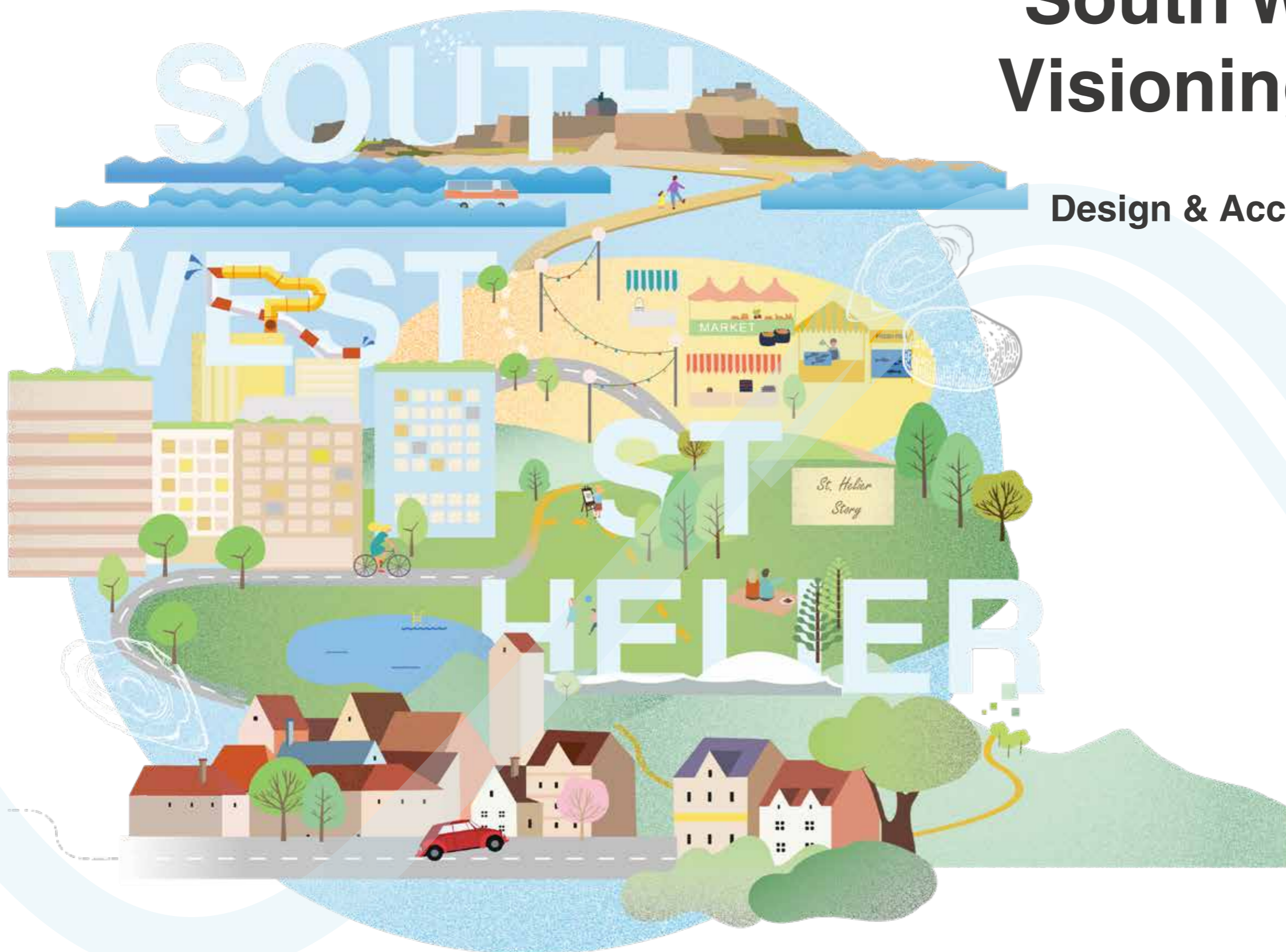


# South West St Helier Visioning Framework

Design & Access Statement Addendum

15 December 2022



# Contents

<b>1. Introduction</b>	<b>7</b>	<b>3. Planning Context</b>	<b>68</b>
1.1 Client and Consultant Team	7	3.1 Planning Policy Context	68
1.2 Introduction	8	3.2 SPG Summary	70
1.3 Planning Application Documents	9	3.2.1 SPG General Principles	70
1.4 Key Metrics	10	3.2.2 KOS Requirements Summary	72
1.5 Landscape-led Framework	13	3.3 Planning Principles and Response to Planning Policies	74
<b>2. The Site &amp; Context Appraisal</b>	<b>16</b>	<b>4. Consultation</b>	<b>78</b>
2.1 Site Location and Description	16	4.1 Historic Consultation	78
2.1.1 Site Overview	16	4.2 Stakeholder Consultation	79
2.1.2 Site Ownership	18	4.3 SWSH Visioning Framework Consultation Timeline	80
2.1.3 Historic Context	19	4.4 Community Feedback	82
2.1.4 Surrounding Development	22	4.5 Community Feedback Summary	84
2.1.5 Key Destinations	24	4.6 Consultation Consultees	92
2.1.6 Arts and Culture	25	<b>5. The Framework</b>	<b>96</b>
2.1.7 Sports and Leisure	26	5.1 The SWSH Visioning Framework Vision	96
2.1.8 Active Jersey	27	5.2 Establishing the Brief	102
2.2 Socio-Economic Context	28	5.3 Framework Evolution	105
2.2.1 Surrounding Land Use	28	5.4 Design Response to Consultation	112
2.2.2 Commercial Analysis	30	5.5 Jersey Architecture Commission	115
2.2.3 Social Infrastructure and Services	31	5.6 Framework Concept	116
2.3 Surrounding Green Space and Amenity Provision	32	5.6.1 Key Framework Moves	116
2.3.1 Surrounding Green Space	32	5.6.2 Framework Summary	121
2.3.2 Play Provision	34	5.6.3 Contextual Framework	122
2.4 Connections and Movement	35	5.6.4 Land Use	128
2.4.1 Pedestrian Movement	35	5.6.5 Active Frontages and Destinations	130
2.4.2 Cycle Movement	36	5.6.6 Pavilions and Kiosks	131
2.4.3 Public Transport	37	5.6.7 Access and Circulation	133
2.5 Local Character	38	5.6.8 Pedestrian Movement	135
2.5.1 Architectural Context	38	5.6.9 Cycle Movement and Strategy	136
2.5.2 Urban Character Appraisal	42	5.6.10 Landscape Character Areas	142
2.5.3 Existing Town Grain Study	52	5.6.11 Framework Plan	143
2.6 Heritage, Conservation and Existing Site Features	56	5.6.11.1 Les Jardins de la Mer	146
2.7 Surrounding Building Heights	58	5.6.11.2 Marina Gardens	154
2.8 Key Datums	59	5.6.11.3 South Waterfront Promenade	157
2.9 Site Level and Grading	60	5.6.11.4 Waterfront Square	158
2.10 Site Constraints	62	5.6.11.5 Central and the Esplanade Squares	161
2.10.1 Technical Constraints	62	5.6.11.6 Pocket Square	165
2.10.2 Design Constraints	63	5.6.11.7 Primary Street	167
2.11 Site Opportunities	64		

5.6.11.8	Secondary Streets	169
5.6.11.9	The Lane	171
5.6.11.10	Arcades	175
5.6.11.11	Rue de L'etau	176
5.6.11.12	La Route de la Libération	178
5.6.11.13	The Esplanade	184
5.6.11.14	Esplanade Secondary Streets	186
5.6.11.15	Victoria Avenue and the Esplanade	187
5.6.12	Open Space Quantum	188
5.6.13	Private and Communal Space Quantum	189
5.6.14	Tree Strategy	190
5.6.15	Planting Strategy	206
5.6.16	Hard Materials Strategy	229
5.6.17	Public Realm Colour Strategy	232
5.6.18	Furniture Strategy	234
5.6.19	Signage and Wayfinding Strategy	236
5.6.20	Lighting Strategy	238
5.6.21	Play Strategy	240
5.6.22	Sustainable Urban Drainage Strategy	244
5.6.23	Roof Strategy	246
5.6.24	Biodiversity Strategy	250
5.6.25	Urban Greening Strategy	251
5.6.26	Events and Cultural Strategy	252
5.6.27	Health and Well-being Strategy	255
5.6.28	Art and Interpretation Strategy	256
<b>5.7</b>	<b>Approach to Architecture</b>	<b>258</b>
5.7.1	Design Principles	258
5.7.2	Responding to the SPG Guidance	268
5.7.3	Matrix of Key Architectural Elements per Typology	280
5.7.4	Parkside - Specific Elements Matrix	281
5.7.5	Waterfront - Specific Elements Matrix	282
5.7.6	Square - Specific Elements Matrix	283
5.7.7	Neighbourhoods - Specific Elements Matrix	284
5.7.8	Leisure Quarter - Specific Elements Matrix for Leisure and Residential Components	285
5.7.9	Apex Building - Specific Elements Matrix	286
5.7.10	Commercial Quarter - Specific Elements Matrix	287
5.7.11	Typical St Helier Material Mix	288
<b>5.8</b>	<b>Architectural Typologies</b>	<b>290</b>
5.8.1	Key Architecture Typologies	290
5.8.2	Waterfront	294
5.8.3	Parkside	296
5.8.4	The Square	298
5.8.5	The Neighbourhoods	300

5.8.6	Leisure Quarter - Leisure Component	302
5.8.7	Leisure Quarter - Residential Component	303
5.8.8	Commercial Quarter	304
5.8.9	Apex Building	306

## 6. Framework Strategies 310

<b>6.1</b>	<b>Levels and Grading</b>	<b>310</b>
<b>6.2</b>	<b>Basement and Parking Strategy</b>	<b>311</b>
<b>6.3</b>	<b>Waste Management Strategy</b>	<b>320</b>
<b>6.4</b>	<b>Heritage and Conservation</b>	<b>322</b>
<b>6.5</b>	<b>Entrances</b>	<b>326</b>
<b>6.6</b>	<b>Floor Heights and Technical Floors</b>	<b>327</b>
<b>6.7</b>	<b>Inclusive Design &amp; Access</b>	<b>329</b>
<b>6.8</b>	<b>Secure By Design</b>	<b>333</b>
<b>6.9</b>	<b>Sustainability Strategy</b>	<b>334</b>
<b>6.10</b>	<b>Health and Well-being</b>	<b>335</b>
<b>6.11</b>	<b>Phasing Strategy</b>	<b>336</b>

## 7. Figure Reference Index 342

## 8. Appendix 350

<b>8.1</b>	<b>Illustrative Views</b>	<b>350</b>
------------	---------------------------	------------