



Introduction

Revision	Date	Description
01	02.12.2021	For Planning
02	15.12.2022	For Planning

1. Introduction

1.1 Client and Consultant Team



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LEAD CONSULTANT

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1. Introduction

1.2 Introduction

INTRODUCTION

The Southwest St Helier Visioning Framework (SWSH Visioning Framework or the Framework) has been a community effort. This Framework has been informed by regular workshops and discussion and debate with the community, local businesses, Government of Jersey, Parish of St Helier and other key stakeholders. It takes a community to form a Framework as important as this and the input to ensure it is successful has been unprecedented.

The Southwest St Helier Planning Framework 2019 (SPG) set the general principles, community expectations & Government of Jersey (GoJ) commitments to the community. This has formed the baseline for the Framework to develop objectives and key design moves. The brief for this Framework has remained flexible throughout three stages of community consultation to ensure ideas were addressed and not dismissed.

The initial community consultation and design process was undertaken between October 2020 and November 2021 throughout the Covid-19 pandemic. It has been an incredibly challenging time of isolation, but also heart-warming for the design team to be a part of the Jersey sense of community during the engagement. This involved innovation and patience from all, with virtual sessions, emails, phone calls, filling in digital questionnaires, viewing proposals through the website and 360 degree panorama CGIs.

Subsequent to the original outline planning submission in December 2021, the team has continued to engage with Government of Jersey and other key stakeholders to address outstanding comments and issues. This process has led to a number of design changes being adopted into the proposals to ensure they better meets the requirements and aspirations for the scheme. These updates are captured within this December 2022 addendum submission.

This Outline Planning Framework will be phased over the next 12 years and will require individual reserved matter applications for the detailed portions of design. The Framework allows flexibility for change, but also sets in place fundamental parameters on climate, sustainability, biodiversity, connectivity and movement, open space, uses, design, building heights and views to ensure the vision is delivered.

This Framework is landscape led. It understands the importance of Jersey's unique character; how it shapes the identity of its residents; their needs now, and in the future. The Framework must be 'of St Helier' and must be a sustainable legacy for the children of Jersey.



Figure 1.1 Aerial site photo

1. Introduction

1.3 Planning Application Documents

PURPOSE OF THE DOCUMENT

This document forms the Design and Access Statement (DAS) for the addendum to the outline planning application for the Southwest St Helier Visioning Framework. It is a record of the design process leading up to the original application and subsequent addendum and the design strategies that have developed and shaped the proposals.

Additional information, including a Design Code, a Statement of Community Involvement, the Environmental Statement and a Sustainability Strategy form part of the application and have been submitted separately.

The DAS provides a summary of the constraints and opportunities of this site and an overview of the policy context, setting out the rationale for the redevelopment of the estate and the engagement which has taken place with existing residents and local stakeholders. It outlines the Framework aspirations, summarises the design development process and describes the proposals.

The document is comprised of several sections that cover the planning context, the site context, the consultation process, the framework, the wider landscape strategies, architectural character and typologies and technical strategies.

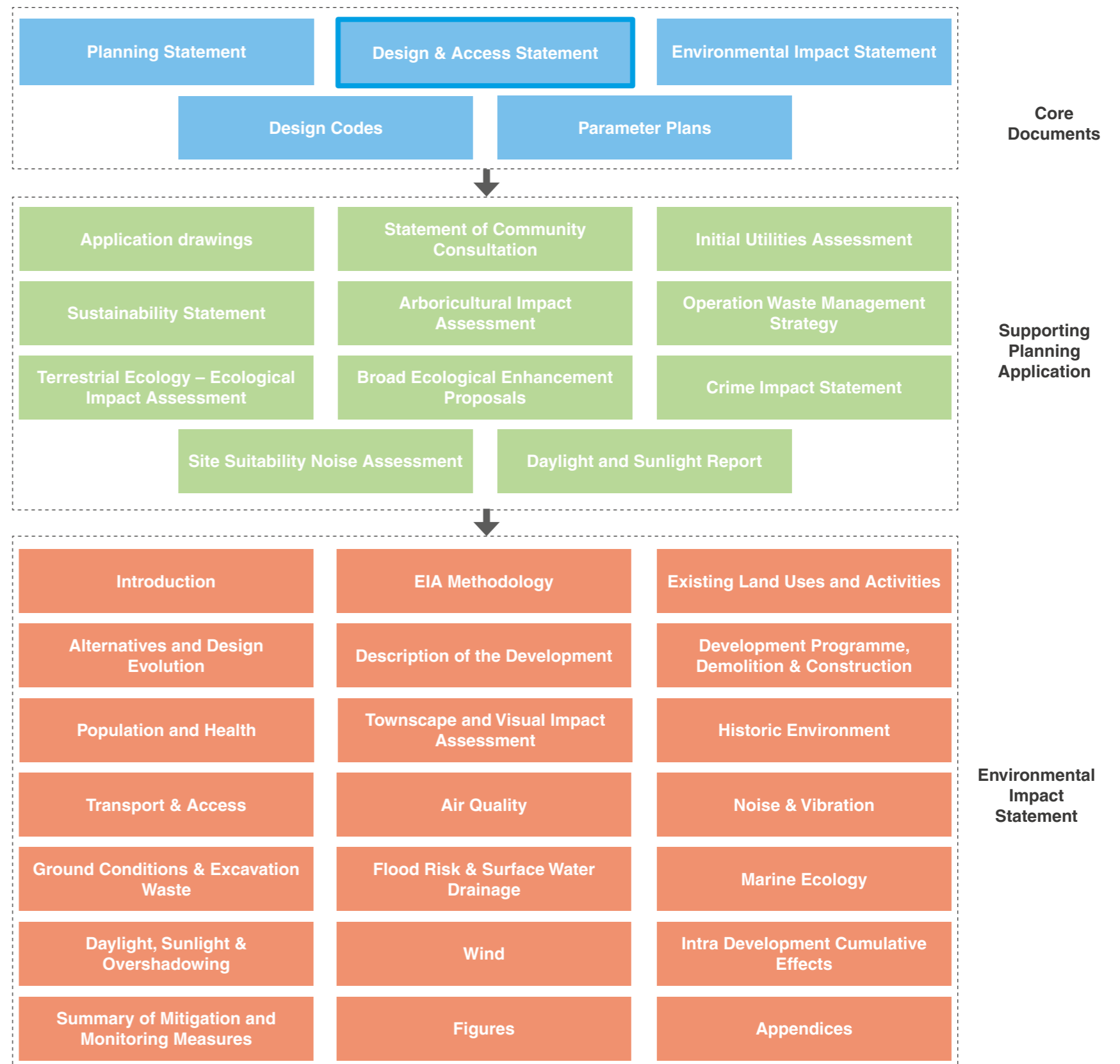


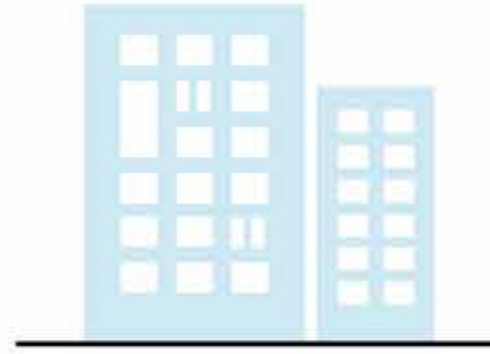
Figure 1.2 Planning documentation

1. Introduction

1.4 Key Metrics



11.8 HA
SITE AREA



984
HOMES
(OF WHICH 15% AFFORDABLE)



31,125 SQ M (GFA)
NON-RESIDENTIAL USES



40,590 SQ M
GREEN SPACE



1,830 SQ M
REQUIRED MINIMUM PLAY PROVISION



13,392 SQ M
APPROX. PRIVATE & COMMUNAL OPEN SPACE



NET ZERO
CARBON DIOXIDE EMISSIONS TARGET
FOR DEVELOPMENT



575
NEW TREES



**BIODIVERSITY NET
GAIN**

Figure 1.3 Key metrics - general

1. Introduction

1.4 Key Metrics

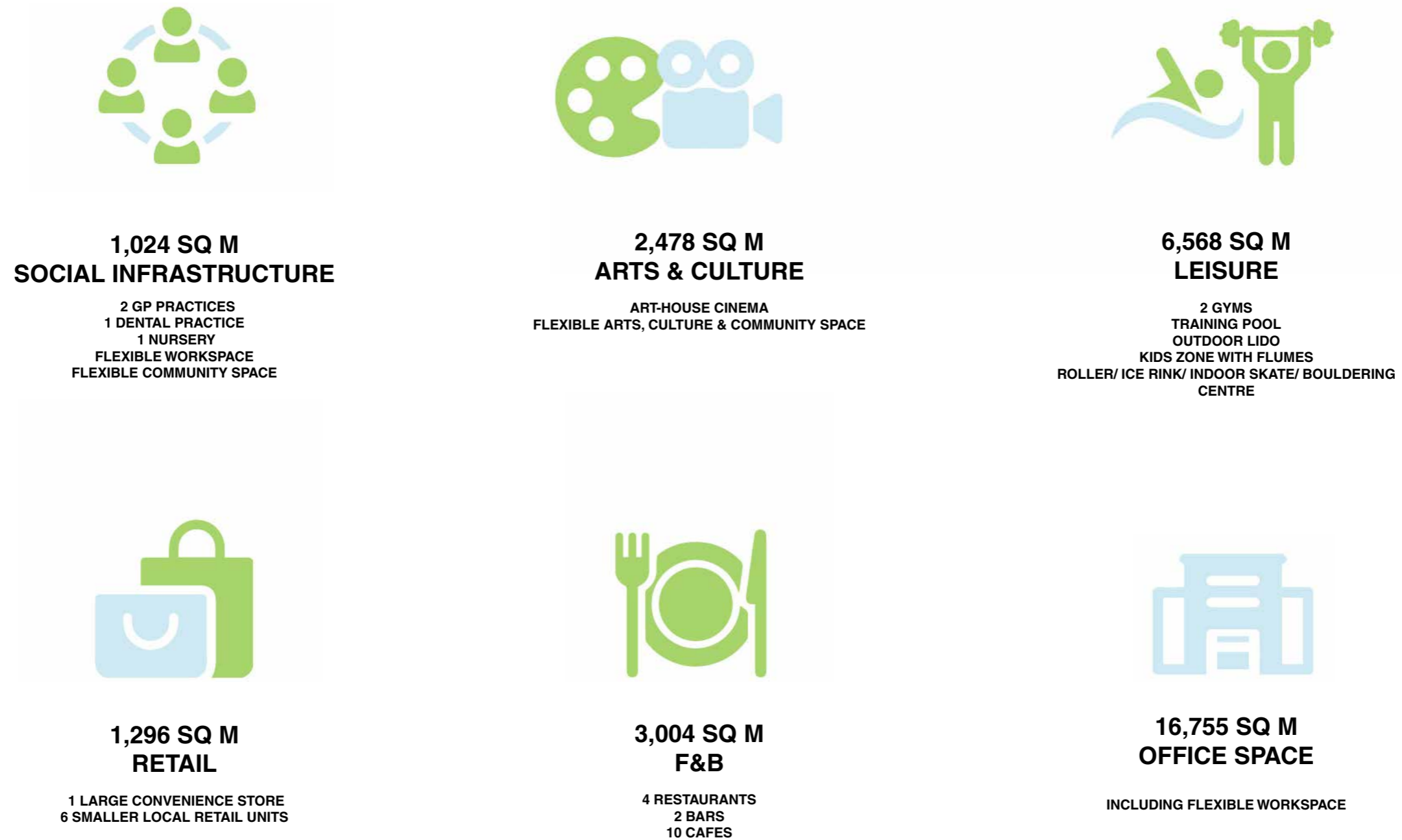
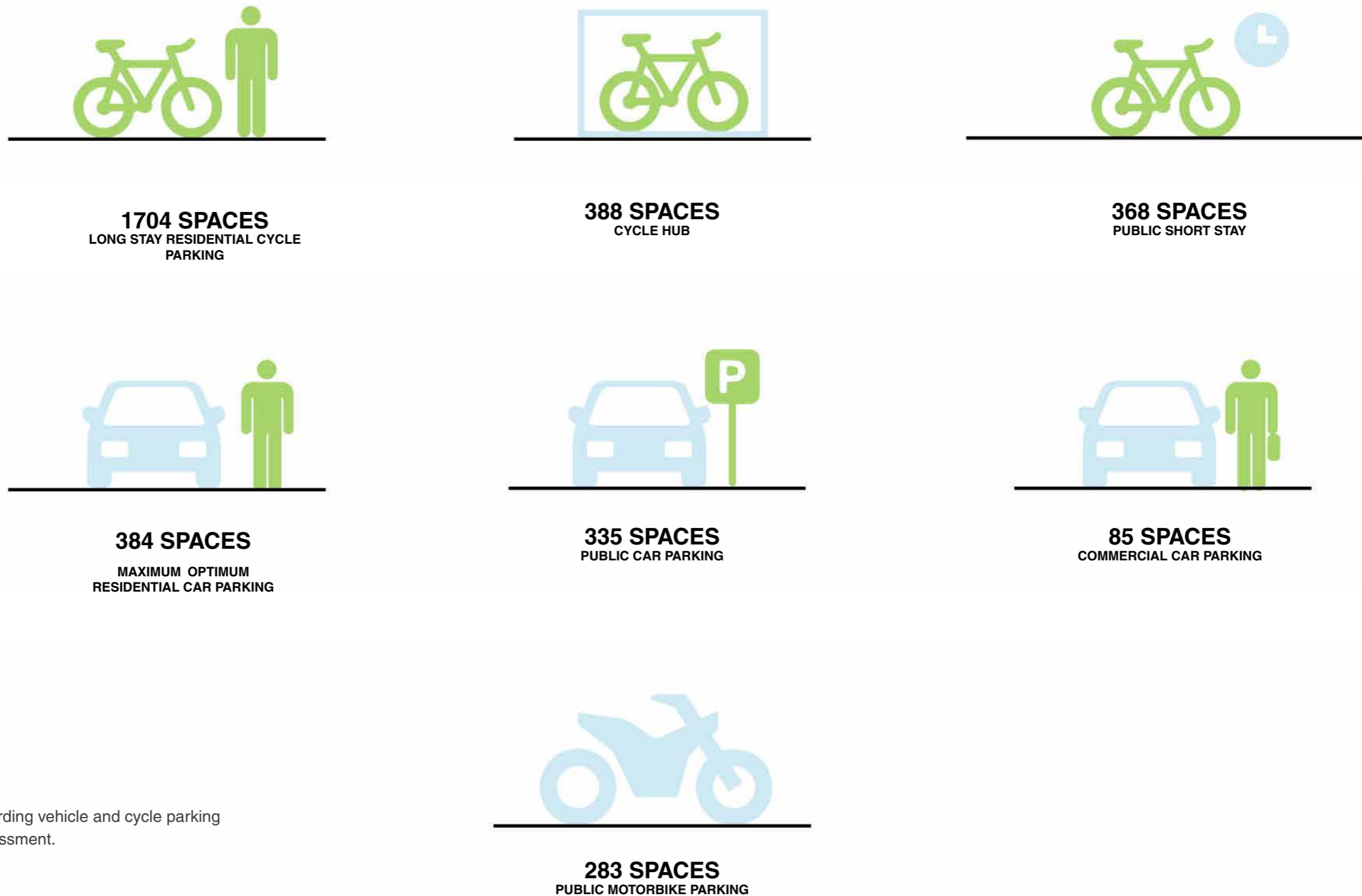


Figure 1.4 Key metrics - Land use & services provision

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1.4 Key Metrics



*Note: For further information regarding vehicle and cycle parking figures, refer to the Transport Assessment.

Figure 1.5 Key metrics - parking

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1.5 Landscape-led Framework

We live in unprecedented global times that call for our awareness and efforts – as individuals and as a society. Issues in other parts of the world are also faced on Jersey. This includes: the climate emergency, decline in biodiversity, energy demand, resources, increasing obesity levels and challenges with mental health. With a landscape-led approach, the SWSH Visioning Framework acknowledges these issues, and will ensure a rigorous benchmark is set for the Waterfront and for Jersey.

WHAT IS A LANDSCAPE-LED FRAMEWORK?

As stewards of the environment, landscape architects and urban designers advocate for the achievement of climate positive outcomes. While Jersey's aims for carbon neutrality by 2030 are admirable, this Framework goes beyond this. Climate positive design will be integrated through all open spaces and the built environment.

A landscape-led framework includes:

- An understanding of place, people and nature, social and natural ecosystems.
- A belief that good design must provide a canvas for everyday life and should be egalitarian.
- Equitable and inclusive spaces, designed for all to enjoy.
- In a human dominated landscape, providing space and habitat for flora and fauna to establish, thrive and survive.
- Providing architecture that is of its place and complementary, but forms the backdrop to the human scale and natural systems.
- Provide an understanding of the health and well-being needs and distribute a programme of landscape initiatives for healthy bodies and healthy minds.
- An understanding of spatial requirements; including the scale of streets, squares, parks and gardens, access to sunlight and that these spaces need to be animated and fun.
- Ensuring that engineering parameters allow for mother nature; for trees to grow to maturity and flourish, not just survive.
- Ensuring there is space to grow into the Framework, over time the needs of people will change and the Framework should allow for this.
- The journeys, memories and sensory experiences that

residents and visitors can experience and stumble across.

- Ensuring that there are moments to look up and appreciate architecture and podium landscape.
- The memories that are curated. Providing moments to facilitate sparks of joy, moment of curiosity, and moments of laughter.
- Facilitating community interaction, ownership and management.
- A sustainable legacy.

When establishing the Landscape-led Framework the design team asked the following questions while developing the concepts:

- How can we ensure that climate resilience and climate positive design is brought to the forefront?
- Is this providing a sustainable future, an exemplar 'green' beacon?
- Are there active spaces, but also quiet and contemplative spaces?
- Do the public spaces allow enough space for the day-to-day while also being appropriate for events?
- Is this inclusive of everyone?
- Do people feel safe?
- How do we facilitate human connection, moments of joy throughout the Framework?
- What animates us on the waterfront?
- How do children want to play?
- How do we facilitate human comfort and safety in the public realm?
- Is this St Helier, is this Jersey?

The outline planning designs set in place a Framework to be developed in detail. Fundamental community and Government of Jersey aspirations are noted within parameters set into this applications Design Codes and Parameter Plans.

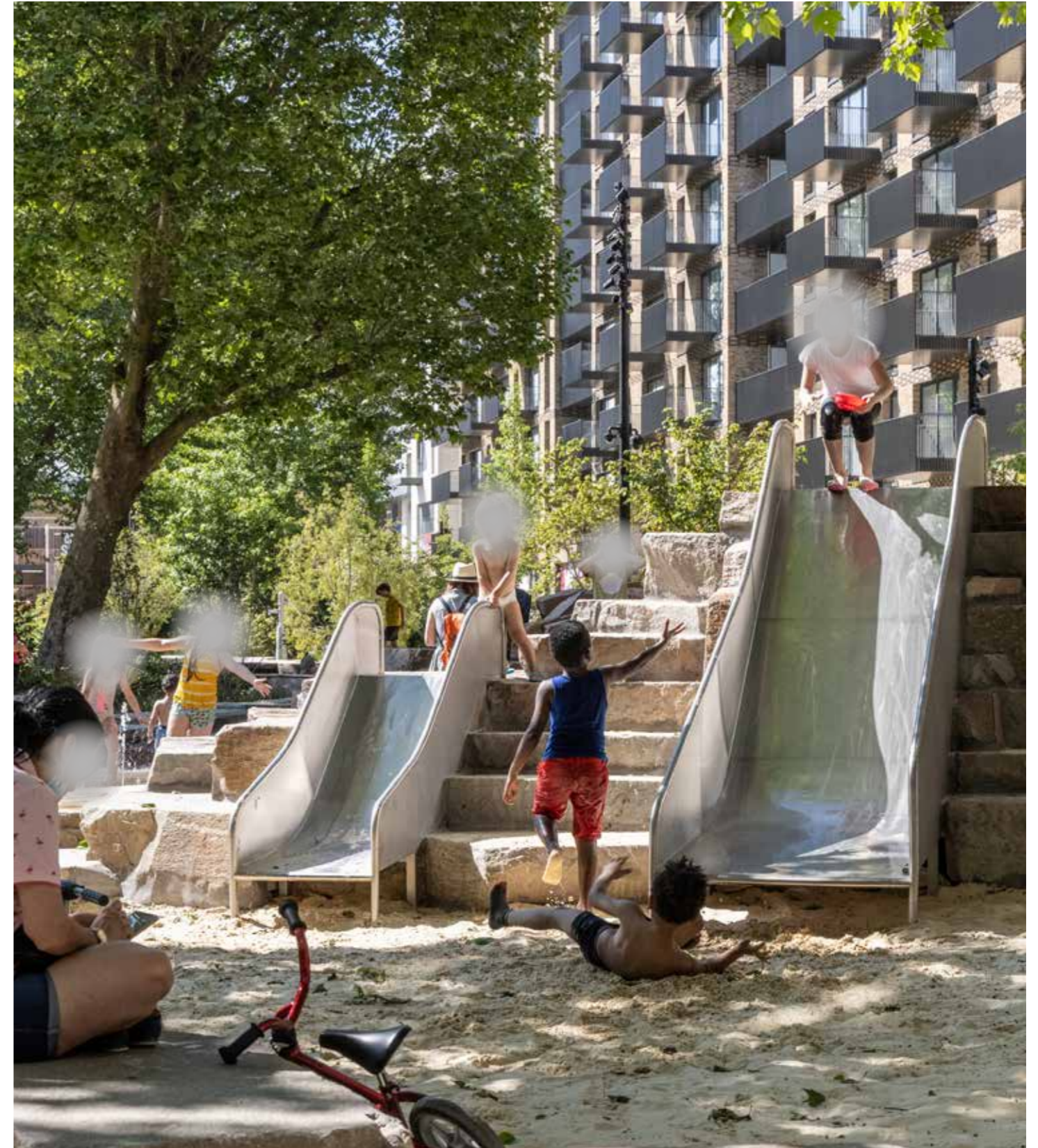


Figure 1.6 Building places for communities