



Appendix 8.4: Viewpoint Assessment

VIEWPOINT 01	VIEW FROM ELIZABETH CASTLE
Grid Reference:	Latitude: 49.178719 Longitude: -2.12352
Approximate. Elevation:	13.9m
General Direction of View:	NE
Approximate Distance to Gateway Tower:	1020m

View from the north-east turret of Elizabeth Castle, which is an iconic and historic structure and promoted visitor attraction. Receptors include people visiting the castle. The susceptibility of these receptors to changes in their view is **very high** as the castle is a popular visitor attraction and people's attention will be focused on appreciation of their surroundings.



© AVR LONDON 1.6 m above ground 14:04 20 October 2022



DESCRIPTION OF VISUAL BASELINE

This elevated and exposed location affords panoramic views across the sweeping arc of St Aubin's Bay towards the urban centre and waterfront of St Helier in the middle-distance. Waterfront developments including the Radisson Blu Hotel and buildings along the Rue de L'Etau are prominent in the centre of the image. The three buildings comprising the Horizon development are visible above and to the side of the existing waterfront buildings and are noticeably taller than the 6-storey Radisson Blu Hotel - obscuring views of the wooded skyline beyond.

In the middle-distance to the left of the view, People's Park and West Park visually separate the urban centre from the leafier more dispersed housing areas beyond. The rising well-wooded land which encloses and provides a backdrop to the built-up area is noticeable above and between the buildings to the centre and left of the view. The roof of the General Hospital and its associated chimney break this wooded skyline. To the right of the view, the middle-distance skyline comprises a mix of trees and woodland interspersed with housing, commercial and light industrial development. To the east, the white domed roof of Fort Regent Leisure Centre and walls of the Fort are prominent on the skyline as is La Collette Power Station and its associated chimney (out of view).

The value of the view is **high**. This is because of its location within the Protected Coastal Area, the historic status of Elizabeth Castle and its value as a visitor attraction rather than the intrinsic beauty of the view.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have distant views of construction activities associated the marine defence works, which are explained in Chapter 6: Development Programme, Demolition and Construction of the EIS Volume 1: Main Text. These include raising of the seawall by approximately 1.1m above the top of the existing stepped revetments, and construction of a new 1.1m high seawall and slipway along the coastline as far as the white Art Deco apartment building near People's Park. This will extend the coastline seaward up to 34.5m from the existing seawall to the outer wall of the slipway. Temporary sheet piles will be required a further 15m out into the intertidal zone behind which most of the construction activities and land reclamation will take place, followed by construction of the West Park Gateway. Construction of the marine defence works will be noticeable over the short to medium-term but will be seen against the backdrop of existing buildings which will lessen their prominence.

Construction activities associated with the Development in the waterfront area will be visible to the right of the view, but will be partially obscured by the intervening buildings including the Horizon development. As the construction progresses, the upper parts of the Development will emerge above the Radisson Blu Hotel as illustrated in AVR01 at Appendix 8.5, but will not obscure views of Fort Regent. Tall cranes will be prominent on the skyline but these are not an uncharacteristic feature in the view as there are permanent cranes associated with the harbourside.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 01	High	Very High	Large	Parish	Short to medium-term	Yes	Major	Adverse

Complete and Operational

The Development will be visible in middle-distance views. To the left of the view, the new slipway and 1.1m high sea wall which will be some 24m closer to the viewpoint, will be noticeable with the West Park Gateway and relocated La Frégate Café beyond. To the centre-right of the view, the tops of the new 6 and 8-storey buildings will be visible above the Radisson Blu Hotel where they will merge into the existing waterfront buildings, including the new 9 to 11-storey Horizon development. The new buildings will add to the amount and density of development present in the view but will not materially affect its composition or appreciation.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 01	High	Very High	Medium	Parish	Long-term	No	Moderate	Neutral

CUMULATIVE

When complete and operational, receptors in this location will potentially be able to see the South Hill Development to the east of Fort Regent Leisure Centre and Our Hospital at Overdale. Both these developments will be seen in the middle distance in the wider panoramic view. The hospital will be the most noticeable as it will be located on Westmount Hill above the town and will be seen on the skyline. Overall, the combined effect of these developments with the Development will give rise to a medium magnitude of visual change, which will increase the moderate (neutral) level of significance reported for the Development to moderate (adverse). This increase in the level of significance will derive mainly from the hospital development which will be a noticeable skyline feature on the wooded Westmount Hill whereas the Development will visually merge into the surrounding urban area.

VIEWPOINT 02	VIEW ACROSS LES JARDINS DE LA MER
Grid Reference:	Latitude: 49.18631 Longitude: -2.11603
Approximate. Elevation:	14.2m
General Direction of View:	SE
Approximate Distance to Gateway Tower:	190m

View from the Jardins de la Mer next to the promenade where it joins the Esplanade. This is within the red line application boundary for the Development.

Receptors include people using the seafront promenade, visiting La Frégate Café (to be relocated behind this viewpoint as part of the Development) and the children's playground. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

View from Jardins de la Mer looking across the children's playground, which is within the red line application boundary of the Development. To the north-east, the trees along the boundary of the Jardins, obscure views of La Route de la Libération and Esplanade buildings beyond. Beyond the playground to the east and south-east is the Waterfront Centre and the new waterfront buildings, including the 5 and 6-storey International Finance Centre (IFC) buildings fronting on to Trenton Square and the prominent Horizon development. The white domed roof of Fort Regent Leisure Centre is just discernible between the gap in the IFC 1 and IFC 5 rooflines.

The value of the view is **high** as despite being within the Protected Coastal Area, this is a busy scene with some detractors.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have foreground views of construction activities associated with the marine defence works and redevelopment of Le Jardins de la Mer, including dismantling of the La Frégate Café. Beyond the gardens, construction activities associated with KOS2 (for locations of the key opportunity sites (KOS) refer to Figure 1.3 in Chapter 1), will extend into the middle-distance where works associated with KOS1 and KOS3 will also be visible. Ground level activity including demolition of the Waterfront Centre, will be partially obscured by hoardings but the works will be increasingly noticeable as the buildings emerge from ground level and begin to obscure the IFC and Horizon development. Tall cranes will also be skyline features. Much of the view will be affected.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 02	High	High	Large	Local	Short to medium-term	Yes	Major	Adverse

Complete and Operational

The view from this location will be substantially altered. The Jardins de la Mer will become West Park Gateway, a new waterfront park which will extend out onto the area of reclaimed land behind the new seawall. In this location the park will include a large lawn, playground and 25m long lido with kiosk, cafe and toilet facilities. The removal of trees during construction will open up views towards the existing buildings fronting onto the east side of the Esplanade but new tree and shrub planting will create more attractive and focussed views. Much of the middle-distance view will be occupied by the Development in the waterfront area which will serve as a backdrop to the view. These buildings will be up to 8-storeys tall, which will be lower than the 9 to 11-storey Horizon development. The new buildings will not be uncharacteristic townscape features but will add to the amount and density of development present in the view and will also obscure the glimpsed views of Fort Regent Leisure Centre.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 02	High	High	Medium	Local	Long-term	No	Moderate	Neutral

CUMULATIVE

When complete and operational, Our Hospital will be an additional feature in the distance on the skyline at Westmount Hill as the viewer turns to face north (out of view). It will, however, be partially obscured by buildings along the Esplanade in the foreground and middle distance. There may also be glimpses of the 7-storey IFC 2 building between the Development. Overall, the combined effect of the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from moderate (neutral).

VIEWPOINT 03	VIEW FROM WESTMOUNT ROAD
Grid Reference:	Latitude: 49.187142 Longitude: -2.115885
Approximate Elevation:	36.3m
General Direction of View:	NE
Approximate Distance to Gateway Tower:	240m

View from Westmount Road next to People's Park. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This elevated viewpoint affords panoramic views out across the roofscape of St Helier with the sea beyond. In the near distance there are views of Victoria Park and the Grand Jersey Hotel on the Esplanade with the Promenade and curving arc of St Aubin's Bay opposite. Middle-distance views comprise the prominent Radisson Blu Hotel, new buildings along La Rue de L'etau and marina (out of view). The new Horizon development can be seen to the left and above the Radisson Blue Hotel and are noticeably taller than the surrounding buildings. The large car parks, which are within the red line boundary of the Site, are very visible in front of the Horizon development. Elizabeth Castle is an iconic landmark in the bay and at low tide appears to be an extension of the sea wall along the waterfront. The white domed roof of the Fort Regent Leisure Centre and walls of the Fort are prominent on the skyline as is the La Collette Power Station and its associated chimney.

The value of the panoramic view is **medium**, since it includes views of the sea and iconic features such as Elizabeth Castle, Victoria Park and Fort Regent, but also includes detracting features such as the chain mesh fence and roofs of buildings in the foreground, and busy roads in the middle-distance.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated the marine defence works, which are explained in Chapter 6: Development Programme, Demolition and Construction of the EIS Volume 1: Main Text. These include raising of the seawall by approximately 1.1m above the top of the existing stepped revetments, and construction of a new 1.1m high seawall and slipway along the coastline as far as the white Art Deco apartment building near People's Park. This will extend the coastline seaward up to 34.5m from the existing seawall to the outer wall of the slipway. Temporary sheet piles will be required a further 15m out into the intertidal zone behind which most of the construction activities and land reclamation will take place, followed by construction of the West Park Gateway. Construction of the marine defence works will be noticeable over the short to medium-term but will be seen against the backdrop of existing buildings which will lessen their prominence.

Receptors will also have middle-distance views of construction activities associated with the Development in the waterfront area. Most of the ground-level works will be obscured by the intervening buildings but as the construction progresses the upper parts of the buildings will emerge above the existing buildings but, as illustrated in AVR03 at Appendix 8.5, will not break the wooded skyline south of Fort Regent Leisure Centre. Tall cranes will be prominent on the skyline but these are not an uncharacteristic feature as there are permanent cranes associated with the harbourside.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 03	Medium	High	Medium	Parish	Short to medium-term	No	Moderate	Adverse

Complete and Operational

Receptors will have middle distance views of the West Park Gateway which will extend out onto the area of reclaimed land behind the new seawall and will include the relocated La Frégate Café. Beyond the park, the Development in the waterfront area will be seen in the middle-distance where the new buildings will replace the surface level car parks. The Development will merge into the existing waterfront development in the middle-distance and extend the prominent skyline formed by the Radisson Blu Hotel and the buildings along La Rue de L'Etou. At a maximum 8-storeys, it will be noticeably lower than the tallest 11-storey Horizon development. A more coherent and legible urban centre created, which at low tide will visually extend to Elizabeth Castle. The Development will not break the wooded skyline south of Fort Regent Leisure Centre although the lower wooded slopes around La Collette chimney and the sea view between the chimney and the Horizon development will be obscured, affecting a small part of the view.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse** due to the loss of some views to the wooded ridgeline south of Fort Regent Leisure Centre.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 03	Medium	High	Small	Parish	Long-term	No	Minor	Adverse

CUMULATIVE

When complete and operational, the upper storeys of Cyril Le Marquand House development (7-storey) will be visible in the middle-distance but the new building will visually merge into the backdrop of the surrounding urban area. There may also be glimpses of the South Hill development (7-8 storeys), between the Gateway Tower and La Collette Power Station. Overall, the combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (adverse).

VIEWPOINT 04	VIEW FROM PEOPLE'S PARK
Grid Reference:	Latitude: 49.189537 Longitude: -2.116067
Approximate Elevation:	23.2m
General Direction of View:	S
Approximate Distance to Gateway Tower:	480m

View from the upper path within People's Park. Receptors include people visiting the park for recreational purposes. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This slightly elevated location affords views across the sloping mown grass area towards the 4-5 storey commercial buildings, which front onto the busy Peirson Road and St Aubin's Road in the middle-distance. The roofs of these buildings merge into the middle-distance urban skyline, including the dark brick-built General Hospital building. The Radisson Blu Hotel can be seen to the right of the view. In the distance, the white domed roof of Fort Regent Leisure Centre and the top of chimney at La Collette Power Station add to the complexity of the skyline. The Horizon development is noticeable on the skyline and at 9 to 11-storeys is taller than the surrounding buildings. To the south, the sea can be distantly glimpsed through the park's boundary trees.

The value of the view is **medium** as although reasonably attractive, it is commonplace in this locality.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the Development. Most of the works will be obscured by the intervening buildings, including the General Hospital but as the construction progresses the upper parts of the buildings will emerge on parts of the skyline but are unlikely to obscure distant views of Fort Regent. Tall cranes will be noticeable above the intervening buildings but are not an uncharacteristic feature.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 04	Medium	High	Small	Parish	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development will be visible in middle-distance views, where the tops of the Development will merge into the existing roofscape and will not be very noticeable. Distant views of the white domed roof of Fort Regent Leisure Centre on the skyline will be retained as will the glimpsed views of the sea to the south.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 04	Medium	High	Small	Parish	Long-term	No	Minor	Neutral

CUMULATIVE

When complete and operational, the upper storeys of Cyril Le Marquand House (7-storeys) development will potentially be visible in the middle-distance but the new building will visually merge into the backdrop of the surrounding urban area. Overall, the combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (neutral).

VIEWPOINT 05	VIEW FROM ST AUBIN
Grid Reference:	Latitude: 49.188218 Longitude: -2.169221
Approximate Elevation:	5.2m
General Direction of View:	SE
Approximate Distance to Gateway Tower:	4050m

Slightly elevated view across Saint Aubin's Bay from the harbourside at St Aubin next to Fort View cafe. Receptors include people using the car park and visiting the beach and cafe. It also represents the view experienced by occupants of nearby residential properties. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

The town of St Helier and Elizabeth Castle are seen in the distance beyond the expanse of St Aubin's Bay. The hills which fringe the town create a low skyline of woodland interspersed with residential properties. People's Park and West Park clearly separate the more urban centre from the leafier more dispersed housing areas to the west. The few interruptions to the skyline include La Collette Power Station and its associated chimney. The Horizon development is visible behind and to the right of the Radisson Blu Hotel and obscures part of the wooded ridge line close to Fort Regent Leisure Centre.

The value of this scenic view is **high** as this is a popular visitor location and is within the Protected Coastal Area, close to the boundary of Jersey National Park.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have distant views of construction activities associated with the Development including the marine defence works and West Park Gateway but these will largely merge into the urban backdrop. Some of the works will interrupt the skyline and tall cranes will be visible on the skyline, but these will be less noticeable than La Collette Power Station and its associated chimney.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 05	High	High	Small	Regional	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development will be seen in the distance where it will merge into the urban backdrop as the proposed buildings will be of a similar size and height to the existing waterfront development and will be partially screened by the taller Horizon development. The new buildings will be noticeable to the left and above the Radisson Blu Hotel and will just be glimpsed to the right of the hotel, but as illustrated in AVR05 at Appendix 8.5, will not break the distant wooded skyline or detract from the overall quality and appreciation of the view. To the left of the waterfront area, the new seawall, slipway and West Park Gateway will be distantly visible along the coastline as far as People's Park. The associated tree planting will provide an attractive foreground to the buildings along Victoria Avenue and the Esplanade, whilst the relocated La Frégate Café will become a new landmark at the western end of the Development.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 05	High	High	Small	Regional	Long-term	No	Minor	Neutral

CUMULATIVE

When complete and operational, Our Hospital will be an additional feature in the distance on the skyline at Westmount Hill. It will, however, be partially obscured by the landform and woodland on the lower slopes of the hill. The South Hill development (7-8 storeys), will also be noticeable to the north of La Collette Power Station where it will obscure part of the wooded ridgeline south of the Fort Regent Leisure Centre. Overall, the combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (neutral).

VIEWPOINT 06	VIEW FROM NOIRMONT POINT
Grid Reference:	Latitude: 49.167375 Longitude: -2.168447
Approximate. Elevation:	55.7m
General Direction of View:	NE
Approximate Distance to Gateway Tower:	4470m

Elevated view from the WWII bunkers on the headland. Receptors include people visiting this historic site. The susceptibility of these receptors to changes in their view is **very high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

The town of St Helier and Elizabeth Castle are seen in the distance beyond the expanse of St Aubin's Bay. The hills which fringe the town create a low skyline of woodland interspersed with residential properties. People's Park and West Park clearly separate the more urban centre from the leafier more dispersed housing areas to the west. The few interruptions to the skyline are La Collette Power Station and its associated chimney.

The value of this scenic view is **very high** as this historic WWII site is a popular visitor location and is located within the Protected Coastal Area and Jersey National Park.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have distant views of construction activities associated with the Development including the marine defence works and West Park Gateway but these will largely merge into the urban backdrop, which will include the new Horizon development. Due to the elevation of this location, none of the works will break the skyline.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 06	Very High	Very High	Small	Regional	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development will be seen in the distance where it will merge into the urban backdrop as the proposed buildings will be of a similar size and height to the existing waterfront development and will be partially obscured by the taller Horizon development. The new buildings will be noticeable to the left and above the Radisson Blu Hotel and will just be glimpsed to the right of the hotel, but will not break the distant wooded skyline or detract from the overall quality and appreciation of the view.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 06	Very High	Very High	Small	Regional	Long-term	No	Minor	Neutral

CUMULATIVE

When complete and operational, Our Hospital will be an additional but distant feature on the skyline at Westmount Hill. It will, however, be partially obscured by the landform and woodland on the lower slopes of the hill. The South Hill development (7-8 storeys), will also be noticeable to the north of La Collette Power Station where it will obscure part of the wooded ridgeline south of the Fort Regent Leisure Centre. Overall, the combined effect of the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (neutral).

VIEWPOINT 07	VIEW FROM CORONATION PARK
Grid Reference:	Latitude: 49.197176 Longitude: -2.140387
Approximate. Elevation:	9.0m
General Direction of View:	SE
Approximate Distance to Gateway Tower:	2300m

View from within Coronation Park, also known as Millbrook Park. Receptors include visitors to this attraction and people accessing the children's play areas. The susceptibility of these receptors to changes in their view is high as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This location affords very filtered views towards St Helier and the port areas, however, when within the park the focus of views tends to be within the park area rather than beyond. In the middle-distance, parts of St Helier are glimpsed through the trees but most of the town is screened from view.

Future baseline - there is no anticipated change to the existing view as a result of new development.

The value of views from within the park are **high**. This is because of the recreational value of its location and its value as a place where people come to experience green space.

DESCRIPTION OF EFFECTS

Demolition and Construction

Due to the vegetation cover within Coronation Park there will be no views of the Development and therefore no effect.

	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 07	High	High	n/a	n/a	n/a	n/a	No change	n/a

Complete and Operational

Due to the vegetation cover within Coronation Park there will be no views of the Development and therefore no effect.

	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 07	High	High	n/a	n/a	n/a	n/a	No change	n/a

CUMULATIVE

There will be no developments in the view to generate cumulative effects.

VIEWPOINT 08	VIEW FROM FORT REGENT
Grid Reference:	Latitude: 49.181114 Longitude: -2.107037
Approximate Elevation:	48.9M
General Direction of View:	NW
Approximate Distance to Gateway Tower:	680m

Elevated view from the higher part of Fort Regent, which is a promoted visitor attraction. Receptors include visitors to this historic vantage point and people accessing the Fort Regent Leisure Centre. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



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1.6 m above ground

12:36 20 October 2022



DESCRIPTION OF VISUAL BASELINE

This elevated location affords clear panoramic views out across St Helier and Saint Aubin's Bay. Near-distance views focus on the busy La Rue de la Libération and the commercial and light industrial buildings around the Old Harbour, including the historic Maritime Museum. Beyond these, in the middle-distance is the eclectic roofscape of the waterfront buildings and the commercial area of St Helier. The new Horizon development interrupts the continuous view of the intertidal area and impinges on views of Beaumont but does not break the skyline. Elizabeth Castle is an iconic landmark in the bay and at low tide appears to be an extension of the buildings around the port. Long-distance views are formed by the rising landform around St Aubin's Bay. Woodland in Peoples' Park and Westmount Park separates the urban centre from the leafier more dispersed housing areas to the west.

The value of this panoramic view is **high**. This is because of the historic value of its location and its value as a place where people come to experience the view, rather because of its beauty or inherent quality, which is reduced due to proximity to a busy road and the prominence of the commercial zone with its large buildings and harbour side cranes.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the taller parts of the Development. Except for the view along La Rue de la Libération, most of the lower level construction activities will be obscured by the existing buildings or seen against the backdrop of the Horizon development which will lessen their effect on the view. As construction progresses, the emerging buildings at the end of La Rue de la Libération will progressively obscure views of the sea and lower parts of the coastline. Tall cranes will be a noticeable skyline feature but these are not uncharacteristic of this locality as there are permanent cranes associated with the harbourside.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 08	High	High	Medium	Parish	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will be visible in the middle-distance where it will be of a similar height to the buildings currently visible around the waterfront as illustrated in AVR08 at Appendix 8.5. The sea and lower parts of the coastline will be obscured as the Development will close the gap in the urban fabric created by the La Rue de la Libération. The new buildings will not be uncharacteristic townscape features and, by adding to the amount and density of development present, they will create a more legible urban centre. This will add to the effects of the Horizon development.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse** due to the loss of views of the sea and lower parts of the coastline.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 08	High	High	Medium	Parish	Long-term	No	Moderate	Adverse

CUMULATIVE

When complete and operational, the most noticeable additional development in the view will be Our Hospital on top of Westmount Hill in the middle distance to the north-west. There will also be glimpses of the upper storey of the IFC 2 (7-storey) building above the IFC 1 building which can be seen to the right of the view, and the Cyril Le Marquand House (7-storey) development in the middle-distance to the north. The higher parts of the South Hill development (7-8 storeys), will also be noticeable as the viewer turns to face south. Overall, the combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from moderate (adverse). This slight increase in the magnitude will derive primarily from the combination of the Development and Our Hospital rather than from the other developments which are considered as part of the cumulative assessment.

VIEWPOINT 09	VIEW FROM ST HELIER MARINA
Grid Reference:	Latitude: 49.182575 Longitude: -2.110003
Approximate. Elevation:	7.2M
General Direction of View:	W
Approximate Distance to Gateway Tower:	400m

View looking across La Rue de la Libération from the footpath close to the entrance to Liberty Wharf shopping centre. Receptors include road users, office workers and people visiting the shopping centre. The susceptibility of these receptors to changes in their view is **low** as their attention is unlikely to be focussed on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Near distance views are dominated by six lanes of traffic as La Route de la Libération approaches the underpass close to St Helier marina. On the opposite side of the road are the harbour and the new 5-storey apartment blocks at Victoria Place. In the middle-distance beyond the underpass, the white façade of the Waterfront Centre is noticeable in front of the new Horizon development on the skyline. The view is urban in character and dominated by the road, but the presence of the marina creates a strong sense of proximity to the sea.

The value of this view is **medium** as although it includes views of the marina, the busy road is a substantial detractor.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have views of the construction activities associated with KOS3 in the middle-distance. The Waterfront Centre will be demolished and be replaced by construction activities, plant and materials, which will increasingly be seen on the skyline at a height similar to the Victoria Place apartment blocks as illustrated in AVR09 at Appendix 8.5. Tall cranes will be visible on the skyline but these are not an uncharacteristic feature in this location. Overall the works will not be particularly out of place in the busy street scene.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 09	Medium	Low	Medium	Local	Short to medium-term	No	Minor	Adverse

Complete and Operational

The Development will be visible in the middle-distance, where it will alter the composition and appreciation of the existing view. The Waterfront Centre will be replaced by new buildings within KOS3 and KOS 2 which will be set back slightly from the road to allow for new landscaping. The new buildings will build on the existing Horizon development and create a taller and more urban skyline with development extending across the view at approximately the same height as the Victoria Place apartment blocks. Although the view will be different and will reduce the sense of proximity to the sea, the Development will be in keeping with the scale and character of this location and will provide a more coherent architectural form as well as being to a consistently high standard of design in accordance with the Design Code. New tree and shrub planting along the road corridor and around the roundabout will visually extend the planting around the Victoria Place apartments and soften the appearance of the busy road corridor.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 09	Medium	Low	Medium	Local	Long-term	No	Minor	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as minor (beneficial).

VIEWPOINT 10	VIEW FROM MARINA GARDENS
Grid Reference:	Latitude: 49.182222 Longitude: -2.113897
Approximate Elevation:	10.9M
General Direction of View:	N
Approximate Distance to Gateway Tower:	350m

View from Marina Gardens to the west of the Waterfront Centre. Receptors include people visiting the park for recreation and nearby residents, including occupants of the apartment buildings at Victoria Place. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Foreground views comprise the grassed area of Marina Gardens beyond which are the new commercial buildings along Rue de Letau to the west and the water-slide and Waterfront Centre to the north. These and the new Horizon development enclose the view leaving only glimpses of the distant skyline created by the buildings and woodland around Westmount Road. The top of the General Hospital chimney is also just visible,.

The value of the view is **medium** as this is a reasonably attractive view across an urban park, although there are some detracting features such as the water-slide. Also, despite proximity to Elizabeth Marina, it does not afford sea views.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near and middle-distance views of construction activities associated with the KOS3 of the Development. The Waterfront Centre will be demolished and replaced by construction activity, plant and materials, which will increasingly appear on the skyline as the buildings emerge from ground level as illustrated in AVR10 at Appendix 8.5. Tall cranes will also be skyline features.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 10	Medium	High	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will be visible in the near-distance and middle-distance where it will alter the composition and appreciation of the existing view. The Waterfront Centre will be replaced by new KOS 3 buildings up to 8-storeys tall. This will create a higher and more urban skyline and introduce a new focal point into views out from the Gardens, although distant views of People's Park and West Park will be obscured.

Although the Development will change the composition and appreciation of the view, the new buildings will be in keeping with the scale and character of this location and will replace the dated buildings of the Waterfront Centre.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 10	Medium	High	Medium	Local	Long-term	No	Moderate	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as moderate (beneficial).

VIEWPOINT 11	VIEW FROM ELIZABETH MARINA
Grid Reference:	Latitude: 49.184005 Longitude: -2.117517
Approximate Elevation:	10.8M
General Direction of View:	NE
Approximate Distance to Gateway Tower:	315m

View from a raised deck on the promenade in front of the Radisson Blu Hotel and close to Elizabeth Marina. Receptors include people using the seafront promenade and visitors to the hotel. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

The attractive and well-used waterfront promenade separates the sea wall from the landscaped area in front of the Radisson Blu Hotel and affords panoramic views out across the sweeping arc of St Aubin's Bay. Beyond the end of the hotel, there is a construction site cabin and large area of surface level parking, but the eye tends to be drawn beyond these, to the mix of residential and commercial buildings, which front onto the Esplanade and are seen alongside trees within Le Jardins de la Mer. Although a maximum 7-storeys in height, the roofs of these buildings create a relatively low and level skyline, punctuated by the General Hospital chimney. The upturned boat design of La Frégate Café is a landmark structure on the promenade where it curves round to join the Esplanade. In the middle-distance, a white Art Deco apartment building contrasts strongly with the dark wooded backdrop of People's Park and West Park.

The value of the view is **high** as it is within the Protected Coastal Area, and is very scenic. Visitors come to this location to experience the waterfront location.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the KOS2 phase of the Development beyond the Radisson Blu Hotel. Site hoardings will screen ground level activities but the works will be increasingly noticeable as the 6 and 8-storey buildings emerge above the hoardings. Tall cranes will also be skyline features but are not uncharacteristic of this location.

To the left of the hospital chimney, receptors will have views of construction activities associated with the marine defence works, which are explained in Chapter 6: Development Programme, Demolition and Construction of the EIS Volume 1: Main Text. These include raising of the seawall by approximately 1.1m above the top of the existing stepped revetments, and construction of a new seawall and slipway along the coastline as far as the white Art Deco apartment building near People's Park. This will extend the coastline seaward up to 34.5m from the existing seawall to the outer wall of the slipway. Temporary sheet piles will be required a further 15m out into the intertidal zone behind which most of the construction activities and land reclamation will take place, followed by construction of the West Park Gateway. Construction of the marine defence works will substantially change the character and quality of the view in the short to medium-term.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 11	High	High	Large	Local	Short to medium-term	Yes	Major	Adverse

Complete and Operational

The Development will be visible in the middle-distance, where it will alter the composition and appreciation of the existing view as a new built frontage up to 8-storeys tall will be created along the back of the promenade with a new park beyond. The built skyline will become higher and more urban in appearance and the Development will visually extend the roof line of the Radisson Blu Hotel as far as the hospital chimney. The composition and appreciation of the view will change but the Development will replace the unsightly car parks and construction compound to the north of the Radisson Blu Hotel and create a new attractive waterside frontage.

To the left of the hospital chimney, the new seawall, slipway and West Park Gateway will extend along the coastline as far as People's Park. The new seawall will be approximately 1.1m higher than the existing and at its closest will be some 24m nearer to the viewpoint. The increased height of the seawall and new tree and shrub planting within West Park Gateway will screen traffic on Victoria Avenue and the Esplanade, whilst the relocated La Frégate Café will become a new landmark at the western end of the Development.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 11	High	High	Medium	Local	Long-term	No	Moderate	Beneficial

CUMULATIVE

When complete and operational, Our Hospital will be partially visible on top of Westmount Hill in the middle distance to the north-west where it will add to the amount of built development in the view. Overall, the combined effect of Our Hospital with the Development will slightly increase the magnitude of change reported for the Development and slightly reduce the beneficial effect, but will not change the level of significance of effect from moderate (beneficial).

VIEWPOINT 12	VIEW FROM BEAUMONT
Grid Reference:	Latitude: 49.196321 Longitude: -2.155334
Approximate Elevation:	6.7M
General Direction of View:	SE
Approximate Distance to Gateway Tower:	3250m

View from the car park on the seafront near the Gunsite Cafe. Receptors include people using the car park and visiting the beach and cafe. It also represents the view experienced by occupants of nearby residential properties. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This location affords panoramic views out across St Aubin's with St Helier and Elizabeth Castle visible in the distance. The hills which fringe the town create a low skyline of woodland interspersed with residential properties, with Fort Regent Leisure Centre and the walls of the Fort visible above the commercial centre and the new Horizon development. People's Park and West Park clearly separate the more urban centre from the leafier more dispersed housing areas to the west. La Collette Power Station and its associated chimney is the most prominent built feature on the horizon. Tall cranes associated with the port punctuate the skyline.

The value of this view is **high** as it is in the Protected Coastal Area and is a location where people come to appreciate their surroundings and enjoy the scenic views out across St Aubin's Bay.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have distant views of construction activities associated with the Development including the marine defence works and West Park Gateway but these will largely merge into the urban backdrop. Tall cranes will be visible on the skyline, but these will be less noticeable than La Collette Power Station and its associated chimney.

Along the sea front, construction activities associated with the marine defence works, which are explained in Chapter 6: Development Programme, Demolition and Construction of the EIS Volume 1: Main Text will be distantly visible but due to the intervening distance will not substantially alter the wider outlook.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 12	High	High	Small	Regional	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development in the waterfront area will be seen in the distance where it will merge into the urban backdrop as the proposed buildings will be of a similar size and height to the existing waterfront development and will be partially screened by the taller Horizon development. The new slipway and sea wall will similarly merge into the urban backdrop although the absence of parked vehicles and increase in the tree cover will be noticeable along the promenade and the relocated La Frégate Café will become a new landmark at the western end of the Development.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

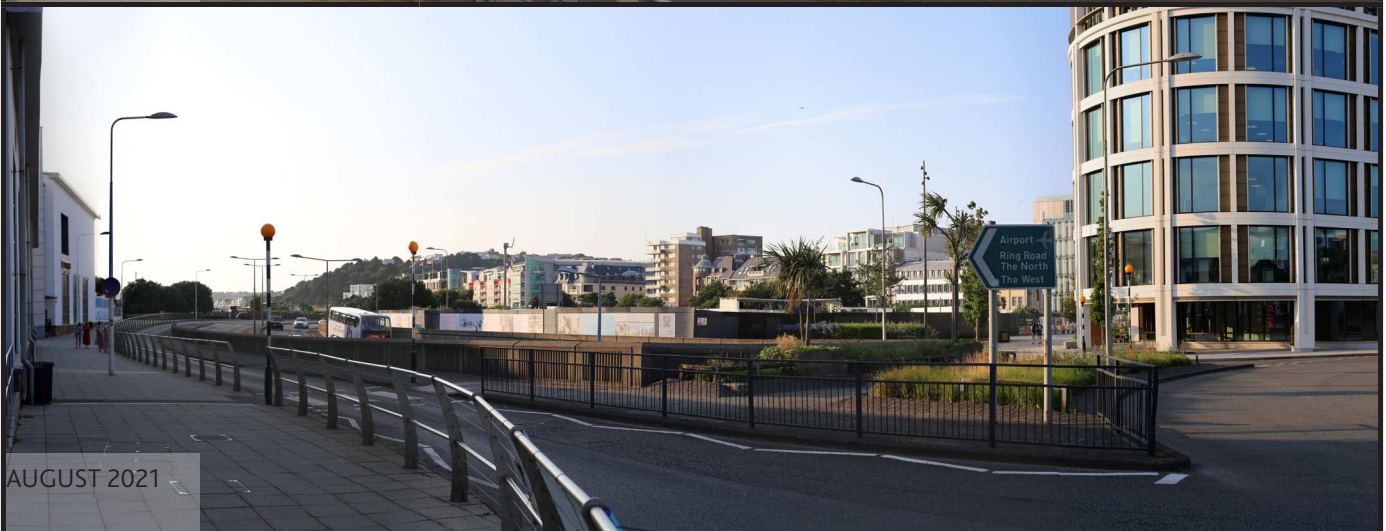
	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 12	High	High	Small	Regional	Long-term	No	Minor	Neutral

CUMULATIVE

When complete and operational, Our Hospital will be an additional feature in the distance on the skyline at Westmount Hill. It will, however, be partially obscured by the landform and woodland on the lower slopes of the hill. The South Hill development (7-storey), will also be noticeable to the north of La Collette Power Station where it will obscure part of the wooded ridgeline south of Fort Regent Leisure Centre. Overall, the combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (neutral).

VIEWPOINT 13	VIEW FROM VICTORIA PLACE
Grid Reference:	Latitude: 49.183329 Longitude: -2.112736
Approximate Elevation:	13.9m
General Direction of View:	NW
Approximate Distance to Gateway Tower:	250m

This viewpoint is located next to the busy roundabout junction of the La Route de la Libération, La Route du Port Elizabeth and Castle Street close to the eastern end of the underpass. It is located alongside the red line application boundary and also represents the view experienced by residents in the new apartment buildings around Victoria Place. Receptors include users of La Route de la Libération and office workers. The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be partially focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Near distance views are dominated by the busy road as traffic enters the underpass below the roundabout. On the opposite side of the road the emerging 5-storey IFC 6 building and 6-storey IFC 5 building enclose much of the view. To the left of the underpass is the white facade of the Waterfront Centre. In the distance, the wooded slopes of People's Park and West Park are noticeable with the buildings along Victoria Avenue beyond.

The value of the view is **low** because it is dominated by traffic, the concrete walls of the underpass and unsightly street furniture.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have views of the construction activities associated with KOS3 in the near distance and KOS2 in the middle-distance to the left of the IFC 6 building. The Waterfront Centre will be demolished and be replaced by construction activity, plant and materials, which will increasingly appear on the skyline as the buildings emerge from ground level. Tall cranes will also be skyline features.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 13	Low	Medium	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will be visible in the near distance where the Waterfront Centre will be replaced by new buildings up to 8-storey tall, which will enclose the view and obscure the distant views of People's Park and West Park. The buildings will be in keeping with the scale and character of this location and will provide a more coherent townscape as well as being to a consistently high standard of design in accordance with the Design Code.

There will be new tree and shrub planting along either side of the road corridor, but the busy underpass and roundabout will continue to detract from the overall quality of the view in this location.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 13	Low	Medium	Medium	Local	Long-term	No	Minor	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as minor (beneficial).

VIEWPOINT 14	VIEW FROM THE JUNCTION OF THE ESPLANADE WITH PAYN STREET
Grid Reference:	Latitude: 49.184877 Longitude: -2.112024
Approximate Elevation:	5.0m
General Direction of View:	W
Approximate Distance to Gateway Tower:	135m

View from the frontage of the Grand Hotel on the Esplanade. Receptors include road users, people working in the nearby offices, and visitors to the hotel. The susceptibility of these receptors to changes in their view is therefore **medium** as their attention is likely to be partially focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Receptors have views across the Esplanade towards a wide grassed verge and the construction hoarding around the site of the emerging IFC 6 building and proposed IFC 2 development. The latter will form part of the cumulative effects assessment. The new Horizon development is visible in the centre of the view where it appears noticeably taller than the adjacent Radisson Blu Hotel to the right. The Esplanade in this location is bordered by a dressed stone wall and belt of trees and shrubs. Looking in a more north-westerly direction along the Esplanade (out of view), there are distant views of the leafier more dispersed housing areas west of People's Park and West Park. This forms a low lying and well-treed skyline.

The value of the view is at the lower end of **medium** as it is a typical urban street scene with attractive qualities including the stone wall and belt of trees, but also has detractors such as the construction site and motorcycle park.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near distance views of the construction works on the opposite side of the Esplanade. Ground level activity will be partially obscured by hoardings but the tree felling will open up views and the emerging buildings and tall cranes will be seen on the skyline. Much of the view will be affected but it will be in the urban context which will have a moderating effect.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 14	Medium	Medium	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will be visible in the near distance, where it will substantially alter the composition and appreciation of the existing view as illustrated in AVR14 at Appendix 8.5. Two new buildings including the 8-storey Gateway building will contain views to the south of the Esplanade but will be of a high quality appearance in accordance with the Design Code and will include an attractive landscaped frontage. Views along the Esplanade towards the more residential parts of the town will be retained. The motorcycle park will be removed but the construction site for the IFC 2 development and busy road corridor will remain a detractor.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **neutral**.

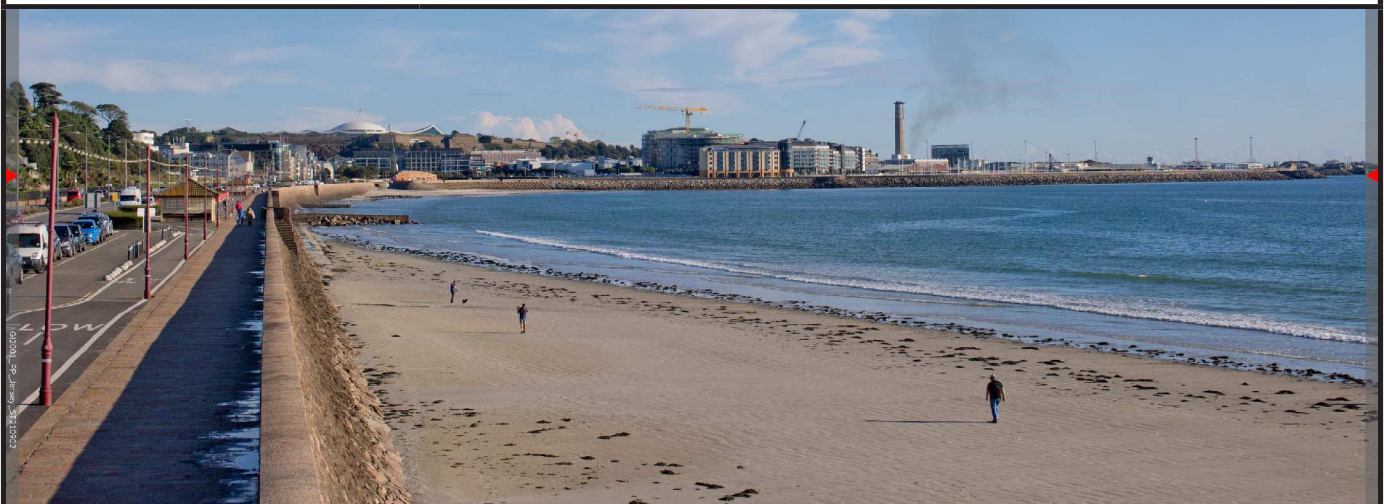
Viewpoint	Sensitivity of Receptors		Magnitude of likely change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 14	Medium	Medium	Large	Local	Long-term	No	Moderate	Neutral

CUMULATIVE

When complete and operational, the 7-storey IFC 2 building will further enclose the view and together with the Development will substantially alter the view along this section of the Esplanade. Overall, the combined effect of all the developments will increase the magnitude of change reported for the Development, and this will increase the level of significance of effect to moderate (beneficial).

VIEWPOINT 15	VIEW FROM ST AUBIN'S BAY PROMENADE
Grid Reference:	Latitude: 49.190468 Longitude: -2.122164
Approximate Elevation:	8.8M
General Direction of View:	SE
Approximate Distance to Gateway Tower:	830m

View from the promenade on the opposite side of Victoria Road to Lower Park. Receptors include people using the seafront promenade. It also represents the oblique views experienced by occupants of residential properties fronting onto Victoria Avenue close to Lower Park. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



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1.6 m above ground

15:53 20 October 2022



AUGUST 2021

DESCRIPTION OF VISUAL BASELINE

The attractive and well-used waterfront promenade separates the sea wall from the busy road and affords panoramic views out across St Aubin's Bay towards the commercial centre of the town and the port area. Near-distance views are contained by the sloping woodland within Westmount Park and focus on the road with its parking areas and promenade. Across the bay in the middle-distance, the new development along the waterfront including the Radisson Blu Hotel and taller Horizon development creates a strong urban skyline. Elizabeth Castle is an important focal point particularly at high tide when it becomes more prominent. At low tide the rock outcrop the Castle occupies appears to merge into the sea walls around the marina. The distant horizon is formed by the white domed roof of Fort Regent Leisure Centre and walls of the Fort. La Collette Power Station and its associated chimney can be seen in the distance above the 5 and 6-storey IFC buildings.

The value of this scenic view is **high** as it is in the Protected Coastal Area where people come to appreciate their surroundings and enjoy the attractive views out across St Aubin's Bay.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the marine defence works, which are explained in Chapter 6: Development Programme, Demolition and Construction of the EIS Volume 1: Main Text. These include raising of the seawall by approximately 1.1m above the top of the existing stepped revetments, and construction of a new seawall and slipway along the coastline as far as the white Art Deco apartment building which is just visible to the far left of the view. This will extend the coastline seaward up to 34.5m from the existing seawall to the outer wall of the slipway. Temporary sheet piles will be required a further 15m out into the intertidal zone behind which most of the construction activities and land reclamation will take place, followed by construction of the West Park Gateway.

In the centre of the view the works to construct the Development in the waterfront area will be visible in the middle distance. Construction activity will be increasingly noticeable as the buildings emerge from ground level and will increasingly obscure the lower parts of the Fort Regent Walls and wooded ridgeline to the south. Tall cranes will also be a very noticeable skyline feature.

Although temporary and short to medium-term, the extent of the marine defence works in particular will result in a noticeable change to the central part of the view.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 15	High	High	Medium	Parish	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The current view along the promenade will be noticeably altered. The new seawall will be approximately 1.1m higher than the existing and will be located up to 24m seaward before tying into the existing seawall opposite the white Art Deco apartment building. The land behind will be reclaimed and raised to accommodate the new West Park Gateway, the most prominent aspect of which will be the relocated La Frégate Café housing the ferry ticket kiosk and cafe. La Frégate Café and the new tree and shrub planting within West Park Gateway will screen and filter middle-distance views of the Development in the waterfront area.

The Development in the waterfront area will extend the urban skyline to the left of the Radisson Blu Hotel and Horizon development. Although at a maximum 8-storeys it will be lower than the 9 to 11-storey Horizon development, it will obscure much of the Fort Regent Walls and the wooded ridgeline to the south. The roof of the Fort Regent Leisure Centre should however remain visible. The visual contrast between the historic Castle and the contemporary buildings in the waterfront area will be strengthened, particularly at high tide.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse** due to the obscuring of the walls of the Fort.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 15	High	High	Medium	Parish	Long-term	No	Moderate	Adverse

CUMULATIVE

When complete and operational, the 7-storey IFC 2 building is likely to be screened by the Development. There will therefore be no developments in the view to generate cumulative effects and the level of significance of effect will remain as moderate (adverse).

VIEWPOINT 16	VIEW FROM VICTORIA PARK
Grid Reference:	Latitude: 49.188269 Longitude: -2.116852
Approximate Elevation:	17.1M
General Direction of View:	S
Approximate Distance to Gateway Tower:	380m

View from Victoria Park near the junction of St Aubin's Road with the Esplanade. Receptors include road users and people using the park. The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be partially focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

View from Victoria Park looking across the busy Esplanade towards St Aubin's Bay and the waterfront development in the middle-distance. The white façade of the Waterfront Centre can be seen below the distant chimney at La Collette Power Station in the commercial area near Victoria Pier. The skyline is formed by the new Waterfront buildings, which include the Radisson Blu Hotel and taller Horizon development to the left of the hotel. The park is surrounded by roads. Elizabeth Castle is an iconic landmark in the bay and at low tide appears to be an extension of the sea wall along the waterfront. The upturned boat structure of La Frégate Café is also noticeable on the seafront and marks the location of Le Jardins de la Mer. Just out of view is the distinctive skyline formed by the white domed of Fort Regent Leisure Centre and the walls of the Fort.

The value of the view is **medium** as the busy road and construction activity around the waterfront area reduce the scenic quality.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near distance views of the works to redevelop Le Jardins de la Mer with the marine defence works, including the land reclamation and raising of the seawall beyond. The construction activities will be visible on the far side of Victoria Avenue and the Esplanade and will be an additional detractor in views of Elizabeth Castle adding to the effects of passing traffic and the clutter of traffic lights and signage.

To the left side of the view in the middle-distance there will be views of construction activities mainly associated with the KOS2 phase of the Development in the waterfront area, but with elements of KOS1 and KOS2 appearing on the skyline behind. The works will be increasingly noticeable as the buildings emerge from ground level. A small part of the central view will be affected and woodland along the ridgeline south of Fort Regent Leisure Centre will be partially obscured. Tall cranes will also be skyline features. The view across St Aubin's Bay to Elizabeth Castle will be unaffected.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 16	Medium	Medium	Medium	Local	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

To the right of the view the view across Victoria Avenue and the Esplanade will be noticeably altered. The kiosk which is visible to the right of the view will be removed and the existing promenade will become part of the new West Park Gateway which will extend some 24m seaward of the existing seawall. The reclaimed land between the existing and new seawall will be raised to a maximum of 1.1m above the current level. A series of garden rooms and new tree and shrub planting within the West Park Gateway will frame views out across St Aubin's Bay towards Elizabeth Castle. The relocated La Frégate Café will be visible to the right of the view.

Across the left side of the view, the Development in the waterfront area will extend the urban skyline to the left of the Radisson Blu Hotel and Horizon development. Although at a maximum 8-storeys it will be lower than the Horizon development (9, 10 and 11 storeys), it will obscure the wooded ridgeline to the south of Fort Regent Leisure Centre and part of LA Collette chimney. The visual contrast between the historic Castle and the contemporary buildings in the waterfront area will be strengthened, particularly at high tide. Views of the woodland along the ridgeline south of Fort Regent Leisure Centre will be obscured and the loss of La Frégate Café and trees in Le Jardins de la Mer following their removal during construction will be noticeable.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral** as the beneficial effects of the Development on the view will outweigh the loss of views of the wooded ridgeline south of Fort Regent.

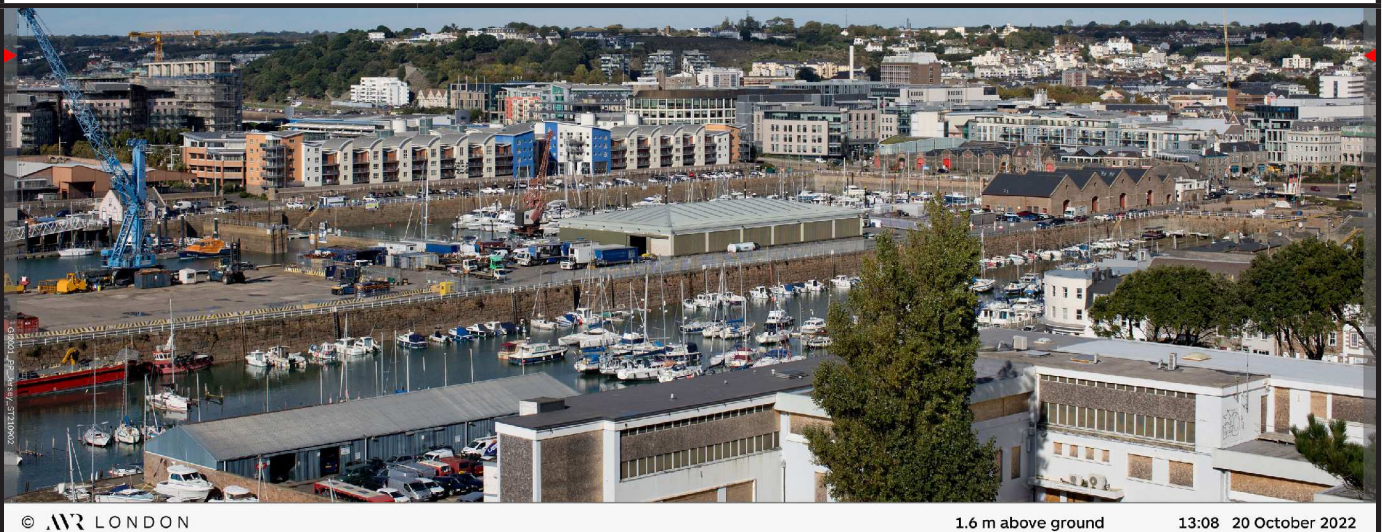
	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 16	Medium	Medium	Small	Local	Long-term	No	Minor	Neutral

CUMULATIVE

When complete and operational, the 7-storey IFC 2 building is likely to be screened by the Development. There will therefore be no developments in the view to generate cumulative effects and the level of significance of effect will remain as minor (neutral).

VIEWPOINT 17	MOUNT BINGHAM
Grid Reference:	Latitude: 49.176581 Longitude: -2.109265
Approximate Elevation:	46.6M
General Direction of View:	NE
Approximate Distance to Gateway Tower:	1030m

View from Mount Bingham on South Hill above the French Harbour. Receptors include people visiting Mount Bingham for recreation and to experience the view. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This elevated viewpoint affords expansive panoramic views out across the town and sweeping arc of Saint Aubin's Bay beyond the commercial zone in the near distance. The Horizon development can be seen in the middle-distance in front of the new development along La Rue de L'etau. It obscures some of the distant hillside but does not break the skyline. The top of La Frégate Café is just discernible in front of the white Art Deco apartment building at the base of the wooded hillside in People's Park and West Park. Beyond the town the surrounding higher ground forms a low wooded horizon above the rooftops and the bay.

The value of the view is **high**. This is because of the historic value of its location and its value as a place where people come to experience the view, rather than because of its beauty or inherent quality, which is reduced due to the prominence of the commercial zone with its large buildings and harbour side cranes.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the Development. The works will be increasingly noticeable as the buildings emerge from ground level but will be seen in the context of the commercial buildings and harbour front activity in the near-distance, which will lessen the size/ scale of effect. Tall cranes will be seen on the skyline, but these are not an uncharacteristic element in the view as there are permanent cranes associated with the harbourside. Depending on the phasing of the construction, the works associated with the marine defence and West Park Gateway will just be discernible to the centre-right of the view, as illustrated in AVR17 at Appendix 8.5, but will not be prominent and will merge into the surrounding urban area.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 17	High	High	Small	Parish	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development will be visible in middle-distance views, where the upper parts of the buildings within KOS1, KOS2 and KOS3, will create a taller and more urban skyline with development extending closing the gap between the taller buildings in the centre-right of the view and obscuring the lower parts of the white Art Deco apartment building. Due to the distance only a small part of the wider panoramic view across St Aubin's Bay and St Helier will be affected.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 17	High	High	Small	Parish	Long-term	No	Minor	Neutral

CUMULATIVE

When complete and operational, the most noticeable additional development in the view will be the South Hill development (7–8 storeys) in the foreground on the site of the existing car park and footprint of vacant offices. Our Hospital will be a noticeable skyline feature in the distance where it will be visible on the skyline above the Development as the viewer turns to face north. There will also be glimpses of the upper storeys of the 7-storey IFC 2 development and the 7-storey Cyril Le Marquand House development in the middle-distance to the north. The combined effect of all the developments will give rise to a medium magnitude of visual change and increase the minor level of significance reported for the Development to moderate (neutral). This increase in the level of significance will derive mainly from the South Hill development in the foreground.

VIEWPOINT 18	ESPLANADE
Grid Reference:	Latitude: 49.18622 Longitude: -2.114339
Approximate Elevation:	8.7m
General Direction of View:	S
Approximate Distance to Gateway Tower:	95m

View from the front of a commercial building close to the junction of Gloucester Street and the Esplanade. This is on the edge of the red line application boundary for the Development. Receptors include road users and office workers. The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be partially focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This is an open view across a busy road junction, which is dominated by road traffic. On the opposite side of the road a group of trees obscure views of Le Jardins de la Mer beyond. There are no sea views from this location. Surface level car parks with the Waterfront Centre and the new waterfront buildings can be seen in the middle-distance and include the Horizon development which is noticeably taller than the surrounding buildings. The skyline is created by the mix of building styles and heights interspersed with occasional trees.

To the north (out of view), the white domed roof of Fort Regent Leisure Centre and the wooded ridgeline to the south can just be discerned on the skyline above the intervening buildings to the left of the view.

The value of the view is **low** as the view is dominated by road infrastructure and traffic.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near-distance views of construction activities associated with the KOS2, which will extend into the middle-distance where there will also be views of construction activities associated with the KOS1 and KOS3 phases of the Development as well as the playground within West Park Gateway. Ground level activity will be partially obscured by hoardings but the works will be increasingly noticeable as the buildings emerge from ground level. They will, however, be seen in the context of the busy road. Tall cranes will be skyline features. Much of the view will be affected and the glimpsed views of the wooded ridgeline south of Fort Regent Leisure Centre and the chimney at La Collette Power Station will be obscured.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be moderate. The direction of change will be adverse.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 18	Low	Medium	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will alter the composition and appreciation of the existing view as illustrated in AVR18 at Appendix 8.5. Removal of the trees during construction will open up views of the new playground within the West Park Gateway. Tall buildings, including the 8-storey Gateway Tower, will occupy and enclose much of the view drawing some of the visual focus away from the busy road junction. New tree and shrub planting along the Esplanade will soften and provide a sense of scale to the building façades. The new buildings will not be uncharacteristic of this location but will add to the amount and density of development present and create a new urban view. The design of the buildings will be informed by the Design Code to ensure a consistently high quality and standard.

The glimpsed views of the wooded ridgeline at South Hill and chimney at La Collette Power Station will be obscured but these form only a small part of the view.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 18	Low	Medium	Large	Local	Long-term	No	Moderate	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as moderate (beneficial).

VIEWPOINT 19	VIEW FROM LA ROUTE DE LA LIBÉRATION
Grid Reference:	Latitude: 49.184284 Longitude: -2.113568
Approximate. Elevation:	10.3M
General Direction of View:	NW
Approximate Distance to Gateway Tower:	130m

View across the busy La Route de la Libération as its exits the northern end of the underpass. Receptors include road users and people working in the nearby offices. The susceptibility of these receptors to changes in their view is **low** as most views are likely to be experienced transiently and people's attention is unlikely to be focussed on appreciation of the view.



DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the red line application boundary. The foreground view is dominated by the road and the Waterfront Centre. Beyond the Waterfront Centre is a surface level car park which is the location for the 8-storey Gateway Tower. In the middle-distance, the white Art Deco apartment building is seen against the backdrop of dark trees within People's Park and West Park. Beyond the park, there are distant views of the more residential part of the town. This forms a low lying and well-treed skyline.

The value of the view is **low** as it is dominated by road infrastructure and traffic and the Waterfront Centre appears dated.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near distance views of the construction works associated with all phases of the Development. Ground level activity will be partially obscured by hoardings but the emerging buildings and tall cranes will be seen on the skyline. Much of the view will be affected but the works will be seen in the context of the busy road corridor which will lessen the size/ scale of effect.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 19	Low	Low	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will be visible in the near distance, where it will alter the composition and appreciation of the existing view as the Waterfront Centre will be replaced by new buildings up to 8-storeys tall, which will enclose the road and obscure middle and long-distance views as illustrated in AVR19 at Appendix 8.5. Although the view will be substantially different, the new buildings will be in keeping with the scale and character of this location as well as being to a consistently high standard of design in accordance with the Design Code. The busy road junction will, however, continue to detract from the overall quality of the view in this location.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 19	Low	Low	Large	Local	Long-term	No	Moderate	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as moderate (beneficial).

VIEWPOINT 20	VIEW FROM LA ROUTE DE LA LIBÉRATION
Grid Reference:	Latitude: 49.18347 Longitude: -2.111853
Approximate Elevation:	7.2m
General Direction of View:	NW
Approximate Distance to Gateway Tower:	250m

View across the busy roundabout junction of La Route de la Libération, La Route du Port Elizabeth and Castle Street junction. Receptors include road users and people working in the nearby offices. The susceptibility of these receptors to changes in their view is **low** as most views are likely to be experienced transiently and people's attention is unlikely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Receptors have views across the busy road junction towards buildings on the west side of the La Route de la Libération. These include the new 4 and 5-storey apartment blocks on Victoria Place and the existing Waterfront Centre which is within the red line application boundary for the Development and will be demolished as part of the scheme. Beyond these, the 9 to 11-storey Horizon development is prominent on the skyline. The western entrance to the underpass on La Route de la Libération is visible to the south (outside of photo view). On the northern side of the roundabout, the new 6-storey IFC 5 building visually encloses the junction and contains longer views.

The value of the view is **low** as it is dominated by road infrastructure and traffic and the Waterfront Centre appears dated.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near distance views of the construction works beyond the roundabout. Ground level activity will be partially obscured by hoardings but the emerging buildings and tall cranes will be seen on the skyline. Much of the view will be affected but the works will be seen in the context of the busy roundabout and passing traffic, which will lessen the size/ scale of effect.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 20	Low	Low	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will be visible in the near distance, where it will alter the composition and appreciation of the existing view as the Waterfront Centre will be replaced by new buildings up to 8-storeys tall as illustrated in AVR20 at Appendix 8.5. These will enclose the junction, obscuring the Horizon development and creating a more enclosed view. The new buildings will be in keeping with the scale and character of this location and will provide a more coherent architectural form and sense of place as well as being to a consistently high standard of design in accordance with the Design Code. New tree and shrub planting along the road corridor and around the roundabout will soften the appearance of the busy road corridor.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 20	Low	Low	Large	Local	Long-term	No	Moderate	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as moderate (beneficial).

VIEWPOINT 21	VIEW FROM KENSINGTON PLACE
Grid Reference:	Latitude: 49.187142 Longitude: -2.115885
Approximate. Elevation:	8.7m
General Direction of View:	S
Approximate Distance to Gateway Tower:	240m

View from the front of the Grand Jersey Hotel at the junction of Kensington Place and the Esplanade. This is on the edge of the red line application boundary for the Development.

Receptors include road users, residents, visitors to the Grand Jersey Hotel and occupants of nearby commercial properties. The susceptibility of these receptors to changes in their view is likely to be **medium** as their attention is likely to be partially focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

View from the front of the Grand Jersey Hotel looking across the busy Esplanade towards Castle Kiosk, and La Frégate Café and the trees around Le Jardin de la Mer. Middle-distance views include the Radisson Blu Hotel and the taller Horizon development which is just perceptible in the middle distance behind the trees. Slightly to the north, the white domed roof of Fort Regent Leisure Centre can be seen on the skyline above the walls of the Fort and the IFC buildings.

The value of the view is **medium** as the views are dominated by road infrastructure and traffic.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have foreground views of construction activities associated with the KOS2, which will extend into the middle-distance where there will also be views of construction activities associated with the KOS1 and KOS3 phases of the Development. The works across the road will comprise removal of the existing vegetation and dismantling of La Frégate Café as part of the redevelopment of Le Jardins de la Mer to create the new West Park Gateway. Views to the white domed roof of the Fort Regent Leisure Centre will be retained.

In the middle-distance, ground level activity will be partially obscured by hoardings but the works will be increasingly noticeable as the buildings emerge from ground level. They will, however, be seen in the context of the busy road and existing urban fabric. Tall cranes will be skyline features.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 21	Medium	Medium	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The Development will alter the composition and appreciation of the existing view. The West Park Gateway in this location will comprise a central lawn, play hub and lido. The removal of trees during construction will open up middle-distance views towards the new buildings within KOS2, which will be a maximum 8 storeys tall. These will merge into and partially obscure the buildings within the waterfront area. Looking along the road, there will also be middle-distance views of buildings within KOS2, including the 8-storey Gateway Tower. A new urban skyline will be created, which will retain views to the white domed roof of the Fort Regent Leisure Centre. The new buildings will add to the amount and density of development present and create a more coherent and legible urban centre, whilst also drawing some of the focus away from the busy road. The Development will be informed by the Design Code to ensure a consistently high quality and standard of design. New tree and suburb planting will provide a more attractive streetscape.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 21	Medium	Medium	Large	Local	Long-term	No	Moderate	Beneficial

CUMULATIVE

When complete and operational, the 7-storey IFC 2 building will be visible to the left of the Gateway Tower. The combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from moderate (beneficial).

VIEWPOINT 22	VIEW FROM WEIGHBRIDGE PLACE
Grid Reference:	Latitude: 49.18231 Longitude: -2.107979
Approximate Elevation:	11.5m
General Direction of View:	NW
Approximate Distance to Gateway Tower:	540m

This viewpoint is located within the small urban park in front of the Jersey Museum and Art Gallery. Receptors include people using the square and visitors to the Museum and Art Gallery as well as people staying at the Royal Yacht Hotel and The Square Hotel. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Trees within the park partially obscure near-distance views of the busy junction of La Route de la Libération and La Route du Fort. Beyond this in the middle-distance, a mix of contemporary apartment and office blocks interspersed with the historic buildings, including the Square Hotel, creates a varied skyline of a broadly consistent height. The top of the Waterfront Centre is just visible in the middle-distance and the Horizon development can be seen in the middle-distance above and beyond the apartment buildings at Victoria Place.

The value of the view from this historically important town square is **high**.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the Development. Most of the low-level works will be obscured by intervening buildings but as the construction progresses, the upper parts of the buildings within KOS3 will emerge on the skyline above and beyond the apartment buildings at Victoria Place in front of the Horizon development. Tall cranes will be visible on the skyline but these are not an uncharacteristic feature in this area. The works will also be seen in the context of the busy road junction in the near-distance, which will have a moderating effect.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 22	High	High	Small	Local	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development will be visible in middle-distance views, where the tops of the buildings, mainly within KOS3 and including the 8-storey Gateway Tower, will merge into the existing urban roofscape and will not materially affect the composition or appreciation of the view.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 22	High	High	Small	Local	Long-term	No	Minor	Neutral

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as minor (neutral).

VIEWPOINT 23	VIEW FROM ALMORAH CRESCENT
Grid Reference:	Latitude: 49.194707 Longitude: -2.107309
Approximate Elevation:	41.1m
General Direction of View:	SW
Approximate Distance to Gateway Tower:	1120m

View from Almorah Crescent. Receptors include residents in nearby properties and visitors to the Almorah Hotel. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This elevated location affords distant but clear panoramic views out across the roofscape of St Helier towards St Aubin's Bay and Elizabeth Castle in the distance. The roofscape includes some prominent buildings including the brick-built General Hospital with its associated chimney, which is seen on the skyline. Fort Regent Leisure Centre and the walls of the Fort are noticeable on the skyline to the south. The new Horizon development is mostly obscured by the General Hospital.

The value of this panoramic view is **high**, since it includes views of the sea and iconic features such as Elizabeth Castle and Fort Regent.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have long-distance views of construction activities associated with the Development. As the construction progresses, the upper parts of the buildings will emerge on the skyline to the left of the General Hospital. Tall cranes will be the most noticeable skyline feature but these are not uncharacteristic of the view as there are permanent cranes in the port area. A small part of the sea view will increasingly be obscured as the height of the construction progresses but this will only affect a small part of the wider seascape which provides the backdrop to this panoramic view. Construction activities will not affect views of Elizabeth Castle or Fort Regent Leisure Centre.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 23	High	High	Small	Parish	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

From this distance, the Development will merge into the urban roofscape of the waterfront. This will create a more dense urban skyline, but will not detract from the quality of the view. A small part of the sea view to the left of the General Hospital will be lost but is a small part of the overall seascape which provides the backdrop to this panoramic view. The Development will not affect views of Elizabeth Castle or Fort Regent Leisure Centre.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse** due to the loss of a small part of the sea view.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 23	High	High	Small	Parish	Long-term	No	Minor	Adverse

CUMULATIVE

When complete and operational, the South Hill (7–8 storeys), IFC 2 (7-storey) and Cyril Le Marquand House developments, if perceptible, will visually merge into the wider urban backdrop and will not be prominent. The combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (adverse).

VIEWPOINT 24	VIEW ALONG CASTLE STREET
Grid Reference:	Latitude: 49.184072 Longitude: -2.111372
Approximate Elevation:	8m
General Direction of View:	S
Approximate Distance to Gateway Tower:	220m

View from Castle Street looking towards the roundabout at the junction of La Route de la Libération. Receptors include road users and occupants of nearby offices and people using the ground level commercial units. The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be partially focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Views along the road are contained by the tall commercial buildings on either side and are focused on the white and blue façade of the Waterfront Centre beyond the busy roundabout on La Route de la Libération. The street trees in planters add some greenery into what is otherwise an urban street scene. The 6-storey IFC 2 building is just out of view to the right of the Waterfront Centre. The value of the view is **medium**, since it is framed by new high quality development.

DESCRIPTION OF EFFECTS

Demolition and Construction

Views along the road will focus on the construction activities associated with KOS1 and will include demolition of the Waterfront Centre. Ground level activity will be partially obscured by hoardings but the emerging buildings and tall cranes will be seen on the skyline. The main focus of the view will be altered but the works will be seen in the context of the busy roundabout. There will continue to be views of the new buildings, trees and lighting columns along La Route du Port Elizabeth beyond the roundabout.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 24	Medium	Medium	Medium	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

Views along the road will focus on the new buildings within KOS1 as illustrated in AVR24 at Appendix 8.5. These will be 7 and 8-storeys tall and will enclose the view and obscure more of the sky than the Existing Waterfront Centre. The new buildings on the site of the Waterfront Centre will be similar in appearance to the new commercial buildings along Castle Street and will help to create a more coherent and legible urban centre, while drawing some of the attention away from the busy road. The Development will be informed by the Design Code to ensure a consistently high quality and standard of design.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 24	Medium	Medium	Small	Local	Long-term	No	Minor	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as minor (beneficial).

VIEWPOINT 25	VIEW FROM LA RUE DE L'ETAU
Grid Reference:	Latitude: 49.183973 Longitude: -2.115034
Approximate Elevation:	7.2M
General Direction of View:	W
Approximate Distance to Gateway Tower:	180m

View from the roundabout on La Rue de L'Etau close to the Radisson Blu Hotel. This is on the edge of the red line application boundary for the Development. Receptors include visitors to the hotel, car park users and occupants of the nearby apartments and office buildings. The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

The current view is a confused mix of surface car parking, temporary marketing suites and signage. This is the edge of the new Horizon development (out of photo view) and has little coherent urban form. Beyond the Horizon marketing suite and the car parks there is a more attractive backdrop of commercial, residential and hotel development along the Esplanade. These buildings are mix of styles and heights, with some rising up to 7-storeys tall. The skyline is formed partly by the roofscape of these buildings and also by trees within People's Park and West Park. The General Hospital chimney is just visible to the right of the view.

The value of the view is **low** as much of it is temporary development or a construction site.

DESCRIPTION OF EFFECTS

Demolition and Construction

Construction associated with KOS2 and KOS3 will be visible in the near distance and KOS1 in the middle-distance. Ground level activity will be partially obscured by hoardings but the emerging buildings and tall cranes will be seen on the skyline. Views to the older buildings along the Esplanade and to People's Park and West Park will be obscured.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 25	Low	Medium	Large	Local	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

The composition and appreciation of the view will completely change as the temporary car parks, construction site and marketing buildings will be replaced by new contemporary buildings set in a high quality public realm. The view will become more urban in character and views out will be more contained by the buildings which will be up to 8-storeys tall. The older buildings along the Esplanade and views to People's Park and West Park will be obscured. Although the view will be substantially different, the new buildings will be in keeping with the scale and character of this location and will provide a more coherent architectural form which will be a positive change to the current outlook. The Development will be informed by the Design Code to ensure a consistently high quality and standard of design.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **beneficial**.

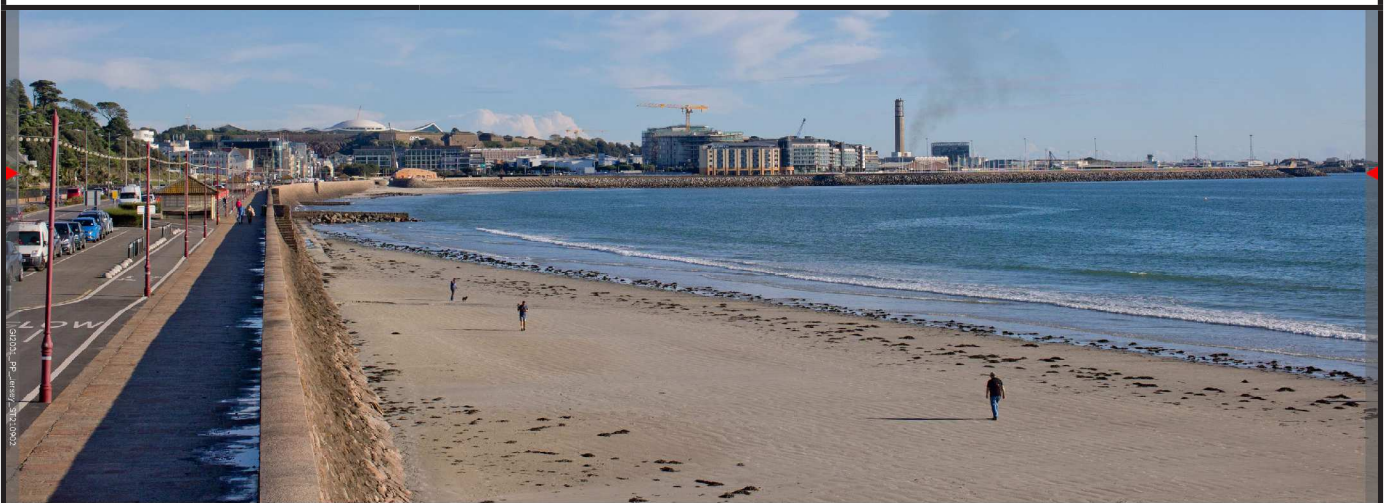
Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 25	Low	Medium	Large	Local	Long-term	Yes	Moderate	Beneficial

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as moderate (beneficial).

VIEWPOINT 26	VIEW FROM ST AUBIN'S BAY PROMENADE
Grid Reference:	Latitude: 49.193594 Longitude: -2.128166
Approximate Elevation:	17.1M
General Direction of View:	S
Approximate Distance to Gateway Tower:	1380m

View an elevated seating area on the seafront promenade. Receptors include occupants of nearby residential properties. It also represents the views experienced by people using the promenade and visiting the beachfront café close to the seating area. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



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1.6 m above ground

15:53 20 October 2022



DESCRIPTION OF VISUAL BASELINE

The attractive and well-used waterfront promenade separates the sea wall from the busy road and affords panoramic views out across St Aubin's Bay towards the commercial centre of the town and the port area. On the far side of the bay, development in the waterfront area creates a strong urban skyline and includes the new Horizon development which at 7 to 11-storeys is noticeably taller than the Radisson Blu Hotel. Elizabeth Castle is an important focal point particularly at high tide when it becomes more prominent. At low tide the rock outcrop on which it sits appears as an extension to the sea walls around the marina. The skyline is mainly urban in character - softened only by the wooded slopes of Westmount Park in the middle distance. The distant horizon is formed by the white domed roof of Fort Regent Leisure Centre and walls of the Fort. La Collette Power Station and its associated chimney is seen in the distance where it rises above the waterfront buildings.

The value of this scenic view is **high** as this is the main seafront promenade and people come to this location to enjoy the view.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near-distance views of construction activities associated with the marine defence works, which are explained in Chapter 6: Development Programme, Demolition and Construction of the EIS Volume 1: Main Text. These include raising of the seawall by approximately 1.1m above the top of the existing stepped revetments, and construction of a new 1.1m high seawall and slipway along the coastline as far as the white Art Deco apartment building which can just be discerned near People's Park. This will extend the coastline seaward up to 24m from the existing seawall. Temporary sheet piles will be required a further 15m out into the intertidal zone behind which most of the construction activities and land reclamation will take place, followed by construction of the West Park Gateway.

Receptors will have distant views of construction activities mainly associated with the KOS2, but with elements of KOS1 and KOS2 appearing on the skyline behind. The works will be increasingly noticeable as the buildings emerge from ground level and partially obscure the walls of Fort Regent and wooded ridgeline to the south of Fort Regent Leisure Centre. Tall cranes will also be noticeable features on the skyline in front of Fort Regent Leisure Centre.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 26	High	High	Small	Parish	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The current view along the promenade will be substantially altered. The new seawall will be higher than the existing and will be located up to 24m seaward before tying into the existing seawall opposite the white Art Deco apartment building. The land behind will be reclaimed and raised to accommodate the new West Park Gateway, the most prominent aspect of which will be the relocated La Frégate Café.

La Frégate Cafe and the new tree and shrub planting within West Park Gateway will screen and filter middle-distance views of the Development in the waterfront area and Fort Regent Leisure Centre.

The Development in the waterfront area will extend the urban skyline to the left of the Radisson Blu Hotel and Horizon development. Although lower than the Horizon development, it will obscure much of the Fort Regent Walls and the wooded ridgeline to the south as illustrated in AVR26 at Appendix 8.5, the roof of the Fort Regent Leisure Centre will remain visible although views will be filtered by the trees within the West Gateway Park. The visual contrast between the historic Castle and the contemporary buildings in the waterfront area will be strengthened, particularly at high tide.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse** due to the obscuring of views of the wooded ridgeline south of Fort Regent.

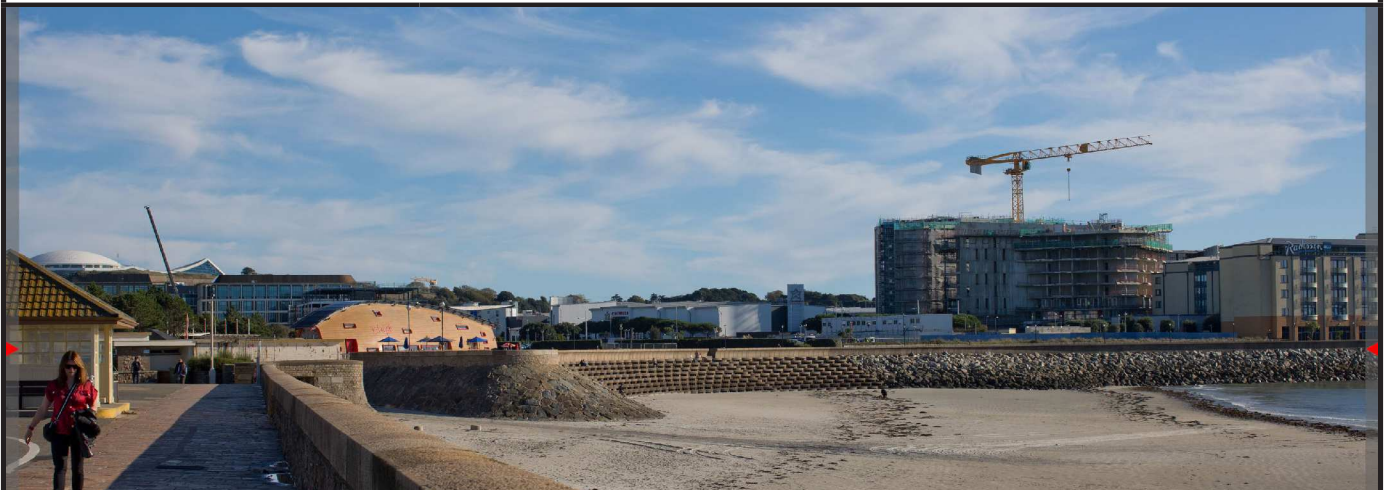
	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 26	High	High	Small	Parish	Long-term	No	Minor	Adverse

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as minor (adverse).

VIEWPOINT 27	VIEW FROM ST AUBIN'S BAY PROMENADE
Grid Reference:	Latitude: 49.188066 Longitude: -2.118269
Approximate. Elevation:	9.0M
General Direction of View:	SE
Approximate Distance to Gateway Tower:	440m

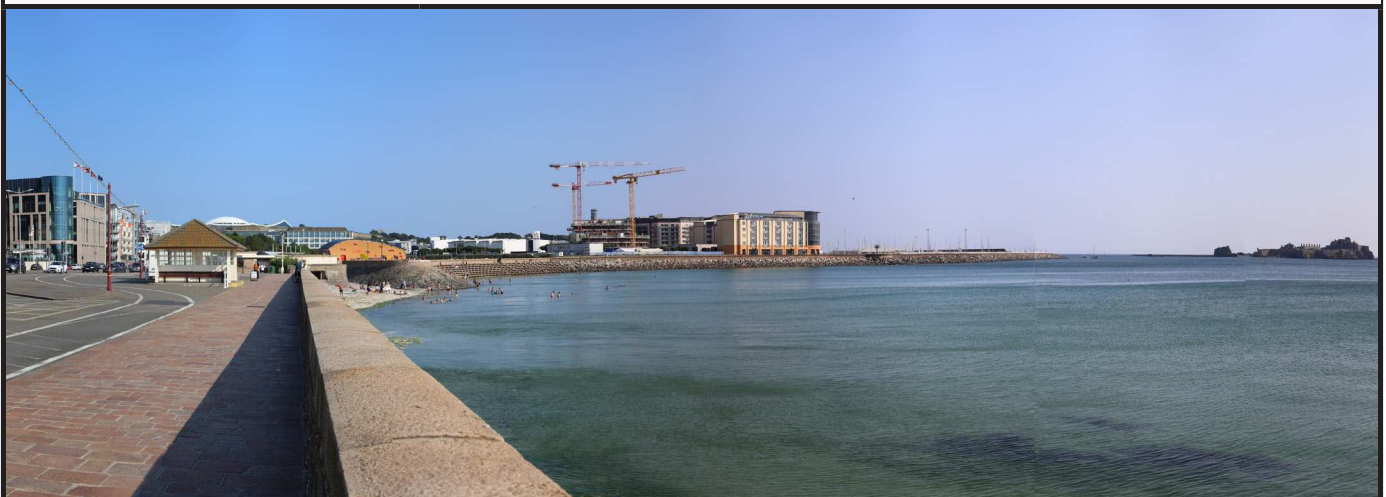
View looking along the promenade from a location close to the Elizabeth Castle Kiosk and the red line application boundary for the Development. Receptors include people using the footpath and road as well as visitors to Elizabeth Castle kiosk and people using the seafront promenade. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



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1.6 m above ground

15:21 20 October 2022



DESCRIPTION OF VISUAL BASELINE

The attractive and well-used waterfront promenade affords panoramic views across the edge of St Aubin's Bay towards the commercial centre of the town and the port area. Near-distance views focus on the Promenade and the upturned boat structure of La Frégate Café. Beyond this, development in the waterfront area creates a strong urban skyline and includes the new Horizon development which is noticeably taller than the Radisson Blu Hotel. The white facade of the Waterfront Centre is very noticeable. Elizabeth Castle is an important focal point particularly at high tide when it becomes more prominent. At low tide the rock outcrop on which it sits appears as an extension to the sea walls around the marina. The white domed roof of Fort Regent Leisure Centre and the wooded ridgeline to the south are noticeable on the skyline above the buildings and form a focus to views experienced by people using the Esplanade.

The value of this scenic view is **high** as it is the gateway to Elizabeth Castle and people come to this location to enjoy the view from the Promenade.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have near-distance views of construction activities associated with the marine defence works, which are explained in Chapter 6: Development Programme, Demolition and Construction of the EIS Volume 1: Main Text. These include raising of the seawall by approximately 1.1m above the top of the existing stepped revetments, and construction of a new seawall and slipway along the coastline as far as the white Art Deco apartment building near People's Park. This will extend the coastline seaward up to 34.5m from the existing seawall to the outer wall of the slipway Temporary sheet piles will be required a further 15m out into the intertidal zone behind which most of the construction activities and land reclamation will take place, followed by construction of the West Park Gateway which in this location includes the relocated La Frégate Café.

Construction activities associated with the KOS2 phase of the Development will be visible in the near distance and KOS2 and KOS1 in the middle-distance. This activity will extend across much of the view but will merge into the general activity associated with the surrounding townscape. It will, however, obscure the skyline views of Fort Regent. The works will be increasingly noticeable as the buildings emerge from ground level. There will be tall cranes on the skyline but these are not an uncharacteristic feature in the view as there are permanent cranes associated with the harbourside.

The size/ scale of visual change will be large. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **major**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 27	High	High	Large	Local	Short to medium-term	Yes	Major	Adverse

Complete and Operational

The current view along the promenade will be substantially altered as illustrated in AVR27 at Appendix 8.5. The new 1.1m high seawall will be located up to 24m seaward before tying into the existing seawall opposite the white Art Deco apartment building. The land behind will be reclaimed and raised to accommodate the new West Park Gateway, the most prominent aspect of which will be the relocated La Frégate Café housing the ferry ticket kiosk and cafe, which together with the new tree and shrub planting will screen and filter middle-distance views of the Development and waterfront area beyond.

The Development in the waterfront area will extend the urban skyline to the left of the Radisson Blu Hotel and Horizon development. Although at a maximum 8-storeys it will be lower than the 9 to 11-storey Horizon development, it will obscure Fort Regent including the walls and wooded ridgeline to the south. The visual contrast between the historic Castle and the contemporary buildings in the waterfront area will be strengthened, particularly at high tide.

The size/ scale of visual change will be **medium**. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be neutral as the benefits of a more attractive and cohesive urban centre are balanced by the loss of views of Fort Regent from the Promenade.

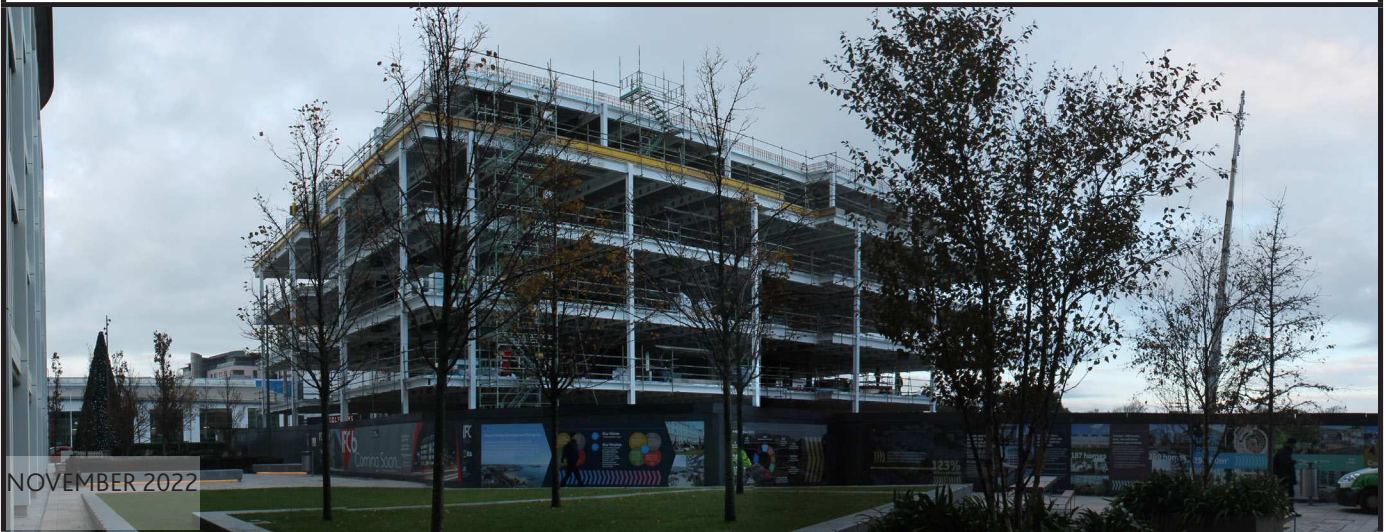
	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 27	High	High	Medium	Local	Long-term	No	Moderate	Neutral

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as moderate (neutral).

VIEWPOINT 28	VIEW FROM TRENTON SQUARE
Grid Reference:	Latitude: 49.184166 Longitude: -2.112156
Approximate Elevation:	11.8m
General Direction of View:	W
Approximate Distance to Gateway Tower:	180m

View from the small new public square at the base of the 6-storey IFC 1 and IFC 5 buildings. Receptors include office workers, and people walking through the square and visiting the ground floor café. The susceptibility of these receptors to changes in their view is **medium** as their attention is likely to be partially focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Beyond the flat grassed area of the square, is the 6-storey IFC 6 building which blocks many longer views. To the west the Horizon development is prominent on the skyline above the white facade of the Waterfront Centre.

The value of the view is **medium** because the square itself is attractive and contemporary, but the view also includes detractors including the construction site for IFC2 development (out of photo view).

DESCRIPTION OF EFFECTS

Demolition and Construction

The IFC 6 buildings will obscure much of the construction activity but to the west there will be views of works associated with KOS3. The Waterfront Centre will be demolished and be replaced by construction activity, plant and materials, which will increasingly appear on the skyline as the buildings emerge from ground level. Tall cranes will also be skyline features. The works will, however, be seen in the context of the existing tall buildings which will moderate the visual effect.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 28	Medium	Medium	Medium	Local	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development will be visible in near-distance views to the left of the IFC 6 building. The Waterfront Centre will be replaced by buildings up to 8-storeys tall. These will create a new urban skyline with an associated attractive public realm and landscaped areas. Trenton Square will become more urban in character as it will be surrounded by a denser layout of buildings although these will be of a high standard of design in accordance with the Design Code.

To the left of the image there will be westerly views along a new internal road within the Development.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **beneficial**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 28	Medium	Medium	Medium	Local	Long-term	No	Minor	Beneficial

CUMULATIVE

When complete and operational, the 7-storey IFC 2 building (out of photo view) will provide further enclosure of Trenton Square but will not change the type of development visible from this location. The combined effect of both developments will increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (beneficial).

VIEWPOINT 29	VIEW FROM ST JOHN'S ROAD
Grid Reference:	Latitude: 49.192976 Longitude: -2.111055
Approximate Elevation:	47.7M
General Direction of View:	S
Approximate Distance to Gateway Tower:	850m

This view is experienced from the steeply sloping section of St John's Road. Receptors include people using the road and nearby residents, including occupants of Trafalgar Terrace. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This elevated location affords distant but clear panoramic views out across the eclectic roofscape of St Helier. The new Horizon development is visible on the distant skyline close to the General Hospital chimney and partially obscures views of the sea. St Aubin's Bay is intermittently visible on the horizon and Elizabeth Castle is just glimpsed in the distance (out of view).

The value of this panoramic view is **high** as it includes views of the sea and the iconic Elizabeth Castle.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the Development. As the construction progresses, the upper parts of the buildings will emerge on the skyline alongside the existing waterfront buildings. Tall cranes will be the most noticeable skyline feature but these are not uncharacteristic of the waterfront area. The works will obscure some of the sea views and depending on the precise location, may also impinge on views of Elizabeth Castle.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 29	High	High	Medium	Parish	Short to medium-term	Yes	Moderate	Adverse

Complete and Operational

From this distance, the Development will mainly merge into the roofscape of the buildings along the waterfront and will be lower than the Horizon Development as illustrated in AVR29 at Appendix 8.5. By creating a more dense urban skyline, the legibility of the urban centre will be strengthened. Some of the buildings will interrupt the skyline. The Development will obscure some of the sea views and, depending on the precise location, may also impinge on views of Elizabeth Castle.

The size/ scale of visual change will be medium. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **moderate**. The direction of change will be **adverse** because of the loss of sea views and views of Elizabeth Castle.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 29	High	High	Medium	Parish	Long-term	No	Moderate	Adverse

CUMULATIVE

When complete and operational, the South Hill (7–8 storeys), IFC 2 (7-storey) and Cyril Le Marquand House developments will be present in the view but will merge into the wider urban backdrop and will not be prominent. The combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from moderate (adverse).

VIEWPOINT 30	VIEW FROM VICTORIA CRESCENT
Grid Reference:	Latitude: 49.19433326 Longitude: -2.105365181
Approximate Elevation:	31.7m
General Direction of View:	SW
Approximate Distance to Gateway Tower:	1150m

View from Victoria Crescent. Receptors include residents in the historic 3-storey building. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

This elevated location affords distant panoramic views between the mature trees around the Crescent and out across the roofscape of St Helier with glimpses of the sea beyond. Prominent buildings include the brick-built General Hospital and its associated chimney. The new Horizon development can be seen on the distant skyline beyond the hospital whilst trees within People's Park are noticeable to the right of the hospital. Cyril Le Marquand House which is the prominent white building in the centre of the view has now been demolished.

The value of this panoramic view from this historic location is **high**.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have long-distance views of construction activities associated with the Development. As the construction progresses, the upper parts of the buildings will emerge on the skyline alongside the existing waterfront buildings. Tall cranes will be the most noticeable skyline feature but these are not an uncharacteristic element in views towards the waterfront area.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 30	High	High	Small	Parish	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

From this distance, the Development will merge into the urban roofscape along the coastline. At a maximum 8-storeys, the buildings will be slightly lower than the Horizon development. The skyline will become more urban in character, but this will not detract from the quality of the view. The General Hospital and its chimney will remain the tallest features in the view. The buildings are unlikely to obscure the glimpsed sea views.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP30	High	High	Small	Parish	Long-term	No	Minor	Neutral

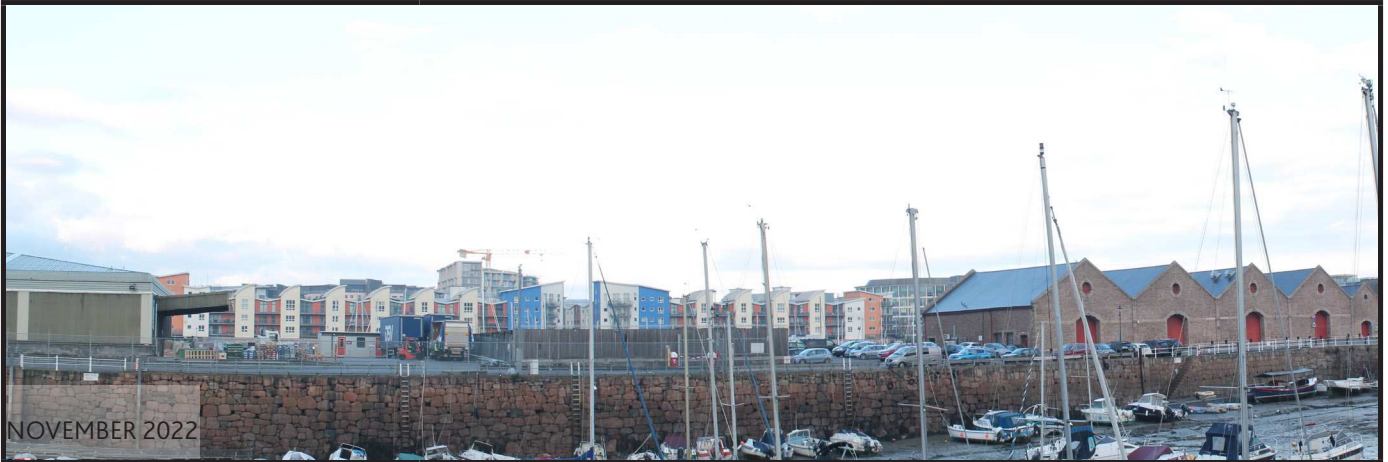
CUMULATIVE

When complete and operational, the South Hill (7-8 storeys), IFC 2 (7-storey) and Cyril Le Marquand House developments will be present in the view but will merge into the wider urban backdrop and will not be prominent. The combined effect of all the developments will slightly increase the magnitude of change reported for the Development, but this will not change the level of significance of effect from minor (neutral).

VIEWPOINT 31	VIEW FROM PIER ROAD
Grid Reference:	Latitude: 49.180134 Longitude: -2.109239
Approximate Elevation:	8.6m
General Direction of View:	NW
Approximate Distance to Gateway Tower:	670m

View from the Pier Road looking north-west across the Old Harbour. Receptors include road users and people accessing the shops along the eastern frontage of Pier Road.

The susceptibility of these receptors to changes in their view is at the lower end of **medium** as most views are likely to be experienced transiently and people's attention is unlikely to be focussed on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Receptors have near distance views across the harbour with its private boat moorings. Beyond the harbour, the commercial warehouses on New North Quay, sit alongside the historic stone-built Maritime Museum.

A gap between the warehouses and the museum affords middle-distance views towards the new 4-storey apartment buildings around Albert Place and Victoria Place. Beyond these apartments, the new Horizon development is prominent on the skyline and is noticeably taller than the surrounding buildings.

The attractiveness of the view is partially dependent on the tide. At low tide, the mud at the bottom of the harbour and the stone-built harbour walls combine with the surrounding buildings and movement of commercial vehicles along the harbour-side to create a scene that is busy and light-industrial in character but has a strong sense of place. At high tide, the water in the harbour makes the view more attractive and the boats become the focus of the view. Whatever the tide level, the Maritime Museum is a noteworthy architectural feature, which reinforces the maritime character.

The value of the view is **medium** as, although not highly attractive, it has a strong sense of place and history.

DESCRIPTION OF EFFECTS

Demolition and Construction

Receptors will have middle-distance views of construction activities associated with the Development. As the construction progresses, the upper parts of the buildings, mainly within KOS3, will emerge above the apartment buildings around Albert Place and Victoria Place. Most of the works will, however, be obscured by the intervening buildings, including the Maritime Museum. Tall cranes will be prominent on the skyline but these are not an uncharacteristic feature in the view as there are permanent cranes associated with the harbourside.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **adverse**.

Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 31	Medium	Medium	Small	Local	Short to medium-term	Yes	Minor	Adverse

Complete and Operational

The Development will be visible in middle-distance views, where the tops of the new buildings, mainly within KOS3, will merge into the existing roofscape. At a maximum 8-storeys, they will be slightly lower than the 9 to 11-storey Horizon development and will not materially affect the composition or appreciation of the view.

The size/ scale of visual change will be small. When this is considered alongside the other factors comprising sensitivity and magnitude, the level of effect will be **minor**. The direction of change will be **neutral**.

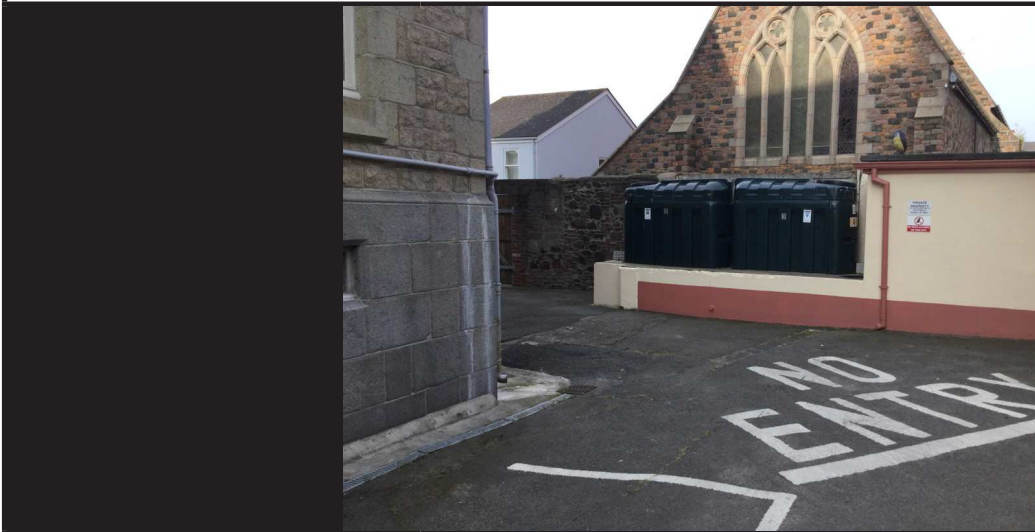
Viewpoint	Sensitivity of Receptors		Magnitude of Likely Change					
	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 31	Medium	Medium	Small	Local	Long-term	No	Minor	Neutral

CUMULATIVE

There will be no developments in the view to generate cumulative effects and the level of significance of effect will remain as minor (neutral).

VIEWPOINT 32	ST THOMAS' CHURCH
Grid Reference:	Latitude: 49.188980 Longitude: -2.105285
Approximate. Elevation:	10.0m
General Direction of View:	SW
Approximate Distance to Gateway Tower:	720m

View to the rear of St Thomas' Church. Receptors include visitors to the church. The susceptibility of these receptors to changes in their view is **low** as their attention is not likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Receptors visiting the church have views of the rear of properties and St Simon's Church which completely screen longer distance views.

Future baseline - there is no anticipated change to the existing view as a result of new development.

The value of views from within the public areas surrounding the church are **low**.

DESCRIPTION OF EFFECTS

Demolition and Construction

Due to the effect of screening there will be no views of the Development and therefore no effect.

	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 32	Low	Low	n/a	n/a	n/a	n/a	No change	n/a

Complete and Operational

Due to the effect of screening there will be no views of the Development and therefore no effect.

	Sensitivity of Receptors		Magnitude of Likely Change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 32	Low	Low	n/a	n/a	n/a	n/a	No change	n/a

CUMULATIVE

There will be no developments in the view to generate cumulative effects.

VIEWPOINT 33	VICTORIA COLLEGE
Grid Reference:	Latitude: 49.185794 Longitude: -2.09577
Approximate. Elevation:	47.0m
General Direction of View:	SW
Approximate Distance to Gateway Tower:	1300m

Although this viewpoint was requested, there are no publicly accessible locations with views towards the Development and therefore this viewpoint has not been included in the assessment.

DESCRIPTION OF VISUAL BASELINE

n/a

DESCRIPTION OF EFFECTS**Demolition and Construction**

n/a

	Sensitivity of Receptors		Magnitude of likely change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 33	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Complete and Operational

n/a

	Sensitivity of Receptors		Magnitude of likely change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 33	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

CUMULATIVE

n/a

VIEWPOINT 34	VIEW FROM PARADE GARDENS
Grid Reference:	Latitude: 49.188055 Longitude: -2.110203
Approximate. Elevation:	11.0m
General Direction of View:	SW
Approximate Distance to Gateway Tower:	380m

View from within Parade Gardens. Receptors include visitors to this public open space and to All Saints Church. The susceptibility of these receptors to changes in their view is **high** as their attention is likely to be focused on appreciation of their surroundings.



DESCRIPTION OF VISUAL BASELINE

Views from this location are heavily filtered by the mature trees within the gardens and the surrounding buildings including the public conveniences which are located in the southern corner in the centre of this view.

Future baseline - there is no anticipated change to the existing view as a result of new development.

The value of views from within the park are **high**. This is because of the recreational value of its location and its value as a place where people come to experience green space.

DESCRIPTION OF EFFECTS

Demolition and Construction

Due to the screening from mature trees and surrounding buildings there will be no views of the Development and therefore no effect.

	Sensitivity of Receptors		Magnitude of likely change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 34	High	High	n/a	n/a	n/a	n/a	No change	n/a

Complete and Operational

Due to the screening from mature trees and surrounding buildings there will be no views of the Development and therefore no effect.

	Sensitivity of Receptors		Magnitude of likely change					
Viewpoint	Value of the view	Susceptibility of receptors	Size/ scale of effect	Geographic extent of effect	Duration	Reversible	Level of effect	Direction of effect
VP 34	High	High	n/a	n/a	n/a	n/a	No change	n/a

CUMULATIVE

There will be no developments in the view to generate cumulative effects.