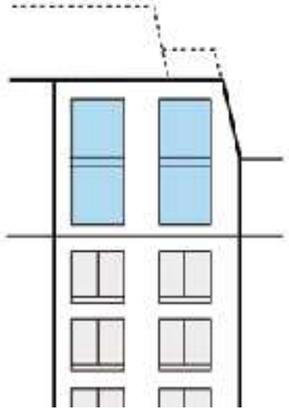


Figure 6.458 Double mansard windows

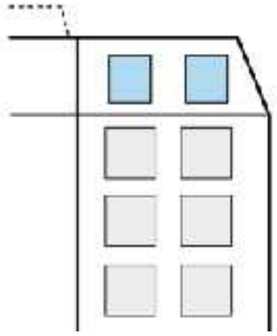


Figure 6.459 Single mansard windows

Figure 6.460 Double mansard/ pitched inhabited roof

Figure 6.461 Single mansard/ pitched inhabited roof

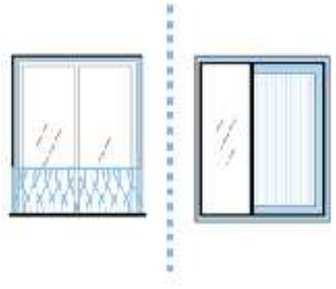


Figure 6.462 Variation in window detail

6. Plot Guide

6.6 Plot D2

6.6.11 Balconies

D2 BALCONY CONDITIONS

The balcony arrangement should be carefully positioned as part of the overall composition of the façade.

Consideration of the balcony location should be taken into account in order to avoid overlooking and proximity issues.

Consideration of the balcony location within the façade should be taken into account to avoid unnecessary shading to the rooms below.

It is suggested that there is a façade variation of 40% proud, 40% inset and 20% juliet balconies where proximity allows. Inset balconies and juliet balconies are to be used in all other areas.

6.6.11.1 - Inset, projecting and juliet balconies are permitted.

6.6.11.2 - Proud balconies are not permitted where proximity prohibits, see Chapter 5.18 Proximity and Overlooking for further guidance.

6.6.11.3 - Balustrades can vary in design but must be complementary to the façade design.

6.6.11.4 - A minimum balustrade height of 1.1m must be provided for all balconies.

6.6.11.5 - Horizontally barred balustrades are not permitted as they are a climbing hazard.

6.6.11.6 - There should be variation in colour and material of balustrading as well as specific highlighting materials to the returns and soffits of any inset balconies for visual interest and variation across façades.

6.6.11.7 - Corner balconies should be integrated into the façade with indicated on figure 6.463.

6.6.11.8 - Proud balconies should start at the first typical residential floor.

Figure 6.463 Plot D2 key plan

Legend

- Building boundary
- Inset, juliet and proud balconies
- Inset and juliet balconies
- Inset corner balcony

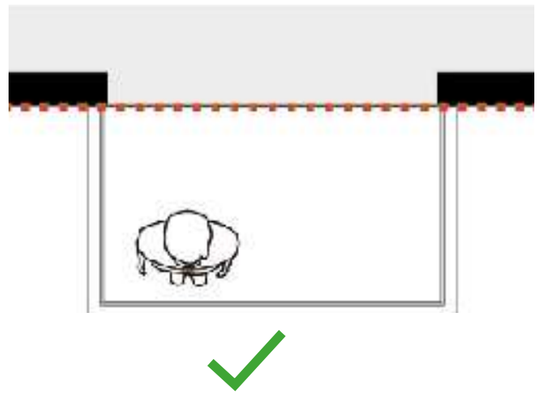


Figure 6.464 Proud balcony condition

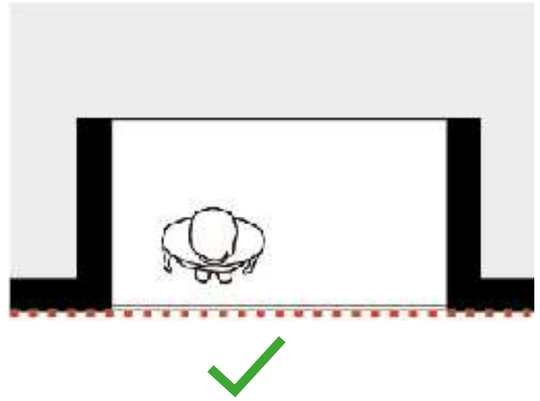


Figure 6.465 Inset balcony condition

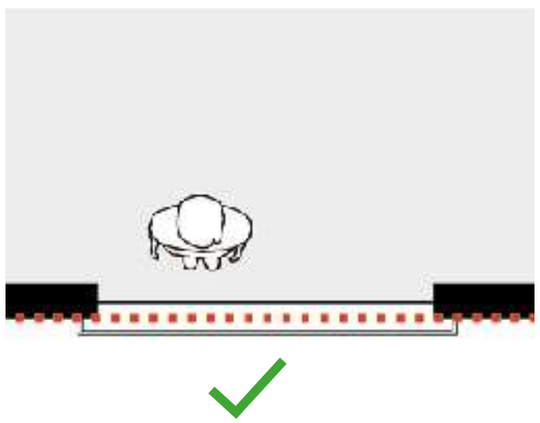


Figure 6.466 Juliet balcony condition

6. Plot Guide

6.6 Plot D2

6.6.12 Material Appearance

Hard-wearing and long-life quality materials should be selected. This should take inspiration from the existing local façade colours, textures and materials and new or complementary material types can be introduced where appropriate.

Care should be taken when sourcing all materials to ensure minimum environmental impact and the sustainable credentials of the source and the materials lifecycle, see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement for further guidance.

The inner courtyards to the residential neighbourhoods form a series of more informal, human scale experiences along the lane way characterised by community gardens and a finer grain to the architectural detailing and use of materials. This is in contrast to the more robust, formal elevational treatments to the outward facing elevations of the residential neighbourhoods that form the edges to major streets and routes.

The primary material palette for the façade of the D2 Neighbourhoods typology should be drawn from both the St Helier local stone types as full stone clad items in conjunction with a mix of re-constituted stone 'frame and infill' approaches.

The secondary material palette for areas of roof of Plot D2 could include various 'infill' material options to add life, vibrancy and character to the residential neighbourhoods.

The tertiary material palette for all framing, detailing and areas of variation or highlight within inset infill zones, balconies, balustrades and openings across façades of Plot D2 could include an expanded palette of metals including wood, terracotta, glazed brick/tile and ceramic elements, with associated pattern and texture/relief options for further interest.

6.6.12.1 - Warm and restrained natural tones of stone should be considered in particular local, or equivalent granites, limestones, and equivalent reconstituted stones in a similar tone where a building is completely stone clad.

6.6.12.2 - Warm and restrained natural tones of stone, reconstituted stones and concretes should be used for the overall enclosure or 'frame' where a building is utilising the 'frame and infill' approach.

6.6.12.3 - Material selection should consider material used on neighbouring plot façades.

6.6.12.4 - Material selection should be responsive to the neighbouring Horizon buildings.

6.6.12.5 - Materials palette used in the inner courtyards should use a finer grain of architectural detailing to create 'softer' approach as set in the Neighbourhoods typology.

6.6.12.6 - Promotion of the use of materials that incorporate recycled content and procuring products with a low environmental impact should be a priority when choosing materials. For further guidance see Chapter 6.9 of SWSH Visioning Framework Sustainability Statement.

6.6.12.7 - The secondary material palette should be complementary to the primary composition.

6.6.12.8 - The materials palette for areas of façade that extend to form roof upstands should either be formed from the primary palette or include various 'infill' material options to add life, vibrancy and character.

6.6.12.9 - The tertiary material palette should be complementary to the primary and secondary composition.

6.6.12.10 - Exuberant and varied palettes of materials should be used as the tertiary palette to introduce patternation, texturing and finer detail.

6.6.12.11 - All materials should be hard wearing and suitable for a marine environment.

6.6.12.12 - Colours for the window frames, door frames, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

PRIMARY PALETTE

Figure 6.467 Limestones

Figure 6.468 Re-constituted Stone

Figure 6.469 Granites

Figure 6.470 Illustrative material palettes

SECONDARY AND TERTIARY PALETTES

Figure 6.471 Concrete, light brick as well as GRCs and metals

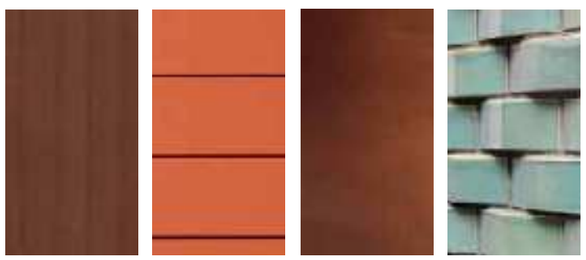


Figure 6.472 Acetylated or equivalent woods, terracotta, pre-oxidised and/or sealed/ coated pre-weathered metals and glazed brick/ tiles