



Introduction

1. Introduction

1.1 Form of Application

This document has been prepared on behalf of the Jersey Development Company Ltd (the 'Applicant') as part of the 2021 outline planning application for the redevelopment of land off the Esplanade and A1 La Route de la Libération, St. Helier (hereafter referred to as the 'Site').

Subsequent to the original outline planning submission, the team has continued to engage with Government of Jersey and other key stakeholders to address outstanding comments and issues. This process has led to a number of design changes being adopted into the proposals to ensure they better meets the requirements and aspirations for the scheme. These updates are captured within this 15 December 2022 addendum submission.

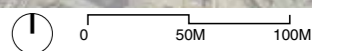
The Site comprises an area of approximately 11.8 hectares (ha) (Figure 1.1.) and is located in the south-west of St. Helier (west of the historic centre) on the southern coast of Jersey. The determining authority is the Government of Jersey (GoJ).

The application is being submitted in outline, with all matters reserved. Matters of scale and massing, siting, means of access, external appearance and materials, and landscaping, will therefore be the subject of future reserved matters applications.

As an outline planning application, the consenting process for the proposed Development will involve more than one stage (termed a 'multi-stage consent') with the principal decision made at the outline stage and a subsequent implementing decision when the reserved matters application(s) are submitted.



Figure 1.1 Site Location and Boundary



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1.2 Planning Application Documents

To inform and control future design, the application includes Parameter Plans and Design Codes.

PARAMETERS DOCUMENT

The Parameters Plans demonstrate the principal components of the proposed development, the amount and uses of development open space provision, car and cycle parking and indicative development phasing. It also provides the primary reference for clarification of the planning application and the supporting planning documents.

PARAMETER PLANS

The Parameter Plans are series of drawings which provide parameter based information related to the layout and scale of the proposed development. The Plans illustrate the size, location and three dimensional limits of development plots, routes and open spaces, including the following aspects:

- Existing and demolition site plan
- Proposed phasing plan
- Development plot plan
- Plot dimensions and edges
- Access and circulation
- Maximum horizontal, vertical and basement extents
- Use class at each level
- Ground floor frontage
- Public realm and amenity space at ground floor and podium levels
- Proposed ground floor levels

ADDITIONAL DOCUMENTS

Additional information, including a Design & Access Statement, a Statement of Community Involvement, Transport Assessment and a Sustainability Statement form part of the application and have been submitted separately.

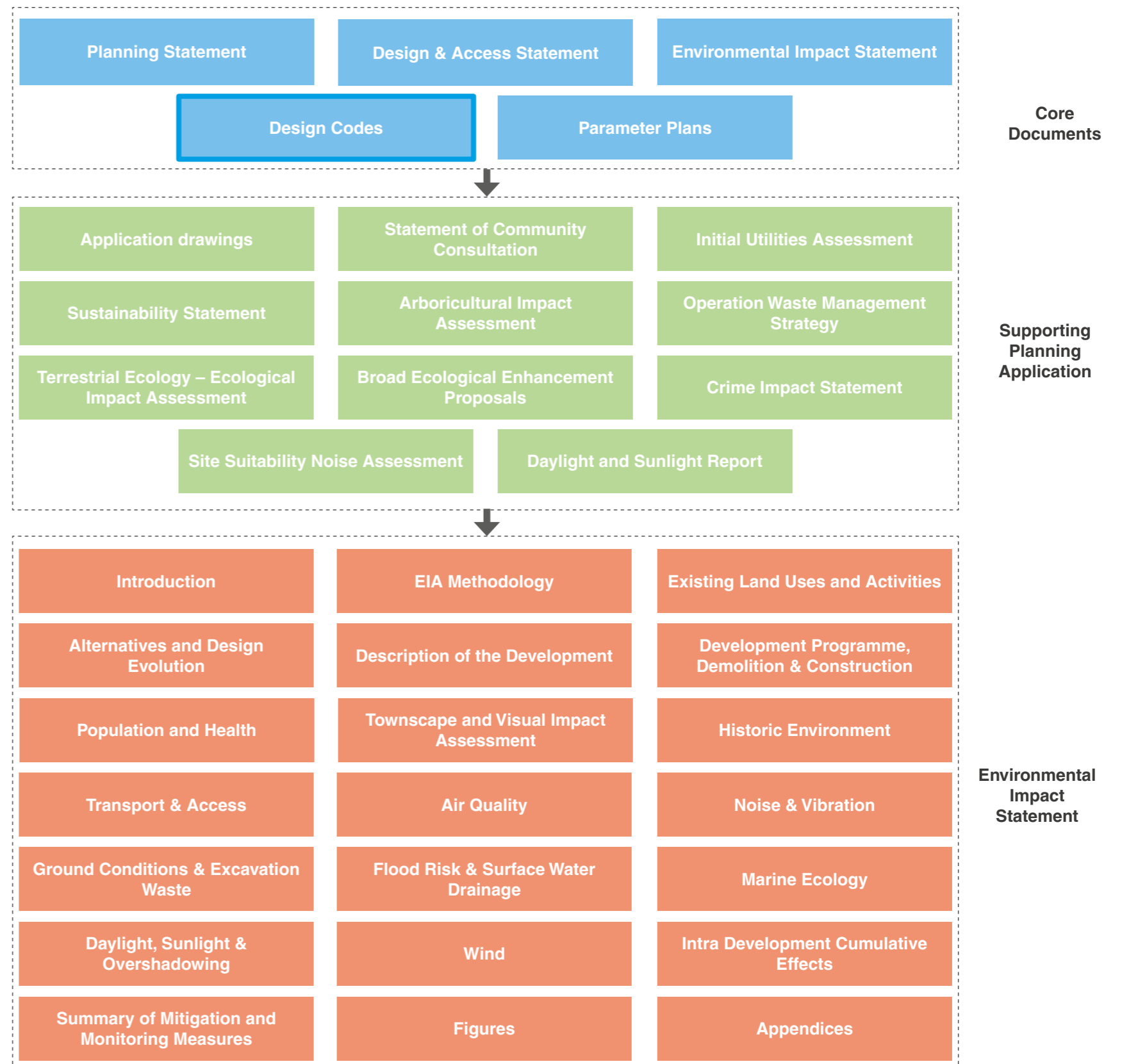


Figure 1.2 Planning Documentation

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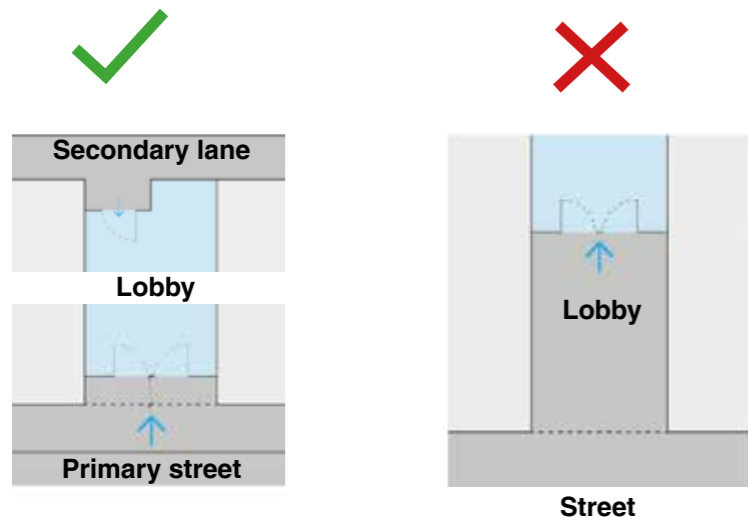
1.3 Purpose of Document - How to Use This Design Code

The Design Code gives design principles to inform future development, maintain design quality and to convey how these principles are used in practice.

In terms of guidance to future designers of building plots, there are two types of design code which sit alongside the Parameter Plans - 'mandatory' and 'advisory' codes. This is done to provide clear rules for certain design principles yet allow for flexibility and avoid being overly prescriptive on others.

MANDATORY CODES

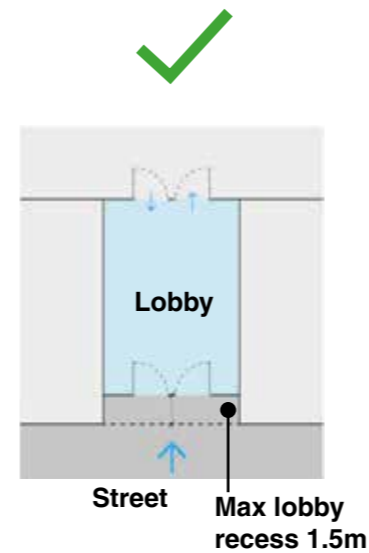
Communal residents entrances **must**....



E.g. Communal residential entrances must be clearly visible from the street and should not be recessed more than 1.5m from the building line excluding any colonnade.

ADVISORY CODES

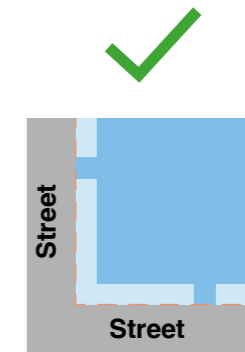
Residential lobbies **should**....



E.g. Residential lobbies should be secure yet allow for visibility to and from the communal areas. Social interactions between residents can be encouraged by providing spacious areas for seating.

ADVISORY CODES

Corner frontages **shall consider**....



E.g. Corner frontages shall consider set backs to a maximum of 1.5m.

Figure 1.3 Example mandatory code

Figure 1.4 Example advisory code

Figure 1.5 Example advisory code

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1.4 Mandatory and Non-Mandatory Codes

The Design Codes provide Mandatory Codes (Instructions) and Advisory Codes (Guidance).

Mandatory Codes are key design rules which should be followed when designing buildings and spaces, unless there are satisfactory reasons for not doing so. Codes can be identified through coloured text frames and a unique identification number. Chapter 4 Public Realm & Open Space codes have a green text frame and Chapter 5 and Chapter 6 Built Environment codes have a red text frame.

4.3.1.5.22 - A footpath must be included on the slipway clearly demarcated through material and/or finish

Figure 1.6 Example mandatory code (Chapter 4 Prescription of Future Development)- Public Realm and Open Space

5.2.0.1 - Future buildings must not extend beyond the maximum plot parameters, which represent the maximum extents, with the exception of balconies which can exceed the maximum plot parameter by no more than 2 metres (Figure 5.4).

Figure 1.7 Example mandatory code (Chapters 5 Prescription of future development – Built Environment and Chapter 6 Plot Guides)

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1.5 Document Structure

This document is a Summary Report of the Design Codes. For more information regarding the planning and site context, please refer to the full Design Codes document and the Design & Access Statement.

The chapters of this summary document cover the following:

CHAPTER 1.0 - INTRODUCTION

- This introduces the planning application and structure of the documents to be submitted.

CHAPTER 4.0 - PRESCRIPTION FOR FUTURE DEVELOPMENT - PUBLIC REALM & OPEN SPACE

- This describes the principles of space between all plots, roof amenity spaces and pavilion and kiosk plots.

CHAPTER 5.0 - PRESCRIPTION FOR FUTURE DEVELOPMENT - BUILT ENVIRONMENT

- This introduces the site wide approach to the Framework, including details on scale, appearance and massing.

CHAPTERS 6.0 - PLOT GUIDE

- This describes plot specific guidelines related to the three dimensional parameters, use, access and appearance. This chapter describes the specific conditions for all plots covered within the outline application.

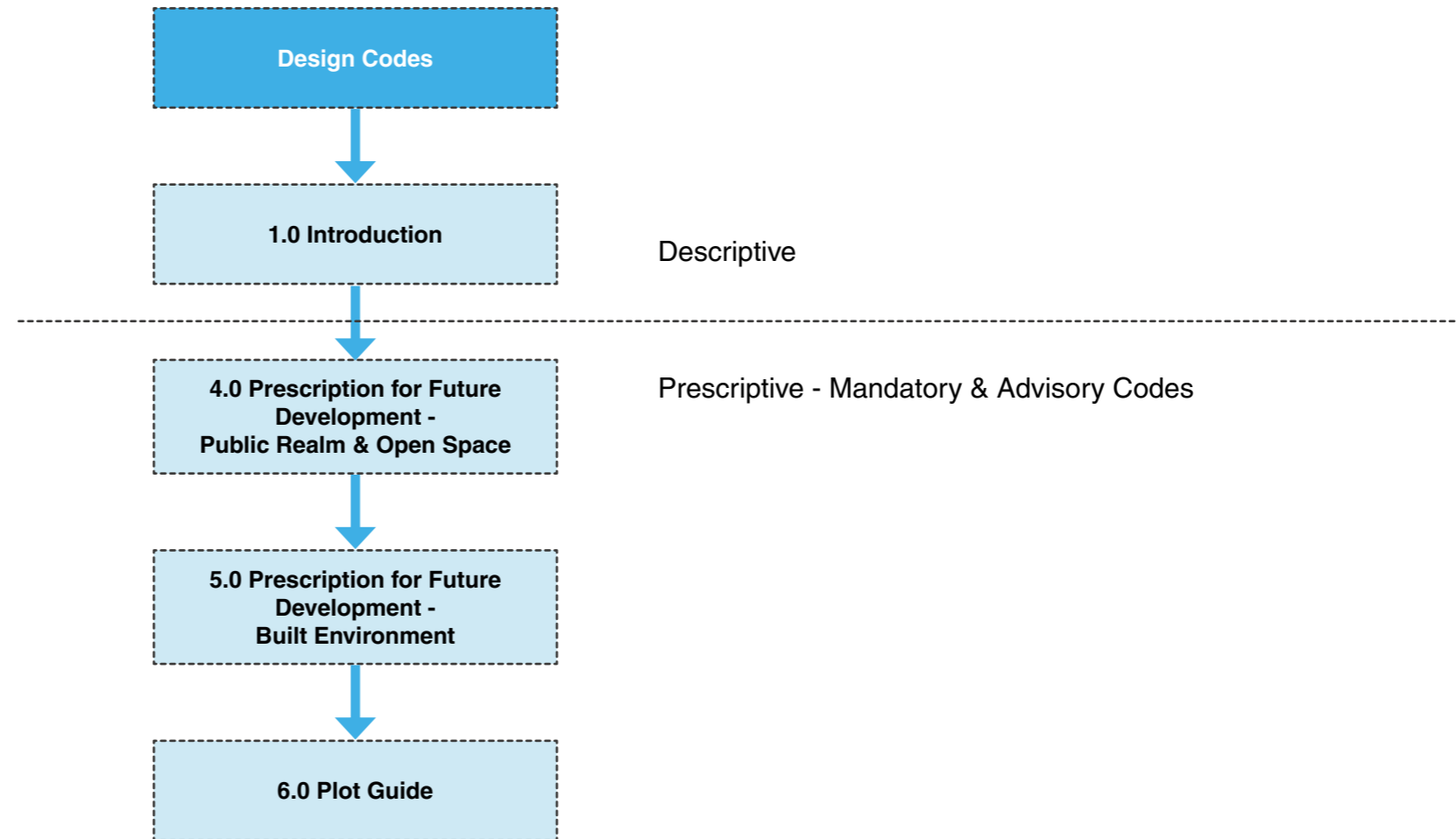


Figure 1.9 Document structure

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1.6 Code Guidance

USE OF THE GUIDELINES

The Design Codes provide a manual for the design of the Site and comprise both written and diagrammatic instructions. They build upon the Design and Access Statement and Parameter Plans to provide a higher level of design guidance. Before designers progress work in respect of Reserved Matters Applications, they should familiarise themselves with the content of this document.

The Design Codes will provide context within which designs can evolve. Applications for approval of Reserved Matters will be judged against the Design Codes.

Compliance with the Mandatory Codes is the starting point for assessment of whether to approve Reserved Matters Applications and departure from the Design Codes will only be acceptable where satisfactorily justified through detailed design.

The Design Codes continue the principles established within Design & Access Statement. They ensure a consistency of approach and help deliver the benefits of the Framework.

The Design Codes define the following:

- Public realm spatial requirements
- Public realm programming and amenity
- Landscape strategies
- Massing
- Vertical setting out
- Scale
- Typology
- Access
- Articulation
- Variation
- Materiality

DESIGN CODES AND PLANNING POLICY

As well as compliance with these Design Codes, the future design of the outline components will also need to comply with prevailing planning policy and design standards at that time. Future RMA's will need to demonstrate this alongside compliance with the Design Codes. Current planning policy and design standards have therefore not been replicated within the Design Codes.

APPLICATION SUBMISSION

The application for the Site is an Outline Planning Application. The Design Codes relate to this Application and more detailed guidance will be provided at the Reserved Matters stage.

DESIGN AND ACCESS STATEMENT

The Design Codes should also be read in conjunction with the Design & Access Statement. The document sets out the Framework's vision, key design principles and the design rationale based on the site context and unique characteristics of St Helier townscape.

The Design Codes should also be read in conjunction with the suite of planning documents submitted in support of the planning application.