



# Consultation

## 4. Consultation

### 4.1 Historic Consultation

#### SPG BACKGROUND

The community vision of Waterfront 2000 set out the principles of reintegrating the town with the waterfront and reconnecting St Helier with the sea. In 2008 the 'Esplanade Quarter Masterplan' was submitted and adopted with an amendment in 2011. This represented an attempt to address the pedestrian and cycle severance caused by La Route de la Libération by 'sinking' the major arterial road to integrate the old town with the waterfront and address the separation presently caused.

Construction commenced on the first building born from the Esplanade Quarter Masterplan in 2015, as the first phase of the Jersey International Finance Centre (IFC). IFC 1 and 5 have since been completed with high quality public realm surrounding the buildings.

The delivery of the 2018 Masterplan's objectives and, in particular, the sinking of the road were reviewed by the Corporate Service Scrutiny Panel in July 2017 and it was concluded that the delivery of key parts of the masterplan may never materialise. The review process sought to examine the objectives of the 2008 Masterplan and to test their relevance and validity.

#### DESIGN COUNCIL CONSULTATION

The Government of Jersey partnered with Design Council as a "critical friend" to provide independent strategic advice, initial visioning studies, and hold a series of community and key stakeholder charrettes with local residents, interest groups, local business owners and Government subsidiary companies.

The reoccurring feedback from Islander's included:

- The 2008 Masterplan should be rescinded as it is overly prescriptive and has resulted in development that does not respect the character of St Helier.
- The Masterplan should be replaced with a more flexible and adaptable planning framework focussing on connectivity and place-making rather than on use.
- The new framework should encourage excellence in

architecture and create a sense of pride and belonging in the community.

- The Esplanade Quarter should be seen in a wider context as it forms an important hub; it cannot be viewed in isolation.
- Sinking La Route de la Libération would cause significantly more problems than it would solve.
- Development in the area should not be solely office-led – it needs a mix of uses and activities.
- Key views and vistas should be identified and enhanced where possible.
- Delivery of the 2008 Masterplan was not properly secured and the community felt dis-enfranchised from the planning and development process.

In response the SPG was formed and replaced the 2008 Masterplan and the 2006 SPG guidance for the waterfront.

As set out in the SPG it is expected the SWSH Visioning Framework is to be produced with comprehensive community engagement. The Framework has embedded the following community expectations within the proposals, these expectations are born out of the Design Council consultation 2017-2018:

#### Connectivity & Movement

- To feel a re-connection between the town and the sea and between the community and St Helier's heritage.
- To be enabled and encouraged to move freely between town, the Waterfront and the ports by foot, by cycle, or other means of sustainable personal transport, and with friends and family of all ages and levels of mobility without feeling threatened or disturbed by vehicular traffic.
- To enjoy the experience of walking or cycling through the area along a network of varied and interesting routes with attractive spaces to stop at and to enjoy the view or facilities offered.
- To be offered a circular walking / cycling route around the waterfront and marinas with consideration given to bridging the water in key locations to provide a continuous and interesting circuit.
- To encourage the concept of 'Slow Town St Helier' where quality of life and environment is key.

- To be connected throughout the whole of the area to the latest in industry-standard, fast, wireless telecoms network.

#### Open Space

- To feel invited to enter into and to explore open spaces, where islanders can enjoy relaxing, playing and socialising safely with friends and family.
- To enjoy new streets and sheltered squares and to experience different views and emotions as the townscape changes.
- To establish and maintain key views, vistas and landscaped corridors.
- To feel no sense of segregation.

#### Uses

- To enjoy a vibrant and colourful district with community facilities, shops, cafés and restaurants which remain lively during the evenings and at weekends, all year round.
- To encourage the establishment of a centre for young people within the area.
- To feel that this is a new, inclusive and sustainable community.

#### Design

- To experience high-quality and sustainable architecture set within pleasant spaces and to feel that new developments integrate successfully with the surrounding area.
- To ensure that new developments are founded on the principles of green and healthy place-making with opportunities for outdoor activities and community events.

#### Building Height

- To experience interesting architecture, with active street frontages, without feeling hemmed in by tall buildings.
- To feel that buildings relate to a human scale and that any tall building is of an excellent quality in terms of architecture and its relationship with the character and heritage of St Helier.

#### Views

- To be able to sit and enjoy favourite views and to be delighted by guaranteed wider vistas.
- To still get open or framed views of the open sea, Elizabeth Castle, the historic harbours, Fort Regent and across the bay towards Noirmont headland.

#### WILLIER MILLER URBAN CHARACTER APPRAISAL REVIEW 2021

A recent and relevant consultation which has a direct connection to the SWSH Visioning Framework includes the work done in the production of the Urban Character Appraisal Review 2021, by Willie Miller Urban Design for the Government of Jersey. The review is a refresh of the existing character appraisal completed in 2005 to understand different perspectives on the changing urban character of St Helier from a variety of people. While the SWSH Visioning Framework uses the Character Appraisal to assist in the development of architectural typologies, insights can also be gained from the consultation feedback. Particular feedback which resonated and continued in similar feedback during Stages 1-3 of the Framework include:

- Tall buildings placement and design need care to avoid overwhelming narrow streets and lower buildings
- Poor quality developments at the New Waterfront, the Radisson is a disgrace
- Traffic congestion and pollution especially the La Route de la Libération but generally throughout the town centre
- Town centre in danger of losing its identity. Becoming bland - looks like everywhere else
- The new waterfront is poorly designed and disconnected
- Cars everywhere - spoiling beautiful streets. We should have more pedestrianisation
- Rarely come here due to ugliness
- Much more street life than ten years ago - good to meet people at outdoor venues
- The town centre feels prosperous, stylish and cosmopolitan
- The old harbours are gems - they need care, attention and protection from new development
- Good food, especially seafood – although you have to look for it as it might be hidden away
- Many examples of people looking after their old buildings and keeping interesting features
- Some stylish new buildings that fit well with what we think St Helier is all about
- The Millennium Park is just lovely – just shows how popular well-designed green spaces can be
- Central Market is great - well worth a visit

# 4. Consultation

## 4.2 Stakeholder Consultation

The proposals for the SWSH Visioning Framework have evolved through a collaborative design process, involving extensive engagement with residents and stakeholders over a period of one year. This continues the community engagement following the 2016 Minister for the Environment review of the now rescinded Esplanade Masterplan and subsequent series of community charrettes led by the Design Council on behalf of the Government of Jersey. This community engagement formed the basis of the SPG Southwest St Helier Framework 2019 (SPG).

The SWSH Visioning Framework which includes KOS1, 2, 3 and 7 from the SPG is first and foremost built on the continued aspirations of the community. Islander's expectations and opinions have been fundamental for the design team to understand Island life now, and the aspiration for the future.

Each member of the project team has taken the time to consider the expectations and commitments set within the SPG and the suggestions from Stages 1, 2 and 3 SWSH Visioning Framework consultation and other key stakeholders.

Building on the established SPG Southwest St Helier Planning Framework consultation, the design team has undertaken extensive consultation with the local community on the Southwest St Helier Visioning Framework proposals. The community include Jersey residents, businesses and Government of Jersey departments and subsidiaries.

The consultation period has been undertaken during the Covid-19 pandemic. During the global pandemic communities all over the world have rediscovered the importance of nature, streets, parks and public spaces and a general awareness has been awakened regarding the need for dignified, high quality and animated environments for people, flora and fauna.

Isolation challenged the typical engagement process for the community, design team and JDC requiring that we took an innovative and more dynamic approach than might have originally been envisaged through a combination of online sessions, questionnaires, digital engagement exercises,

videos, walk and talks, site visits, workshops and public exhibitions, meaningful engagement has been achieved. The consultation website was launched in Autumn 2020 and to date has had more than 14,900 visits with over 32,000 page views. The consultation work has generated over 1,000 responses during the three main stages of engagement, with good representation from all ages across the community. Initial consultations took place in Autumn 2020 and Spring 2021, helping to shape the proposals presented for the third and final engagement with the public over July and August 2021.

A summary of the engagement process is outlined below and on the detailed timeline on the following pages.

### Consultation launch – October 2020

- Consultation website launched
- Introductory 'meet the design team' and Design Council videos
- Widespread media campaign requesting feedback from residents

### Stage 1 consultation: Initial Concept - November – December 2020

- Initial vision concepts for the waterfront shared
- Widespread media campaign, including 2 week radio campaign
- Online questionnaire
- Online video
- 2 Online sessions with the community

### Stage 2 consultation: Visionary Framework – May - June 2021

- Refined and more detailed concept plans, strategies and sketch visuals for the waterfront shared
- Widespread media campaign including large scale banners in town centre
- 3 online sessions with the community
- 2 in person sessions with the community
- Engagement with young people via education establishments
- Physical display of exhibition boards with pop up banners
- Digital Engagement exercise
- Facebook and Instagram campaign
- Online Survey

### Stage 3 consultation: Revised Visionary Framework – July 2021

- 3 virtual sessions with the public
- 2 walk and talks with the public
- Site visit with school
- Displayed an interactive exhibition along with waterfront, with 4 plinths combining traditional interpretation panels with digital content, QR codes, 360 visualisations in situ, and a local wildlife hunt and competition for children
- Physical display of exhibition boards with pop up banners
- Digital engagement exercise
- Facebook and Instagram campaign
- Online survey
- Widespread advertising
- Leaflet distribution

Throughout Stages 1, 2 and 3 consultation, events and activities were widely advertised across St Helier and Jersey, offering consultees the opportunity to engage with the project team and JDC, at different times of day and on different days of the week. Frequent and often stakeholder engagement has also occurred outside of the dedicated community stakeholder periods noted.

Throughout the consultation, materials have been presented in plain English, with every effort made to exclude technical jargon and provide simple graphic information.

Written information has been supported by hand drawn and computer-generated illustrations, on-site installations, with QR codes linking to interactive 'virtual reality' views downloadable on smartphones, nature based scavenger hunt for children, diagrams, plans, photographs, infographics and model views - to help consultees visualise the proposals.

The design team has endeavoured to ensure that all consultee feedback has been recorded accurately, as summarised within this Design and Access Statement and the detailed SWSH Visioning Framework Summary of Community Consultation document.



Figure 4.1 Stage 3 consultation session - Walk and talk event



Figure 4.2 Stage 2 consultation session in the Town Hall



Figure 4.3 Stage 3 consultation session - Walk and talk event

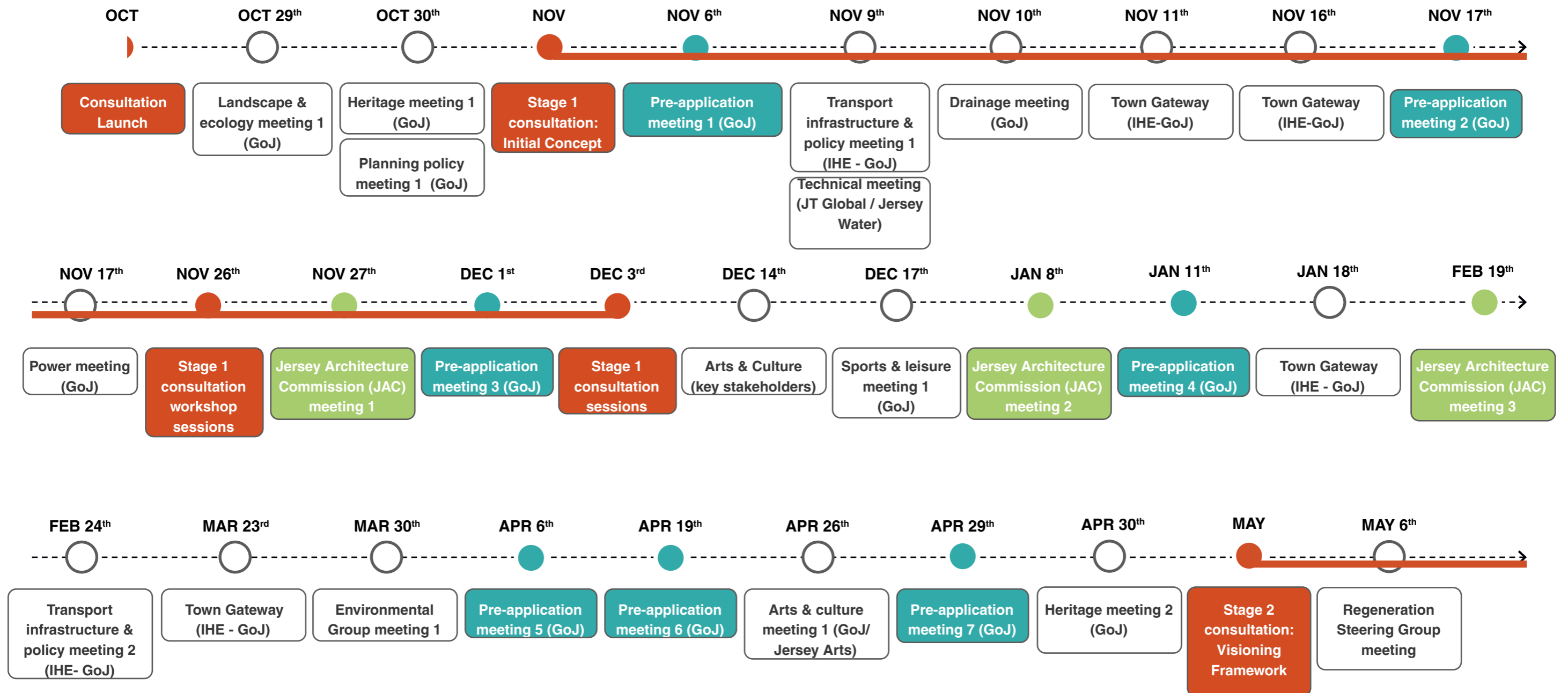
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## 4.3 SWSH Visioning Framework Consultation Timeline

To build a Framework it takes a community. The Framework design team and JDC have been inspired and energised by the passion, ideas and constructive feedback from Jersey residents, businesses and Government.

The following timeline relates to key design meetings and consultation events with the various stakeholders in the run up to the original outline submission and subsequently prior to this addendum submission.

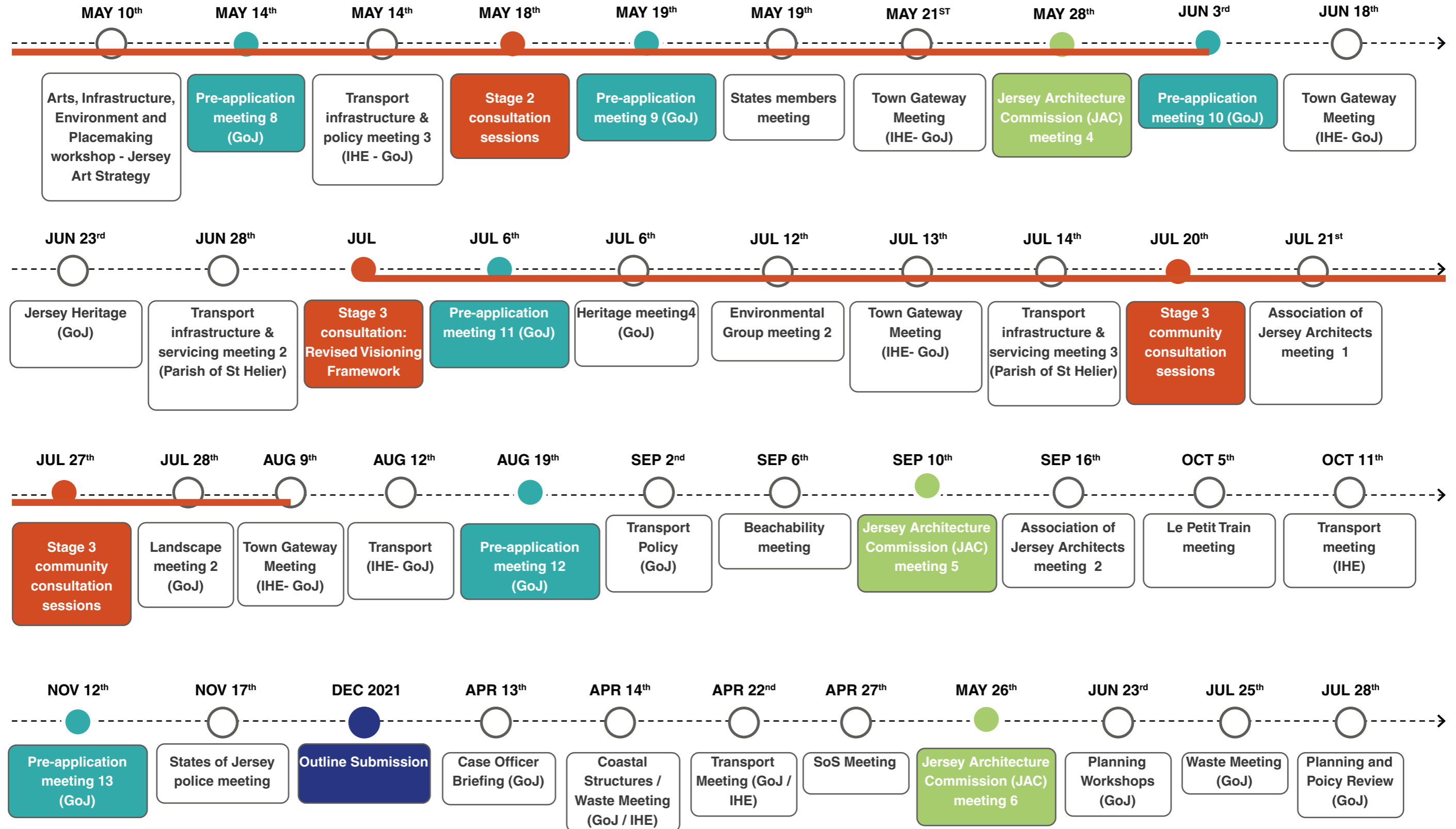
### 2020/21



# 4. Consultation

## 4.3 SWSH Visioning Framework Consultation Timeline

2021/22



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## 4.4 Community Feedback

The following quotes come from community members when asked what do they want to see on the new waterfront. During the three stages of community engagement and the time in between, residents of Jersey have provided direct and passionate commentary on what works and doesn't work currently on St Helier Waterfront. There has been honest discussion on the failures of the past and looking ahead for a greener net zero future for Jersey.

**“Weekly markets for either fish and produce or artisans or both.”**



**“A cinema is a MUST as this is popular with all age groups.”**



**“Green crossings for connecting waterfront to centre.”**



**“BE UNIQUE to Jersey.”**

**ART**



**“I cycle to work. A safe cycle route (properly segregated from cars and pedestrians) would be great!”**



**“More ACTIVE Jersey!”**



**“Bright flowers are not only attractive but can turn the waterfront into another reliable pollen source for the struggling bee population in Jersey”**

# 4. Consultation

## 4.4 Community Feedback

**“Restaurants with outdoor seating, usable green space, area for pop-up craft markets and Christmas markets, would all be valuable amenities at The Waterfront.”**



**PARK**



**“Make the area lit by night with pretty white lights for safety if walking / cycling along.”**



**“Create areas that attract the wildlife what better than birds singing.”**

**“Please do NOT bury the road - it will cause chaos for years.”**



**“A Jersey Art Gallery would be an excellent idea - like the Pompidou Centre on the waterfront in Malaga (Spain) which is an outstanding asset to the city.”**



**“[solutions that will help the development] be a world class ‘green’ new quarter ”**

**“A large swimming pool with children’s pool-with water features to play in.”**





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## 4.5 Community Feedback Summary

### COMMUNITY FEEDBACK

An extensive community consultation process held throughout the Covid-19 pandemic is summarised below. Refer to Chapter 5 of this Design and Access Statement for the design response to community and key stakeholder feedback and also refer to the supplementary planning document Summary of Community Consultation for the detailed consultation strategy and feedback.

### CONSULTATION LAUNCH

An interactive consultation website was launched with a dedicated email account. As part of the launch and Stage 1 consultation we took out 12 adverts in the Jersey Evening Post, including the front page and a full-page article. A radio campaign for two weeks and undertook an interview with BBC radio Jersey, alongside the hoardings at Trenton Square and multiple social media campaigns. Local high schools were contacted and the Town Crier was used.

The launch asked the community 'What would make the waterfront redevelopment a success for you, your family and your friends?' This resulted in 72 written suggestions.

In response to the question those people who wrote to us noted reoccurring themes about:

- Buzzy/ lively environment (cafes/restaurants/shops)
- Green spaces
- Cinema
- Activities for children/ young people
- Pool (lido or indoor)

### STAGE 1 CONSULTATION

During November and December 2020, initial vision concepts were shared with the community as part of the Stage 1 consultation, this included:

- Feasibility strategy diagrams
- Strategic context and principles
- A precedent mood board
- Site Analysis
- CGI perspective imagery
- Strategic design moves and concept diagrams

247 completed online questionnaires were received. In addition, during Stage 1 several members of the community wrote directly to the team with their ideas and thoughts. These comments along with the online questionnaire feedback were reviewed in detail and the headline findings are set out below.

#### Open spaces

155 of the 247 respondents answered this question. The top 3 comments were:

- 33 responses suggested uses for the open space. Spaces for exercise came up frequently as well as the opportunity for outdoor performance space such as an amphitheatre.
- 24 responses felt it important that the amount of open space is prioritised over buildings for commercial or residential use.
- 23 responses stated that the open spaces should be maximised. Most comments centred on the need to see more open space included in the proposals.

#### Views and vistas

138 of the 247 respondents answered this question. The following provides an overview of the top 3 topics raised:

- 30 responses focused on the need to protect existing views and vistas. Concern that the development would block views was frequently raised.
- 24 responses highlighted the opportunity for the landscape and architecture proposals to enhance existing views.
- 21 responses were supportive of views and vistas presented.

#### Height

- 139 of the 247 respondents answered this question. The following provides an overview of the top 3 topics raised:
- 51 responses highlighted concern about inclusion of taller buildings.
- 28 responses raised local character. Most responses referenced a need for the height to be in keeping with the local area.
- 22 responses welcomed the current height proposals or supported the inclusion of taller buildings.

#### Uses

- 144 of the 247 respondents answered this question. The following provides an overview of the top 3 topics raised:
- 22 responses focussed on the food and beverage offer of the proposals highlighting the opportunity for waterside cafes, restaurants and bars.
- 21 responses focussed on the leisure offer of the proposals, often commenting on the opportunity for a new cinema.
- 20 responses emphasised the importance of the waterfront avoiding competition with the town centre.

#### Design

140 of the 247 respondents answered this question. The following provides an overview of the top 3 topics raised:

- 32 responses made general comments welcoming the design proposals presented.
- 32 comments emphasised the need for high quality and iconic architecture. Materials were referenced and a desire to move away from local glass and metal precedents.
- 27 comments highlighted a need for the design proposals to draw influence from Jersey's character.

#### Connectivity & mobility

144 of the 247 respondents answered this question. The following provides an overview of the top 3 topics raised:

- 24 responses commented on the pedestrian experience. Most comments focussed on the need to prioritise pedestrian space and routes.
- 20 responses mentioned the land bridge park, mostly welcoming the idea. There was a desire to see more than one pedestrian bridge.
- 18 responses expressed a desire to see more connections and routes as a part of the proposals. The need for links in all directions outside of the waterfront was commented on as well as fully connecting with the town centre.

#### Overview

124 of the 247 respondents answered this question. The following provides an overview of the top 6 topics raised:

- 12 responses focussed on connectivity and mobility. Comments mostly emphasised the importance of connecting the town centre to the waterfront and the need for stronger pedestrian links
- 11 responses focussed on use. Most comments highlighted a need to think about uses for young people and children



1,200 +

WRITTEN RESPONSES AND QUESTIONNAIRE ANSWERS



8

ONLINE SESSIONS



6

YOUTH SESSIONS AND SCHOOL VISITS



4

IN PERSON SESSIONS

\* For all three stages of the community consultations

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## 4.5 Community Feedback Summary

alongside welcoming the opportunity for a new outdoor swimming pool.

- 10 responses made general positive comments, welcoming the proposals presented.
- 10 responses mentioned open spaces. Comments mostly emphasised the importance of providing significant open spaces. People also mentioned a need for more greenery and encouraging biodiversity.
- 10 responses emphasised the importance of thinking about the needs of islanders when designing the proposals. It was felt the waterfront should be a space that is welcoming and open for use by all.
- 10 responses highlighted the need to think about character of St Helier, ensuring that this is reflected in the design proposals.

A summary of the key topics raised by the community during the first stage of consultation are listed below:

- The pride and interest of the local community and key stakeholders in the future of this part of St Helier, and the desire to be meaningfully and regularly engaged in the vision and planning process.
- The need for improved connectivity and movement.
- Concern around the inclusion of taller buildings.
- Island-wide traffic issues and the negative impact on St Helier in terms of pedestrian and cycle connectivity, noise, and air pollution.
- The importance of high quality open and green spaces.
- The need for community facilities, shops, cafés, and restaurants which remain lively during the evenings and at weekends all year round.
- The need for views to be protected or enhanced.
- The need for high quality architecture which considers the local character.
- That young people should have a say in the future of the waterfront.

Respondents were supportive overall, noting however that they wanted to see much more detail, and this then became a key focus for the timing and content of the second stage of consultation

### STAGE 2 CONSULTATION

The second stage of consultation to develop the future vision of Southwest St Helier Waterfront took place between May and June 2021. This stage of consultation provided an update on the work that had been undertaken to date and presented the community with a revised and more detailed concept Visioning Framework.

We asked participants a total of 17 questions which covered landscape design, connectivity, public realm, the overall mix of uses, cultural and community uses, building height, and consideration for young people, as well as more general questions asking what they liked about the proposals in their current form and what we should prioritise going forward.

What do you like about the proposals?

271 people answered this question. The top 6 key themes are listed below:

- General standalone negative comments with people stating that they do not like the proposals i.e. 'nothing' (56)
- Support for the green spaces and planting proposed (51)
- Support for the new outdoor public spaces proposed (34)
- General supportive and positive comments on the proposals i.e. 'very nice plans' (27)
- Support for the overall design and landscaping (22)
- Support for the community, social and cultural uses, including places to meet, performance spaces, and the food and beverage offer (21)

Do you think the proposals complement the existing town centre?

341 people answered this question. 57.4% of respondents were neutral, agree or strongly agree that the proposals complement the existing town centre.

Do you have any other comments on how the proposals complement the existing town centre?

232 people answered this question. The top 6 key themes are listed below:

- The need for a strong entertainment/ food and beverage/ retail offer. Alongside making suggestions for potential uses, people felt this would support place-making and encourage footfall (31)
- The feeling that the proposals do not complement the

town centre, but have no strong feelings on this (31)

- The need for the proposed transport connections to be improved (29)
- General negative comments with people stating that they do not like the proposals (23)
- Improving the architectural look and feel of the buildings (21)
- Statements that respondents had no further comments (21)

What do you think about the approach to landscape design? 289 people answered this question. The top 6 key themes are listed below:

- General supportive comments on the landscape design (70)
- The need to increase the amount of green space and planting (44)
- General standalone negative comments on the landscape design i.e. rubbish (44)
- The look and feel of the landscape design. Whilst some people were supportive others felt the proposals could go further (19)
- The need for more information to be able to comment (17)
- Generally neutral towards the landscape design (15)

Do you agree with the more developed ideas for the outdoor public space?

346 people answered this question. 73.3% of people are neutral, agree or strongly agree with the more developed ideas for the outdoor public space.

Do you have any comments on the more developed ideas for outdoor public space?

208 people answered this question. The top 7 key themes are listed below:

- The feeling that the green space could be improved. Most people commented on the need for the green spaces to feel 'natural' and 'wild' with more planting (32)
- General negative comments on the overall proposals for outdoor space i.e. 'leave it alone' (22)
- Concerns around other aspects of the development encroaching on the outdoor space (22)
- The need for sufficient sports and health facilities, with the majority of these making specific comments on the new pool (18)

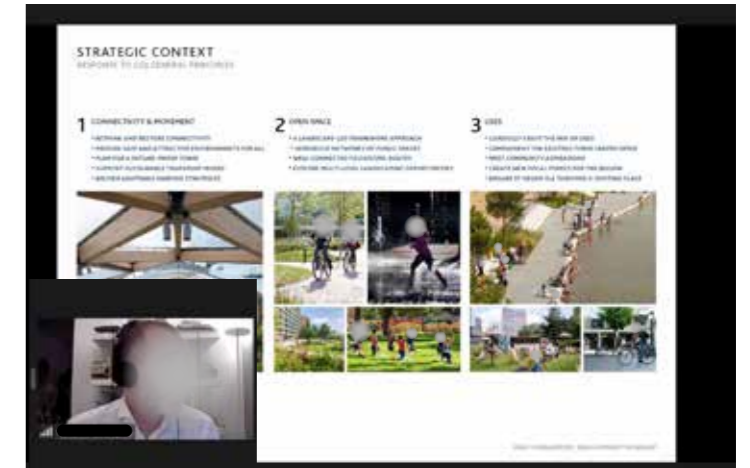


Figure 4.4 Screen grab from Stage 1 consultation online session

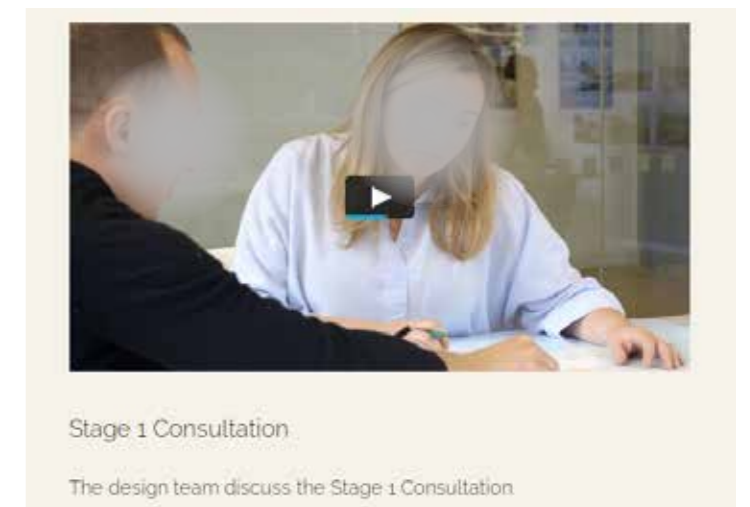


Figure 4.5 Video still from Stage 1 consultation - design team



Figure 4.6 Video still from Stage 1 consultation - design team

## 4. Consultation

### 4.5 Community Feedback Summary

- The need for open space to be social and interactive (17)
- The look and feel of the outdoor public space. Whilst some people were supportive others felt the proposals could be more exciting and 'fun' (14)
- The need to cater to young people/ teenagers (14)

Do you agree with the approach to improving connectivity?

- 346 people answered this question. 79.8% of respondents are neutral, agree or strongly agree with the approach to improving connectivity.

Do you have any other comments on the approach to improve connectivity?

181 people answered this question. The top 6 key themes are listed below:

- Emphasis on the importance of having sufficient pedestrian/cycling routes and facilities, with most of these responses positive about the current offer whilst some calling for a new bridge or tunnel to avoid traffic on the La Route de la Libération (36)
- Statements that respondents had no further comments (23)
- There is too much traffic on the La Route de la Libération and the road will need to be sunk/ buried to achieve the kind of flow/ connectivity suggested in the proposals (20)
- Potential impacts on congestion and the need for a strong traffic management plan (15)
- The need for improved connections to surrounding areas i.e. town centre, waterfront (15)
- General negative comments on the overall proposals i.e. 'leave it as it is' (15)

Do you think we have got the mix of uses (housing, commercial and community) right?

- 343 people answered this question. 56% of respondents are neutral, agree or strongly agree that the mix of uses is right.

Do you have any other comments on the mix of uses (housing, commercial, community)?

- 217 people answered this question. The top 7 key themes are listed below:
- The need for vibrant entertainment and food and beverage spaces, especially along the waterfront (alfresco dining, bars, events spaces etc.) (46)

- Concern around the number/ density of residential units (27)
- Statements that respondents had no further comments (23)
- Preferences on the type/ mix of accommodation i.e. affordable, social housing, buy to let, luxury etc (19)
- Concerns about height and massing (18)
- General standalone negative comments on the overall proposals, these people were generally against the principle of redevelopment (15)
- Concerns about the number/ type of commercial units, with the majority of these responses against office spaces (15)

Do you think the approach to height is well thought through?

- 340 people answered this question. 75.1% of respondents are neutral, agree or strongly agree that the approach to height is well thought through.

Do you have any comments on the approach to height? 206 people answered this question. The top 6 key themes are listed below:

- Generally concerned that the buildings will be too tall (56)
- Generally in favour of taller buildings (26)
- Questions and suggestions around the design of the buildings i.e. number of stories, layout (20)
- Statements that respondents had no further comments (18)
- The feeling that the proposals are out of character with the local area (15)
- General negative comments on the overall proposals (15)

Do you think there is enough for young people within the proposals?

- 341 people answered this question. 68% of respondents were neutral, agreed or strongly agreed that there was enough for young people within the proposals.

Do you have any other comments on the uses for young people within the proposals?

- 183 people answered this question. The top 7 key themes are listed below:
- Statements that respondents had no further comments (25)
- The need for indoor leisure and entertainment facilities i.e.

- cinema, bowling alley (22)
- The need for interactive, social public spaces where young people feel safe and welcome (21)
- The need for housing/ affordable housing for young people (21)
- The need for outdoor leisure and entertainment facilities (20)
- Design a skate park into the proposals to replace the old skate park (14)
- Ensure there is a safe play area for children (11)
- The need for more information / direct consultation with young people (11)

Do you have any ideas for possible community and cultural uses to occupy the ground floors?

228 people answered this question. The top 6 key themes are listed below:

- The need for bars, cafes, restaurants, clubs and alfresco dining options (37)
- A space for sports activities and leisure facilities, for example an activities centre, tennis courts, a climbing wall, gyms, martial arts, yoga etc (29)
- The need for arts, music and cultural venues such as galleries, outdoor theatre and music and performance spaces, craft centres and a cinema (64)
- Statements that respondents had no further comments (25)
- The need for spaces for community events, including a community centre and a youth club (24)
- A space for pop-ups and markets i.e. food markets, craft fairs (22)

What do you think the key priority is for the team as we progress to more detailed design stage?

- 261 people answered this question. The top 6 key themes are listed below:
- Limit the number of housing units and ensure they are affordable and well suited (34)
- A quality build and landscape design (longevity, appearance, sustainability etc) (32)
- Conserve green space and the natural environment (26)
- Regular consultations throughout the process (25)
- General negative comment towards the idea of development in the area (24)
- A range of social and leisure facilities i.e. cinema, pool,



Figure 4.7 Stage 2 consultation session in the Town Hall



Figure 4.8 Hand sketch of the scheme presented at Stage 2 consultation session

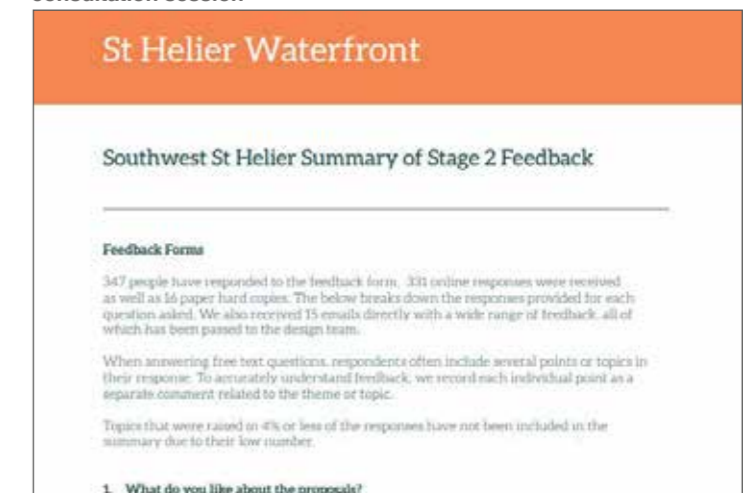


Figure 4.9 Stage 2 consultation session online questionnaire

# 4. Consultation

## 4.5 Community Feedback Summary

restaurants etc (20)

A summary of the key topics raised by the community during the second stage of consultation are set out below:

- Widespread support for the connectivity improvements although respondents were keen to point out the importance of having sufficient pedestrian/ cycling routes and facilities, with some calling for a new bridge or tunnel to avoid traffic on La Route de la Libération
- Widespread support for the overall approach to height although still concerns that some of the buildings would be too tall and several calls for a reduction in the height of the development.
- Support for the approach to complement the town centre and the proposed mix of uses
- Some negative comments with respondents stating they did not like the overall proposals
- Widespread support for the green spaces and planting proposed alongside the landscape design
- The need for a strong entertainment, food and beverage and retail offer.

### STAGE 3 CONSULTATION

The third stage of consultation activities included a combination of online sessions, in-person walk & talk events around the Waterfront, an exhibition at the Town Hall, digital 360-degree concept visualisations of the architectural scale, character and public realm and interactive displays at four different locations around the Waterfront. In summary, we undertook:

- 3 virtual sessions with the public
- 2 walk and talks with the public
- Site visit with school (16 – 18 year olds)
- Displayed an interactive exhibition along with waterfront, with
- 4 plinths combining traditional interpretation panels with digital content, QR codes, 360 visualisations and a wildlife hunt and competition for children
- Physical display of exhibition boards in Assembly Rooms with pop up banners
- Digital Engagement exercise
- Facebook and Instagram campaign
- Online material and survey with dedicated email address
- Widespread advertising

- Leaflet distribution

A total of 537 people completed the Stage three feedback form. In addition, a number of islanders joined the walks and talks and online events proving feedback and also provided detailed written feedback.

Do you support the outline proposals shown?

486 people answered this question. 60% of responses were either in total support or broadly positive towards the proposals, 34% were either opposed to or broadly negative towards the proposals, and 6% were mixed, unsure, or neutral. A full breakdown is detail below.

‘Yes,’ or an equivalent response showing general support for the proposals (261)

- ‘No’ or an equivalent response showing general opposition to the proposals (160)
- Broadly positive with suggested improvements (31)
- Broadly negative with suggested improvements (5)
- Responses presenting a neutral view (11)
- ‘Not sure’ or an equivalent response showing indecision (18)

Analysis by Age (not everyone provided their age)

- Under 25s (91 responses) – Supports (84%), Opposes (7%), Broadly Positive (5%), Neutral (2%), Unsure/ Mixed (2%)
- 25-44s (187 responses) – Supports (63%), Opposes (23%), Broadly Positive (7%), Neutral (3%), Unsure/ Mixed (2%)
- Under 45s (278 responses) – Supports (70%), Opposes (18%), Broadly Positive (7%), Neutral (3%), Broadly Negative (1%), Mixed/ Unsure (1%)
- 45-65s (154 responses) – Opposes (47%), Supports (37%), Unsure/ Mixed (7%), Broadly Positive (5%), Broadly Negative (3%), Neutral (1%)
- Over 65s (31 responses) – Opposes (58%), Supports (23%), Broadly Positive (13%), Neutral (3%), Unsure/ Mixed (3%)

A number of other comments were also made, key themes are listed below (themes/comments are shown in order of frequency with the number of times raised referenced in

brackets):

- Comments expressing concerns about the height and density of the development (22)
- Comments on the balance and quality of the commercial/ residential offer, including suggestions for the new Lido and Cinema, and the need to reduce housing and increase the number of commercial units (bars, restaurants, shops etc) (21)
- Comments discussing ideas for connectivity and the public realm, including the need for more green/ open space and concerns about the feasibility of pedestrian access on the La Route de la Libération (14)
- Comments expressing concerns about the overall look and feel of the design (11)

Do you have any questions/ comments for the team?

482 people answered this question. Key themes are listed below

(themes/comments are shown in order of frequency with the number of times raised referenced in brackets):

- No comment, i.e. ‘No’ or ‘don’t think so’ (159)
- Questions about the cultural, leisure and commercial offer in the proposals. Prominent themes included suggestions for the size of the lido to be increased, the need to prioritise bars/ restaurants over retail, the need for a commercial rather than art-house cinema, and the importance of prioritising local businesses over chains (54)
- Comments expressing concerns about the height and massing of the development, with some of these recognising an improvement from the previous proposals (52)
- Comments on ideas for connectivity in the proposals, with people generally excited about improvements to pedestrian/ cycle access but concerned about increased congestion on the La Route de la Libération (35)
- Comments about the environment, climate, and sustainability, including the need for more biodiversity and green space,
- Comments on the look and feel of the design/ landscaping. The majority of these were around the architectural style and open spaces whilst others were



Figure 4.10 Stage 3 consultation event in Les Jardins de la Mer



Figure 4.11 Stage 3 consultation - Interactive plinths



Figure 4.12 Stage 3 consultation participation- Children’s hunt stickers

## 4. Consultation

### 4.5 Community Feedback Summary

- generally positive towards the designs (27)
  - General negative comment about the proposals (27)
  - Uncategorisable or non-applicable comments, for instance comments around the pandemic (24)
  - General positive comment about the proposals i.e. 'great project' (21)
  - Comments expressing concerns about construction delivery and maintenance i.e. timeline, cost, noise etc (19)
  - Comments expressing concerns about the loss of existing amenities, including Aqua splash, the old cinema, and La Frégate Café (15)
  - Comments highlighting the need for more information and continuous, frequent consultations with various demographics (15)
  - Comments expressing concerns about parking provision in the proposals (13)
  - Comments expressing concerns about density and affordability of housing (10)
- Email feedback
- Expressed satisfaction with the arts, culture, and commercial offer in the proposals
  - The need for sufficient parking provision.
  - Comments highlighting the importance of finding an alternative solution to crossing the La Route de la Libération, such as a tunnel or bridge.
  - Comments highlighting the need for the design to reflect the local character of the area.
  - Comments expressing concerns about the impact of taller buildings on the wind/ climate on the seafront.
  - A mixture of positive and negative comments on the housing provision and density of the development.
  - Comments highlighting the importance of providing enough green space and biodiversity in the area.
  - Comments expressing concerns about noise and dust during construction.
  - Comments highlighting the need for more information.
  - Comments about the overall look and feel of the design.
- Walk and talks
- Residents highlighted the need for sufficient parking provision in the proposals.
- There was confusion surrounding the necessity of the gateway building
  - Some concerns amongst residents about the height of the development
  - The layout of the buildings should enable views from the seafront and exposure to the sun.
  - Comments on the computer generated images (CGIs) - road narrows to one lane, doesn't look like 3 lanes.
  - Questions about how social and affordable housing will be funded.
  - The need for sufficient parking space for motorbikes.
  - Conflicting views about the cycling and pedestrian access, with some people suggesting they should be integrated with the overall landscape and others suggesting routes should be segregated from cars.
  - The need to observe Vancouver for a successful cycling provision.
  - Questions about whether there will be access to private parking spaces
  - Concerns about the route down Rue de L'etau, which is already congested, with people mounting the pavements and ignoring the yellow lines.
  - Concerns about consideration of the windy climate
  - Concerns about traffic, noise, and contamination on the site.
  - Also the raised areas on the promenade, graduates towards the road level
  - Some concerns about the architecture, with specific reference to the 'pipe arch in the plaza photo' and a suggestion that the CGI indicates more work needs to be done.
- Online sessions
- Clarification is needed on the height of Castle Quay – is it 8 storeys?
  - Really pleased you're taking account of the views of Elizabeth castle. Can you provide more info on the arts and cultural facilities?
  - When will we get the results of the stage 2 consultation?
  - Why has the sinking of the La Route de la Libération been dismissed in favour of a slow traffic area?
  - How will greenhouse gases be offset?
  - Are you proposing to demolish the leisure pool?
- How does the moving of the slip affect Victoria Lake - will it be improved?
  - What's really lacking in Jersey is somewhere to go apart from food
  - Will there be any rooftop pools to host events? Gym pool doesn't seem to offer much fun. Cafes all look to be on the ground floor –any mid/rooftop cafes with outdoor views? (balcony/terrace areas) The space for the ice rink seems wasteful – why not put something there full -time like bowling/arcade.
  - What are the plans for the Radisson hotel?
  - La Frégate should stay. It is not at risk of climate change, this is a world class piece of architecture. The Jardins and waterfront area should be left alone. La Frégate can be lifted and moved.
  - I didn't see the views of Fort Regent (grade 2 listed). In stage 1 there was a variety of rooftop styles and design, but everything now looks concrete - is that the intention? It would be good to have placemaking on a human scale that relates to human nature, rather than on a 'corporation scale'.
  - It's been a great presentation
  - Will there be fountains/water features for children?
  - What are the plans for public toilets?
  - You need to avoid wind canyons between buildings
  - Is the winter garden happening? Which spaces are going to be used for the winter?
  - At what stage will you be thinking about public art?
  - Is it fair to say 73% will be green when Jardin de la Mer is already green?
  - What about the well-loved La Frégate? Can it not be moved to become the ticket office?
  - Is there a plan for the underground area to demonstrate the potential excavation of the site?
  - How will JDC reduce the amount of HGVs coming and going from the site?
  - How far have you got with incorporating Jardin de Melech into the masterplan?
  - What is going to be the ownership structure of the buildings so Jersey can retain a vested interest in the mixed-use buildings?
  - Content is well thought through.
  - Climate change approach – is fantastic
- It won't be easy changing the car-first mindset of people in the area.
  - What will happen with the displaced parking?
  - Clarity needed on proportion of parking that will be publicly accessible.
  - Very positive
  - Satisfied with the mixture of public spaces
  - Why get rid of La Frégate Café? What about saving it, jacking it up?
  - Tenant has said its in poor shape. No disabled access.
  - At grade crossing points – helps the permeability. Already got traffic lights at Gloucester Street/ castle at roundabout. Weighbridge - also adjacent to commercial buildings at the tunnel.
  - Are you going to sync the lights?
  - Is the existing pool building going to be retained? Yes but facilities integrated – leisure zone.
  - Good to remove the cinema but still have facilities?
  - Yes, support this
  - Like the proposals
  - Satisfied with the scale and grade of the proposals
  - Suitable mix of designs in the future – need different styles. Need to be carefully developed – include local architects in the process.
  - Break down facades to reflect building width in jersey – more intimate (pot size).
  - Reconsider roof space
  - EV roofs
  - Type of plants and how high will this be
  - Don't move the slipway – historic
  - Positive – looks good

# 4. Consultation

## 4.5 Community Feedback Summary

### Youth Feedback

Led by the Government of Jersey's pledge to put children first and the community feedback that we should engage young people in more detail, the team undertook specific engagement with young people during Stage 2, working with education establishments.

The design team pre-recorded a video explaining their profession and then went through an explanation of the Southwest St Helier Waterfront site and the emerging concept proposals. The design team asked the students for their ideas and what they would like to see explored on the waterfront.

The comments received from 16 – 18-year-olds helped enrich the development of more detailed public and private realm concepts and we continued the discussions, with JDC taking a group of young people on a site visit to discuss ideas in more detail later on in the process.

Some of these comments include:

#### How do I use the waterfront at the moment?

- I walk along the front
- Walking / access to the beach at the steps and sitting
- I don't use the waterfront often and if I do it's to go along the avenue for walks.
- I use the waterfront for the cinema
- Sitting on the beach and getting food
- Parking the car and heading for a walk
- Hanging out
- Not much to do there

#### What would I like included?

- I do like the idea of plants cleaning the water and the amount of green space.
- More nature routes - More trees
- Easy access between waterfront and the town
- Social and exercise space (walking and Running)
- Range of greenery and plants
- EVie bike access and cycle parking
- Cinema or theatre opportunities

- Walking loops away from cycling to prevent clash (break for workers)
- Review of the level changes – steps down not so separated from park
- BBQ areas – I would enjoy more communal space – spaces to have BBQ's and gatherings.
- Areas to listen to music in summer
- Pink crystal granite in place wherever possible for walkways. Granite is durable and will not need to be replaced in 100 years. It is also geographically specific to Jersey and used a lot in Jersey Architecture, meaning it is also culturally specific to Jersey.
- Flowing water wherever aesthetically and logistically viable. Negatively charged ions found in water can trigger a serotonin release in the brain. This would overall improve the mood of those in the vicinity of flowing water
- Bright flowers are now only attractive but can turn the waterfront into another reliable pollen source for the struggling bee population in Jersey.
- Extend cycle track to waterfront promenade to encourage cycling
- More cultural events like Portuguese festival
- Sheltered areas for eating and resting
- A park for kids and a play area for them
- A concert area in the green space - Outdoor theatre
- New skate park
- New swimming pool
- A leisure area like Millennium Park.
- A basketball court / football field
- A more aesthetic design from the existing waterfront - Modern
- A restaurant for the local younger people
- Clean public toilets
- Better cinema
- Build Nandos
- International foods in a massive restaurant
- Provide cheap housing

#### What are the priorities for sustainability?

- Any bars or cafes to be sustainable
- Allowance for new habitats and room for animals
- Flowers for pollination

- Only walking, cycling, skating and running - no cars
- Multi-use spaces – areas that can flood but also social areas
- Composting point – fertiliser for plants
- Involvement with a community nursery
- Lighting uses renewable energy - LED lighting – colourful
- Green crossing from the Finance Centre - More green space
- Decreasing congestion in the town along the Esplanade
- Future proofed for climate change

During Stage 3 consultation four plinths were installed across the waterfront which included written and graphical consultation information and a QR code. The QR code directed people to a 360-degree CGI allowing Islanders of all ages to swivel around with a digital device and view what the development could look like in the exact location they were standing. Surrounding the plinths the design team installed vinyl decal project graphics on the ground with a competition run to identify the island wildlife located at each plinth.



Figure 4.13 Video stills taken from school session



Figure 4.14 Video stills taken from school session



Figure 4.15 Hand-written feedbacks and thoughts from students

## 4. Consultation

### 4.5 Community Feedback Summary

#### INFRASTRUCTURE, HOUSING AND ENVIRONMENT

- Please include a bus priority lane on Victoria Avenue south carriageway adjacent Les Jardins de la Mer
- Allowance must be made for reserve space adjacent West Park junction to allow for a future junction design. Therefore minor reclamation should be allowed for in coordination with sea and flood protection measures
- A cycle lane must not be included along Victoria Avenue in the section of the West Park Junction and new bus priority lane. Cyclists should join the promenade, then re-join a dedicated cycle lane at the start of La Route de la Libération
- Please include a bus gate (bus only lane) to the western end of the Esplanade for west bound vehicles only. Access for all vehicles should be allowed heading east bound
- A left hand slip turn off the Esplanade on to La Route de la Libération must be included, but can be low priority. This is intended for Service vehicles and deliveries only
- It is not advised to have a vehicle entry into the development on the Gloucester street junction
- A green bridge crossing should be reconsidered and at grade crossing be explored
- The underpass along La Route de la Libération should remain until vehicle usage reduces in the future
- Acceptable to raise the coastal sea wall circa 1.2m and relocate the slipway west of the German Casemate
- No buildings or basement should be constructed above the downstream manhole in Les Jardin de la Mer. A 5m exclusion zone should be allowed for surrounding the manhole.
- The development can extend up to the sewer on the Esplanade but must include a 5m offset
- Supportive of the public cycle hub and maximising the amount of short and long stay parking on site
- Ensure the SWSH Visioning Framework complement the strategic aspirations and key principles set out in St Helier Public Realm Movement Strategy (March 2021)

#### PARISH OF ST HELIER

- Having motorcycles at basement level has a huge benefit as it will ensure that there is no loss of open space to parked motorcycles/cars. Keeping parking underground

will ensure that street spaces are not dominated by parked vehicles. If motorcycle parking is to be located in the basement measures need to be in place to ensure that both motorcycles and other motor vehicles do not speed up ramps. At the entrance and exits to all car parks it is important that pedestrians have priority over the motor vehicle by ensuring that footpaths are continuous across all entrances and exits.

- The motorcycle parking provided should also have some electric charging infrastructure as electric motorcycles are gaining in popularity as part of future proofing.
- Placing all parking underground will create opportunities for more open green space that will not be disrupted with parked vehicles.
- Public cycle hub in basement - We agree that this is an excellent facility. It should include secure cycle undercover lockers that cyclist could lease. The provision of shower facilities, changing rooms and lockers for cycle clothing and cycle helmet is recommended.
- There is an opportunity to consider placing a commercial unit with direct access to the cycle hub. We recommend working in partnership with a cycling club for their views. This commercial unit could accommodate a cycle shop/repair shop which will encourage cycling, it would provide an added facility to the cycle hub with a cycle repair shop facility for users of the cycle hub.
- It is vital that there are dedicated bin stores provided with doors opening inwards (doors must not encroach out over footpaths/public areas), the refuse vehicles will require areas near bin stores to pull up to service the bin store. The DT will need to have refuse and recycling strategies for each building based on the overarching frameworks strategy that has details on refuse and recycling.
- It is important to ensure that roads and opens spaces are not blighted by bins being left kerbside on bin collection day as this will encourage fly tipping, seagull and rodent issues and will affect accessibility on site. The bins should be able to be serviced directly from dedicated bin stores.
- There needs to be focus on waste from commercial/retail and café's, ensuring there is adequate storage being provided for all premises. The frameworks should base the calculations on worst case scenarios i.e., takeaway service/fast food facilities that generate a large amount of refuse.
- Food waste disposal should form part of the recycling

strategy for each property especially the commercial units that will be food outlets.

- The design team should consider other forms of transport such as scooters that seem to be more popular although there are currently mixed views on their use due to safety and legislation currently does not permit the use of scooters on public roads.
- Infrastructure should be in place for expansion and enhancement of CCTV/Security cameras.
- Infrastructure should be in place for speed cameras to be installed and provided on all roads, red light cameras, speed indicator devices to remind motorists of their speeds.
- Infrastructure could be considered for digital speed limit signs or warning signs. Technology is being developed in which speed restrictions are beamed to car computer systems and therefore speed is controlled from there, rather than requiring street sign visual recognition systems.
- As fast electric charging develops there may be opportunity to include for this technology in the car parks.
- Consider expansions of car share clubs to reduce the requirements for parked cars.
- Street lighting control management is something that we see being developed further in the coming years. The technology currently exists but is not being used.
- Autonomous vehicles are developing. SWSH Waterfront could be an area where this technology could work well.
- Bin sensors for publicly accessible bins would provide an instant notification that a litter bin is full. As the technology evolves the Parish could see this being rolled out. This could also be for domestic/commercial bins facilities.
- Committee see introduction of on street information screens becoming more popular replacing traditional way finder signs.
- As people become more reliant on digital technology it is important that the infrastructure is easy to adapt to keep up to date. Consider the impact of telecommunication masts on the proposed new buildings as there is likely to be demand from telecommunications companies to use the high buildings on the waterfront to place their masts.
- Committee recently expressed concerns with the proposals of raised tables at Havre des Pas as it was felt that these are very costly and with the correct legislation speeding issues can be addressed easily by introducing

speed cameras which will avoid the cost, noise inconvenience caused with speed humps and raised tables.

- Committee are clear that courtesy crossings are not acceptable on Parish by-Roads
- Committee expects the crossing to be at road levels (no raised tables/speed humps).
- There are issues with illegal parking on waiting lines and a lack of unloading bays
- The way to address illegal parking is enforcements and applying zero tolerance
- There needs to be clear understanding of the uses of the commercial units to ensure the correct facilities are being provided to services the commercial unit. i.e., Commercial premises that offer takeaway services will need to have sufficient provision for on street parking for deliveries/ collection and that sufficient unloading bays are provided which is essential to combat illegal parking.
- Placing obstructions along the edge of the footpath may eliminate some on street parking but it is questionable on the aesthetic impact on the streetscape and if it will be effective.
- The design team needs to make it more convenient for visitors to park in a car park than park on waiting lines. There needs to be easy access to car parking for visitors to the area otherwise we will continue to experience issues of illegal car parking.
- Providing incentives to entice motorists to park in the underground car parking should be looked at i.e., providing vouchers for special offers, reduced rates for parking or indeed free parking all of which should be considered to address the demand for parking.
- There may be an opportunity to consider creating “car free” times by closing off Rue de L'Etiau to vehicles during set times? Although access would still need to be provided for those with designated access to car parking.
- It is important that the materials selected for the roadway and footpaths are chosen so that they are easily available, preferably from local suppliers. Careful thought to ensure that the material selected will not become obsolete and will not result in huge issues for upkeep and maintenance for utility companies.
- There needs to be clear delineation between roadways and pavements and careful thought needs to take into consideration disabled especially those with visibility

## 4. Consultation

### 4.5 Community Feedback Summary

impairment therefore consultation with disability groups is vital, i.e., Eye-Can.

- The Roads Committee preferred material is using Jersey Granite (or equivalent) which is a hard-wearing material and can be changed relatively easily. Public roads should remain as tarmac as this is an easy material to repair and will not result in the need to close roads for long period of times when compared to undertaking repairs on paved areas.
- Public squares and precinct areas have a bit more flexibility in material choice, although the material chosen needs to be robust to take vehicle loading, stain resistance needs to be considered and be designed in a manner to reduce the need for maintenance. Committee recommends good quality granite or equivalent. The DT will need to appreciate the restriction and difficulties in obtaining some materials in Jersey.
- Thought needs to be given to ensure that material chosen will not result in requiring specialist contractors having to come over to undertake repair work, which will have a huge cost implication. The availability of the material chosen is a key factor to ensure that there is longevity in the colours surface finishes selected.
- Ownership of public realm areas and maintenance needs to be defined between JDC, Parish of St Helier and IHE.
- The DT needs to put in place in the Framework strategies to clean the façade of the building without the necessity for external equipment which must be operated from the roadway must be developed.
- The Parish is aware that the street lighting along La Rue de L'Étau was in poor order and following a study commissioned by the Parish, the report identified issues with lighting levels on La Rue de L'Étau. However, it is appreciated that the lighting columns are not Parish owned or administered as they are sited on SoJDC Land, but the report identified that these street lights should be replaced and possibly repositioned to ensure the correct spread of light is achieved.
- If car parking is being kept underground this will enable greenspace to be increased by removing at grade parking spaces.

#### JERSEY SPORT

- Jersey Sport needs to find locations for things like Squash and soft fall play. A large quantum of gym and studio space is also required and ideally needs one operator in a single location.
- Good quantum and varied types of sport and leisure shown within the SWSH Visioning Framework.
- A 25m outdoor pool is good. The number of lanes in pool facility could reduce once Jersey Sport complete a review of other assets.
- The indoor pool, training pool and kidzone all look promising with further dialogue required in the detailed design brief.
- Include beach volleyball and 3x3 Basketball within the park if possible
- ParkRun for adults and juniors good.
- Would like the theme of a skills garden included in the public realm physical - literacy has been the basis for the leisure and play design to insure varied activities are facilitated.

#### ART

- The waterfront designs should celebrate existing features (Elizabeth Castle) as well as existing events.
- Invite the creative industries to take part in developing the detailed designs
- The outline application should look for opportunities of intrigue and local quirkiness and ideas noted that could form future artist briefs.
- A cinema of some form must remain on the waterfront
- Food and art have cross pollination – opportunity for this in the potential events and ground floor programming on the waterfront.
- Build a sustainable arts ecosystem where organisations are able to plan long-term
- Develop an inclusive arts ecosystem, capable of reaching and inspiring everyone
- Establish a transformational arts ecosystem which is diverse, agile, innovative, driving the creative renewal of the Island.
- The SWSH Visioning framework should consider flexible gallery space – less traditional. Something that can cross pollinate with other events and sport.
- Any art and cultural ground floor use or public realm interventions need to be well funded including ongoing

operational costs

- Art and culture on the waterfront needs to be cognisant of other development projects and existing cultural infrastructure to ensure it is complementary and not compete.
- The SWSH Visioning framework should align with the draft Arts Strategy for Jersey 2022-27

#### JERSEY HERITAGE

- Jersey Heritage require a building that can include the following:
  - Information and Ticket office
  - Toilets
  - Gift shop / cafe
  - Office area for Elizabeth Castle staff
  - External waiting areas and shelter
  - Storage
- Space requirements for the ferry need to be allowed for of the slipway include and gangway from the promenade for embarking and disembarking
- The Ferry Kiosk must be located close to the sea wall with the promenade to the north of the building. This is to avoid pedestrian/cyclist clash with Elizabeth Castle visitors
- A turning area for the ferry boat must be located and the top new slipway and room on the beach
- Potential for parking at the top of the slipway for Elizabeth Castle maintenance/servicing would be good.
- The new slipway meets the requirements of Jersey Heritage
- Outdoor seating should be considered around the Ferry kiosk
- The landscape 'rooms' are welcomed. Consider sheltered spaces including appropriate planting and trees
- Currently sometimes fuel is stored within the German casemate. Fuel storage would need to be considered for the ferry with the casemate being restored.

#### BEACHABILITY

- Can you include Mobility parking on Victoria Avenue close to the beach and wheelchair access storage?
- If possible storage for one beach wheelchair and accessible changing facilities. Storage with a code and a pre booking system.

- Can the storage room be close to the slipway?
- Ensure that access to the beach can be provided via the new slipway similar to the existing use.

#### LE PETIT TRAIN & BIKE HIRE

- Can the development please ensure there is a path allowed for the Petit train during a phased construction?
- The Trains only stop between Liberation Square and St Aubin is on West Park. Can a stop be included within the new proposals?
- Requires a facility for bike storage

#### PARKS & GARDENS AND CLEANING SERVICES

- A great place to celebrate Jersey food. Jersey is an Island famous for food. How great would a Jersey Royal, oysters, wine festival be. Design team should consider flexible spaces for markets, events and performance.
- Provide new homes and routes for existing events such as Battle of the Flowers.
- An idea for the future detailed design might be to utilise the salvaged granite frontage from the old Newgate Prison. Demolished many years ago, but the granite elegant arches are in safe storage looking for a new home. These are superb pieces of the stonemason's art currently buried in a field to keep them safe.
- Planting typologies references for St Helier include Tresco Abbey, Mediterranean, Barcelona, Southern Italy type of climate and planting.
- Planting typologies - recommend front line defence trees to take the impact of the strong coastal winds then a second line of defence for trees, shrubs and perennials for slightly more sheltered spaces
- Avoid UK standard trees – these will get bleached or burnt on the Waterfront in St Helier. Look for local species that provide great wind shelter, provide seasonal variation and provide fruit for fauna.
- The proposal should have a gateway. Especially arriving into St Helier along Victoria Avenue. The new park could be that gateway marker.
- The proposals could look at the existing St Helier and waterfront which had undulating dunes. This might provide some narrative for the park.
- Do not plant Sedum Album on any roof tops



## 4. Consultation

### 4.6 Consultation Consultees

JDC and the design team would like to thank the following for giving their time in order to take an active role in the development of the SWSH Visioning framework:

- Local residents
- Members of the wider community and business owners
- States Members Committee
- Regeneration Steering Group Jersey
- States of Jersey Police
- Jersey Fire & Rescue
- Jersey Schools
- Local architects
- Jersey Disability Partnership
- Jersey Hospitality
- Jersey Heritage – Elizabeth Castle
- Visit Jersey
- ArtHouse Jersey
- Tom Fleming Consultancy – Jersey Art Strategy
- Jersey Arts Centre
- Fort Regent

Interest & Lobby Groups including:

- Environment group (Individuals who had shown interest in earlier online meetings were invited to two sessions)
- Save Our Shoreline
- Jersey Action Group
- BeachAbility
- Association of Jersey Architects (AJA)
- Earth Project Jersey
- Cycle jersey

Local residents groups and immediate businesses:

- Residents of Castle Quay
- Retail / Hospitality at Castle Quay & Waterfront
- Radisson Hotel
- Castle Quay and Millais House
- Ice Cream/Burger concession
- Le Petit Train
- La Frégate Café

- Elizabeth Castle Ticket Office and Ice Cream Shop
- Battle of Flowers
- Jersey Motoring Festival

Government subsidiary businesses:

- The Ports of Jersey
- Jersey Electricity Company
- Jersey Water
- JT Global
- Jersey Gas

Government of Jersey Departments:

- Infrastructure Housing and Environment (IHE)
- Planning and Policy
- Jersey Sport
- Heritage
- Parks & Gardens
- Transport
- Ecology

Design panel and advisors:

- Jersey Architecture Commission
- Design Council

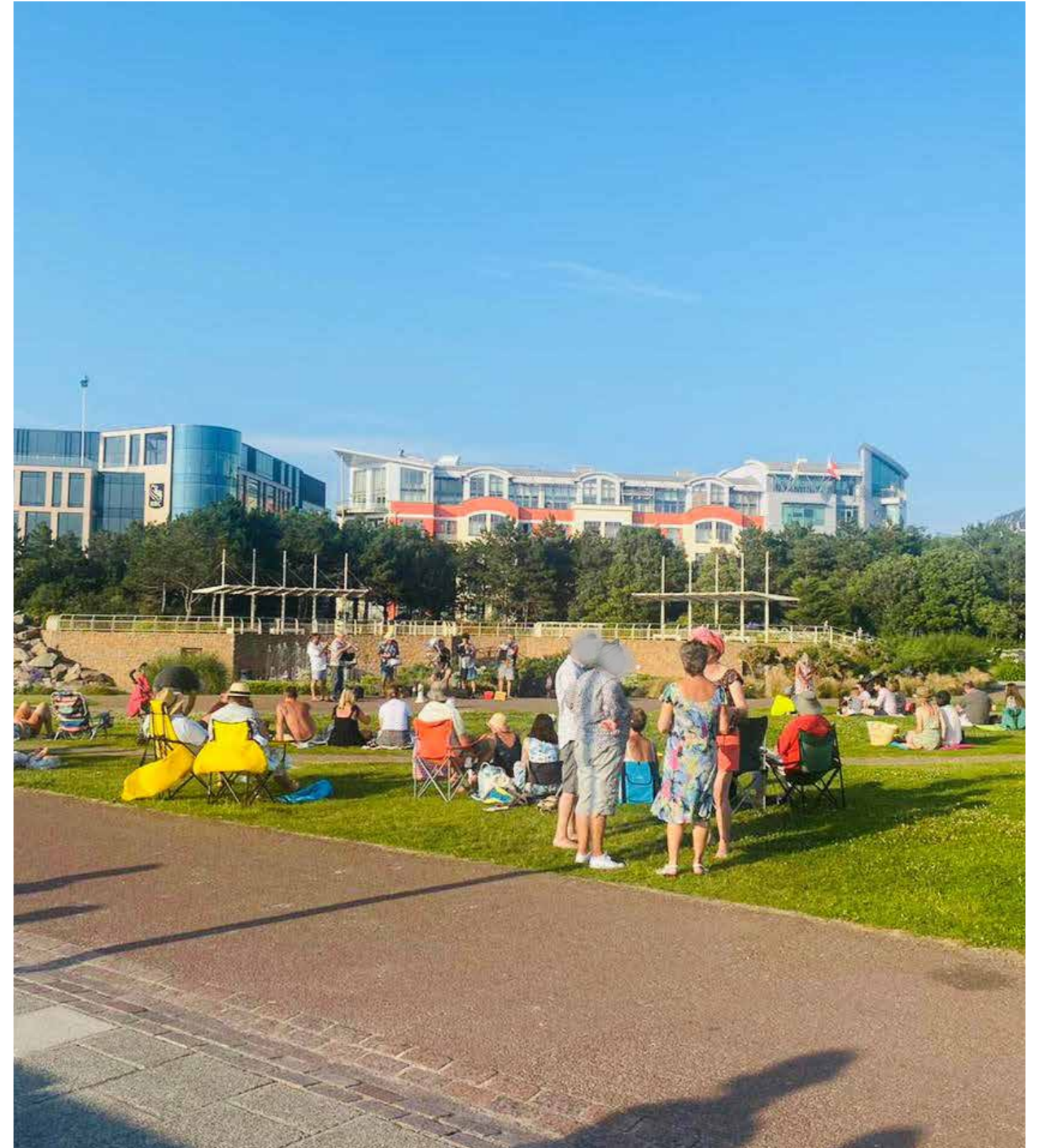


Figure 4.16 Stage 3 consultation outdoor event

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