



Prescription of Future
Development - Public Realm
and Open Space

4. Prescription of Future Development - Public Realm and Open Space

4.1 Introduction - Landscape-led Framework

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

WHAT IS A LANDSCAPE LED FRAMEWORK?

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

A landscape led framework includes:

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

Framework should allow for this.

- The journeys, memories and sensory experiences that residents and visitors can experience and stumble across.
- Ensuring that there are moments to look up and appreciate architecture and podium landscape.
- The memories that are curated. Providing moments to facilitate sparks of joy, moment of curiosity, and moments of laughter.
- Facilitating community interaction, ownership and management.
- A sustainable legacy.

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

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

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

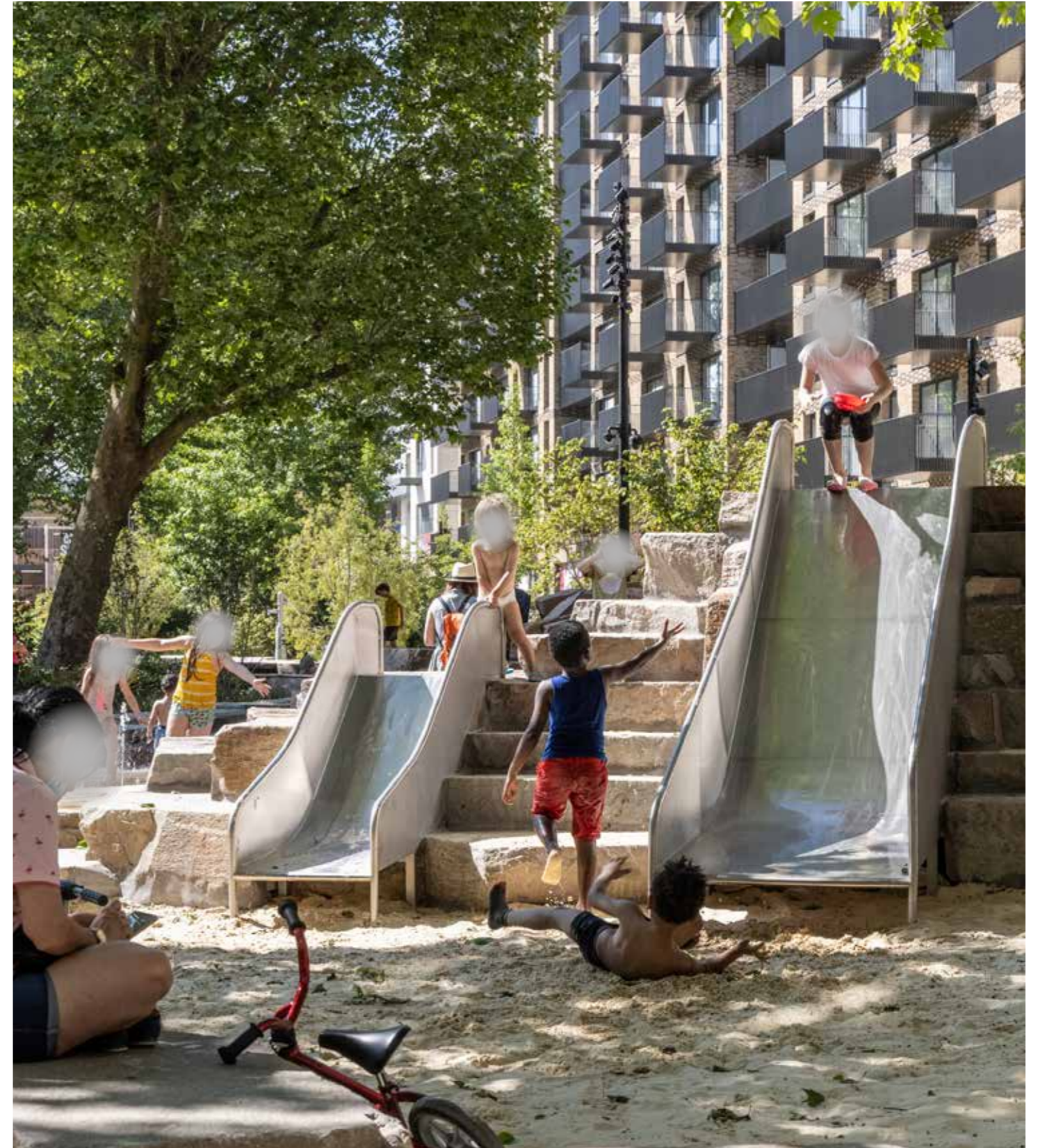


Figure 4.1 Building places for communities



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4.2 Framework Plan

The public realm will be a canvas for everyday life; a place to know your neighbours, a place to spend your weekends and a place for the island communities to gather for events and festivals.

Within the Framework, the landscape and public realm comprise a number of key components to satisfy various requirements and functions. These include provision of public, semi-private and private open spaces, formal and informal play spaces for residents and general public use and passive and active recreational spaces. Other landscape features include sustainable drainage systems integrated into the landscape, biodiverse plantings and living roofs.

Please refer to pages 58-59 of the full Design Codes report for the Illustrative Framework.

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4.3 Open Space Typologies

The framework has been divided into key open space typologies to create a hierarchy that defines use and enhances site legibility:

The streets will link the development and connect to the surrounding communities. Featuring tree lined streets integrated play and amenity spaces, and SuDS features for site water management.

Central to the proposals are the enhancement of existing public realm park spaces. Les Jardins de la Mer and Marina Gardens are re-imagined into thriving community assets with a wide range of programmed offers to cater for the wider islands needs.

Public realm civic squares add to the sites identity and define a social heart for the development, facilitating communities to congregate, socialise and interact through a wide range of events and uses.

Private-communal courtyards provide amenity spaces for residents to use, as well as green spaces to look out onto, whilst filtering views between units, and increasing passive surveillance.

The waterfront promenade, weaving through various character areas, connects the development back to the waterfront. The proposals seek to maintain the diverse range of functional uses found today, including running, cycling, walking and the local commuter and tourist train, Le Petit Train.

Legend

- Planning Application Boundary
- Streets, Lane and Arcades
- Public Realm Park
- Public Realms Civic Squares
- Private-Communal Courtyards
- ↔ Promenade



Figure 4.3 Diagram of Open Space Typologies


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4.4 Landscape Character Areas







The typologies have been divided into the following key landscape character areas and hierarchy:

- Streets: A legible hierarchy of streets that are clearly define and respond to their user environment including pedestrian only streets and pedestrian and vehicle streets.
- Public Realm Park: Les Jardins de la Mer and Marina Gardens
- Public Realm Squares: Anchored off of the primary street, the Esplanade Square, Central Square, Pocket Square and Waterfront Square
- Private-Communal Courtyards: Each courtyard is unique to its architectural context but must be guided by a set of principles that ensure a variety of scaled spaces are created. Principles of formal and informal design character will inform the design of each courtyard
- The Waterfront Promenade



Legend

 Planning Application Boundary





STREETS

-  Primary Street
-  Secondary Street
-  The Lane
-  Arcade
-  Esplanade Secondary Streets
-  1 Rue de L'etau
-  2 La Route de la Liberation
-  3 The Esplanade
-  4 Victoria Avenue



PUBLIC REALM PARK

-  Les Jardins de la Mer
-  Marina Gardens

SQUARES

-  5 Esplanade Square
-  6 Central Square
-  7 Pocket Square
-  8 Waterfront Square

PROMENADE

-  Promenade within park setting
-  South Waterfront Promenade

PRIVATE -COMMUNAL COURTYARDS

-  C Parcel C
-  D Parcel D
-  E Parcel E

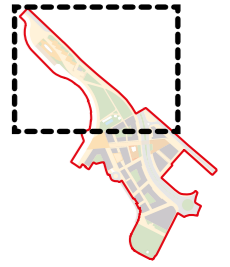


Figure 4.4 Diagram of Landscape Character Areas

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4.5 Park

4.5.1 Les Jardins de la Mer



4.5.1.1 LES JARDINS DE LA MER GENERAL

In addition to the promenade and various secondary and tertiary spaces, the park comprises of four distinct spaces:

- West Park Gateway
- The Central Lawn
- The Play Hub
- Public Lido

The West Park Gateway includes a new dedicated slipway, the relocated La Frégate re-purposed as a ferry kiosk, programmed sports and garden area, the German casemate and a portion of the waterfront promenade.

The park has a dedicated play hub with a series of dedicated play elements nestled within a dense planted character. Adjacent to it is a large central lawn which offers flexibility for day-to-day uses and events. It is fronted by the waterfront promenade where it meets the existing stepped revetment.

The Public Lido fronts the parkside buildings and houses a new public swimming pool as well as a dedicated pavilion with pool facilities, public toilets and other amenities.

The following pages describe:

- Les Jardins de la Mer general codes
- Les Jardins de la Mer Circulation
- Les Jardins de la Mer Wind Mitigation
- Les Jardins de la Mer Planting
- West Park Gateway
- Central Lawn and Play Hub
- Public Lido



Figure 4.5 Plan of Les Jardins de la Mer

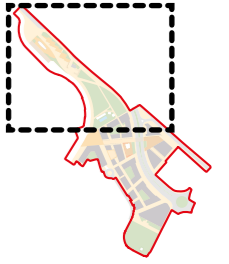
Legend

- Planning Application Boundary
- West Park Gateway
- Central Lawn
- Play Hub
- Public Lido

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4.5 Park

4.5.1 Les Jardins de la Mer



4.5.1.1 LES JARDINS DE LA MER GENERAL

The following codes are to be applied across the entirety of Les Jardins de la Mer. The re-imagined Les Jardins de la Mer have been reconfigured to optimise programming and promenading. New public uses such as courts and a lido ensure this is a place for the entire island to enjoy and love.

4.5.1.1.1

The Park, including the play hub, outdoor lido, lawn, sports courts and German casemate, promenade, slipway and slipway upper landing must be at least 2.38ha in size

4.5.1.1.2

The Park should be themed to provide physical literacy

4.5.1.1.3

The hard and soft landscaping design and materials must complement the site wide design approach

4.5.1.1.4

Passive security surveillance over the park from adjacent buildings must be facilitated

4.5.1.1.5

There must be level access across the park. Where steps are required these must meet BS 8300-1

4.5.1.1.6

Furniture will be appropriately located throughout the park and will be provided in accordance with the furniture strategy set out in section 4.10.6

4.5.1.1.7

The Park is to have general waste and recycling bins at 50m intervals

4.5.1.1.8

The Park must be designed for all ages and abilities

4.5.1.1.9

The Park must include a space suitable for park and community management

4.5.1.1.10

The Park must facilitate local education and learning initiatives including nature, biodiversity and physical education

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4.5 Park

4.5.1 Les Jardins de la Mer

4.5.1.2 LES JARDINS DE LA MER CIRCULATION

The circulation routes of Les Jardins de la Mer connect West Park to the heart of scheme and further beyond to Elizabeth Marina and the Saint Helier Marina.

4.5.1.2.1
A route must be provided for Le Petit Train and occasional vehicular access along the waterfront promenade

4.5.1.2.2
A pick up & drop-off location for Le Petit Train is to be located at the ferry upper landing

4.5.1.2.3
The waterfront promenade footpath must be a minimum width of 10m

4.5.1.2.4
The waterfront shall not include tree planting south of the casemate to ensure unobstructed views of Elizabeth Castle

4.5.1.2.5
The promenade sea wall is to be raised to a top of wall level of 11m AOD

Legend

- Planning Application Boundary
- ← Promenade
- ← Pedestrian and cyclist connection to bus stop
- - - Secondary Seawall
- ← Le Petit Train Route
- Le Petit Train Drop Off
- Ⓜ Revetment Access
- Proposed Bus Stop

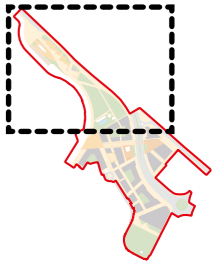


Figure 4.7 Diagram of Les Jardins de la Mer Circulation

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4.5 Park

4.5.1 Les Jardins de la Mer

4.5.1.2 LES JARDINS DE LA MER CIRCULATION

4.5.1.2.6

The waterfront promenade shall run along the seaward side of the German casemate and be a shared pedestrian and cyclist route

4.5.1.2.7

Secondary sea defence to a height of 600mm is to be provided in West Park Gateway behind the promenade

4.5.1.2.8

The waterfront promenade shall consider incorporating low level coastal planting where appropriate

4.5.1.2.9

Access to the existing stepped revetment shall be located in existing locations but raised to new defence levels

4.5.1.2.10

Pedestrian routes must be provided to, through and across the park in the locations shown on figure 4.7

4.5.1.2.11

A shared pedestrian and cycle path must connect the promenade to Victoria Avenue and be a minimum of 6m wide

4.5.1.2.12

The secondary pedestrian footpaths must be a minimum of 3m wide

4.5.1.2.13

Tertiary paths should have an unobstructed width of 1.5m

4.5.1.2.14

The pedestrian footpaths must be step free and must not exceed a gradient of 1:21.

4.5.1.2.15

Entries into the park are to respond to locations of proposed Bus Stops and as shown on figure 4.7.



Figure 4.8 Pedestrian movement and low level coastal planting



Figure 4.9 Shared cycle and pedestrian route along waterfront promenade

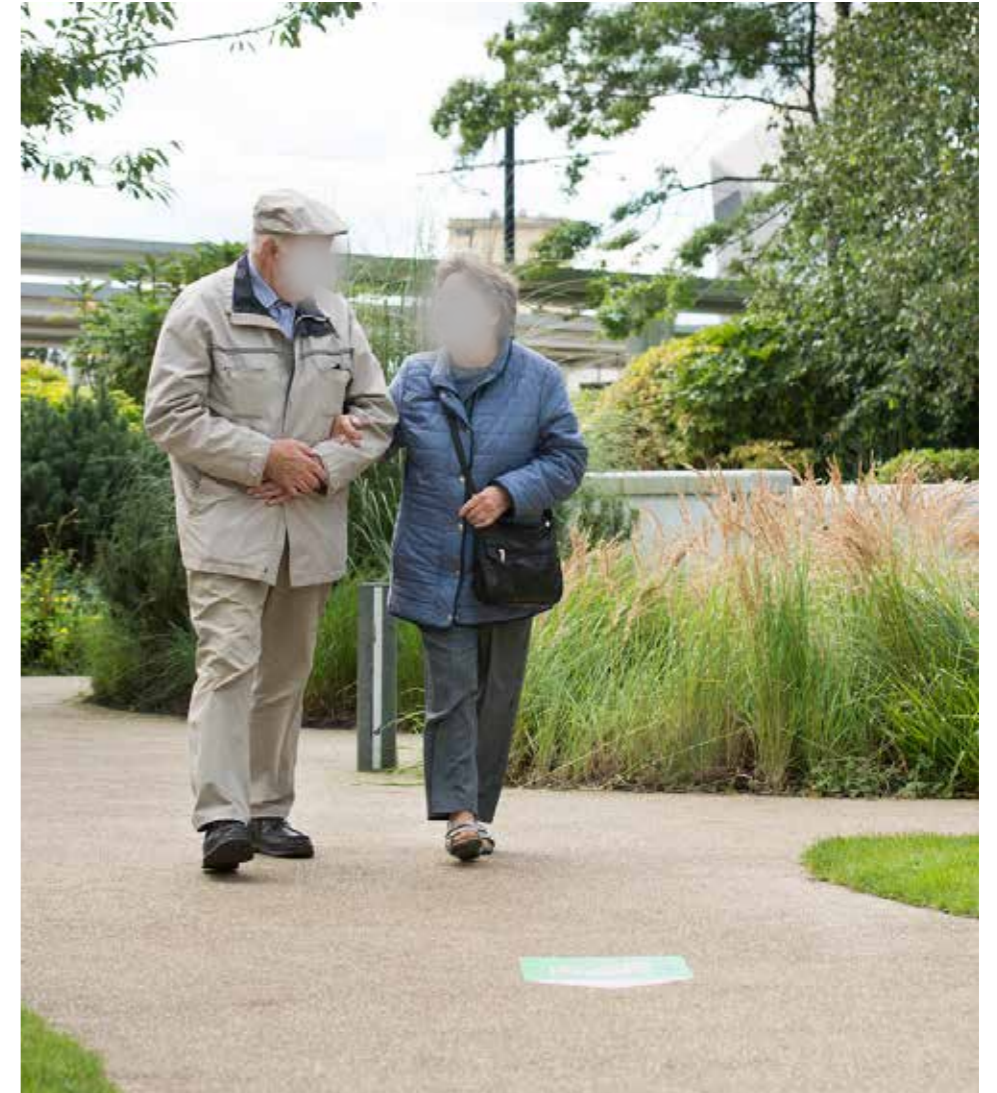


Figure 4.10 Park paths

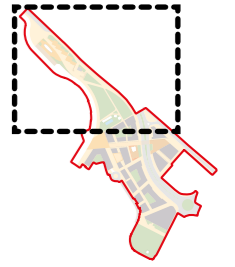


Figure 4.11 Le Petit Train

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4.5 Park

4.5.1 Les Jardins de la Mer



4.5.1.3 LES JARDINS DE LA MER WIND PROTECTION

The design has been developed with consideration for wind protection, in particular the park which is largely exposed. Trees have been grouped to provide shelter to programmed amenity spaces. Additional wind protection features have been considered to prevent wind tunnelling in the Lane.

4.5.1.3.1
Evergreen and deciduous tree planting must be provided along the lido and adjacent C1/C2 to provide wind protection

4.5.1.3.2
Tree planting to be cluster together adjacent to and in front of programmed spaces, such as West Park Gateway and the Play Hub

4.5.1.3.3
Wind screening is to be provided along the western and south western portion of the Public Lido area

4.5.1.3.4
Wind screens are to be provided in the form of court enclosures to the eastern perimeter of the West Park Gateway courts area

4.5.1.3.5
Wind mitigation measures identified in the wind chapter of the EIS accompanying this application must be provided, or alternative equivalent measures to achieve the same mitigation effect.

- Legend**
- Planning Application Boundary
 - Tree Planting for Mitigation
 - Wind screen/pool enclosure
 - Wind screen/court enclosure



Figure 4.12 Diagram of Les Jardins de la Mer wind mitigation

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4.5 Park

4.5.1 Les Jardins de la Mer

4.5.1.4 LES JARDINS DE LA MER PLANTING

4.5.1.4.1

The Park planting themes are provided in accordance with planting and biodiversity strategies set out in section 4.10.4 and 4.10.11

4.5.1.4.2

Park planting should consider the coastal conditions including establishment strategies

4.5.1.4.3

Planting should embrace change exhibited by plants by considering flower, fruit, scent, autumn, foliage colour and winter structure

4.5.1.4.4

Plants should be selected for foliage interest as well as flower

4. Prescription of Future Development - Public Realm and Open Space

4.5 Park

4.5.1 Les Jardins de la Mer

4.5.1.5 WEST PARK GATEWAY

The design of the West Park Gateway has been done in close collaboration with a variety of stakeholders included IHE, Jersey Heritage, the ferry and train operator, Jersey Sport and accessibility group, BeachAbility. This consultation has ensured the realisation of a vibrant, purpose built park quarter to meet the islanders needs.

1. La Frégate relocated and re-purposed as ferry ticket kiosk, cafe and public toilets.
2. New slipway
3. The sports gardens rooms have been flexibly designed to accommodate future requirements and uses such as shade canopies, beach volley ball, table tennis and 3 x 3 half courts.
4. A secondary sea defence is required here and integrated within planting. Retaining wall to upper promenade level. Planting at street level softens the visual appearance of the wall
5. German casemate
6. Lower, seaward facing side of casemate retained.
7. Promenade

Legend

-  Planning Application Boundary
-  Promenade
-  Secondary sea defence
-  Pedestrian slipway access
-  Planted buffer to Victoria Avenue interface



Figure 4.14 Diagram of West Park Gateway

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4.5 Park

4.5.1 Les Jardins de la Mer

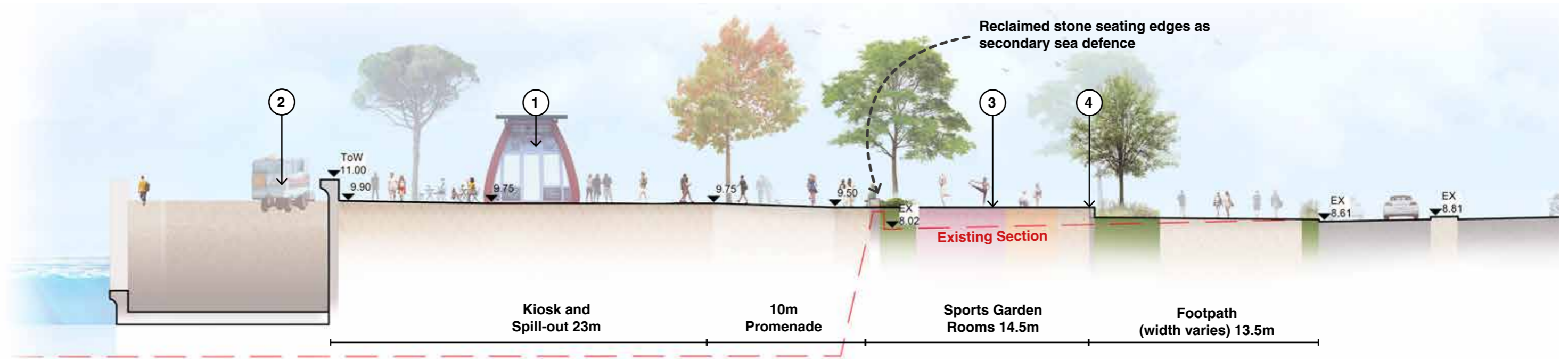


Figure 4.15 Section !A - A looking North-West cutting through the new slipway and area of minor reclamation



Figure 4.16 Sports courts with vibrant graphics



Figure 4.17 Waterside volleyball



Figure 4.18 Table Tennis

1. La Frégate relocated and re-purposed as ferry ticket kiosk, cafe and public toilets.
2. New slipway
3. Programmed sports and garden rooms
4. Retaining wall to upper promenade level. Planting at street level softens the visual appearance of the wall

4. Prescription of Future Development - Public Realm and Open Space



4.5 Park

4.5.1 Les Jardins de la Mer

4.5.1.5 WEST PARK GATEWAY

4.5.1.5.1
The German casemate will be retained in its existing location.

4.5.1.5.2
All listed internal and external metal work, structure elements and sea wall must be retained and restored. Internal flooding and drainage of casemate must be repaired

4.5.1.5.3
The southern modern extension to the casemate shall be demolished

4.5.1.5.4
The modern toilet block extension shall be demolished

4.5.1.5.5
The Elizabeth Castle Ferry Kiosk shall be demolished

4.5.1.5.6
All minimum offset of 8m and maximum of 11m must be provided from the casemate upper wall to reclaimed structure

4.5.1.5.7
The base of the casemate shall be accessed via steps

4.5.1.5.8
The gun embrace must be visible from adjacent public realm

4.5.1.5.9
View locations down to the casemate from the promenade must be provided

4.5.1.5.10
The casemate must have a new meaningful internal programme and use

4.5.1.5.11
The casemate shall have a usable public amenity space to Victoria Avenue frontage.

4.5.1.5.12
Seating shall be located to the base zone of the casemate area.

4.5.1.5.13
Existing swimming plaques must be retained

4.5.1.5.14
Interpretive treatment shall be considered to enhance the public's understanding of the listed asset

4.5.1.5.15
A series of programmed outdoor rooms must be included west of the park along Victoria Avenue.

4.5.1.5.16
Programme of spaces shall consider the following activities:

- 3x3 basketball
- Beach volleyball
- Table tennis
- Fitness stations
- Social seating spaces

4.5.1.5.17
A secondary defence for storm over-topping must be integrated along the promenade edge

4.5.1.5.18
Embankment planting and retained structures shall be considered to accommodate the level difference

4.5.1.5.19
A slipway from promenade to beach must be including in the location shown in figure 4.14

4.5.1.5.20
The slipway must be maximum 1:12 in grade

4.5.1.5.21
The slipway shall be a minimum of 10m in width with a minimum 1.2m wide footpath

4.5.1.5.22
A footpath must be included on the slipway clearly demarcated through material and/or finish

4.5.1.5.23
A 20m turning circle at the crest and toe of the slip must be provided

4. Prescription of Future Development - Public Realm and Open Space

4.5 Park

4.5.1 Les Jardins de la Mer

4.5.1.6 CENTRAL LAWN AND PLAY HUB

1. Mounded landforms shelters the lawn from the road and retains the proposed raised waterfront promenade levels
2. Generous flexible lawn caters for passive day-to-day uses as well as events
3. Waterfront promenade maintains a width of 10m width
4. Play Hub
5. Buffer planting to secondary and tertiary paths

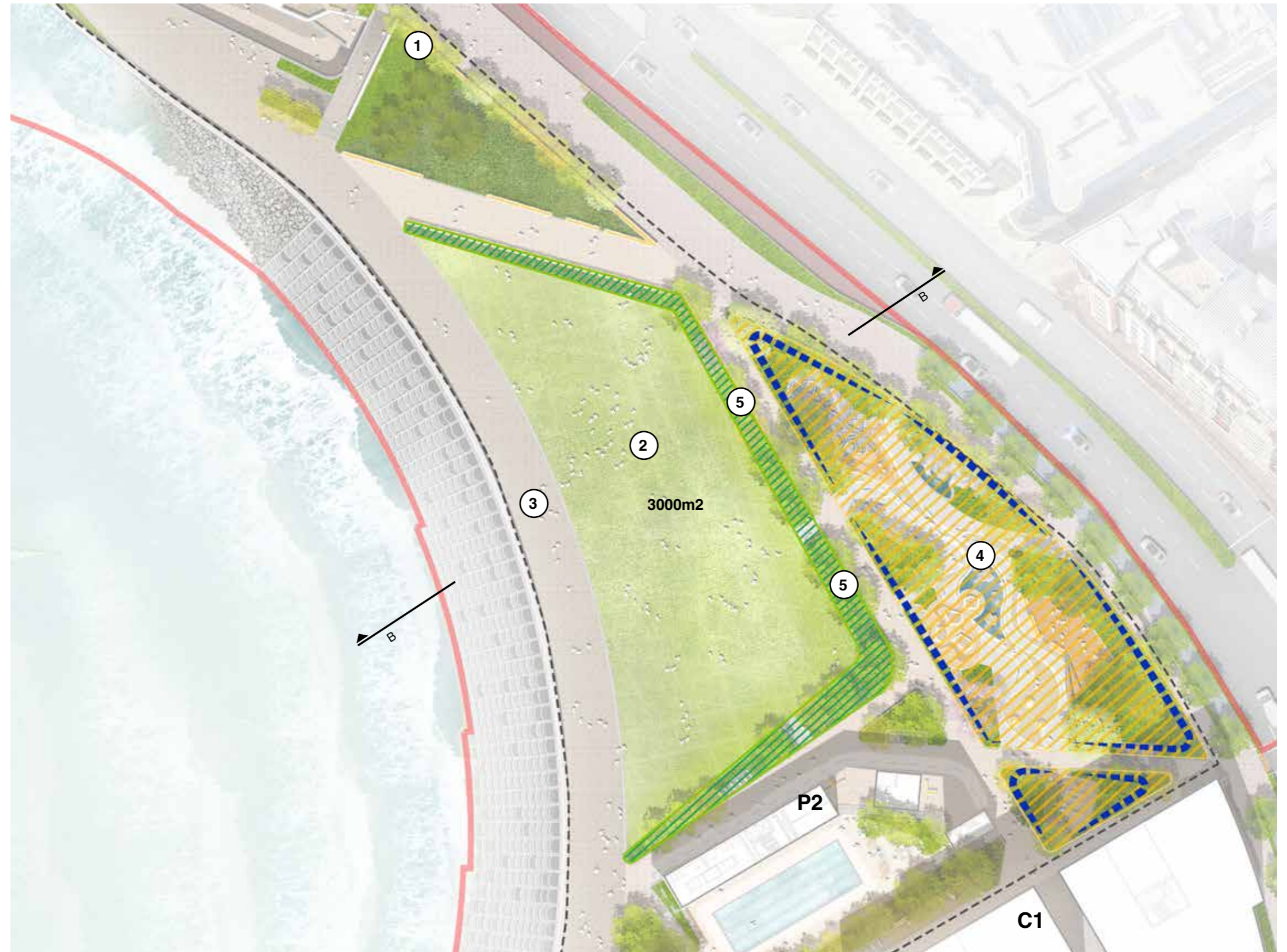
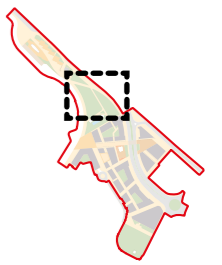


Figure 4.19 Diagram of Central Lawn and Play Hub

Legend

- Planning Application Boundary
- ← Promenade
- - - Physical barrier to play
- ▨ Planted buffer
- ▨ Play Hub

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4.5 Park

4.5.1 Les Jardins de la Mer

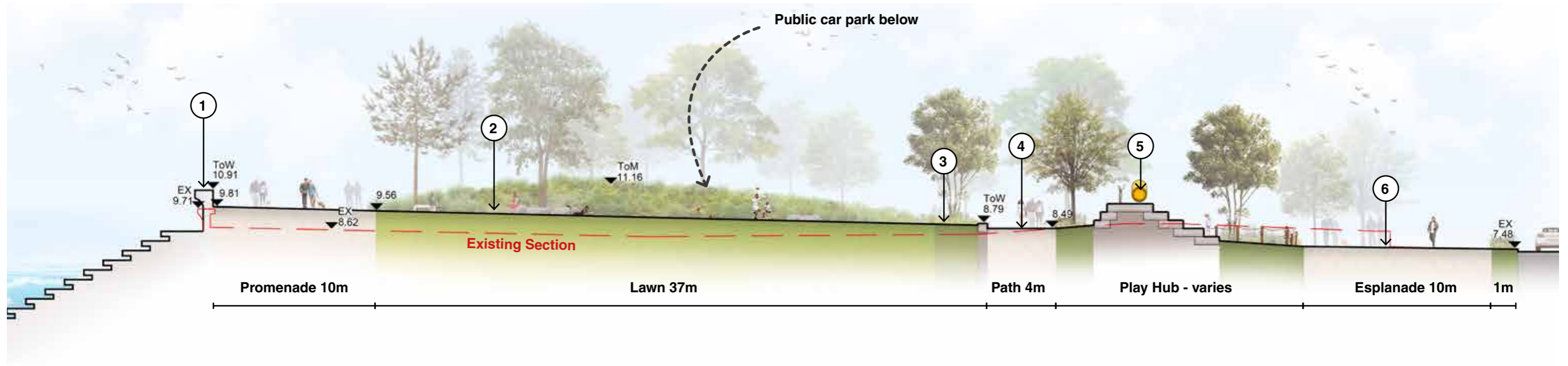
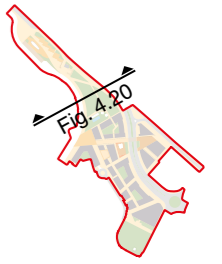


Figure 4.20 Section B - B looking North through lawn and plan



Figure 4.21 Stacked stone play with water and slides



Figure 4.22 Flexible flush lawn for picnics and games

1. New raised seawall
2. Flush flexible green
3. Planter buffer to edge of lawn shelters adjacent path
4. Shared pedestrian and cycle path
5. Stacked stone play with slide
6. Esplanade footpath (width varies)

4. Prescription of Future Development - Public Realm and Open Space

4.5 Park

4.5.1 Les Jardins de la Mer

4.5.1.6 CENTRAL LAWN AND PLAY HUB

4.5.1.6.1

The park lawn area will be uncluttered to accommodate a range of uses.

4.5.1.6.2

The park lawn shall be a minimum of 3000m² in size

4.5.1.6.3

The park lawn shall have an outer perimeter of trees and understorey planting

4.5.1.6.4

Event power must be considered for the park lawn

4.5.1.6.5

The park hub shall be a minimum of 2000m² including planting

4.5.1.6.6

A play space for 0-12+ year old will be located adjacent to the lawn

4.5.1.6.7

Seating must be provided within and adjacent to the play space

4.5.1.6.8

Clear surveillance at all points of play must be provided through adjacent uses such as cafés and kiosk facilities

4.5.1.6.9

The play hub shall have primary routes with even bound surfacing

4.5.1.6.10

Non-toxic planting shall be used in and adjacent play areas

4.5.1.6.11

The play hub shall include natural materials

4.5.1.6.12

Water play must be included within the play hub frontage.

4.5.1.6.13

Shade and shelter must be provided in the play hub

4.5.1.6.14

Soft fall safety surfacing must be included where fall heights exceed 600mm in line with building standards

4.5.1.6.15

The play features shall include:

- Sensory Play (Six Senses of Inclusive Play)
- Dynamic play (spinning, climbing, sliding and balancing)
- Space for performance

4.5.1.6.16

A physical barrier though low fence, planting and mounding shall be considered for the perimeter of the play hub

4. Prescription of Future Development - Public Realm and Open Space

4.5 Park







4.5.1 Les Jardins de la Mer

4.5.1.7 PUBLIC LIDO

The re-imagined park provides ample public amenity including a new pool pavilion with an outdoor community swimming pool.

1. Pool pavilion
2. Lift and stair access to the public car-parks integrated into the pavilion
3. Stair access to public parking below
4. 25m outdoor lido
5. 2m safety clear zone offset
6. Flexible space for deck chairs and spectator seating
7. Planted buffer and trees provide shelter from prevailing winds and provide privacy while framing views to Elizabeth Castle
8. Frontage to park edge with fixed furniture and social infrastructure

Legend

-  Planning Application Boundary
-  Promenade
-  Secondary sea defence
-  Framed views
-  Area for seating and loungers
-  Active entry to park edge

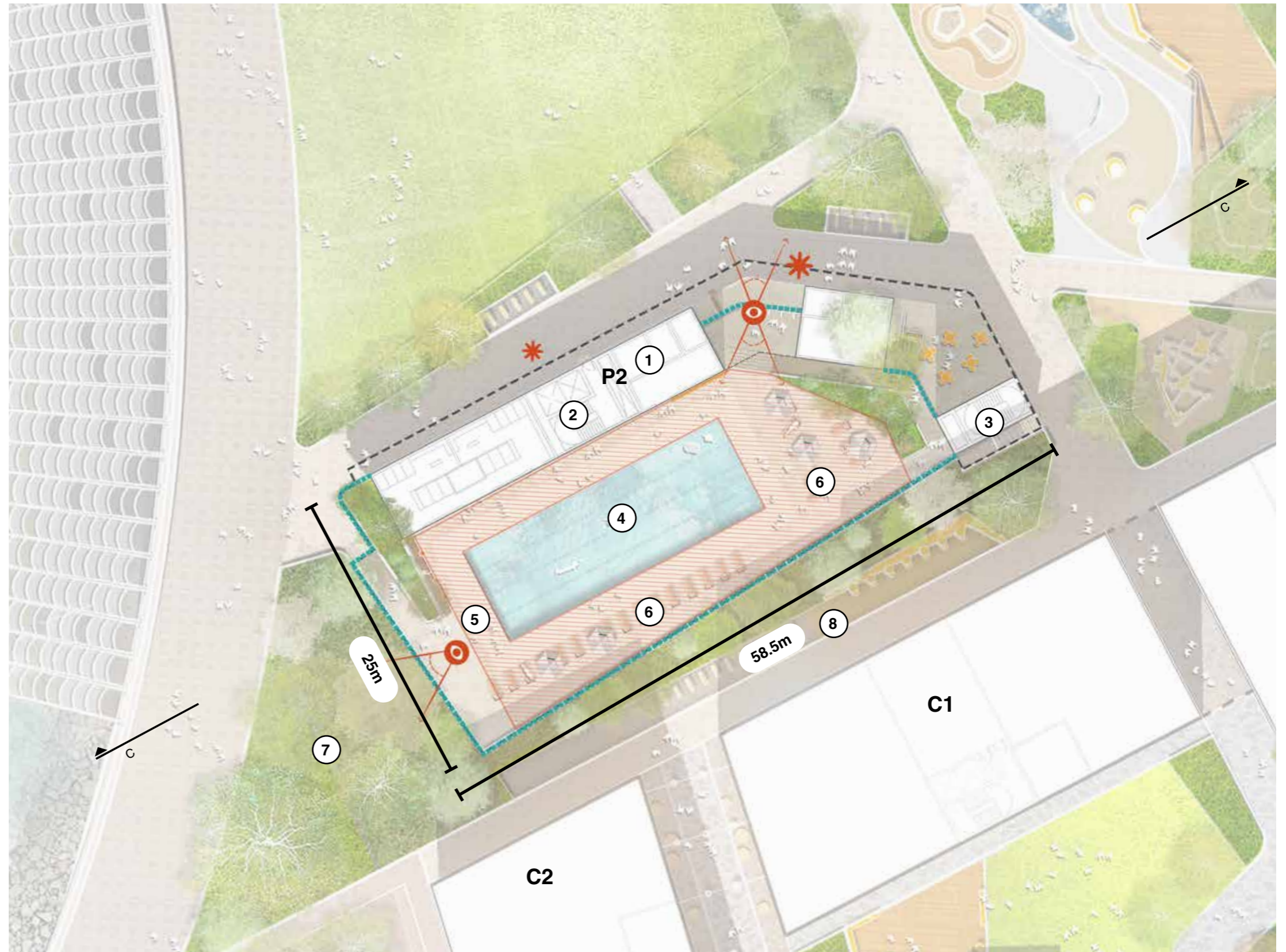


Figure 4.23 Diagram of Public Lido

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4.5 Park

4.5.1 Les Jardins de la Mer

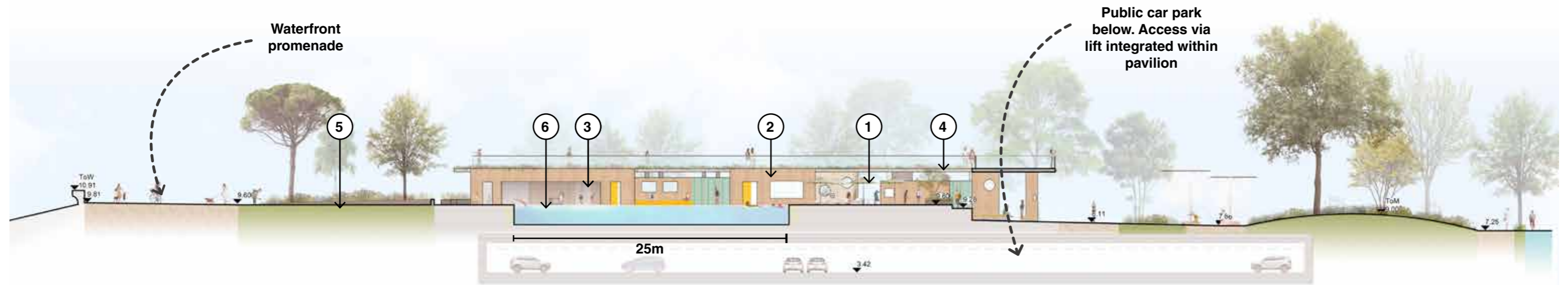
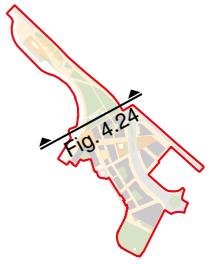


Figure 4.24 Section C-C looking North towards to pool



Figure 4.25 Lane swimming pool

1. Entry with ticket purchase and turnstiles
2. Lifeguards room and storage
3. Male and female changing rooms and toilets
4. Opportunity for a roof viewing deck
5. Planted buffer and trees provide shelter from prevailing winds and provide privacy while framing views to Elizabeth Castle
6. 25m long 4 lane pool

4.5.1.7.1
A 25m outdoor lido must be located in the park

4.5.1.7.2
The Park Lido to follow Sport England guidance of pool design

4.5.1.7.3
The Lido pavilion shall be located as per figure 4.23 and will be provided in accordance with the pavilion strategy set out in section 4.10.1

4.5.1.7.4
The park lido to include a minimum of 300m² for flexible seating and loungers, excluding circulation round pool

4.5.1.7.5
The lido is to have a suitable unobstructed circulation offset which is to follow Sport England guidance of pool design

4.5.1.7.6
The lido must have a secure perimeter edge

4.5.1.7.7
The perimeter of the pool area must use planting and trees to provide privacy while frame views to Elizabeth Castle

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
4.5 Park

4.5.2 Marina Gardens

Marina Gardens is a sheltered, sunny park and well connected to both the waterfront and the Marina. The existing Marina Gardens sits on top of a two storey basement car park. It is understood the existing structure has been designed with the loading capacity to take an additional two storeys. As such the deck has loading capacity for play equipment and some additional planting and trees. The proposal includes a greater variety of social and programmed spaces including play facilities and a new cafe kiosk.

1. Secondary access into leisure facility
2. Existing public car park access retained
3. Circular loop path
4. 1700sqm of flexible lawn for recreation
5. New cafe kiosk with public toilet facilities
6. 1000sqm of play and social spaces for passive use
7. Tertiary play trail path
8. Landscape rooms embedded within planting

Legend

-  Planning Application Boundary
-  Path to lawn
-  Perimeter planting
-  Cycle stands
-  Statement entry experience
-  Existing stair and/or lift access to basement car park to be retained

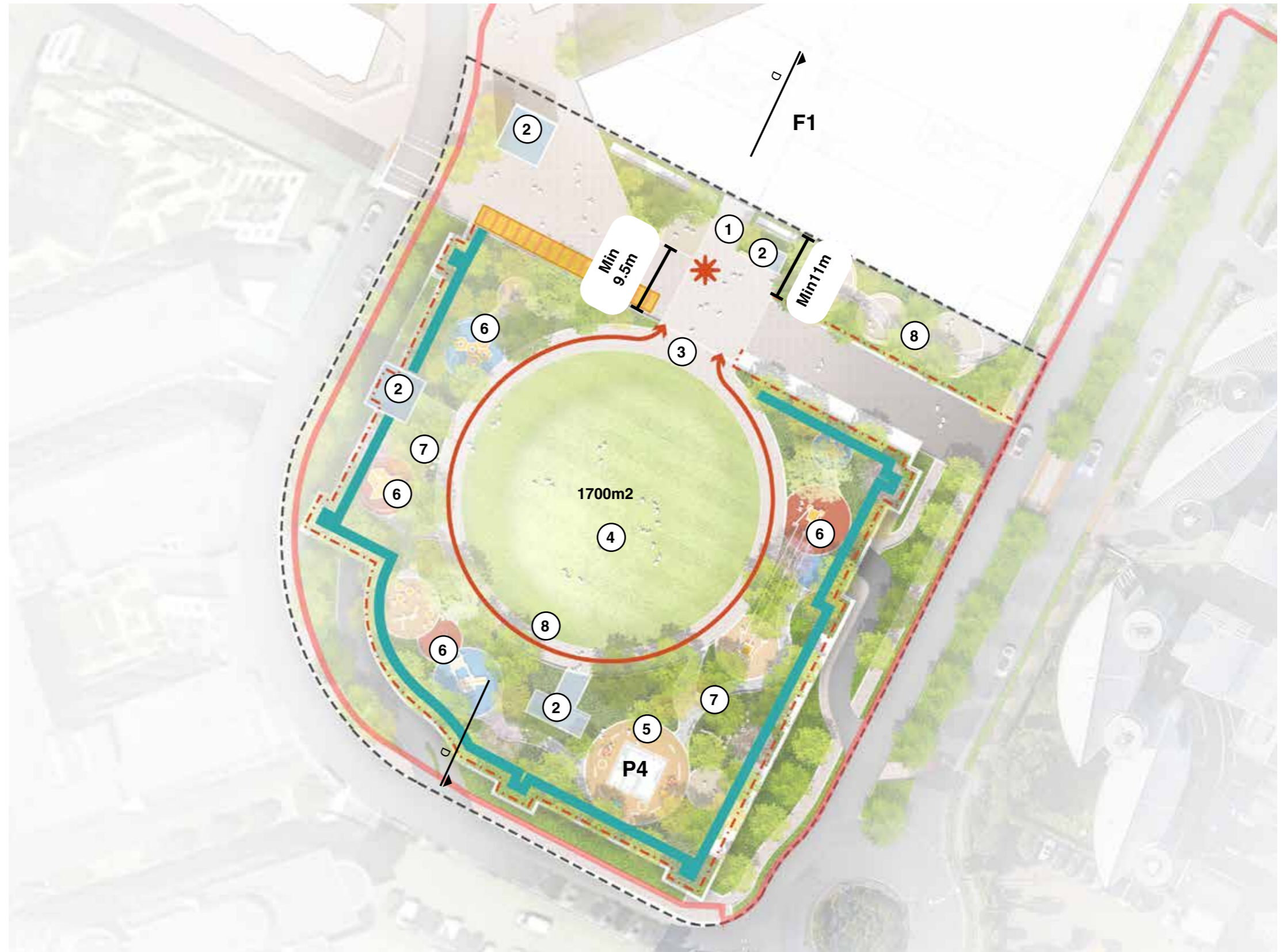


Figure 4.26 Diagram of Marina Gardens

4. Prescription of Future Development - Public Realm and Open Space

4.5 Park

4.5.2 Marina Gardens

4.5.2.1

Marina Gardens must facilitate health & well-being and have a direct connection to the F1 Leisure Building

4.5.2.2

The Marina Gardens lawn area will be uncluttered to accommodate a range of uses.

4.5.2.3

The Marina Gardens lawn shall be a minimum of 1700m² in size

4.5.2.4

A play space for 0-12+ year old will be located around the perimeter of the gardens

4.5.2.5

The Marina Gardens shall include a minimum of 1000m² 0-12+ play excluding planting

4.5.2.6

Seating must be provided within and adjacent to the play space

4.5.2.7

Clear surveillance at all points of play must be provided

4.5.2.8

The play hub shall have primary routes with even bound surfacing

4.5.2.9

Shade and shelter must be provided

4.5.2.10

Soft fall safety surfacing must be included

4.5.2.11

Colour shall be used to energise equipment and surfacing

4.5.2.12

The play must include inclusive play elements

4.5.2.13

The play must include a wide range of experiences and shall include:

- A nautical inspired theme
- Adventure play elements
- All ages trim trail fitness
- Zones of no equipment for imaginative play
- Quiet areas for retreat
- Sensory play elements and surfacing

4.5.2.14

A drinking fountain must be included adjacent to play areas

4.5.2.15

A physical barrier though low fence, planting and mounding shall be considered for the perimeter of the play

4.5.2.16

Social space seating spaces shall be set within planting located around the lawn

4.5.2.17

Existing car park stair and lift access locations must be maintained in their current location

4.5.2.18

Existing car park ventilation must be considered and where possible concealed

4.5.2.19

A minimum 1.1m permeable balustrade must be provided to the perimeter of the podium car park structure

4.5.2.20

Perimeter planting of a minimum of 1.5m must be to the outer boundary of Marina Gardens shall be provided

4.5.2.21

Marina Gardens planting must be seasonally vibrant and reflect the site-specific planting palette of the area

4.5.2.22

F1 Leisure building shall have a minimum 11m deep buffer with landscape rooms incorporating seating and spill-out space embedded within planting and breaks for entries and maintenance

4.5.2.23

Feature trees shall frame all entries to the gardens and F1 Leisure building

4.5.2.24

A Marina Gardens pavilion must be located as per figure 4.26 and will be provided in accordance with the pavilion strategy set out in section 4.10.1

4.5.2.25

A minimum 3m hard standing offset from kiosk must be provided for seating and access

4. Prescription of Future Development - Public Realm and Open Space

4.5 Park

4.5.2 Marina Gardens

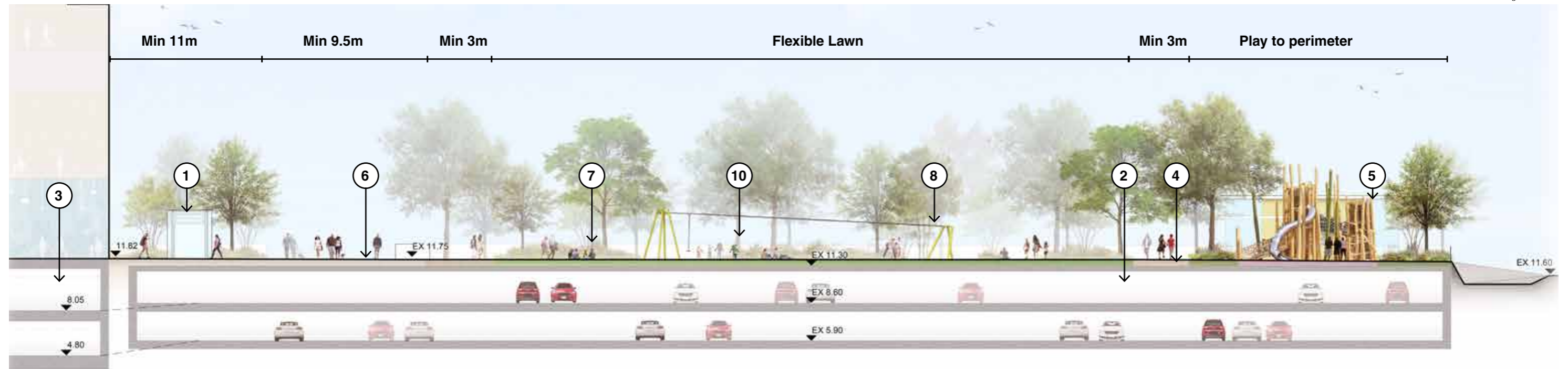


Figure 4.27 Section D - D looking south towards La Route du Port Elizabeth

1. Existing public car park access retained
2. Existing basement
3. New public car parking connected to existing Marina Gardens car park
4. Loop path
5. New cafe kiosk with public toilet facilities
6. Access ramp down to La Route du Port Elizabeth and the Marina
7. Mounded landscape and planters to achieve depth for tree planting
8. Play equipment within planted play trail

4.5.2.26
Pedestrian routes must be provided to, through and across Marina Gardens in the locations shown on figure 4.26

4.5.2.27
The primary pedestrian footpaths must be a minimum of 3m wide

4.5.2.28
The secondary pedestrian footpaths must be a minimum of 1.8m wide

4.5.2.29
Play trails shall include a minimum 1.2m wide path of bound surfacing

4.5.2.30
Marina Promenade must be a minimum of 9.5m wide

4.5.2.31
The pedestrian footpaths must be step free and must not exceed a gradient of 1:21

4.5.2.32
Pedestrian and cycle access to pedestrian crossings on Rue de L'etau and La Route du Port Elizabeth must be unobstructed visually or through obstacles in the public realm

4.5.2.33
Existing Rue de L'etau and La Route du Port Elizabeth car park vehicular entries must be retained

4.5.2.34
Digital car park signage shall be provided

4.5.2.35
Marina Gardens must include entry points from the car park, Rue de L'etau, La Route du Port Elizabeth and the Leisure building F1

4.5.2.36
F1 Leisure building shall have a 'gateway' public realm entry

4.5.2.37
Cycle stands must be located between F1 Leisure building and Marina Gardens

4. Prescription of Future Development - Public Realm and Open Space

4.6 South Waterfront Promenade



- 1. Promenade
- 2. F+B spill-out
- 3. Freedom tree
- 4. Radisson Blu entry
- 5. Radisson Blu car park
- 6. Planting
- 7. Waterfront Square

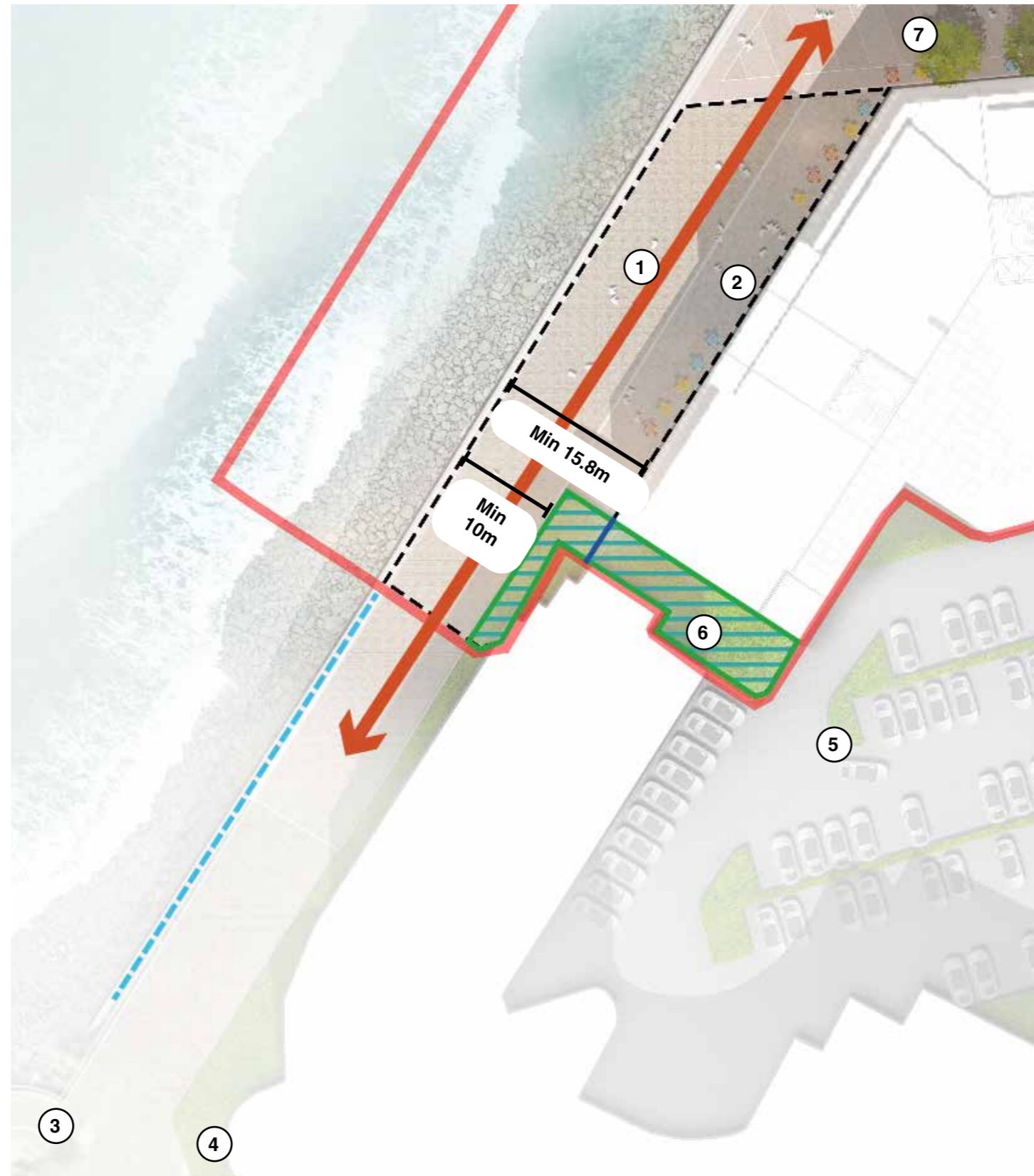


Figure 4.28 Diagram South Waterfront Promenade

Legend

- Planning Application Boundary
- ← Promenade
- - - Indicative extent of seawall to be made good to interface new levels
- ▨ Planting buffer
- Wind barrier

4.6.1
The promenade sea wall is to be raised to a maximum of 11m AOD top of wall and fall back towards existing wall levels

4.6.2
Low level coastal planting shall be considered along the sea all within the 10m promenade footpath

4.6.3
Promenade planting must have breaks to get to the edge

4.6.4
A route must be provided for Le Petit Train and occasional vehicular access along the promenade

4.6.5
The promenade must not include tree planting to ensure unobstructed views of Elizabeth Castle

4.6.6
A minimum 15.8m offset from B1 promenade frontage must be provided for external dining and circulation

4.6.7
Planting should be provided between B1 and the Radisson and tie into the existing Radisson frontage planting beds

4.6.8
External food and beverage areas fronting the promenade must have a demarcated surface treatment to define the allocated tables and chairs zone

4.6.9
A minimum 5m high wind screen must be provided between Plot B1 and the north west corner of the Radisson Hotel

4.6.10
The promenade termination towards the Freedom Tree must blend into existing materials and provide a flush surface transition

4. Prescription of Future Development - Public Realm and Open Space








4.7 Squares

4.7.1 Waterfront Square

The waterfront square creates a flexible destination space for events. It can facilitate pop up markets, sculpture shows and is animated in its day-to-day use by water jets and a grove of trees.

1. Large format paving to define dwell space
2. Water jets animate the space creating a soundscape and informal place opportunities. Jets can be turned off for events such as pop up markets, parades or triathlon
3. Reclaimed stone forms informal seating to water jet area
4. Tree grove shelters waterfront retail
5. Fixed public furniture below tree grove
6. Vertical element such as signage or artwork, required for wind mitigation

Legend

-  Planning Application Boundary
-  Promenade
-  Trees for wind mitigation
-  Artwork or signage for wind mitigation
-  Views not to be obstructed to the waterfront
-  Central water element
-  Extent of 10m wide promenade to be free of obstructions

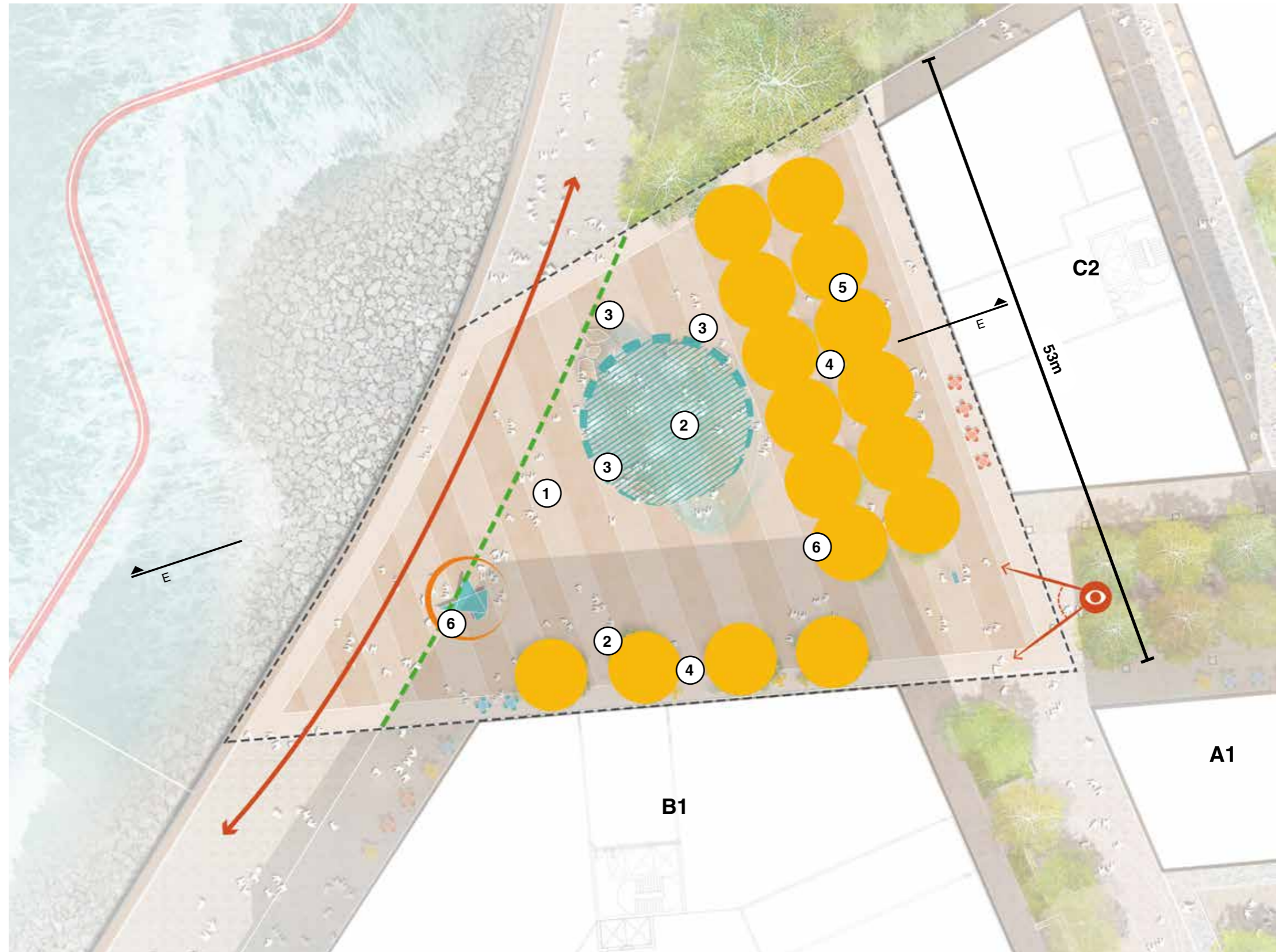


Figure 4.29 Diagram Waterfront Square

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.1 Waterfront Square

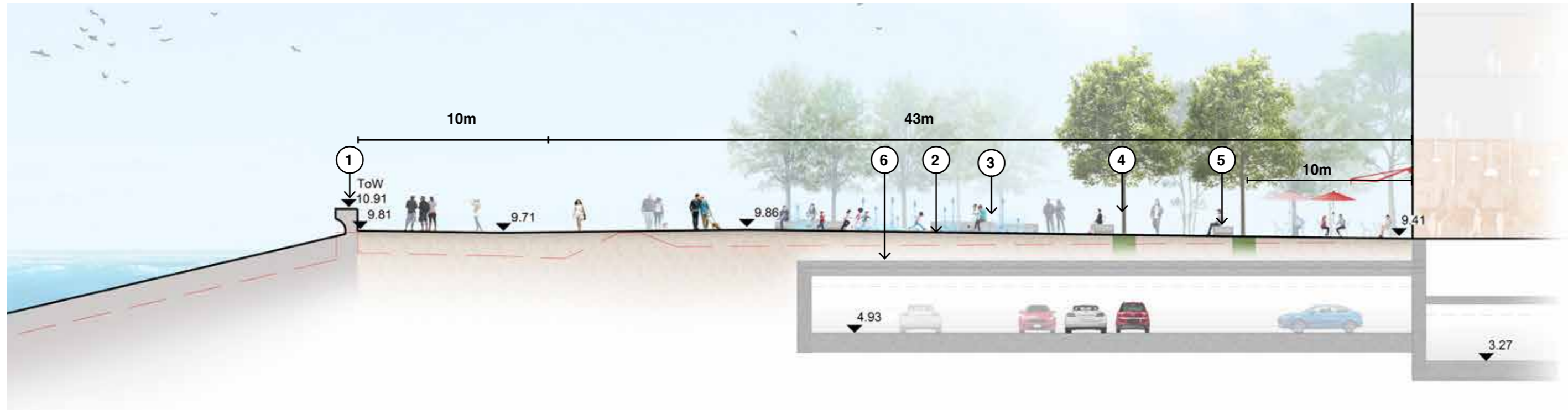
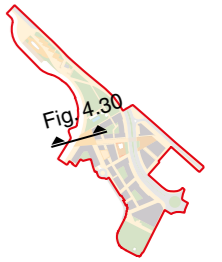


Figure 4.30 Section E - E looking north towards Les Jardins de la Mer and Waterfront Promenade

4.7.1.1

A public square must be located west of C2 and north of B1

4.7.1.2

The square area shall be an uncluttered and multi-functional space able to accommodate a range of flexible waterfront uses from day to day to event mode

4.7.1.3

The Square shall be a minimum of 1700m² in size, excluding the 10m wide promenade

4.7.1.4

A route must be provided for Le Petit Train and occasional vehicular access along the waterfront promenade

4.7.1.5

The promenade sea wall is to be raised to 11m AOD top of wall

4.7.1.6

The Square must consider fire tracking and access

4.7.1.7

The square must include an interactive water feature

4.7.1.8

A designer shall consider a mirror pool, misting and water jets

4.7.1.9

Natural stone seating and play elements shall be considered for the square

4.7.1.10

Event power must be considered for the Square

4.7.1.11

Unobstructed pedestrian access from the square to B1 and C2 must be provided

4.7.1.12

A feature piece of artwork must be considered for the Square

1. New seawall to raised to top of wall 11m AOD
2. Water jets animate the space creating a soundscape and informal place opportunities. Jets can be turned off for events such as pop up markets, parades or triathlon
3. Reclaimed stone forms informal seating to water jet area
4. Tree grove shelters waterfront retail
5. Fixed public furniture below tree grove
6. Proposed basement

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.1 Waterfront Square

4.7.1.13

A double row of trees must be placed west of C2 to provide wind mitigation

4.7.1.14

Trees west of C2 must be a minimum 10m from stem to facade

4.7.1.15

A single row of trees must be placed north of B1 to provide wind mitigation and must be aligned to eastern secondary street trees

4.7.1.16

Trees north of B1 must be a minimum 3m from stem to facade promenade

4.7.1.17

A route must be provided for Le Petit Train and occasional vehicular access along the waterfront promenade

4.7.1.18

A wind intervention object shall be located to the north-west corner of B1 to provide wind mitigation

4.7.1.19

A minimum 2m offset from C2 frontage must be provided for external dining and circulation

4.7.1.20

External food and beverage areas fronting the square must have a demarcated surface treatment to define the allocated tables and chairs zone

4.7.1.21

A visual connection from the Esplanade Square, through the Waterfront Square to the sea must be maintained and not obstructed.

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.2 Central Square

The Central Square offers a sheltered alternative to the Waterfront Square on windy days. This space sits at the heart of the cultural precinct and offers flexibility for a variety of events and day-to-day uses.

1. Spill-out to A1 frontage with trees
2. Double row of trees acts as a defensible edge buffering the square from the road and provides a generous seating edge
3. Flexible space for market stalls, busking and pop ups
4. Square kiosk

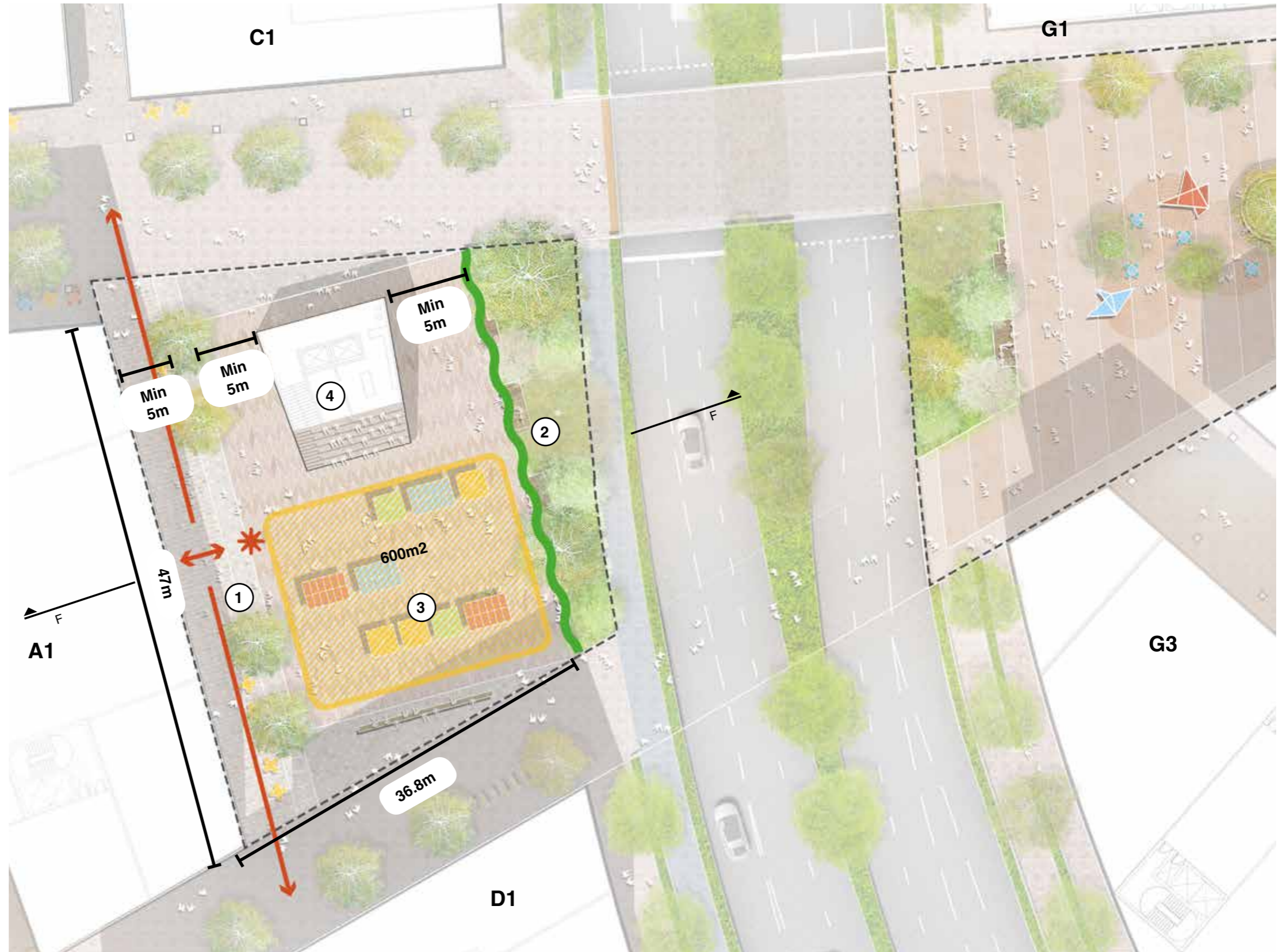


Figure 4.32 Diagram of Central Square

Legend

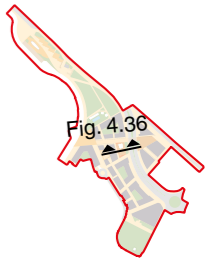
- Circulation to frontage of A1
- Feature seating edge
- Primary entry to A1
- Flexible space for events

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4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.2 Central Square



- | | |
|---|--|
| 1. Minimum 5m spill-out from retail and cinema under trees | 4. Minimum 4m wide planted buffer to cycleway and road |
| 2. Minimum 5m offset for pedestrian permeability around pavilion | 5. Civic seating edge |
| 3. Kiosk and cycle hub with information point and animated bleacher seating onto square | 6. Cycle hub below |

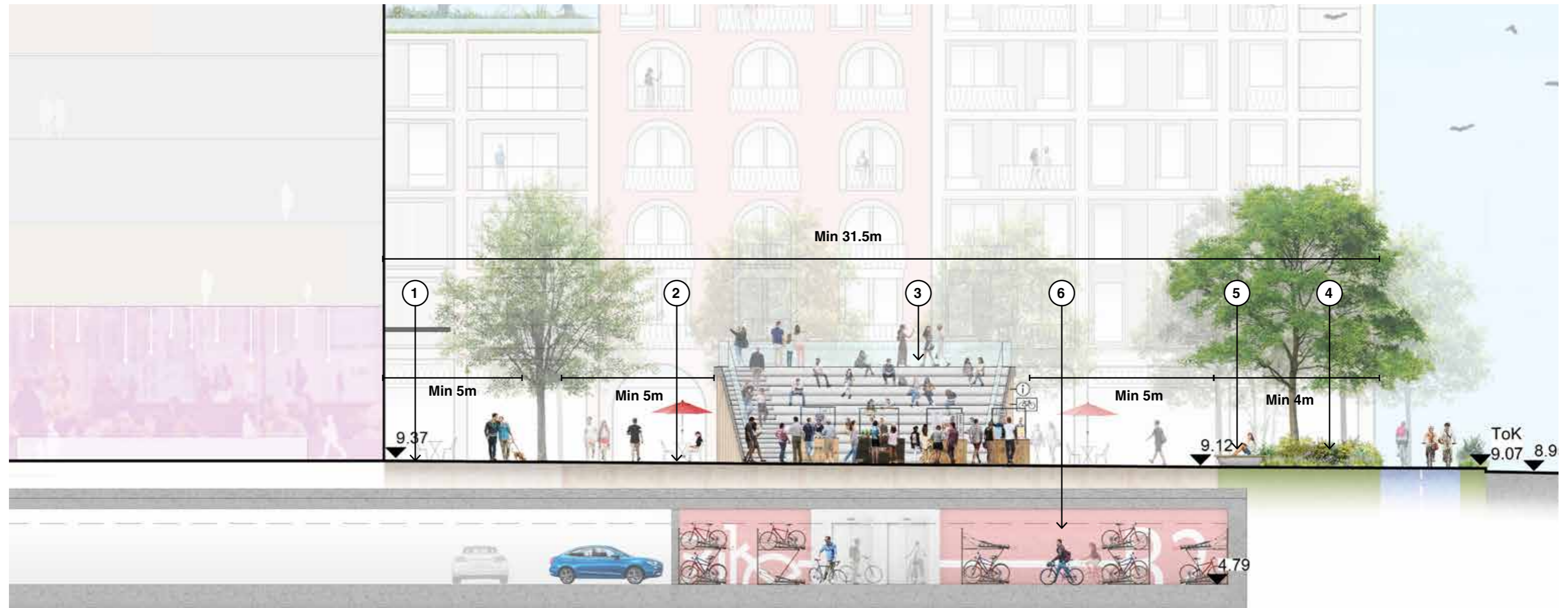


Figure 4.36 Section F - F looking North towards C1

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.2 Central Square

4.7.2.1

A public square must be located south-west of La Route de la Libération between Plots C1, A1 and D1

4.7.2.2

The square area shall be an uncluttered and multi-functional space able to accommodate a range of art and community flexible uses from day to day to event mode

4.7.2.3

The square shall be a minimum of 1500m² in size including planting and pavilions

4.7.2.4

Event power must be considered for the square

4.7.2.5

Level access is to be maintained throughout the square

4.7.2.6

Gradients of the footpaths are not to exceed 1:21, cross falls will not exceed 1:40

4.7.2.7

Plot A1 ground floor must have a demarcated spill out zone of minimum 5m. Surface treatment to define zone

4.7.2.8

Access to Plot A1 from the square must be centrally located and framed by tree planting as shown on figure 4.32

4.7.2.9

A central unobstructed pedestrian connection to Plot A1 shall allow a minimum 8m wide clear route from square to entrance

4.7.2.10

The square is to be a predominantly hard landscaped space to allow for flexible uses. A minimum area of 600m² is to be provided for flexible uses

4.7.2.11

The paving to the square must be differentiated from other site paving and complement the site wide framework approach in section 4.10.5

4.7.2.12

Tree planting shall be located either side of Plot A1 entry as shown in figure 4.32

4.7.2.13

A continuous block of planting must be located along the full eastern length of the square adjacent to La Route de la Libération footpath and be a minimum depth of 4m

4.7.2.14

The square planting themes to be provided in accordance with planting and biodiversity strategies in section 4.10.4 and 4.10.11

4.7.2.15

All tree planting must be stem to ground in the square

4.7.2.16

Fixed civic bench seating must be located along the eastern perimeter of the square and be in accordance with the furniture strategy set out in section 4.10.6

4.7.2.17

A fixed linear feature bench shall be considered south of the square and be in accordance with the furniture strategy set out in section 4.10.6

4.7.2.18

Cycle stands must be located adjacent to the square and aligned to tree planting

4.7.2.19

The Central Square tree planting must have a planted understorey tree pit

4.7.2.20

A square pavilion must be located within the square as shown in figure 4.32 and will be provided in accordance with the pavilion/kiosk strategy set out in section 4.10.1

4.7.2.21

A minimum 5m offset of unobstructed paving must be provided from the western and eastern façade of the pavilion as shown in figure 4.32

4.7.2.22

The location of the square pavilion should consider and accommodate fire tender and service vehicle tracking

4. Prescription of Future Development - Public Realm and Open Space





4.7 Squares

4.7.3 Esplanade Square

The Esplanade Square will be a cultural space associated with the GF use of G1-G3. The inclusion of a small public space along the Esplanade funnels pedestrians towards the waterfront, a key objective of the Island Plan and SPG.

1. Planted buffer to street
2. Loose tree grove providing shade and scale to the space
3. Fixed seating
4. Unobstructed connections towards the waterfront and Central Square
5. Potential to integrate public artwork

Legend

-  Circulation to frontage of A1
-  Feature seating edge
-  Primary entry to A1
-  Flexible space for events

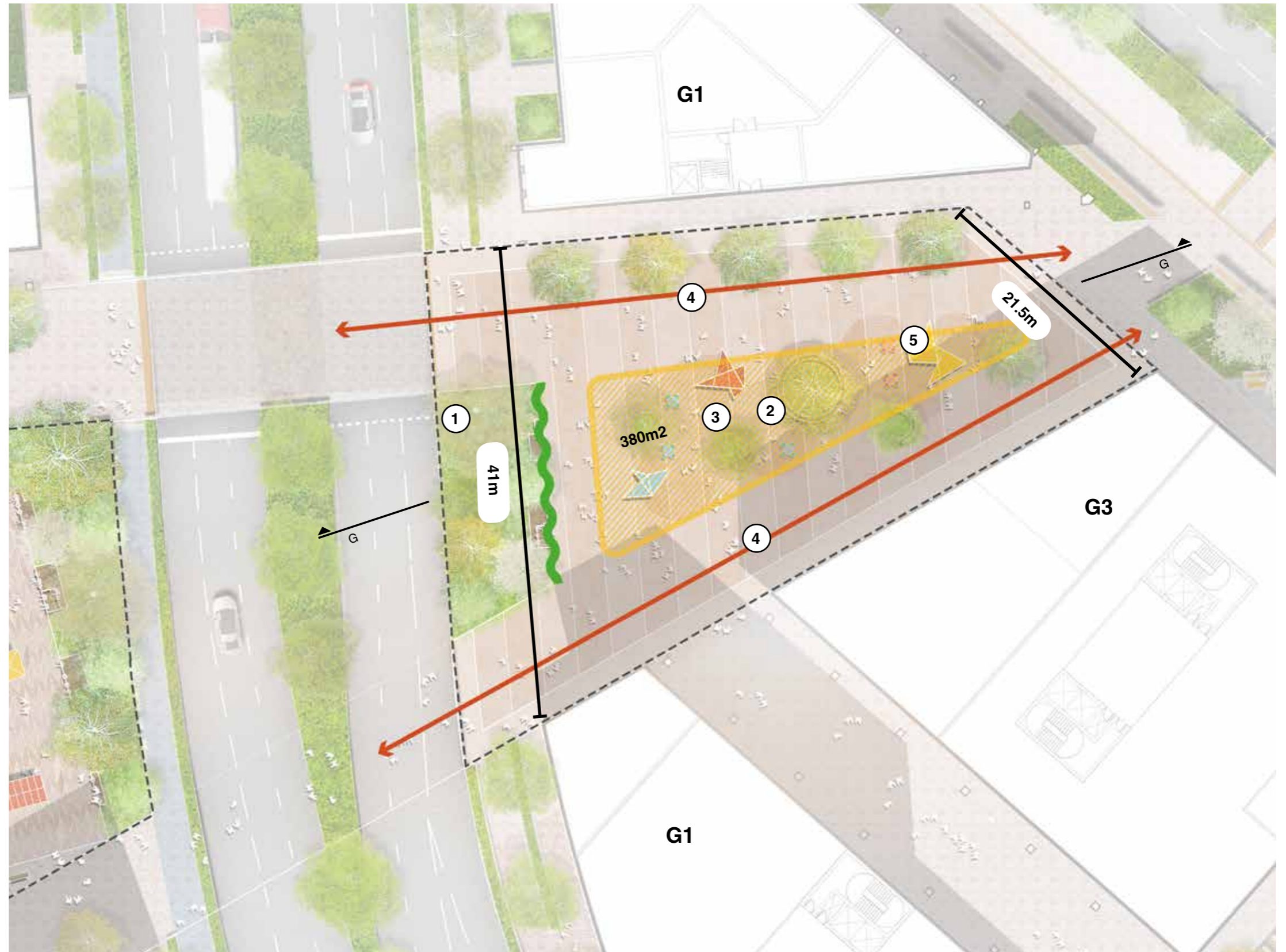


Figure 4.37 Diagram of Esplanade Square

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.3 Esplanade Square

- 1. Planted buffer to street
- 2. Loose tree grove providing shade and scale to the space
- 3. Fixed seating
- 4. Potential to integrate public artwork

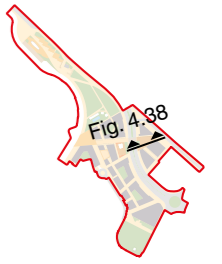


Figure 4.38 Section G - G looking North towards C1

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.3 Esplanade Square

4.7.3.1
A public square must be located north-east of La Route de la Libération between plots G1, G2 and G3

4.7.3.2
The square area shall be an uncluttered and multi-functional space able to accommodate a range of art and community flexible uses from day to day to event mode.

4.7.3.3
The square shall be a minimum of 1400m² in size

4.7.3.4
The square must consider fire tracking and access for maintenance vehicles

4.7.3.5
Event power must be considered for the square

4.7.3.6
Level access is to be maintained throughout the square

4.7.3.7
Level access must be provided from the pedestrian routes to the commercial entrances

4.7.3.8
Plots G1, G2 and G3 ground floor must have a demarcated spill out zone of minimum 1.5m. Zone to be demarcated through surface treatment

4.7.3.9
Pedestrian permeability and cross connections shall be facilitated and not obstructed across the square

4.7.3.10
Shared cycle and pedestrian shall be considered across the square. Pedestrians shall have priority and a delineated path must not be applied within the square

4.7.3.11
A primary pedestrian connection must be facilitated between La Route de la Libération and the Esplanade in alignment with the site wide strategies in section 3.8

4.7.3.12
The La Route de la Libération pedestrian crossing from the square shall have dropped kerbs or raised carriageways, and must be delineated with tactile paving and different surfacing material

4.7.3.13
The Esplanade Square must include an individual curated piece of art or a series of fixed and temporary art installations within the zone indicated on figure 4.38

4.7.3.14
Planned and impromptu performance must be facilitated for on the Esplanade Square

4.7.3.15
The paving to the square must be differentiated from other site paving and complement the site wide framework approach in section 4.10.5

4.7.3.16
The square is to be a predominantly hard landscaped space to allow for flexible uses. A minimum area of 1000m² is to be provided for flexible uses

4.7.3.17
Tree planting must be located to the south of G1 in alignment with primary pedestrian street tree planting west of La Route de la Libération as shown in figure 4.37

4.7.3.18
Tree planting shall be considered within the square

4.7.3.19
A continuous block of planting must be located along the full western length of the square adjacent to La Route de la Libération footpath and be a minimum width of 5m

4.7.3.20
The square planting themes to be provided in accordance with planting and biodiversity strategies in section 4.10.4 and 4.10.11

4.7.3.21
Shared cycle and pedestrian shall be considered across the square. Pedestrians shall have priority and a delineated path must not be applied within the square



Figure 4.39 Paving used to subtly differentiate circulation space

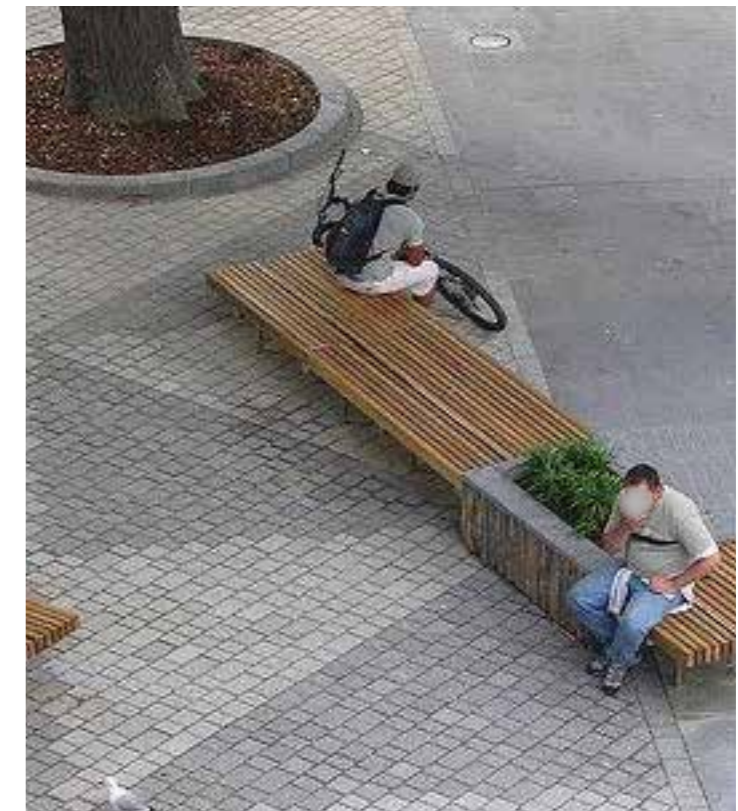


Figure 4.40 Paving used to differentiate dwell and seating space

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares




4.7.4 Pocket Square

POCKET SQUARE

The Pocket Square is an important focal point along both the Lane and Rue de L'etau. It offers an intimate spill-out from retail away from both the prevailing winds and adjacent roads. Benefiting from good late morning to afternoon sun, this 660sqm square is the perfect place for local residents to have lunch or grab a coffee.

1. Visual connection between arcades to the Lane and Primary Street
2. Finer grained materials such as gravel and stone setts
3. Tightly clustered tree grove with seasonal variation
4. Fixed furniture underneath tree grove

Legend

-  Circulation through to Primary Street and Lane
-  Shaded and fixed seating
-  Visual and physical connection through to Primary Street

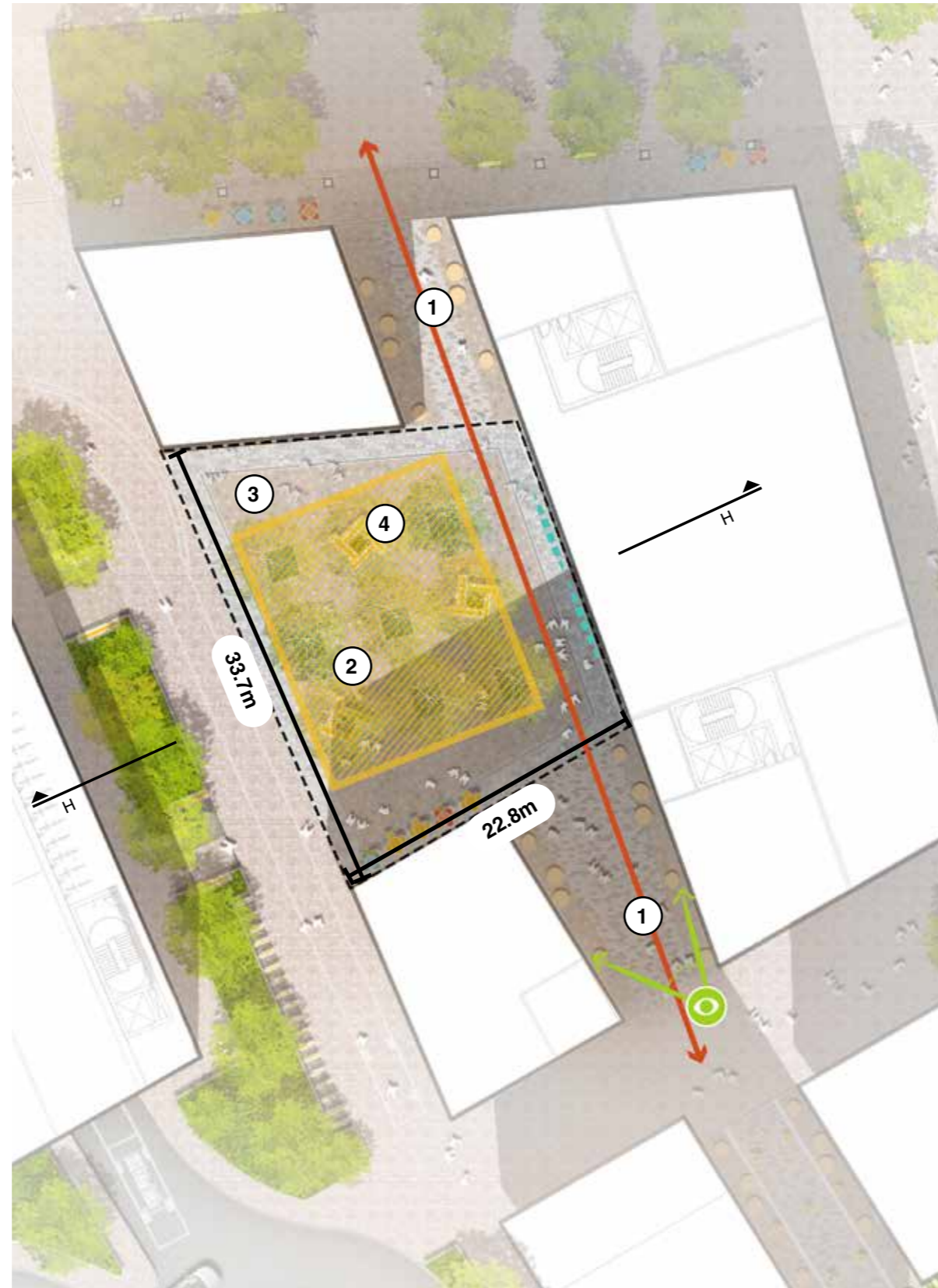


Figure 4.41 Detail plan Pocket Square



Figure 4.42 Dappled light created by deciduous trees

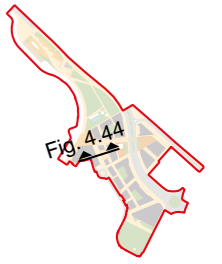


Figure 4.43 Combination of flexible and fixed furniture

4. Prescription of Future Development - Public Realm and Open Space

4.7 Squares

4.7.4 Pocket Square



4.7.4.1
A pocket public square must be located between B1 and A1 adjacent the lane and a secondary street

4.7.4.2
The square shall be a minimum of 660m² in size excluding the lane arcade connections

4.7.4.3
The square shall facilitate community gathering

4.7.4.4
The square must consider fire tracking and access for maintenance vehicles

4.7.4.5
Event power shall be considered for the square

4.7.4.6
A covered canopy shall be provided in the square. Consideration shall be given to a physical structure or grove of trees

4.7.4.7
Selected tree planting must consider natural light and density of canopy

4.7.4.8
Pocket square tree planting must be stem to ground and have 3m clear stems

4.7.4.9
Pocket square trees to be considered within hard and permeable materials to allow for flexible use at the base of stems

4.7.4.10
The paving to the square must be differentiated from other site paving and complement the site wide framework approach in section 4.10.5

4.7.4.11
The square must have a demarcated spill out zone of minimum 2m from the inside Plot A1 façade and secondary street facing the square. Zone to consider demarcation through a change in surface material or treatment

4.7.4.12
The square shall facilitate the continuation of the lane. A clear width of 6m, offset from A1 must be provided

4.7.4.13
A pocket square lighting should consider an intimate night dining experience

4.7.4.14
The pocket square should curate a moment to spark joy along the lane and consider incidental play or public art

1. Arcade connections to the Lane and Primary Street
2. Finer grained materials such as gravel and stone setts
3. Tightly clustered tree grove with seasonal variation
4. Fixed furniture underneath tree grove
5. Residents amenity terrace with facade upstand enclosure
6. Proposed basement with public motorcycle parking

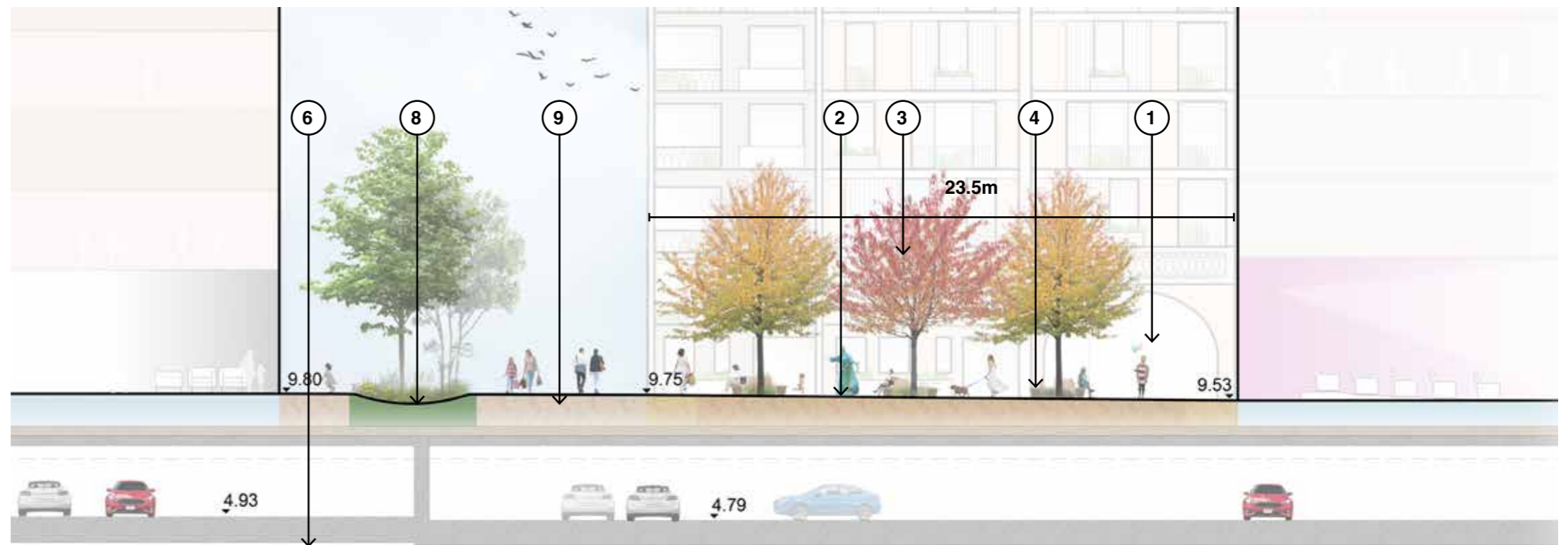


Figure 4.44 Section H - H through the pocket Square looking North towards Waterfront Square

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.1 Primary Street

The primary pedestrian route connects the Esplanade back to the Waterfront. A generous width of 12m allows for a boulevard of trees and facilitates outdoor dining and covered circulation.

1. Generous rain garden planting beds line the boulevard and include stepping stones for informal play opportunities
2. Mature trees at a maximum of 8m spacing creates a human scale.
3. A tighter spacing of trees at the seaward end of the street acts as wind mitigation form prevailing winds
4. An offset of 3m from the buildings allows for facade maintenance and spill-out where required. 3.5m colonnades either side of the street provide further shelter from wind and rain along the boulevard route
5. A 4m pedestrian central space also facilitates emergency and servicing access
6. The street tapers out subtly into public squares which bookend the street



Figure 4.45 Detail plan of primary street

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.1 Primary Street

4.8.1.1

Pedestrian permeability is to be promoted between the Esplanade, the Esplanade Square, Central Square and the Waterfront Square

4.8.1.2

A single phased signalised crossing shall be considered on La Route de la Libération along the primary pedestrian street

4.8.1.3

The pedestrian street should remain an uncluttered priority route. Street furniture, signage, lighting and trees shall be considered holistically and ordered to ensure clear and logical circulation is provided

4.8.1.4

A primary pedestrian route of minimum 12m wide must be provided between the Waterfront Square and the Esplanade

4.8.1.5

The Primary Street must consider fire tracking and access for maintenance vehicles

4.8.1.6

Event power must be considered along the street for market stall use

4.8.1.7

Gradients of the footpaths are not to exceed 1:21, cross falls will not exceed 1:40

4.8.1.8

Commercial accommodation at ground floor should have demarcated spill out zone

4.8.1.9

Level access must be provided from the pedestrian routes to the communal residential entrances

4.8.1.10

Level access must be provided from the pedestrian routes to the commercial entrances

4.8.1.11

The La Route de la Libération pedestrian crossing shall have dropped kerbs or raised carriageways and must be delineated with tactile paving and different surfacing material.

4.8.1.12

Tree planting must be located in a single row to the south of C1, C2, and G1 and north of A1 as shown in figure 4.45

4.8.1.13

Tree planting shall align to trees within the Waterfront Square and Esplanade Square

4.8.1.14

Where columns touch paving, a visual or textured paving treatment shall be considered around the column.

4.8.1.15

The primary street must include a curated art trail within paving from the Waterfront Square to the Esplanade

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.1 Primary Street

4.8.1.16
Primary Street tree planting shall be used where possible to mitigate wind safety concerns. A tighter spacing may be considered should this improve pedestrian comfort levels but must not obstruct pedestrian connectivity.

4.8.1.17
Tree planting shall be offset a minimum 3m from outside colonnade line to centre of stem and a minimum of 6m between double row trees.

4.8.1.18
Primary Street tree spacing shall be a maximum of 8m between stem centres along the length of a row.

4.8.1.19
Tree planting and spacing must not obstruct views to the Lane

4.8.1.20
Primary Street planting themes to be provided in accordance with planting and biodiversity strategies in section 4.10.4 and 4.10.11

4.8.1.21
Primary Street tree planting must be stem to ground

4.8.1.22
Primary Street tree planting must have a planted understorey tree pit

4.8.1.23
Colonnade footpaths must include a demarcated surface treatment of minimum 3.5m to define the allocated tables and chairs zone and primary circulation

4.8.1.24
Tables and chairs must not be place more than 1.5m from facade

4.8.1.25
Fixed street furniture shall be considered in alignment and around street tree planting in accordance with the site wide strategies in section 4.10.6

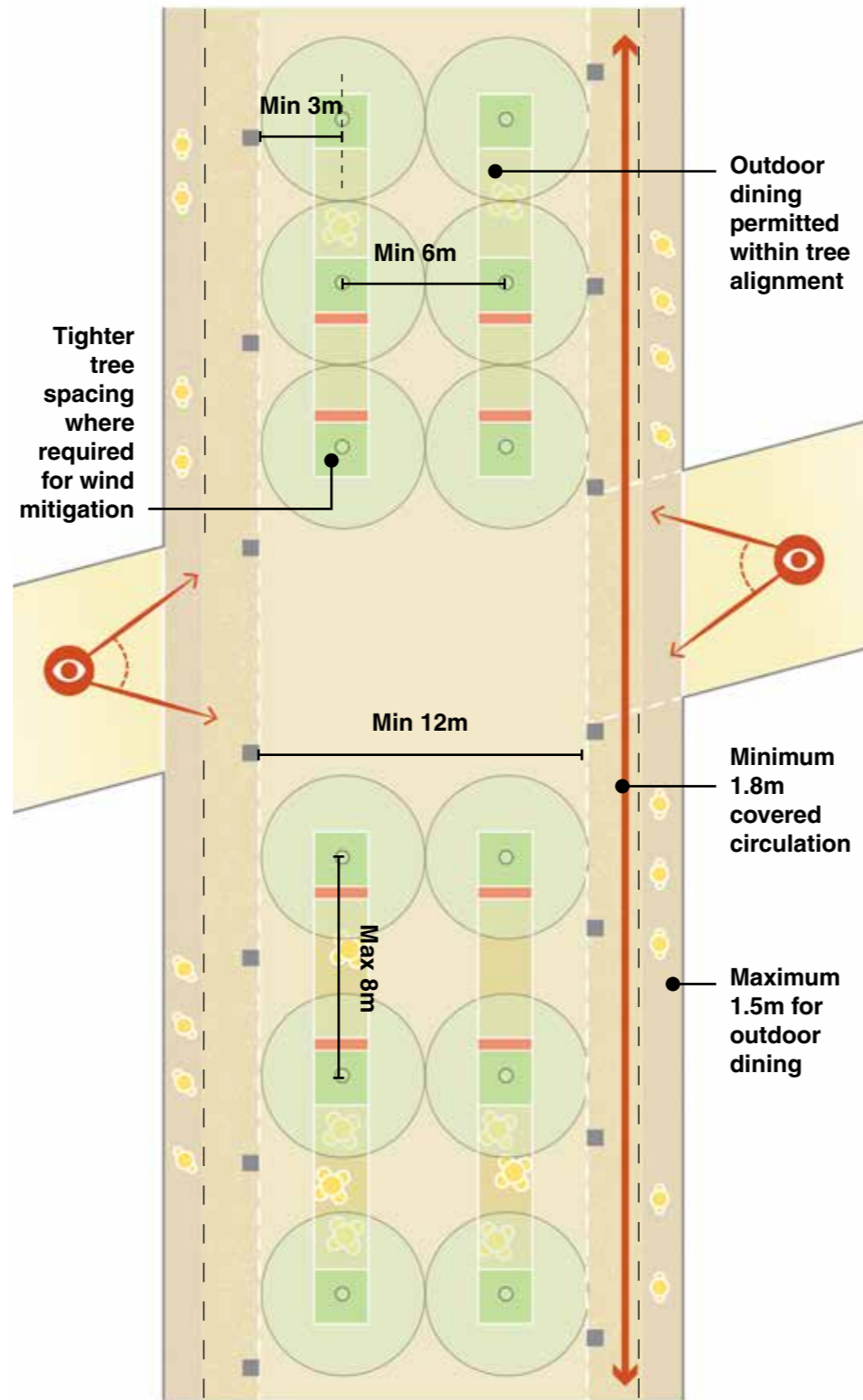


Figure 4.46 Diagram of the primary street



Figure 4.47 Central space for pedestrian movement which is free from obstacles and clutter



Figure 4.48 Use of paving format size and define circulatory space, dwell space and spill-out



Figure 4.49 Consolidated areas for social infrastructure and tree planting



Figure 4.50 Poor accessibility caused by spill-out and fixtures



Figure 4.51 Stem to ground trees



Figure 4.52 Raised planters are not to be used in streetscapes

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.1 Primary Street

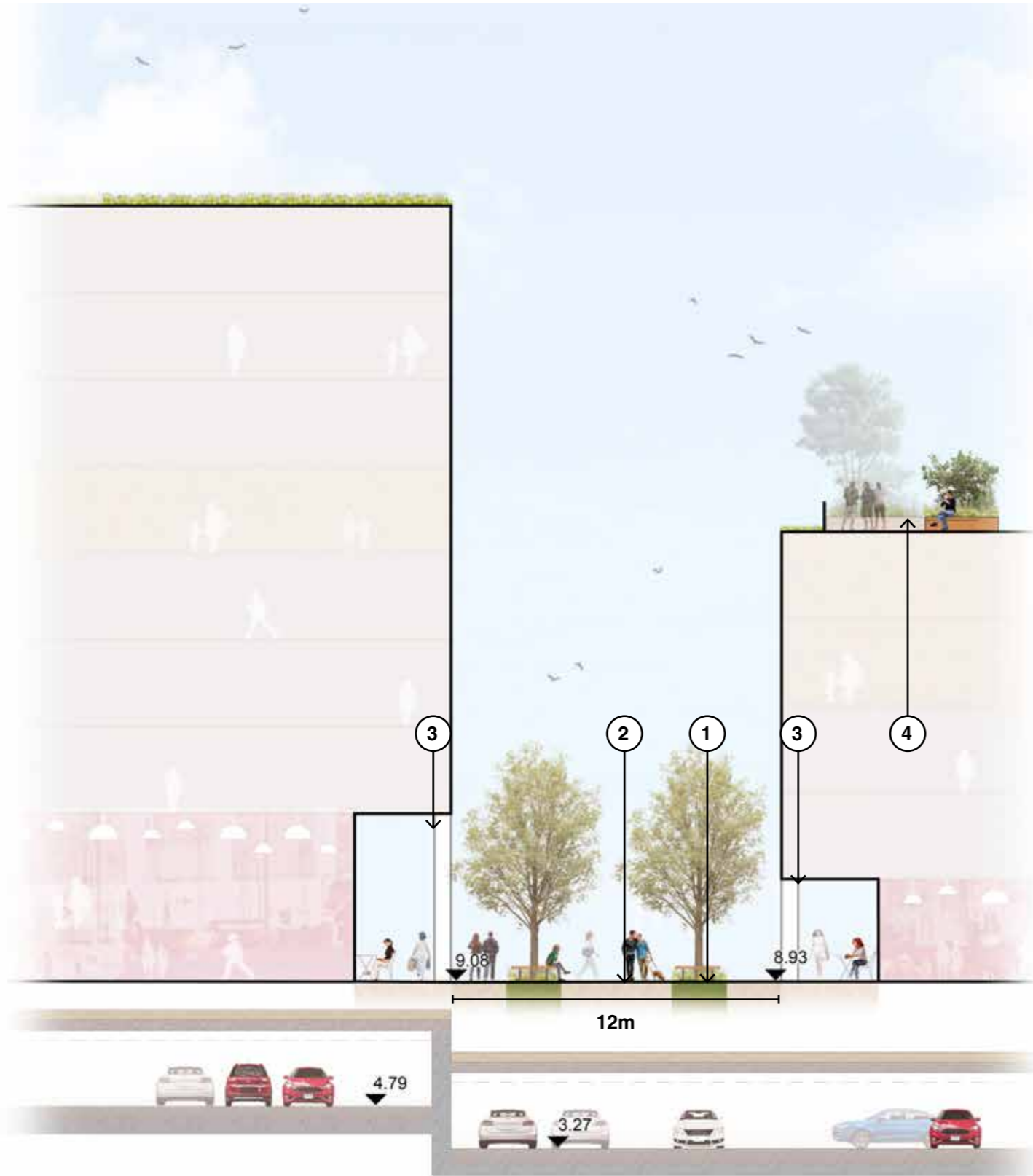
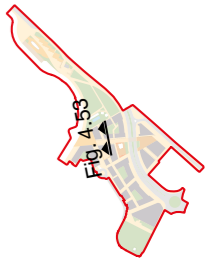


Figure 4.53 Section I - I looking West towards the Waterfront Square



Figure 4.54 Leafy pedestrian street

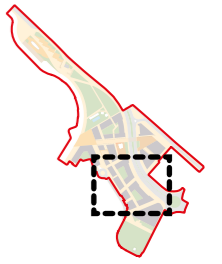
4.8.1.25 PRIMARY STREET

- 1. Rain garden planting
- 2. 4m pedestrian central space
- 3. Colonnades with lighting animate the street at night
- 4. Residents terrace

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.2 Secondary Streets



SECONDARY STREETS

- 1. Trees at maximum of 10m spacing
- 2. Tightened tree spacing at prevailing wind junctions
- 3. Long connected swale planting beds
- 4. Cycle stands



Figure 4.55 Detail plan of Secondary Streets

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.2 Secondary Street

4.8.2.1
Linear rain gardens must be included on secondary streets and shall be a minimum width of 1.5m and length of 13.5m and shall only be broken for commercial and residential entries.

4.8.2.2
Cycle stands must be located at the end or between linear rain gardens.

4.8.2.3
Seating must be located along the length of the rain gardens.

4.8.2.4
Trees must be including in a single row and located within rain gardens, stem to ground.

4.8.2.5
Trees to be located at 10m spacings. A tighter spacing may be considered for the purposes of wind mitigation should this improve pedestrian comfort levels but must not obstruct pedestrian connectivity or passive surveillance sight lines.

4.8.2.6
Secondary streets shall consider an asymmetrical cross section layout to ensure fire tender and service vehicle access.

4.8.2.7
Secondary street footpaths must be pedestrian priority. Streets to have a primary footpath of minimum 5.5m and a secondary footpath width of minimum 3m.

4.8.2.8
Gradients of the footpaths are not to exceed 1:21, cross falls will not exceed 1:40.

4.8.2.9
Level access must be provided from the pedestrian routes to the communal residential and commercial entrances.

4.8.2.10
Secondary street paving shall take precedence over the lane and break the lane paving where they intersect.

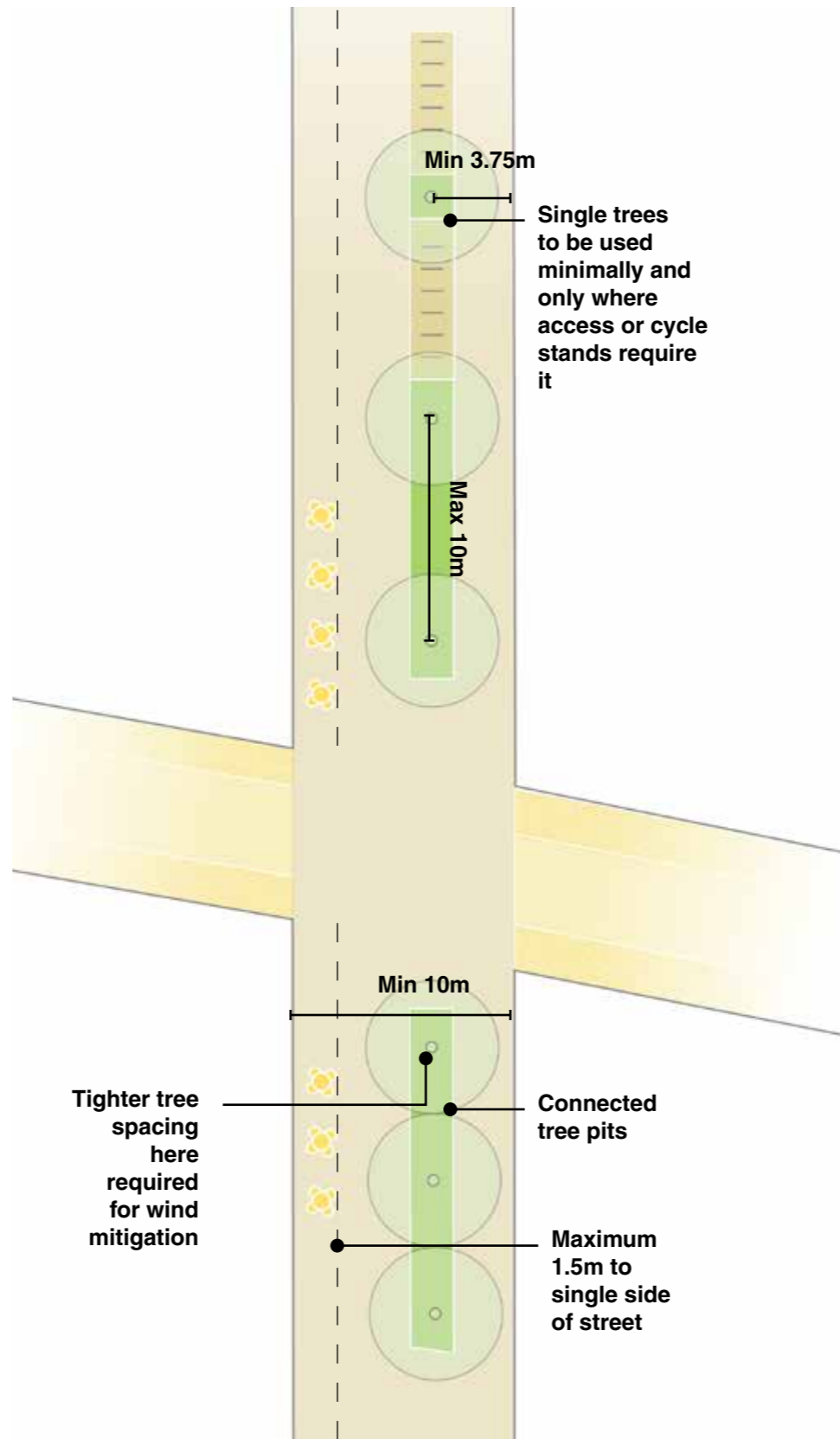


Figure 4.56 Diagram of the secondary street



Figure 4.57 Connected tree pits



Figure 4.58 Tree grates not to be used in secondary streets



Figure 4.59 Clutter free street with no or private defensible zones interrupting the public realm. Possibility for window boxes



Figure 4.60 No fences to be used and no private space beyond the parcel limits. Bin storage to be integrated into architecture

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape 4.8.2 Secondary Street

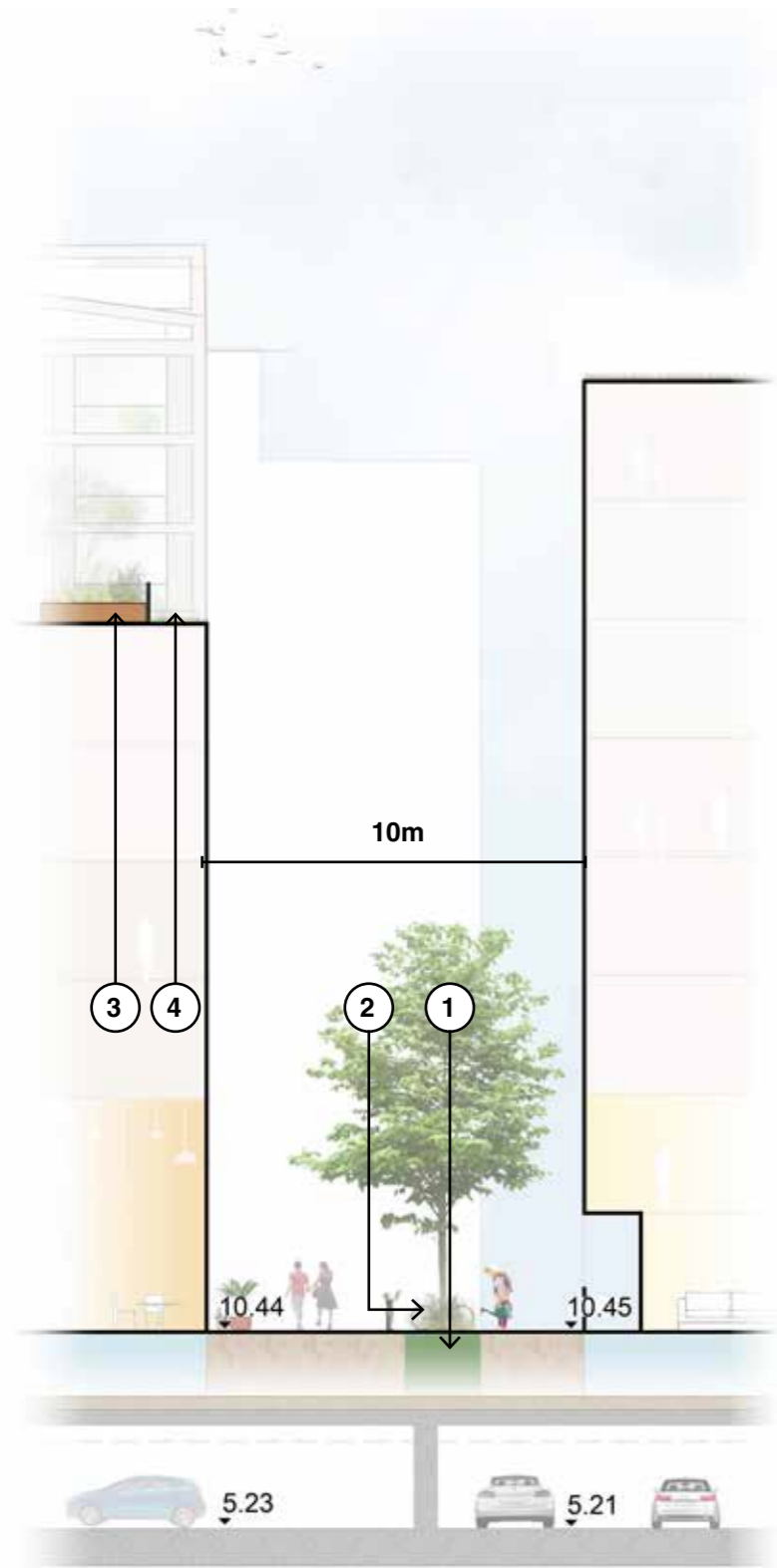


Figure 4.62 Dense planting with variety of foliage types



Figure 4.63 Intimate pedestrian street

4.8.2.10 SECONDARY STREETS

- 1. 2m wide connected rain garden
- 2. Cycle stands
- 3. Resident's terrace
- 4. Biodiverse planting

Figure 4.61 Section J - J looking East through secondary street

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.3 The Lane

The Lane is a sheltered pedestrian axis running north to south, connecting the Park to the Leisure Centre and the Castle Street Junction.

The route offers an intimate, quiet and wind sheltered alternative to move through the site on a windy or wet Jersey day. The Lane runs through four parcels, each one no more the 60m in length and further broken down by connections to Rue de L'etau. The pedestrian is guided along the lane by a series of retail units at corners, artwork, lighting catenary and signage. The design of the Lane draws on local street character as well as international precedents. These residential lane precedents prioritise cycle and pedestrian movement, include catenary lighting and evolve to reflect the people who inhabit them. Many of these streets are envisaged to be personalised by residents over time. They will feel like someone's front door and a well loved place.

1. Green vistas along the lane adding layer to the pedestrian journey
2. Grain and variation within paving materials create an intimate scale
3. Private communal gardens complement and soften the lane
4. Entry to leisure building and park planting bookend the lane
5. Catenary lighting

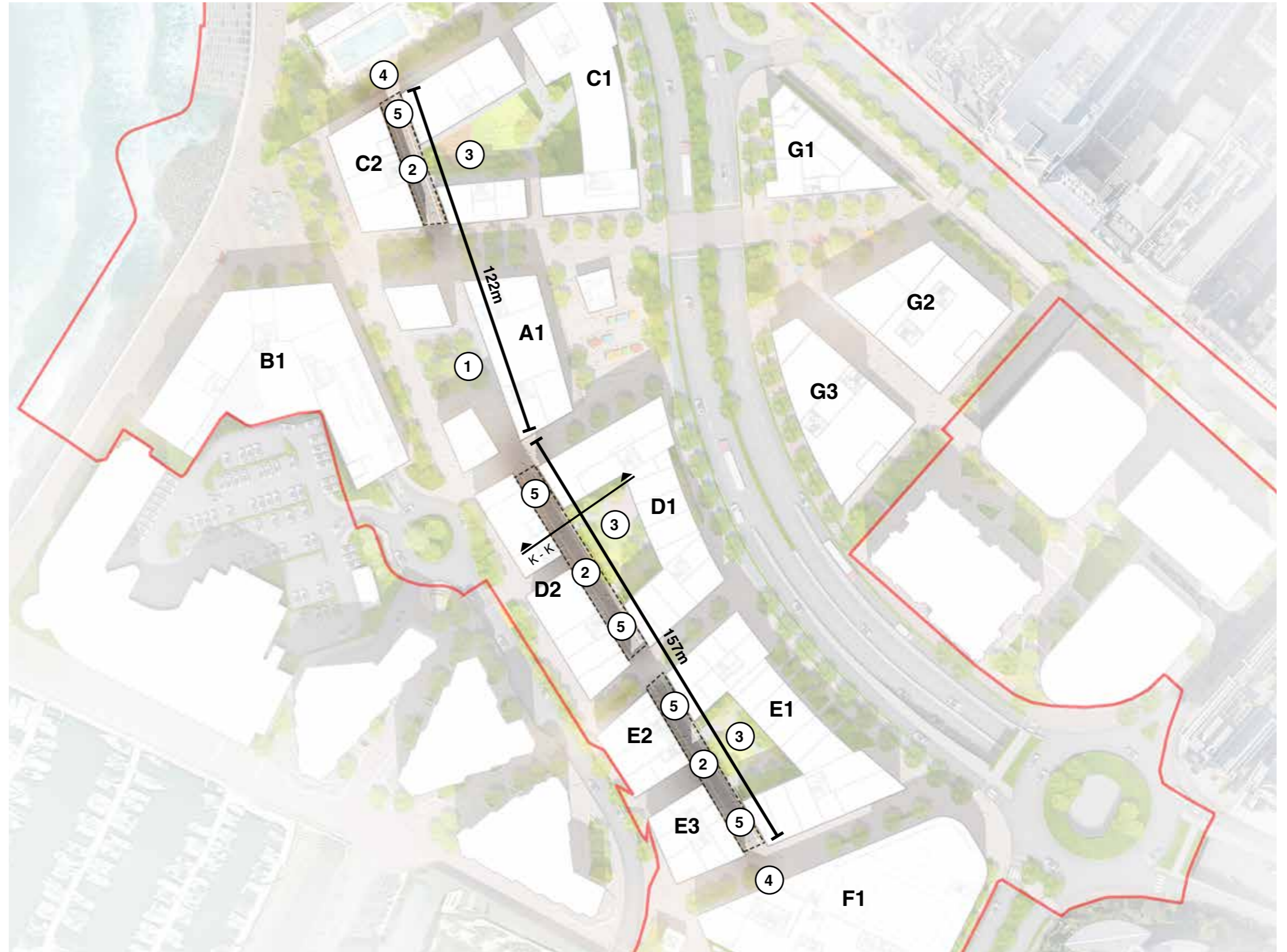


Figure 4.64 Detail plan of the Lane

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.3 The Lane

4.8.3.1
The lane shall exemplify a sense of Jersey community ownership, neighbourhood, art and quirkiness.

4.8.3.2
Management of the lane including planters, art and gardens shall consider forming a "friends of the waterfront" group to take community ownership.

4.8.3.3
The lane must be a minimum width of 8m

4.8.3.4
The lane must have a memorable gateway marker at each end.

4.8.3.5
St Helier context, 'grittiness' and variation in paving scale and grain must be included in the lane paving materials and finishes selection and in accordance with the site-wide strategies in section 4.10.5

4.8.3.6
A change in surface finish and treatment must demarcate an offset of minimum 2m from all façades along the length of the lane.

4.8.3.7
The demarcated 2m minimum paving zone shall facilitate a zone for pots, planters, seating, residential door mats and building spill out.

4.8.3.8
A demarcated central paving zone different to adjacent paving must be 4m wide and run the entire length of the lane unobstructed.

4.8.3.9
The lane must be pedestrian priority with managed access for fire tender and maintenance vehicles.

4.8.3.10
Seating ledges must be built into the façade of each plot along the length; each seat should have a different character.

4.8.3.11
Catenary lighting must be included at the ends of blocks, divided by secondary street connections.

4.8.3.12
Catenary lighting datum to consider fire tender and maintenance vehicles.

4.8.3.13
Artwork must be considered along the full length of the lane. Artwork shall be one continuous piece of art or a series of separate commissioned works.

4.8.3.14
The lane must include moments of incidental play along the full length and between each plot.

4.8.3.15
The lane must maintain clear access and not obstruct visually and physically the arcade and secondary lane connections that adjoin it.

4.8.3.16
Public realm and residential secure lighting must be building mounted along the lane. Pole mounted will not be permissible.

4.8.3.17
Wind mitigation measures identified in the wind chapter of the EIS accompanying this application must be provided, or alternative equivalent measures to achieve the same mitigation effect.

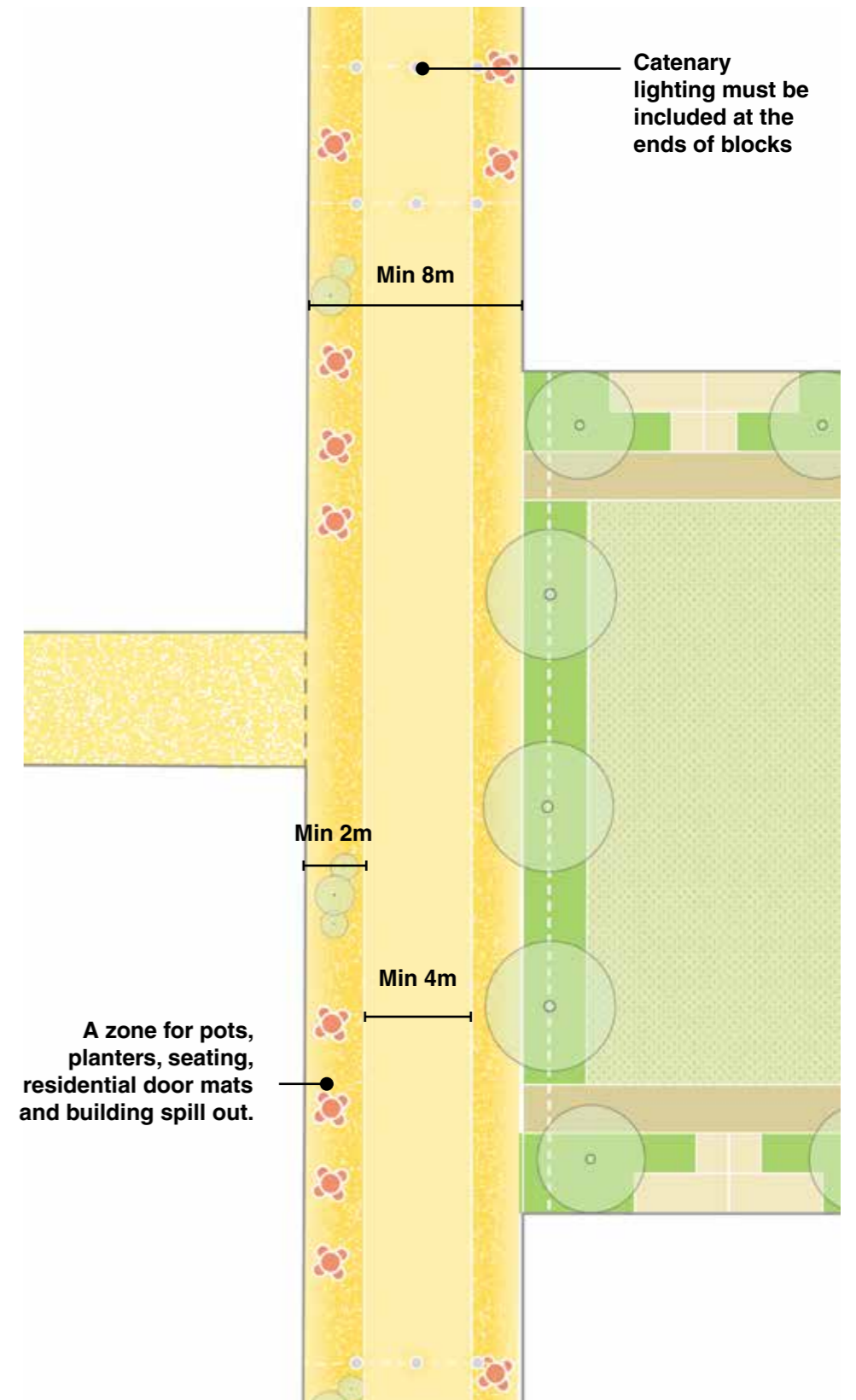


Figure 4.65 Diagram of the Lane

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.3 The Lane

1. Pedestrian lane and emergency vehicle access route
2. Paving variation to reduce scale of the lane and take cues from the town's grain and fabric
3. Light catenary
4. Defensible edge to private-communal courtyards
5. Residents private-communal terraces
6. Private terraces
7. Arcade connection to pocket square
8. Proposed basement



Figure 4.66 Catenary lighting and pot plants creating a human scale

Figure 4.67 Section K - K looking North towards Pocket Square



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4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.4 Arcades

Arcade connections allow for further permeability across the parcels while providing shared views of the green private-courtyards.

1. Arcades open during the day but secured at night
2. Permanently accessible arcades

4.8.4.1
The arcades shall consider each having a distinctive and memorable character

4.8.4.2
Art interventions shall be considered for the arcades

4.8.4.3
Placement of outward opening doors must be considered for to avoid clash with pedestrians

4.8.4.4
Outward opening doors must not be placed within 3m of entry to the arcade

4.8.4.5
Location of accessible control posts, door stops, furniture and planting must not create an obstruction for pedestrians

4.8.4.6
Windows within arcades must be considered as part of the theme of each individual arcade

4.8.4.7
Accessible door control buttons to be considered on the arcade façade and avoid public realm post clutter where possible

4.8.4.8
The form of each arcade to be individually considered. The expression to sides and top must appear visually different to the remainder of the plot in order to define a clear route

4.8.4.9
Arcades shall consider variation in ceiling and portal height. Entries do not have to be set at the same height; variation can be considered



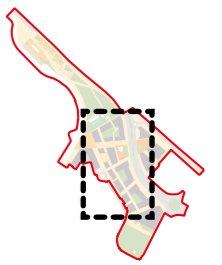
Figure 4.69 Visual connection to greenery through arcades



Figure 4.70 Double height arcade with single floor portal



Figure 4.71 Detail plan of arcades



4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.4 Arcades

A1 ARCADES

4.8.4.10

Plot A1 must include a northern and southern arcade which facilitates the north-south lane from Park to plot F1 Leisure building

4.8.4.11

Plot A1 Arcades to have a minimum width of 8m and maximum width of 11.5m. Widths should only be increased where required to provide visually continuity through the parcel

4.8.4.12

Plot A1 Arcades to have a minimum portal height of 5m.

4.8.4.13

The arcade must follow the principles of the lane and have a demarcated surface treatment to define an allocated zone for pots, plantings, tables, chairs and general spill-out. A minimum zone width of 2m must be provided through a change in surface material or treatment

4.8.4.14

A central footpath circulation width of minimum 4m must be provided

4.8.4.15

Plot A1 Arcades shall consider an interactive character and experience with a may consider technology, art, colour and material selection

4.8.4.16

Plot A1 arcade paving must be differentiated from Pocket Square and Primary and Secondary Street paving and complement the site wide framework approach in section 4.4

4.8.4.17

Plot A1 must remain publicly accessible and not gated. Free circulation for pedestrian, fire tender and maintenance vehicle access shall be maintained at all times

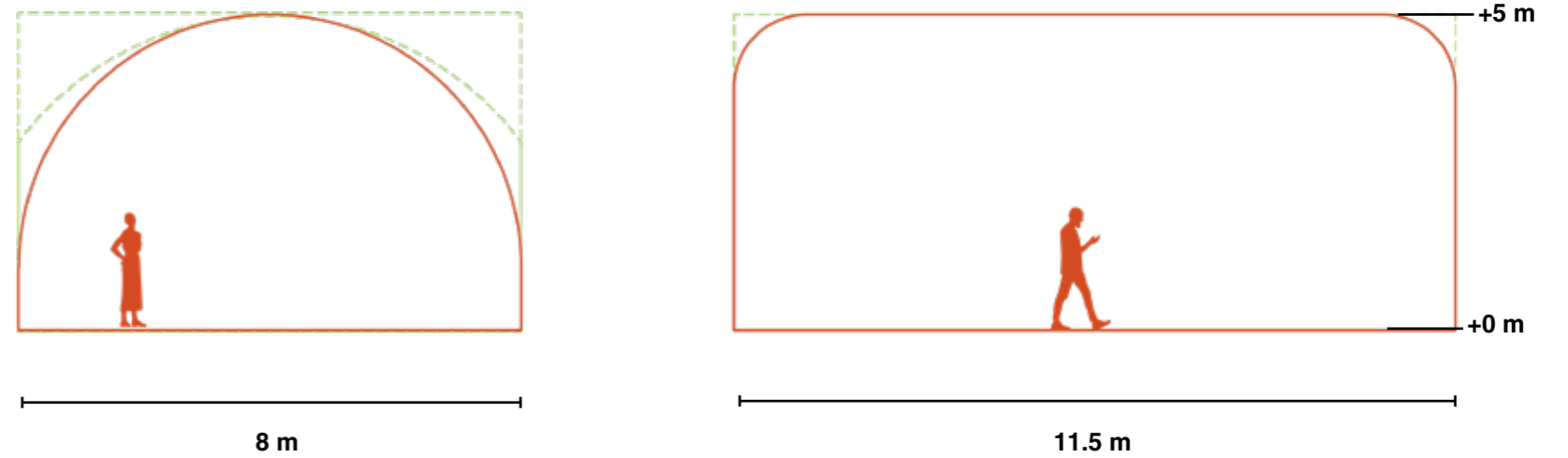


Figure 4.72 Diagram of arcade dimensions

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.4 Arcades

C1 ARCADES

4.8.4.18
Plot C1 must include a northern park facing arcade and a southern Central Square arcade

4.8.4.19
Plot C1 Arcades to have a minimum width of 4m and maximum width of 6m

4.8.4.20
Plot C1 Arcades to have a minimum portal height of 4m and maximum portal height of 5m

4.8.4.21
A central footpath circulation width of minimum 4m must be provided

4.8.4.22
Plot C1 Arcade must have gates located at the façade and must not be set back creating an entrapment space

4.8.4.23
Gates must be permeable and shall provide views through to the courtyard beyond

4.8.4.24
Plot C1 must have managed public access with gates open during hours of daylight facilitating a public connection from Square to Park. Gates to be closed to the public during hours of darkness to provide security for Plot C1 residents

4.8.4.25
Plot C1 park facing arcade must incorporate elevated wind screens for wind mitigation purposes as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect.

4.8.4.26
Plot C1 Arcade shall consider a quirky and vibrant character with a bold use of lighting, colour and material selection

4.8.4.27
Plot C1 arcade paving must be differentiated from courtyard and primary street paving and complement the site wide framework approach in section 4.10.5

D2 ARCADE

4.8.4.28
Plot D2 must include an arcade located between Rue de L'etau and The Lane

4.8.4.29
The D2 Arcade must provide a clear visual connection from the Rue de L'etau pedestrian crossing through to a private communal garden

4.8.4.30
Plot D2 Arcade to have a minimum width of 4m and maximum width of 6m

4.8.4.31
Plot D2 Arcade to have a minimum portal height of 4m and maximum portal height of 5m

4.8.4.32
Plot D2 arcade paving must be differentiated from The Lane and Rue de L'etau street paving and complement the site wide framework approach in section 4.10.5

4.8.4.33
Plot D2 must remain publicly accessible and not gated

4.8.4.34
Plot D2 arcade must incorporate elevated wind screens for wind mitigation purposes as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect.

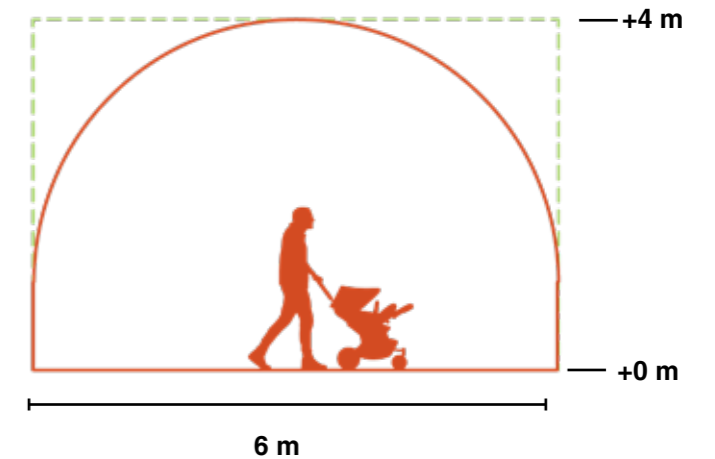
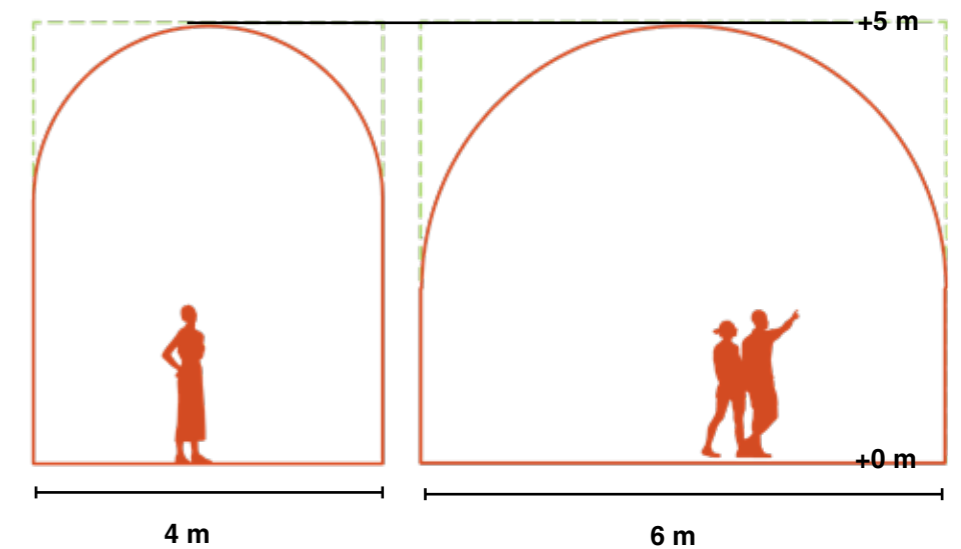
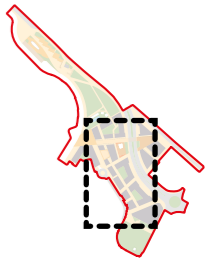


Figure 4.73 Diagram of arcade dimensions

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.5 Rue de L'etau



The Horizon development is integrated into the Framework by the streetscape improvements along Rue de L'etau. The footpath frontage and building setbacks vary between 5 and 10m to include areas of a dense bioswale and benches and bike stands adjacent to social infrastructure. Rue de L'etau is extended to reach the Waterfront Square, stitching the framework into its context.

1. Proposed basement entry and exit
2. Horizon basement entry
3. Radisson car park entry
4. Existing roundabout and Pinus pinea (Stone Pines) are retained
5. Single Pinus pinea retained
6. New bus shelter and setdown within carriageway for proposed bus link to town
7. 1.5m rain garden with trees
8. 3.3m rain garden with trees and integrated seating
9. 5m wide and 70m long bioretention swale with garden rooms integrated
10. Cycle stands
11. Existing road width retained
12. Existing street frontage is widened
13. Pedestrian crossings connecting to Elizabeth Marina



Figure 4.74 Wide bioswales with pedestrian routes through



Figure 4.75 Seating rooms integrated within swales

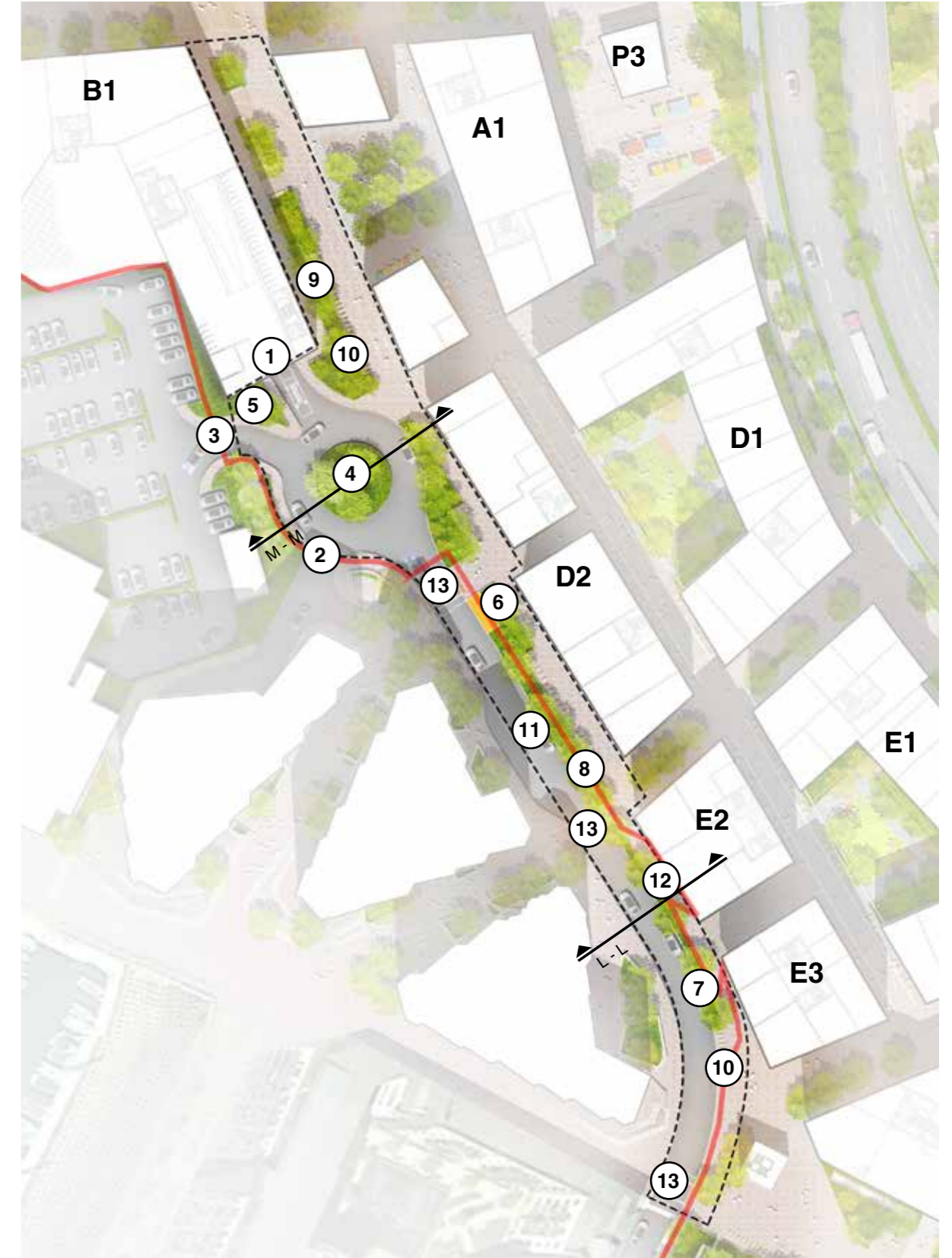


Figure 4.76 Detail plan Rue de L'etau

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.5 Rue de L'etau



1. Proposed basement entry and exit
2. Existing roundabout and Pinus pinea (Stone Pines) are retained
3. 1.5m rain garden with trees
4. 3.3m rain garden with trees and integrated seating
5. Existing road width retained
6. Existing street frontage is widened
7. Horizon
8. Residents terrace

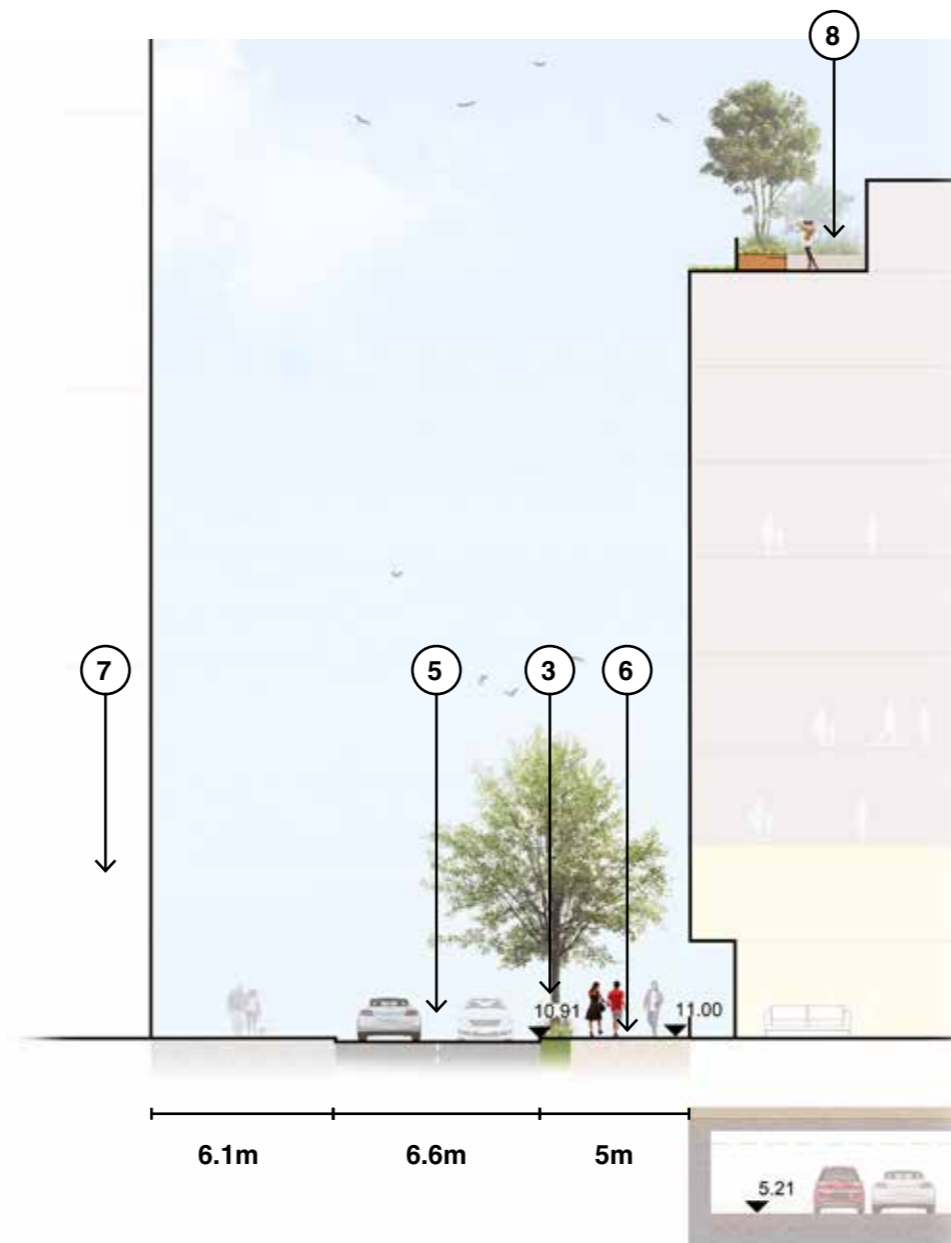


Figure 4.77 Section L - L looking North cutting through Horizon frontage



Figure 4.78 Section M - M looking North through the roundabout looking towards plot B1

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.5 Rue de L'etau

NORTHERN PEDESTRIAN ZONE

4.8.5.1

A bioretention swale must be provided along the full length of the north of the street joining the Rue de L'etau Roundabout with the Waterfront Square

4.8.5.2

The bioretention swale must be a minimum of 5m wide

4.8.5.3

'Bridge' connections of minimum 2m wide must be provided every 20m along the length

4.8.5.4

Trees shall be informally arranged along the length of the bioretention swale. Trees should not follow a centred line

4.8.5.5

Seating must be provided in pockets and between breaks in planting along the length of the bioretention swale

4.8.5.6

Cycle stands must be provided at the Rue de L'etau roundabout and notched within the planting adjacent B1 and A1

4.8.5.7

A minimum footpath offset of 2.5m must be provided from B1 eastern façade

4.8.5.8

Public basement and residential lobby entries must have a clearly defined entry through architectural expression, pavement treatment and path alignment to ensure legible access

4.8.5.9

The pedestrian priority footpath between bioretention planting and A1 façade and Pocket square must be a minimum of 7m

4.8.5.10

The pedestrian priority footpath must consider fire tracking and access for maintenance vehicles.

4.8.5.11

Automated or manual bollards shall be considered at the Rue de L'etau roundabout to provide managed access for fire tender and access for maintenance vehicles

ROUNDAABOUT

4.8.5.12

Existing trees to the centre of the roundabout must be retained and protected. New understorey planting to be considered complement the site wide framework approach in section 4.10.4

4.8.5.13

The roundabout must have a minimum 15m central island diameter (inner kerb line)

4.8.5.14

The roundabout must have a minimum 28m inscribed circle diameter (outer kerb line)

4.8.5.15

A footpath of minimum 3.5m must be provided adjacent to the roundabout in the locations shown in figure 4.76

4.8.5.16

Carriageway surfacing to follow Parish of St Helier standards & requirements. Consideration for a high-quality paving material should be explored

4.8.5.17

An external carriageway landing must be provided at the entrance to the B1 basement entry portal off the roundabout

4.8.5.18

The roundabout must have an upstand kerb line. The kerb line must be a distinct colour to aid navigation for visually impaired road and footpath users

4.8.5.19

Digital public car park signage shall be considered prior to the entrance of B1 basement entry portal.

SOUTHERN STREETScape

4.8.5.20

Three pedestrian crossings must be provided in the locations shown in figure 4.76

4.8.5.21

Pedestrian crossings across Rue de L'etau to have dropped kerbs or raised carriageways, and must be delineated with tactile paving, and a different surfacing material or painted markings. Pedestrian crossings to follow Parish of St Helier standards & requirements

4.8.5.22

A bus stop and shelter must be located on Rue de L'etau as shown in figure 4.76 to accommodate new bus link to town

4.8.5.23

Bus to stand in carriageway for passenger embark and disembark and should not have a lay-by

4.8.5.24

Continuous linear rain gardens must line the eastern Rue de L'etau street edge from the roundabout to Plot E3 and shall only be broken for pedestrian crossings or a layby drop-off

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.5 Rue de L'etau

SOUTHERN STREETScape

- 4.8.5.25**
 Rain gardens shall be a minimum width of 1.5m but should widen where building setbacks allow
- 4.8.5.26**
 Cycle stands must be located along the street notched into or adjacent rain gardens
- 4.8.5.27**
 Trees shall be informally arranged along the length of Rue de L'etau. Between the Roundabout and E2 Trees should not follow a centred line
- 4.8.5.28**
 Tree planting located from E2 south shall follow a regular single row and should have a maximum of 10m
- 4.8.5.29**
 Automated or manual bollards shall be considered on the Rue de L'etau bend adjacent to E3 and F1 to provide managed access for fire tender and access for maintenance vehicles within a pedestrian priority zone
- 4.8.5.30**
 A pedestrian footpath must be located between rain garden planting and D2, E2 and E3 and must be a minimum width of 3.5m
- 4.8.5.31**
 Setbacks in rain garden planting shall be considered to provide street breathing space for pots and planters, tables, chairs and general spill-out and community gathering
- 4.8.5.32**
 Illegal parking shall be discouraged through carriageway markings, signage, planting, bollards and Parish of St Helier policy
- 4.8.5.33**
 Educational signage to be included along Rue de L'etau in or adjacent swales and rain gardens to provide information on Sustainable drainage, plant species and habitat
- 4.8.5.34**
 Incidental art interventions shall be considered along the length of Rue de L'etau

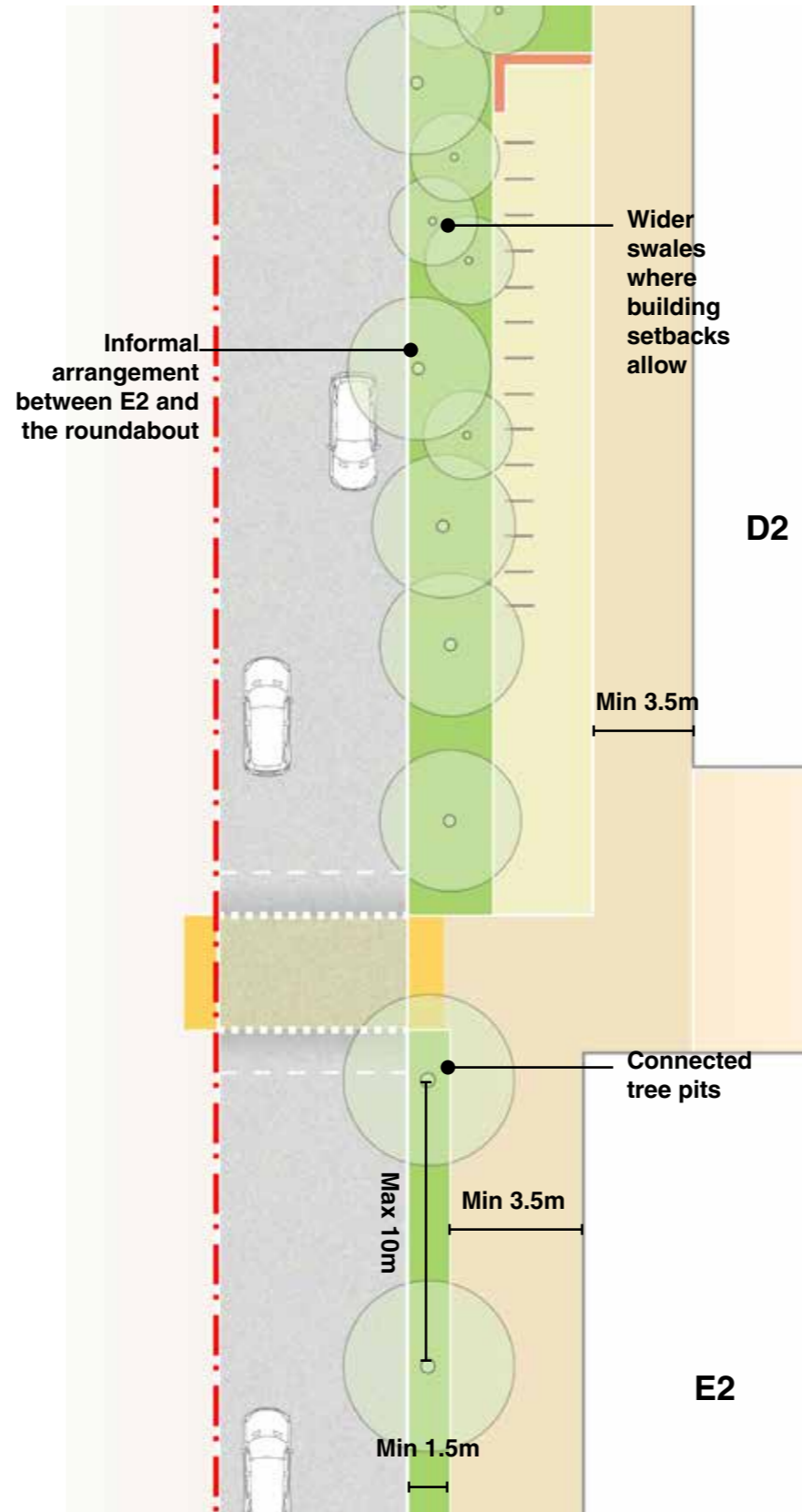


Figure 4.79 Diagram of Rue de L'etau



Figure 4.80 Bridges through swales



Figure 4.81 Seating integrated and set within planting



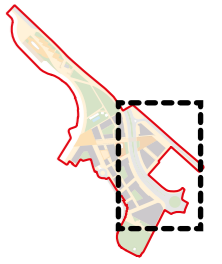
Figure 4.82 Planting to pedestrian crossings



4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.6 La Route de la Libération



To achieve the vision of a de-engineered road, the proposal includes a series of at grade crossings, a planted central median verge, planting along the kerb line and planted tree swales on either side of the street. These requirements have informed the extent of the plots to ensure the street is transformed from an arterial corridor to a lush, green street. It is envisaged that over time and with the GoJ incentives to decrease private car use, that the road can be further downgraded to reduce lanes.

For further information refer to the Transport Assessment report.

1. Single-stage pedestrian and cycle crossing to Gloucester Street
2. Single-stage pedestrian crossing running in a single sequence to the public squares
3. 3m wide dedicated two-way cycle lane
4. Up to 5m wide planted central median with trees
5. 1m wide kerbside planting and 1m wide swales with tree planting along either side of the road
6. Wide buffer planting to squares to protect public amenity space
7. Additional setback for defensible planting to duplex units
8. Upgrades to pedestrian and cycle crossings and planting on Castle Street roundabout
9. Existing zebra crossing



Figure 4.83 A dedicated cycleway protected by planting



Figure 4.84 Planting used to separate the cyclist from pedestrians and vehicles

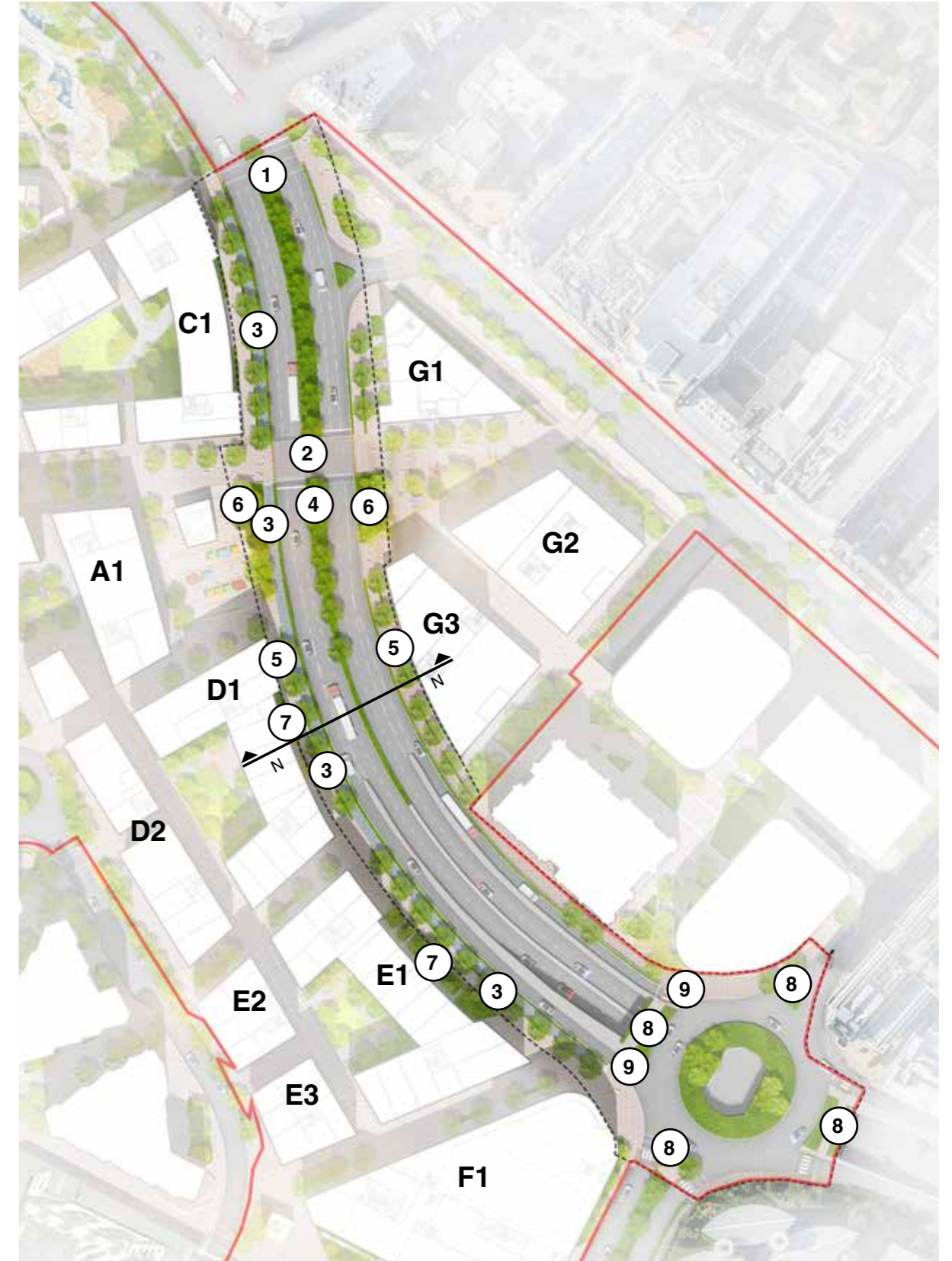


Figure 4.85 Detail plan La Route de la Libération

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.6 La Route de la Libération



1. Existing lane configuration maintained. Slight realignment of kerbs to accommodate planted median while maintaining lane width
2. 3m wide dedicated two-way cycle lane
3. Planted central median swale with trees
4. 1m wide rain garden
5. 1m wide rain garden with tree planting along either side of the road
6. 2.5-7m wide additional setback for defensible planting to duplex units
7. 4m wide pedestrian footpath
8. 3m wide pedestrian footpath
9. Proposed basement
10. Private-communal amenity terrace



Figure 4.86 Section N - N looking North along La Route de la Libération

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.6 La Route de la Libération

4.8.6.1
The existing La Route de la Libération carriageway lane configuration shall be maintained. Realignment of kerbs shall be considered to accommodate central median swale; lane width must be maintained. Highway design to IHE standards

4.8.6.2
A single-phased traffic signalised crossing must be included on La Route de la Libération between the Central and Esplanade Squares and a crossing at Gloucester Street

4.8.6.3
Castle Street roundabout shall be reconfigured to improve pedestrian and cycle connections with either a 'Dutch roundabout' configuration with segregated cycle lane or shared pedestrian and cycle crossings, subject to detailed highways design and road safety audit

4.8.6.4
The La Route de la Libération crossing to have dropped kerbs or raised carriageways and must be delineated with tactile paving. Pedestrian crossings to follow IHE standards & requirements

4.8.6.5
The La Route de la Libération crossing shall consider a different surface material from the tarmac carriageway but must be clearly different to adjacent footpaths. Painted markings shall also be considered if required.

4.8.6.6
Wind mitigation at crossing points shall be considered using tightly spaced tree planting, understorey shrubs and if required wind screens

4.8.6.7
A two-way dedicated cycle lane must be provided to the southern length of La Route de la Libération and be a minimum of 3m wide

4.8.6.8
Cycleway to be broken at key junctions (Gloucester, Central Square and Castle Street Roundabout) with a change in pedestrian priority surface and tactile paving. Signage may be considered to slow cyclists, but must be considered as part of the site-wide strategy as outlined in section 4.10.7

4.8.6.9
Cycleway must be demarcated with different surface material and be lined on both sides with rain garden planting

4.8.6.10
Rain garden planting at the Kerb line must remain continuous and a minimum width of 1m



Figure 4.87 Planting must be used to create separation between pedestrians, vehicles and cyclists



Figure 4.89 Planting of a minimum of 2.5m depth should be used to create a defensible edge



Figure 4.88 Bollards and kerbs should not be used to create separation between pedestrians, vehicles and cyclists



Figure 4.90 No fences should be used to define a defensible edge

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.6 La Route de la Libération

4.8.6.11
Rain garden planting along the footpath to have breaks to avoid tracking through planting and shall be a minimum width of 1m and length 16.5m

4.8.6.12
Tree spacing along footpath to be a maximum of 10m

4.8.6.13
The central La Route de la Libération median must include a planted swale or bioretention rain garden and take surface run off from the carriageway. The median must be a minimum width of 5m

4.8.6.14
Central median trees shall be considered in the locations shown on figure 4.84

4.8.6.15
La Route de la Libération Street trees to have minimum 2m clear stems and follow the required setbacks for visibility splays and vehicle sight lines.

4.8.6.16
Pedestrian footpath width to be a minimum of 3m.

4.8.6.17
Ground floor residential duplexes to have individual paths and must have a different surface treatment or material to the pedestrian footpath.

4.8.6.18
Ground floor residential duplexes must have defensible planting with a width of minimum 2.5m. Planting shall be considered in layers of multi-stem trees, shrubs & perennials and hedging.

4.8.6.19
Duplexes entries must not have fences, but a single leaf gate may be considered set back from the street footpath.

4.8.6.20
A single leaf gate between defensible planting may be considered set back from the street footpath in alignment with the building frontage.

4.8.6.21
Fencing must not be included as a defensible barrier to setback ground floor residential duplexes. Soft landscape to provide buffer planting to all frontages.

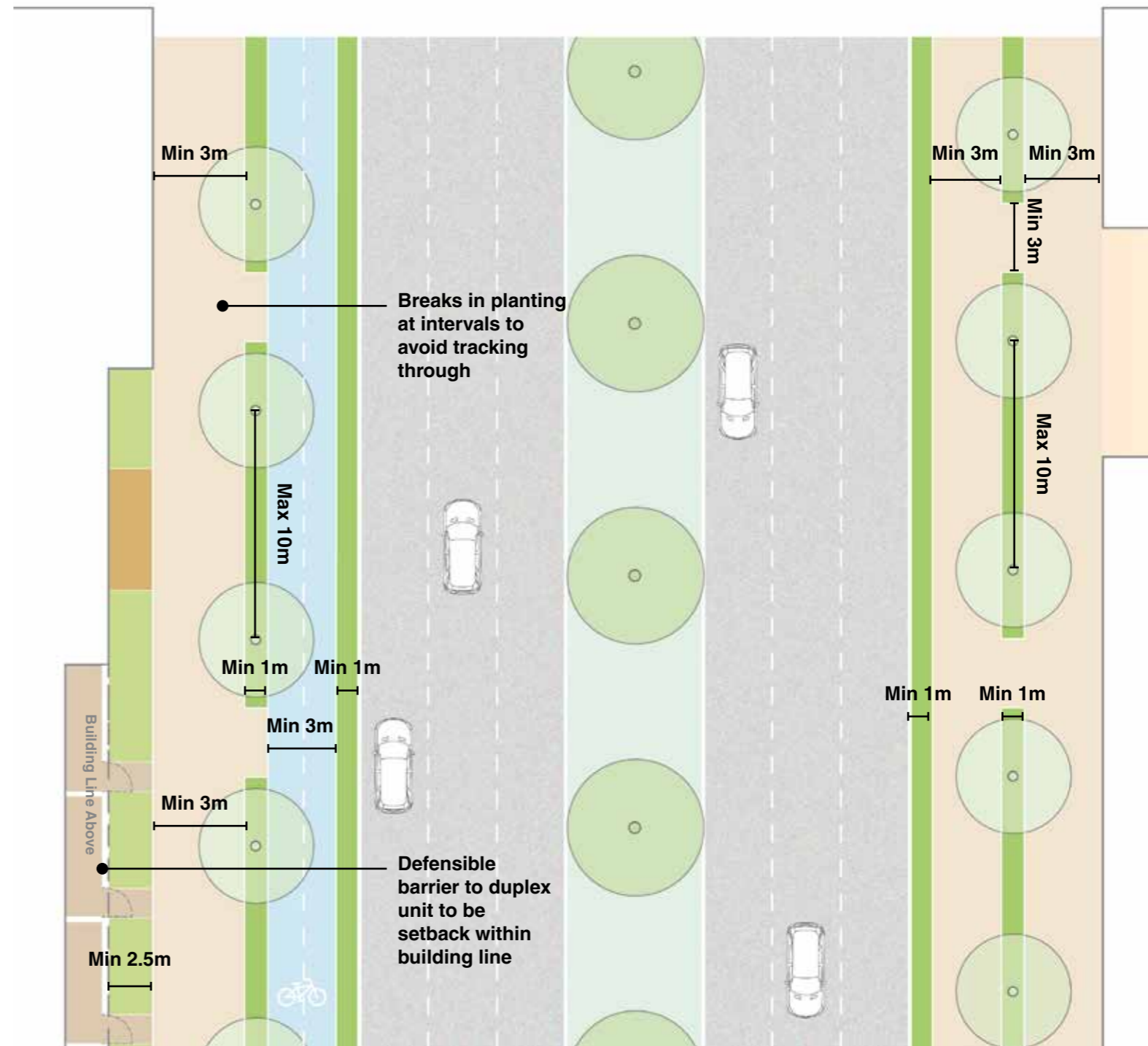


Figure 4.91 Diagram of La Route de la Libération

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.7 The Esplanade

The Esplanade poses great importance to the town being the former waterfront promenade prior to reclamation. Today, this portion of the street is largely inactive with frontage to an open air car park and a large number of motorcycle parking spaces. The proposals seek to continue the streetscape improvements fronting the IFC including new high quality materials and an informal two way cycleway. The scheme retains the existing heritage seawall where possible and integrates it within a garden setting with seating and lush planting.

1. Continuation of two-way cycle lane as proposed outside of the IFC
2. Existing seawall retained
3. New planted garden frontage with integrated seating and communal tables
4. Existing rear wall re-purposed as kerb stone between cycleway and pedestrian footpath
5. Planted verge with street trees at 10m spacing
6. New pedestrian crossings
7. Service lay by
8. Basement entry
9. Bus gateway design. The design shown reflects IHE's design at the time of this application and is subject to a separate application by IHE
10. Existing junction alignment onto La Route de la Libération retained as per IHE proposals
11. Upgrades to existing footpath including new planted tree pits

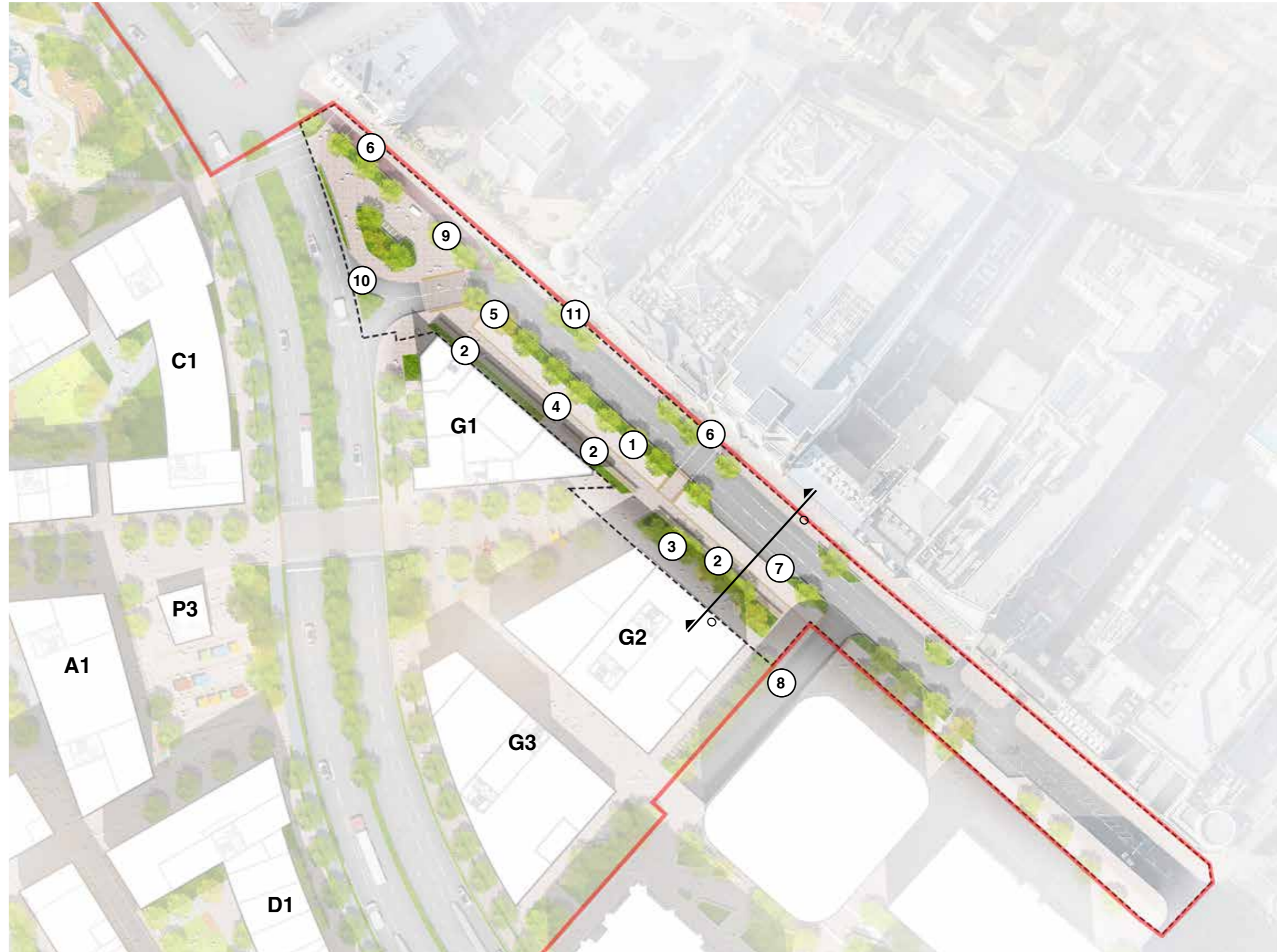


Figure 4.92 Diagram of the Esplanade

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.7 The Esplanade



4.8.7.1
Planting and tree planting shall be considered between lay-bys to the north length of the Esplanade, subject to coordination with IHE bus-gate proposals

4.8.7.2
A lay-by must be included to the south of the Esplanade as shown in figure 4.92

4.8.7.3
The basement street entry must include a table crossing for pedestrians and must be delineated with tactile paving, and a different surfacing material

4.8.7.4
The existing junction between the Esplanade and Rue de Liberation shall be retained in its current alignment in accordance with IHE bus-gate proposals. A new crossing shall be provided between the Esplanade southern footway and bus-gate with flush kerbs to delineate route and a pedestrian surface treatment to signify a priority to pedestrians

4.8.7.5
Pedestrian crossings across the Esplanade to have dropped kerbs or raised carriageways, and must be delineated with tactile paving, and a different surfacing material or painted markings. Pedestrian crossings to follow IHE standards & requirements

4.8.7.6
A cluster of Trees and understorey planting shall be considered to the north of Plot G1 between La Route de la Libération and the Esplanade to mitigate wind safety. Wind mitigation must be provided as identified in the wind chapter of the EIS, or alternative equivalent measures to achieve the same mitigation effect.

4.8.7.7
The Esplanade carriageway northwest of the basement entry must be for bus and service vehicles only. (Design subject to a separate planning application)

Continuation of 4m wide two-way cycle lane as delivered outside of the IFC

1. Existing seawall retained
2. New planted mounded garden frontage with integrated seating and communal tables
3. Existing rear wall re-purposed as a kerb stone between the cycleway and pedestrian footpath
4. 2.8m wide painted verge with street trees at 10m spacing
5. Proposed basement
6. Commercial tenants terrace

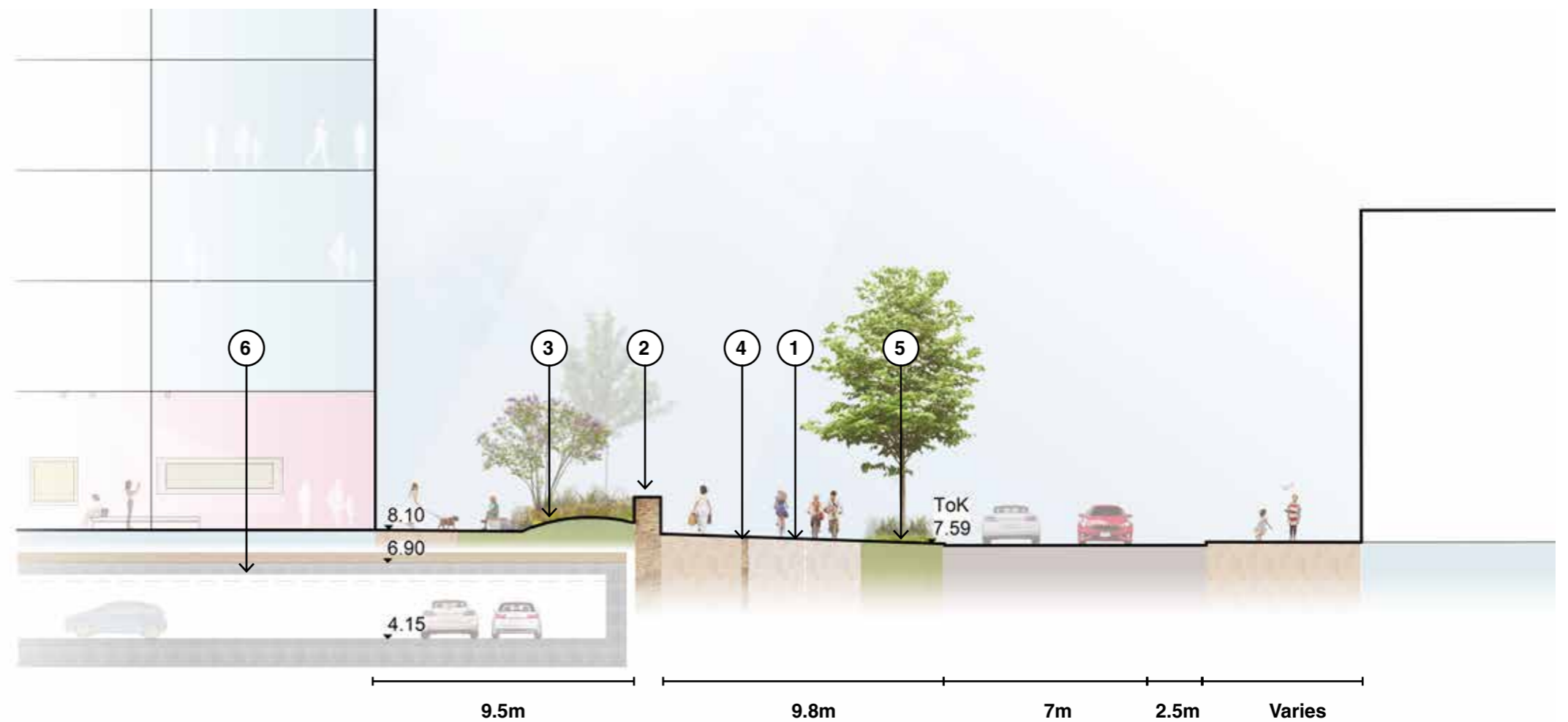


Figure 4.93 Section O - O looking North down the Esplanade

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.7 The Esplanade

4.8.7.8
A two-way cycleway must be included and match the alignment and design of the IFC Esplanade frontage.

4.8.7.9
The cycleway must be delineated on both sides, including planting to the street edge and flush kerb stone adjacent the footpath

4.8.7.10
The existing Georgian inner rear sea wall section running along the Esplanade shall be re-purposed as kerb stone and laid flush between the cycleway and pedestrian footpath

4.8.7.11
The existing main Georgian sea wall must be retained and refurbished. The sea wall must only be cut in the location shown on figure 4.93 to allow for pedestrian connectivity. Removed material must be re-purposed to reduce the size of the existing gap to the car park entrance.

4.8.7.12
Where there are breaches within the main sea wall (both new and existing) these must be treated with an inlaid paving detail to mark the alignment and exposed ends faced with masonry to match treatment of gaps adjacent to the IFC development (figure 4.94).

4.8.7.13
A continuous minimum 2.8m wide rain garden verge with street trees at maximum 10m spacing must be included along the south of the Esplanade. Planting to only be broken for pedestrian crossings, a vehicle lay-by and basement bell mouth

4.8.7.14
New planted garden frontage with integrated seating and communal tables shall be provided between Plot G2 and the existing sea wall. Mounding shall be required for tree planting with reduced build-up above basement

4.8.7.15
A tertiary footpath width of 3m must be provided between G2 north-west façade and the garden frontage

4.8.7.16
Digital car park signage shall be considered prior to the entrance of the shared IFC & Framework basement entry

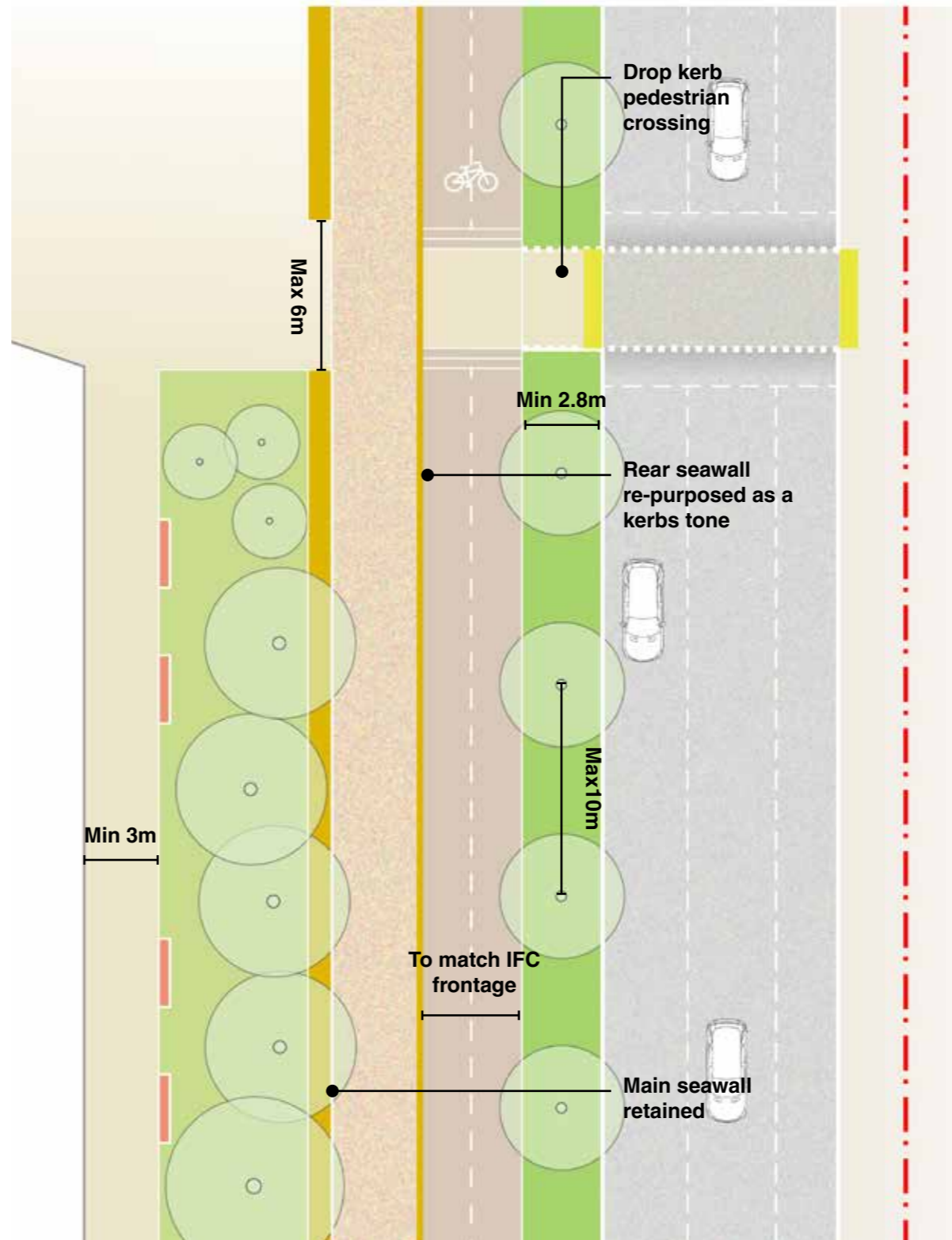


Figure 4.94 Diagram of the Esplanade

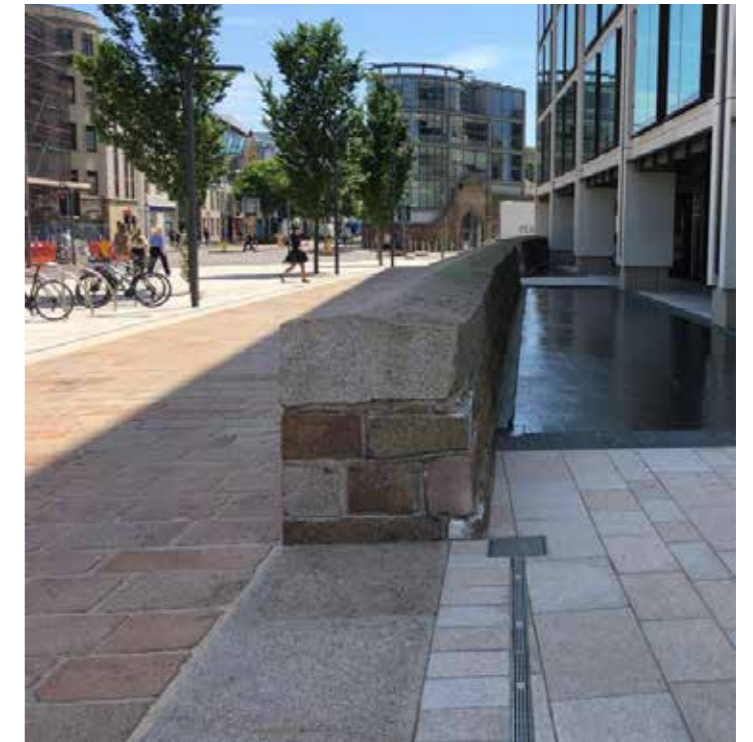
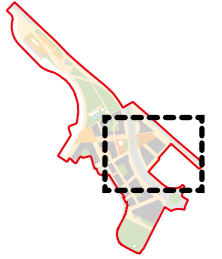


Figure 4.95 Inlaid paving and masonry facing of sea wall adjacent to IFC development

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.8 Esplanade Secondary Streets



- 1. Planted buffer to basement entry
- 2. Cycle stands integrated within planting
- 3. Offset to commercial buildings
- 4. Colonnade and covered spill-out zone
- 5. Integrated seating and communal tables
- 6. Breaks within planting to align with potential future entries



Figure 4.96 Diagram of Esplanade Secondary Streets

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.8 Esplanade Secondary Streets

4.8.8.1

A maximum footpath width of 2m shall be provided below colonnade to Plot G2 south façade and Plot G3 north façade. No other colonnades are permissible.

4.8.8.2

A minimum footpath width of 8m shall be provided between Plot G2 and G3 colonnades

4.8.8.3

A minimum path width of 3m must be provided between Plot G2 and G3 and the landscaped zone between La Route de la Libération and the Esplanade as shown in figure 4.95

4.8.8.4

A minimum landscaped zone of 6.5m wide and between La Route de la Libération and the Esplanade shall be provided between Plot G2, G3 and the IFC

4.8.8.5

Trees shall be informally arranged along the length of the soft landscaped zone. Trees should not follow a centred line

4.8.8.6

Esplanade secondary street tree planting shall consider either stem to ground or trees within seated planters

4.8.8.7

Seating must be provided in pockets along the length of the soft landscaped zone

4.8.8.8

Cycle stands must be provided opposite Plot G2 and notched within the planting as shown in figure 4.95

4.8.8.9

Paving and soft landscape geometries should consider alignment with adjacent IFC

4.8.8.10

A visually permeable balustrade must be provided around the basement ramp

4.8.8.11

The paving interface between Plot G2 and G3 and the IFC must be considered. Paving shall blend into existing materials and provide a flush surface transition

4.8.8.12

Between Plots G2 and G3 esplanade secondary streets a suspended artwork or catenary lighting can be considered

4.8.8.13

An art intervention must be included within or along the Plots G2 and G3 esplanade secondary streets but must not cause a physical obstruction

4.8.8.14

Placement of outward opening doors must be considered for along colonnades to avoid clash with pedestrians

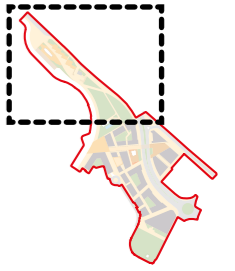
4.8.8.15

Functional street lighting to be building mounted where possible in the Esplanade secondary streets to avoid public realm clutter

4. Prescription of Future Development - Public Realm and Open Space

4.8 Park

4.8.9 Victoria Avenue and the Esplanade



The interface to Victoria Avenue and The Esplanade from West Park to Gloucester Street has been carefully coordinated with IHE and includes flexibility for future proposals associated with the proposed new Hospital development and potential junction reconfiguration.

1. Minimum of 7.8m wide footpath
2. Cyclists are discouraged from using the northern portion of the footpath to avoid clashes with pedestrians at the bus stop and are encouraged to use the shared promenade until approaching the Gloucester Street junction. This can be encouraged through use of materials and signage
3. Bus Stop
4. Dedicated bus lay by
5. Planted rain garden to kerbside
6. Beginning of two-way cycleway towards Castle Street and further east towards the Marina
7. Minimum footpath width of 4m



Figure 4.97 Detail plan Victoria Avenue

4. Prescription of Future Development - Public Realm and Open Space

4.8 Streetscape

4.8.9 Victoria Avenue and the Esplanade

4.8.9.1

A bus priority lane and bus stop must be provided along Victoria Avenue as shown in figure 4.96

4.8.9.2

A footpath minimum width of 7.8m must be provided along Victoria Avenue with rain garden planting between path and kerb.

4.8.9.3

A minimum rain garden width of 1m must be provided along Victoria Avenue broken only for pedestrian crossings and bus stop zone.

4.8.9.4

Victoria Avenue footpath shall remain pedestrian priority from West Park Town Gateway to the eastern end of the bus priority lane to avoid cyclist and pedestrian clash.

4.8.9.5

Surface materials and signage shall be considered to encourage cyclists to use the Waterfront Promenade and connect to the dedicated two-way cycleway as shown in figure 4.96

4.8.9.6

A two-way dedicated cycle lane must be provided to the south-east of Victoria Avenue and connection to La Route de la Libération and be a minimum of 3m wide

4.8.9.7

The cycleway must be demarcated with different surface material and be lined on both sides with rain garden planting

4.8.9.8

Rain garden planting along the footpath to have breaks to avoid tracking through planting and shall be a minimum width of 3m

4.8.9.9

Tree planting to be spaced at maximum 10m centres; where required for wind mitigation this can be reduced

4.8.9.10

Pedestrian footpath between rain gardens and Les Jardins de la Mer boundary must be a minimum width of 3m

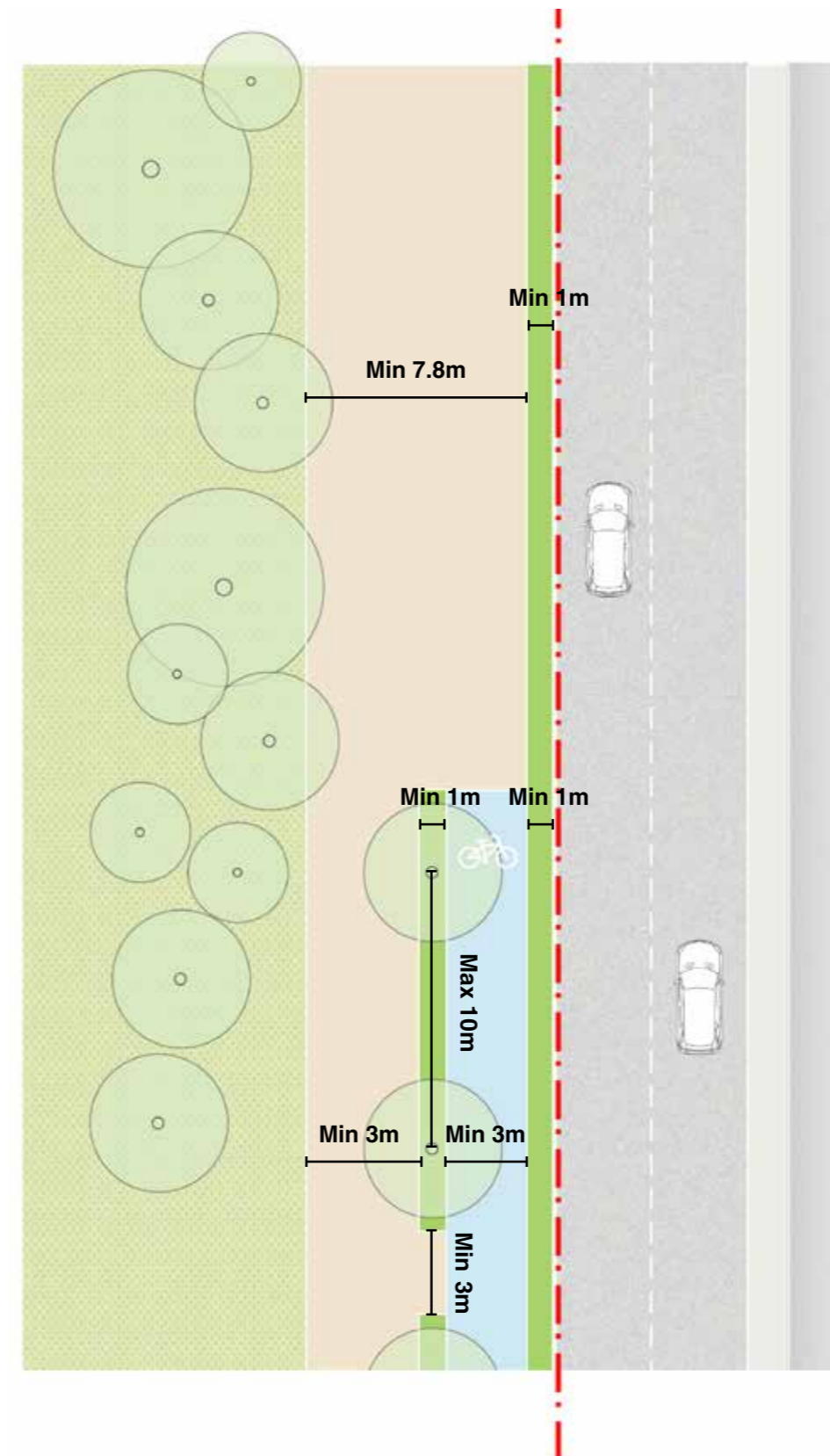


Figure 4.98 Diagram of Victoria Avenue transitioning into the Esplanade west of Gloucester Street junction

4. Prescription of Future Development - Public Realm and Open Space

4.9 Private-Communal Gardens

GENERAL

4.9.1
Gardens should aim for a minimum of 60% soft landscape (including lawn) and a maximum of 40% hard landscape

4.9.2
Each private communal garden must have an individual theme

4.9.3
Gardens must include permeable surfaces where appropriate

4.9.4
All hard impermeable path surfaces must fall levels to adjacent garden beds

4.9.5
Level access must be provided to the communal garden from adjacent public realm and residential lobbies

4.9.6
Circulation paths must be a minimum of 1.8m unless otherwise specified

4.9.7
Doorstep play must be provided in each garden.

4.9.8
Planting themes to be provided in accordance with planting and biodiversity strategies in section 4.10.4 and 4.10.11

4.9.9
Lawn shall only be considered in locations where the garden gets sufficient sun. Shade tolerant lawn mixes and no mow ground cover planting shall be considered where appropriate

4.9.10
The communal garden is to have a maximum 1.5m high fence along the length of the lane with a maximum of two gate entries. The fence line must be setback 1.0m from the lane edge and located within garden bed

4.9.11
All fencing and gates must be permeable to allow shared views of the garden beyond

4.9.12
Garden planting should be selected to enhance biodiversity, climate resilience and provide a good range of different species, with a preference for native stock to ensure robust planting schemes with seasonal variation

4.9.13
Where appropriate edible fruit production trees shall be located in the gardens

PARCEL C - PLOT C1 & C2 PRIVATE COMMUNAL GARDEN - PUBLICLY ACCESSIBLE

4.9.14
The Plot C1 & C2 garden shall consider a civic garden theme. Dynamic forms, an active programme of health, well-being and play and bold expression of colour through materials and soft landscape shall be explored

4.9.15
A managed public access private communal garden shall be located within Plot C1 and C2

4.9.16
Managed public access with gates open during hours of daylight facilitating a public connection from Square to Park and from the lane. Gates to be closed to the public during hours of darkness to provide security for residents

4.9.17
The communal amenity space must be for the residents of C1 and C2 to use

4.9.18
Ground floor commercial, leisure and social infrastructure shall have access into the communal garden through managed hours

4.9.19
A small local play space must be considered within the courtyard

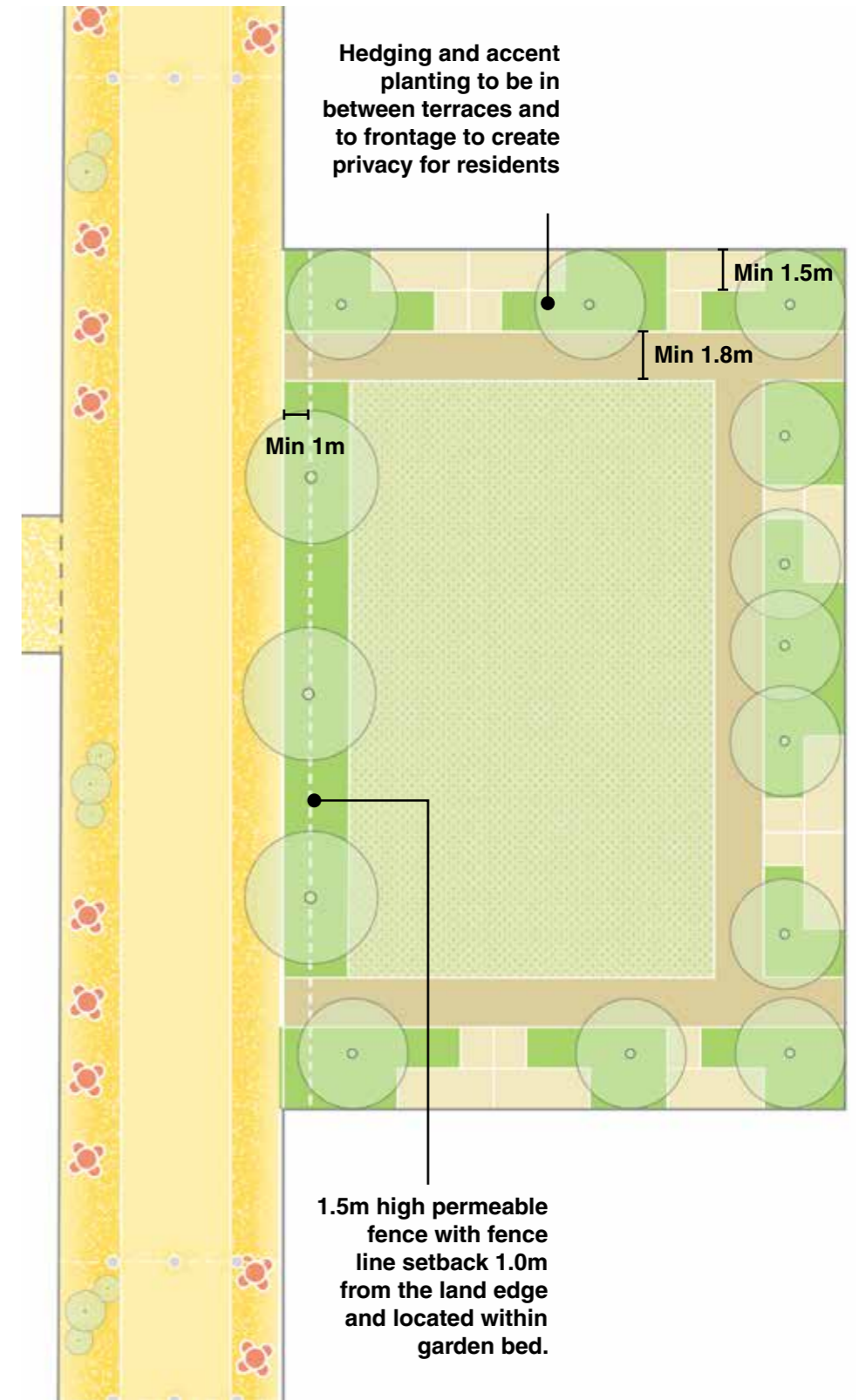


Figure 4.99 Diagram of typical private-communal courtyard

4. Prescription of Future Development - Public Realm and Open Space

4.9 Private-Communal Gardens

4.9.20

Garden areas for residents and local businesses to grow herbs shall be provided.

4.9.21

Paths interfaced with buildings must be a minimum width of 2m.

4.9.22

The path from C1 northern and southern arcades must be a minimum of width of 4m.

PARCEL D & E - (PLOT D1, E1, E2 & E3 PRIVATE COMMUNAL GARDENS)

4.9.23

The Plot D1 & D2 private communal garden shall consider an informal 'wild garden' theme exemplifying environmental sustainability.

4.9.24

The Plot E1, E2 & E3 private communal garden shall consider a formal garden 'sensory' theme, providing varied aromas, textures, tastes and colours.

4.9.25

The Plot D1 & D2 private communal garden is for residents only and must be securely gated at all entrances.

4.9.26

The boundary treatment to garden must not be solid and should offer shared views into the garden.

4.9.27

The private communal garden is to have a maximum 1.5m high fence along the length of the lane and a maximum of two gate entries. The fence must have a crafted quality and fit within the theme of the garden and of the lane.

4.9.28

Ground floor residential units fronting the communal gardens must have a private amenity space with a minimum 1.5m internal depth.

4.9.29

Private terraces at ground floor must not have fence barriers. Soft landscaping must be designed to provide privacy for ground floor units.

4.9.30

The gardens should facilitate resident communal gathering. A communal table(s), lawn and BBQ area may be considered.

4.9.31

Highly colourful planting and creative doorstep play features should be considered to capture children's imagination.

4.9.32

Level access to ground floor residential duplex garden entries shall be provided where possible.

4.9.33

A level access residential lobby path must be provided into the garden

4.9.34

Ground floor residential duplex bin storage must not be stored within the garden.

4.9.35

Tree planting shall be considered around the perimeter of the garden and shall consider natural light

4.9.36

Garden areas for residents to grow herbs shall be provided

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

LA FREGATE FERRY KIOSK & STAFF OFFICE

4.10.1.1

The use for Plot P1 is specified as F&B, Retail and Leisure

4.10.1.2

The existing structure of La Frégate shall be relocated as shown to provide the new ferry kiosk pavilion P1

4.10.1.3

The proposed setting out for Plot P1 is based upon a ground floor level of 9.75m AOD.

4.10.1.4

Block P1 must be sensitive to the view along Victoria Avenue with respect to visual obstruction, noise, overlooking and aesthetic quality.

4.10.1.5

The Ferry kiosk must include:

- Cafe
- Ticket office & information
- Public toilets
- Staff Office & toilets (up to 10 staff)
- Jersey Heritage Storage
- BeachAbility beach chair storage and changing facility

4.10.1.6

The following uses could be considered for remaining space within the existing structure:

- Gift Shop & Gallery
- Internal waiting space

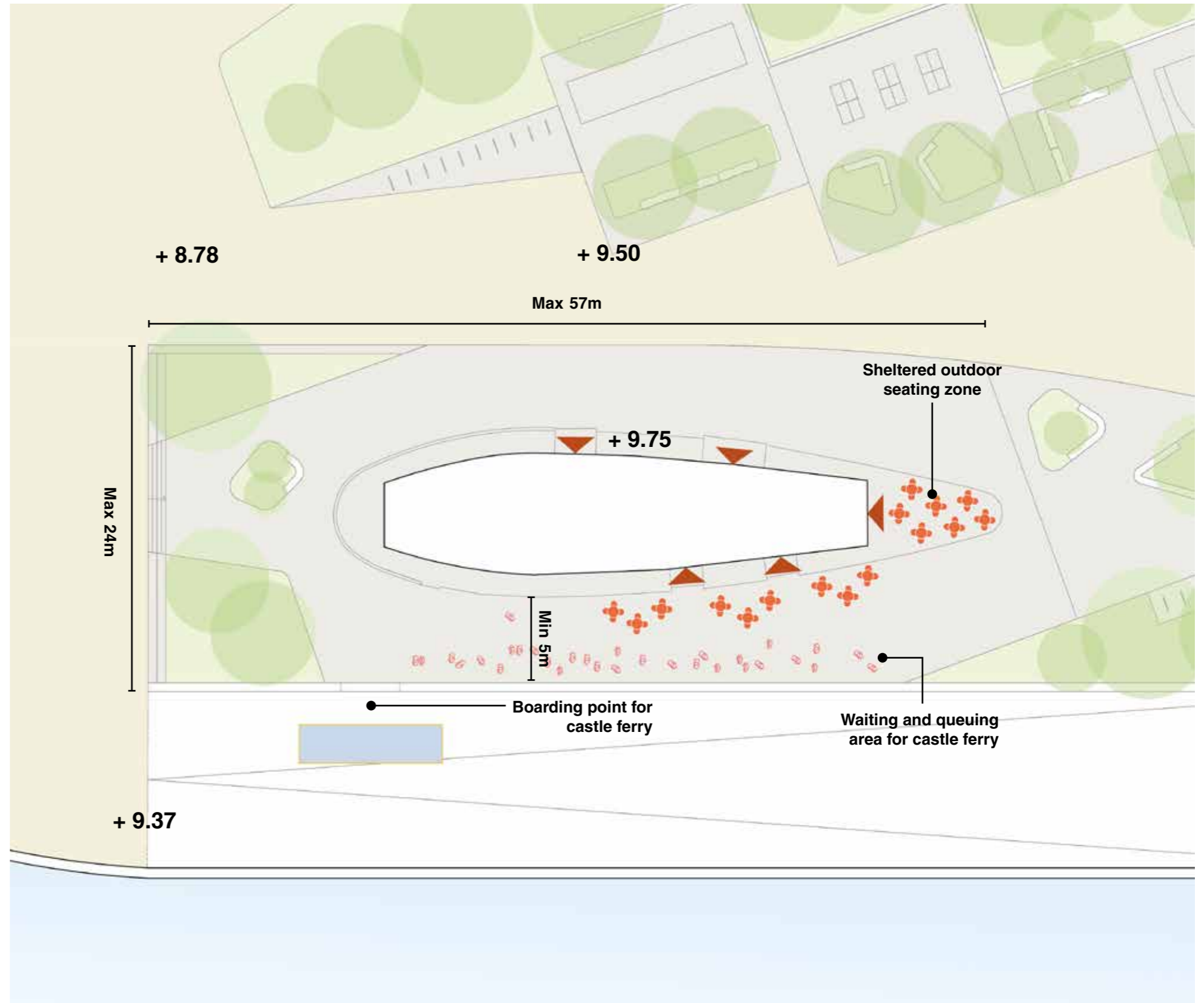


Figure 4.100 Diagram of Ferry Kiosk and Staff Office

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

GENERAL APPEARANCE:

4.10.1.7

The design must retain the existing general appearance of the building

4.10.1.8

Consideration must be given to how the building interfaces with the ground. The design shall include recreation of the immediate landscape setting of the building with dished area and bridged access points

4.10.1.9

Service cables or wires must not be visible.

4.10.1.10

Plant is not to be located on the roof.

4.10.1.11

A standalone lightweight roof canopy shelter structure designed to integrate sensitively with the existing structure could be provided for outdoor dining and waiting for the ferry

4.10.1.12

The design should seek to re-use existing entrances. New openings in the structure could be considered to facilitate new functions subject to consultation and agreement with Jersey Heritage

4.10.1.13

Entrances must have level access even where a change in level occurs.

4.10.1.14

Plant and maintenance equipment must form part of the design from the outset and integrate into the appearance of the existing structure to minimise its impact from surrounding plots and public realm.

4.10.1.15

UPVC windows must not be used on any facade.

4.10.1.16

Highly reflective glazing must not be used.

4.10.1.17

Ventilation plant and rainwater drainage must be considered as part of the overall design and concealed.

Notes:

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels.

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

PARK LIDO PAVILION

4.10.1.18

The use for Plot P2 is specified as Food and Beverage and Leisure

4.10.1.19

The maximum plot parameter diagrams identify the maximum extent permissible of the building figure 4.101.

4.10.1.20

All building elements must be designed within the maximum plot parameters.

4.10.1.21

The proposed setting out for Plot P2 is based upon a ground floor level of 8.95m AOD at park frontage and 9.60 AOD to the pool

4.10.1.22

Plot P2 and the Lido must be sensitive to the properties along Plot C1 & C2 with respect to noise, overlooking and aesthetic quality.

4.10.1.23

The Park Lido Pavilion must include:

- Changing area for all abilities
- Toilets & showers for all abilities
- Lifeguard room
- Lockers for pool users
- Pool maintenance storage
- Pool plant and treatment room must be within an secure and screened enclosure
- Fire stair access from public parking basement
- 2 public lifts to public parking below
- Café/food kiosk

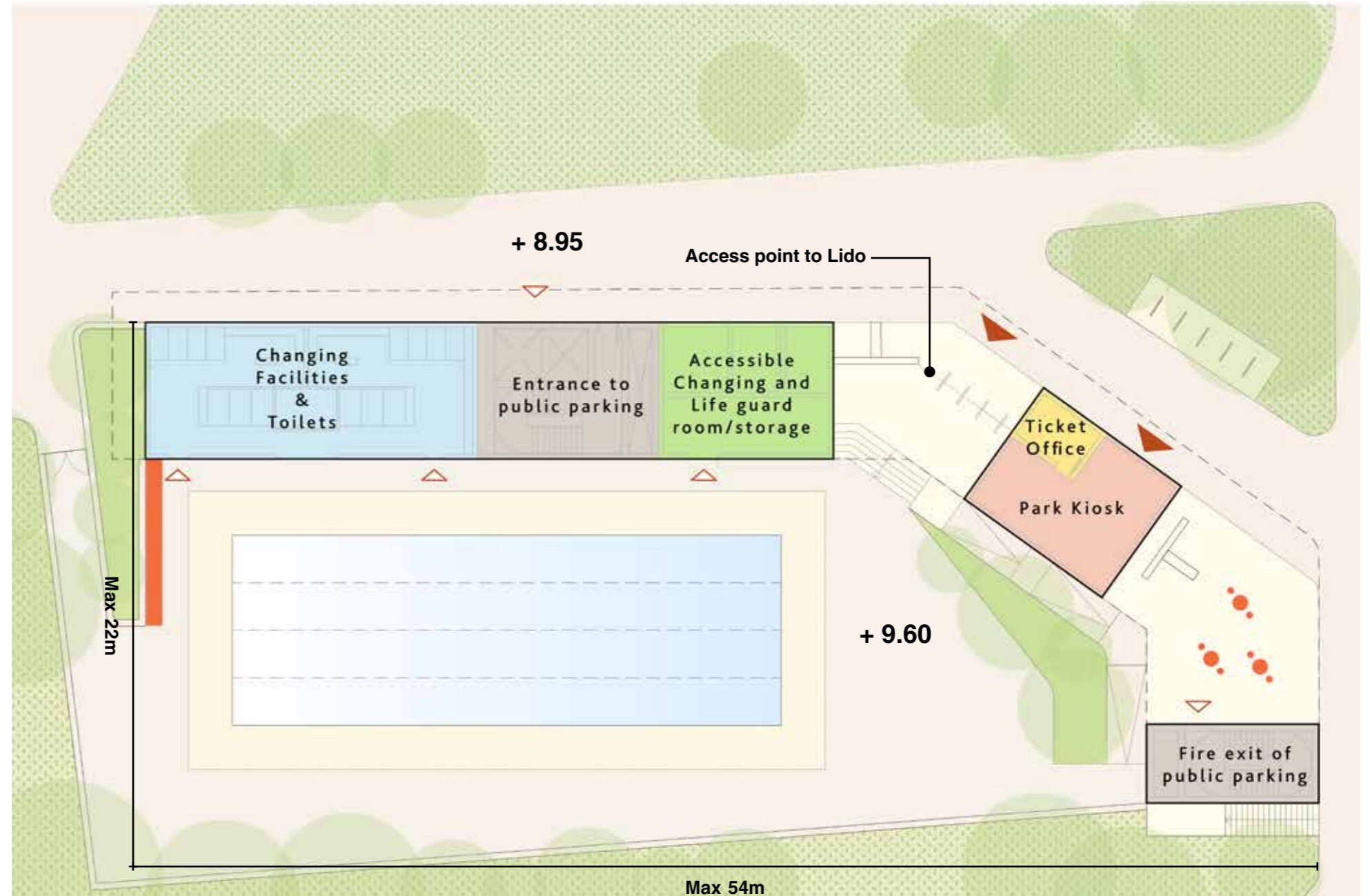


Figure 4.101 Diagram of Park Lido Pavilion

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

GENERAL APPEARANCE:

4.10.1.24

The elevations should respond appropriately to their setting and their expression should complement the architectural language of Plot C1 & C2 whilst also respecting the character of the Park.

4.10.1.25

There must be depth and layering in the articulation of the façades to provide a sense of quality.

4.10.1.26

Windows should have deep reveals to provide adequate depth to the facade.

4.10.1.27

Consideration must be given to how the building interfaces with the ground and the skyline.

4.10.1.28

There must be depth and layering in the articulation of the façades to provide a sense of quality. The depth of the facade must be a minimum of 500mm.

4.10.1.29

Service cables or wires must not be visible.

TOP:

4.10.1.30

The Park lido must be one storey - Plot P2 must be designed to the full height of the maximum parameter facing the park.

4.10.1.31

Plant is not to be located on the roof.

4.10.1.32

Green or brown roofs shall be provided.

4.10.1.33

A designer may wish to utilise the roof space for amenity use. If this was to be explored in the future then a 1.1m balustrade must be included set back 1m from the edge.

4.10.1.34

The top of the building should provide a high quality appearance.

BASE:

There may be a number of entrances required on this building including one or more commercial entrances and secondary entrances that include fire escape and/ or service entrance(s).

4.10.1.35

A minimum of 3 entrances are to be provided within the zones identified

4.10.1.36

Entrances must be clearly legible through articulation and design

4.10.1.37

Entrances must have a high quality appearance.

4.10.1.38

All entrances must be carefully integrated into the massing of the building.

4.10.1.39

Entrances must have level access even where a change in level occurs.

4.10.1.40

Plant and maintenance equipment must form part of the design from the outset and integrate into the appearance of the base to minimise its impact from surrounding plots and public realm

Notes:

The plot is on a gradient. The location of the entrances at ground floor level should take into account any variance in external levels.

OPENINGS:

4.10.1.41

Lido pavilion must have permeability and include visual connection to park and to waterfront from the lido area.

4.10.1.42

Windows should form consistent patterns across the facade, allowing a degree of variation whilst forming a coherent strategy

4.10.1.43

Areas for building services should be treated as screened openings (e.g. louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations where possible.

MATERIAL APPEARANCE:

4.10.1.44

The primary materials should consider timber, concrete and steel as part of the Park character area

Note: A secondary material palette could include alternative materials and texture treatments and metalwork for fenestration and balustrades.

4.10.1.45

The secondary material palette should be complementary to the primary composition.

4.10.1.46

Material selection should be sensitive to neighbouring plots C1 and C2.

4.10.1.47

Colours for the window frames, door frames, fins, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

4.10.1.48

UPVC windows must not be used on any facade.

4.10.1.49

Highly reflective glazing must not be used.

4.10.1.50

Ventilation plant from Lido and basement and rainwater drainage must be considered as part of the overall facade design and concealed.

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

THE CENTRAL SQUARE KIOSK

4.10.1.51

The use for Plot P3 is specified as Retail with a lift connection to the cycle hub.

4.10.1.52

The maximum plot parameter diagrams identify the maximum extent permissible of the building figure 4.102.

4.10.1.53

The proposed setting out for Plot P3 is based upon a ground floor level of 8.85m AOD.

4.10.1.54

Plot P3 must be sensitive to the properties Plot C1, A1 and D1 with respect to noise, overlooking and aesthetic quality.

4.10.1.55

The Central Square Pavilion must include:

4.10.1.56

All building elements must be designed within the maximum plot parameters.

4.10.1.57

The Culture Square Pavilion must include:

- Amphitheatre bleacher seating facing south-east square and D1.
Includes Stair and perimeter balustrade
- Kiosk & Information area
- Internal shop storage
- Lift & Stair access to basement cycle hub
- Night time feature lighting
- Feature Signage



Figure 4.102 Diagram of Central Square

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

GENERAL APPEARANCE:

4.10.1.58

The elevations should respond appropriately to their setting and their expression should complement the architectural language of Plot C1, A1 and D1 whilst also respecting the vibrant character of the Esplanade Square.

4.10.1.59

There must be depth and layering in the articulation of the façades to provide a sense of quality.

4.10.1.60

Windows should have deep reveals to provide adequate depth to the facade.

4.10.1.61

Consideration must be given to how the building interfaces with the ground and the skyline.

4.10.1.62

Service cables or wires must not be visible.

TOP:

4.10.1.63

The Central Square Pavilion must be one storey and have stepped bleachers animating the Square

4.10.1.64

Plant is not to be located on the roof.

4.10.1.65

Green or brown roofs shall be provided.

4.10.1.66

The top of the building should provide a high quality appearance.

BASE:

There may be a number of entrances required on this building including one or more commercial entrances and secondary entrances that include fire escape and/ or service entrance(s).

4.10.1.67

A minimum of 2 entrances are to be provided within the zones identified

4.10.1.68

Entrances must be clearly legible through articulation and design.

4.10.1.69

Signage to Cycle Hub and Information must be clearly visible and a feature of the base.

4.10.1.70

Entrances must have a high quality appearance.

4.10.1.71

All entrances must be carefully integrated into the massing of the building.

4.10.1.72

Entrances must have level access even where a change in level occurs.

4.10.1.73

Plant and maintenance equipment must form part of the design from the outset and integrate into the appearance of the base to minimise its impact from surrounding plots and public realm.

OPENINGS:

4.10.1.74

Windows should form consistent patterns across the facade, allowing a degree of variation whilst forming a coherent strategy.

4.10.1.75

Areas for building services should be treated as screened openings (e.g. louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations where possible.

MATERIAL APPEARANCE:

4.10.1.76

The primary material to be considered is glass, steel and stone as part of the Central Square character area .

Note: A secondary material palette could include alternative materials and texture treatments and metalwork for fenestration and balustrades.

4.10.1.77

The secondary material palette should be complementary to the primary composition.

4.10.1.78

UPVC windows must not be used on any facade.

4.10.1.79

Highly reflective glazing must not be used.

4.10.1.80

Ventilation plant and rainwater drainage must be considered as part of the overall facade design and concealed

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

MARINA GARDENS PAVILION

4.10.1.81

The use for Plot P4 is specified as Food and Beverage.

4.10.1.82

The maximum plot parameter diagrams identify the maximum extent permissible of the building figure 4.103.

4.10.1.83

All building elements must be designed within the maximum plot parameters.

4.10.1.84

The proposed setting out for Plot P4 is based upon a ground floor level of 11.75m AOD.

4.10.1.85

Plot P4 must be sensitive to the properties Plot F1 and existing residents with respect to noise, overlooking and aesthetic quality

4.10.1.86

The Marina Gardens Pavilion must include:

- Café
- Toilets
- A circular form
- 360 degree Canopy shelter

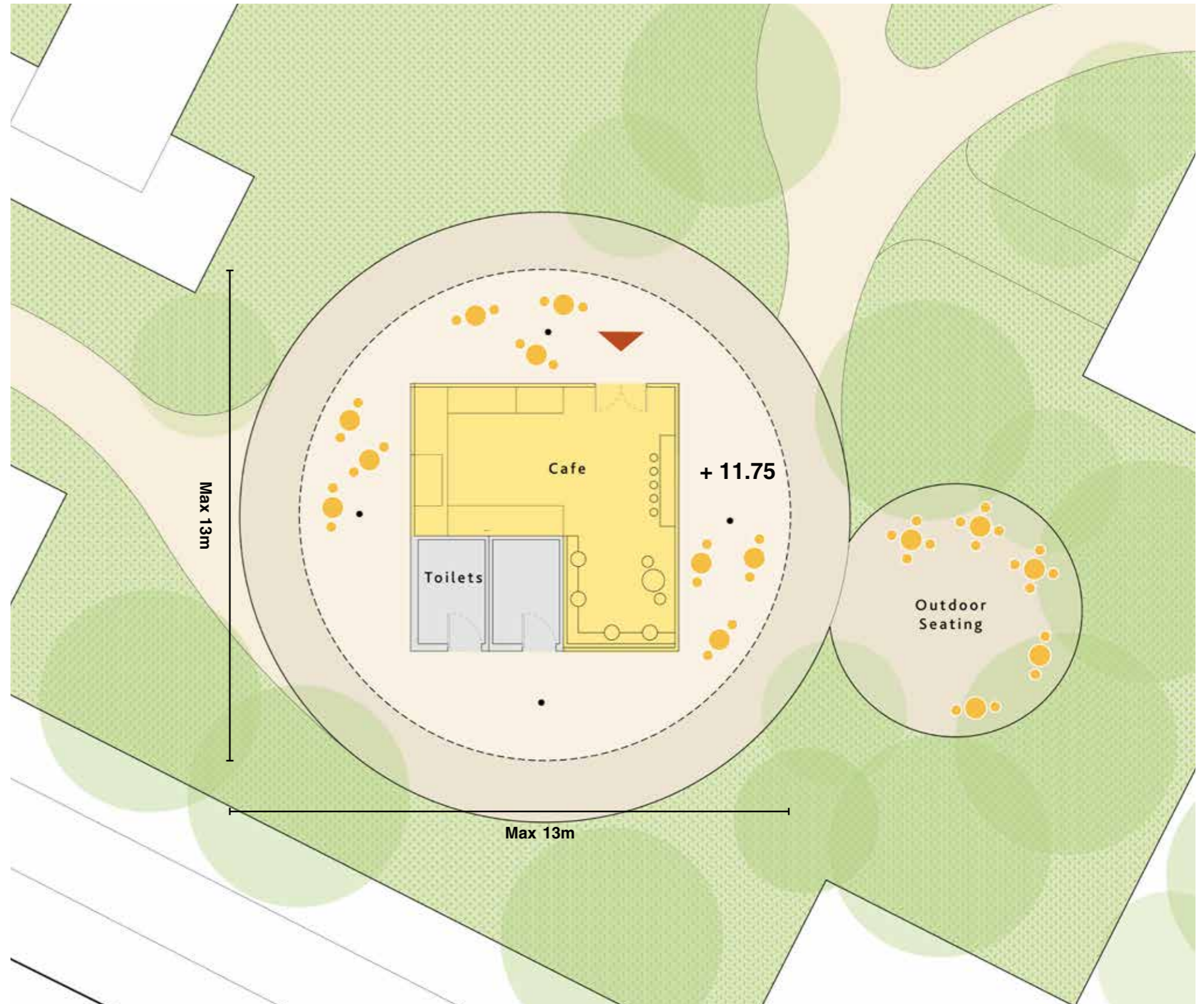


Figure 4.103 Diagram of Marina Gardens Pavilion

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.1 Pavilions and Kiosks

GENERAL APPEARANCE:

4.10.1.87

The elevations should respond appropriately to their setting and their expression should complement the garden and playful nature it is located within.

4.10.1.88

There must be depth and layering in the articulation of the façades to provide a sense of quality.

4.10.1.89

Windows should have deep reveals to provide adequate depth to the facade.

4.10.1.90

Consideration must be given to how the building interfaces with the ground and the skyline.

4.10.1.91

There must be depth and layering in the articulation of the façades to provide a sense of quality. The depth of the facade must be a minimum of 500mm.

4.10.1.92

Service cables or wires must not be visible.

TOP:

4.10.1.93

Plant is not to be located on the roof.

4.10.1.94

Green or brown roofs shall be provided.

4.10.1.95

The top of the building should provide a high quality appearance.

BASE:

There may be a number of entrances required on this building including one or more commercial entrances and secondary entrances that include fire escape and/ or service entrance(s).

4.10.1.96

A minimum of 2 entrances are to be provided within the zones identified

4.10.1.97

Entrances must be clearly legible through articulation and design.

4.10.1.98

The pavilion must be clearly visible from La Route du Port Elizabeth.

4.10.1.99

Entrances must have a high quality appearance.

4.10.1.100

All entrances must be carefully integrated into the massing of the building.

4.10.1.101

Entrances must have level access even where a change in level occurs.

4.10.1.102

Plant and maintenance equipment must form part of the design from the outset and integrate into the appearance of the base to minimise its impact from surrounding plots and public realm.

OPENINGS:

4.10.1.103

Windows should form consistent patterns across the facade, allowing a degree of variation whilst forming a coherent strategy.

4.10.1.104

Areas for building services should be treated as screened openings (e.g. louvres/ventilation grills), for a coherent elevation strategy. These should be minimised on principal elevations where possible.

MATERIAL APPEARANCE:

4.10.1.105

The primary material to be considered is glass, timber and steel as part of the Marina Gardens character area .

Note: A secondary material palette could include alternative materials and texture treatments and metalwork for fenestration and balustrades.

4.10.1.106

The secondary material palette should be complementary to the primary composition.

4.10.1.107

UPVC windows must not be used on any facade.

4.10.1.108

Highly reflective glazing must not be used.

4.10.1.109

Ventilation plant and rainwater drainage must be considered as part of the overall facade design and concealed.

4.10.1.110

Colours for the window frames, door frames, fins, balcony metalwork and other architectural and design features must be complementary to the materials used on the rest of the building.

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.2 Tree Strategy

4.10.2.1
The framework must plant a minimum total of 500 trees on the ground floor and roofscape.

4.10.2.2
The tree strategy must relate to the framework character areas to provide a coherent approach throughout all phases of the framework.

4.10.2.3
Tree planting must be appropriate for the coastal conditions and appropriate for St Helier.

4.10.2.4
Tree planting shall review species against climate resilience and water demand.

4.10.2.5
Tree selection must provide trees that provide habitat and have a high biodiverse value to St Helier.

4.10.2.6
Tree planting shall consider early procurement and growing on within Jersey.

4.10.2.7
Tree selection must consider seasonal qualities, form, light filtering qualities and contribution to plant communities.

Legend

- Existing Trees retained
- Waterfront
- Waterfront - Park
- Waterfront - Play
- Streetscape
- Square and Community Hub
- Esplanade Secondary Streets
- Secondary Streets
- Courtyards and Play Spaces
- Marina Garden
- La Rue De L'etau
- Residential Defensible Space



Figure 4.104 Diagram of tree strategy

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.2 Tree Strategy

4.10.2.8
A temporary tree and plant nursery shall be considered as part of the meanwhile strategy.

4.10.2.9
Tree planting must follow the minimum sizes of; large tree 35cm girth, medium tree 25cm girth and small tree 16cm girth.

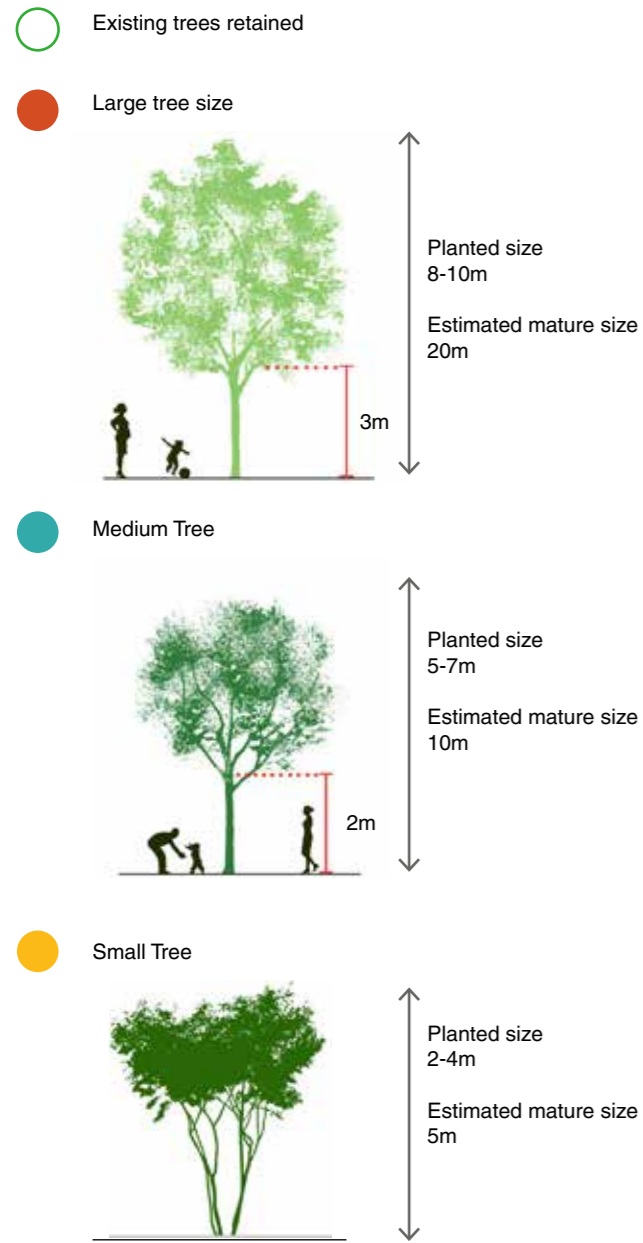


Figure 4.105 Diagram of tree sizes

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.2 Tree Strategy

4.10.2.10
Street trees within the public realm must have a minimum 2m clear stem.

4.10.2.11
Tree anchoring should be non-visible adjustable underground systems. Irrigation systems and passive aeration should be non-visible.

4.10.2.12
Tree guards should not be used, paved tree surrounds matching the adjacent materials should be favoured in hard standing areas.

4.10.2.13
Trees within the public realm must be stem to ground unless otherwise stated that planters may be considered.

4.10.2.14
The framework must have a landscape maintenance and management plan outlining tree inspections and care.

4.10.2.15
Trees in made ground on the waterfront must consider any potential ground contamination and appropriate base liners reviewed.

4.10.2.16
Trees on podium must include appropriate soil substrate, drainage, aeration and irrigation and be in accordance with the site soil strategy in section 4.10.3

4.10.2.17
Tree size and species should be considered as part of wind mitigation measures



Figure 4.106 T45, T46 and T47, existing Pinus pinea to be retained



Figure 4.107 T2 to T16, existing Acer platanoides



Figure 4.108 Existing trees along the Esplanade near the bus station

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.3 Podium Soil Strategy

4.10.3.1
Tree health and longevity and the provision of enough quality soil for the tree roots must be provided.

4.10.3.2
Trees on podium must have sufficient soil and align with the site wide tree size and character strategies as shown in section 4.10.2

4.10.3.3
All trees on podium must have a mulch layer, drainage board, aeration pipe, irrigation and soil substrate.

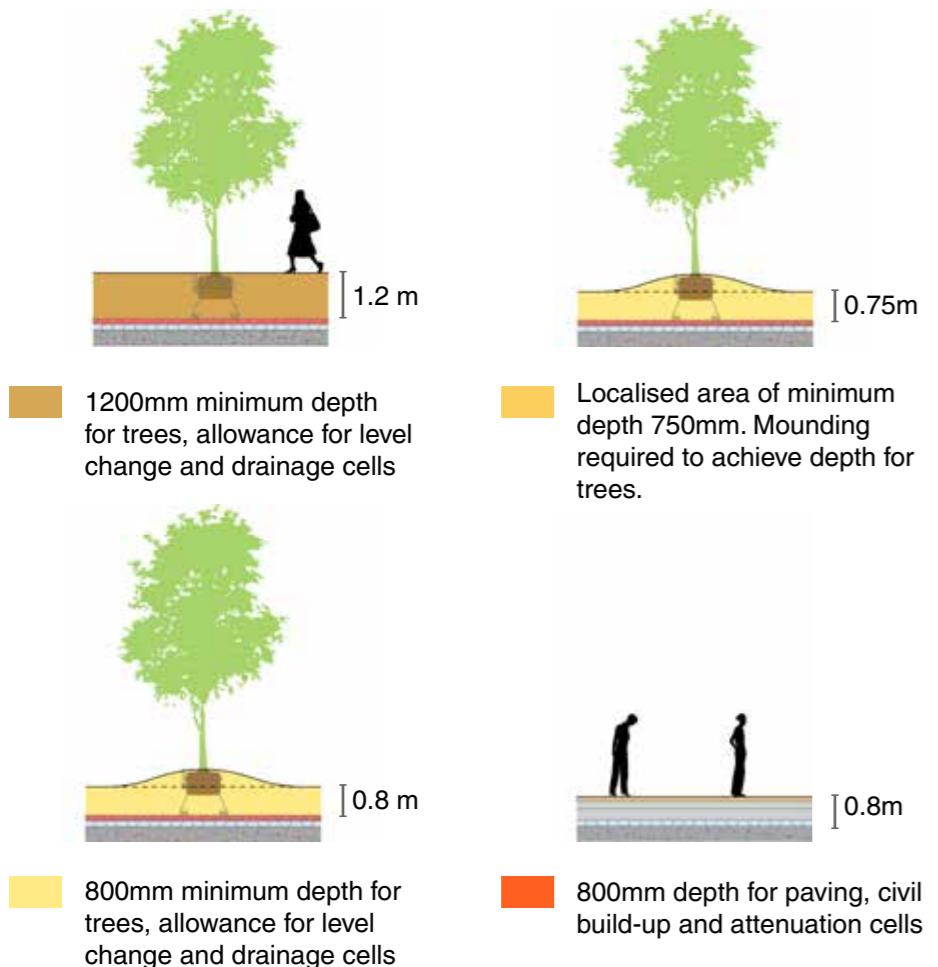
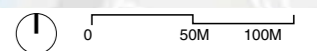


Figure 4.109 Diagram of solid capacity over basement



4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.3 Podium Soil Strategy

4.10.3.4
The minimum soil depths above (including mulch layer).

4.10.3.5
General public realm 1200mm deep where required for trees.

4.10.3.6
Courtyards – minimum 800mm deep with a mounded profile where required for trees.

4.10.3.7
Localised restricted area – minimum 750mm deep with a mounded profile where required for trees.

4.10.3.8
The Lane – does not include soil and is to be a hard landscape space with planting and trees in pots and planters.

4.10.3.9
Roof intensive – Shall be a minimum of 400m.

4.10.3.10
Roof extensive (biodiverse) – Shall be a minimum of 100m.

4.10.3.11
Trees in streetscape above podium shall be in continuous pits below hard paving or within surface level rain gardens and swale planting.

4.10.3.12
Soil calculations per tree shall use projected canopy area of the mature tree multiplied by a depth of 0.6m. Soil quantum in continuous pits can be shared and volume reduced.



Figure 4.110 Mounding to planting and trees for increased depth



Figure 4.111 Biodiverse roof

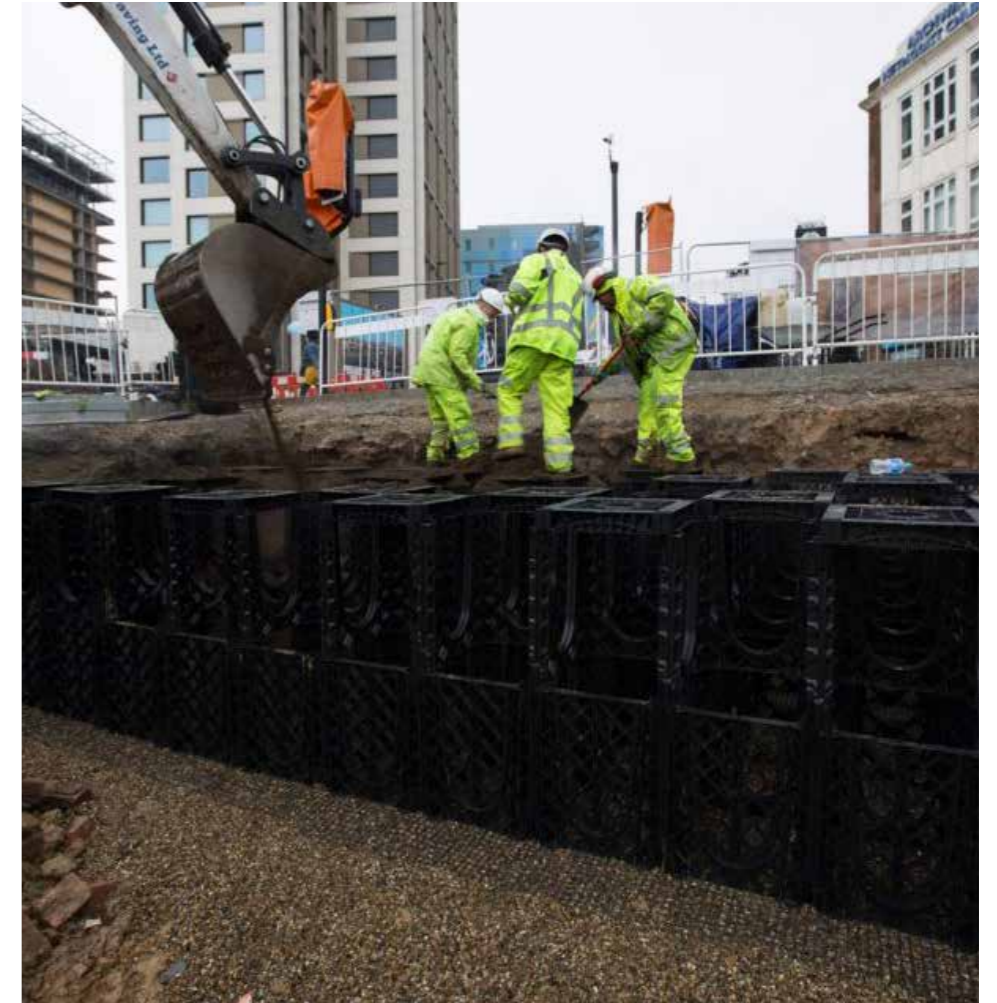


Figure 4.112 Tree trenches with structural soil cells to support mature tree growth



Figure 4.113 Geo-cellular grid for storing and potential reuse of water

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.4 Planting Strategy

4.10.4.1
The planting strategy must relate to the framework character areas to provide a coherent approach throughout all phases of the framework.

4.10.4.2
Planting must be appropriate for the environmental condition. Including coastal conditions, exposure & wind tolerance, drought, shade tolerance and predicted soil conditions.

4.10.4.3
Planting shall review species against climate resilience.

4.10.4.4
Planting shall consider early procurement and growing on within Jersey.

4.10.4.5
Planting should be selected to enhance Jersey biodiversity and provide a good range of different species, with a preference for native stock where possible in combination with non-native species that support biodiversity.

4.10.4.6
Planting should embrace the seasonal change exhibited by plants by considering flower, fruit, scent, autumn foliage colour, and winter structure.

4.10.4.7
Plants should be selected for foliage interest as well as flowering. High pollinator species must be considered in all character areas.

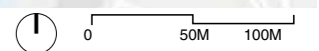
4.10.4.8
The framework must have a landscape maintenance and management plan outlining soft landscape inspections and care.

Legend

- Waterfront
- Play Area
- Pocket Gardens
- Streetscape
- Bio-swale + Rain gardens
- Marina Garden
- Lawn
- Courtyards



Figure 4.114 Planting Strategy Level 00



4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.4 Planting Strategy

4.10.4.9

Preference should be given to the use of composts to PAS100 Standard and which are compliant with the Compost Quality Protocol.

4.10.4.10

The use of peat as part of the horticultural practices will not be allowed

4.10.4.11

The applicant should investigate sustainable alternatives to the use of chemical pesticides, herbicides and fungicides as part of ongoing habitat management

4.10.4.12

The design of soft landscape must favour the use of mechanical weed management control techniques over the use of chemical pesticides, herbicides and fungicides



Figure 4.115 Elephant Park, London

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.5 Hard Materials Strategy

4.10.5.1
The proposed materials should be selected for their appearance and durability. All hard paved surfaces should be reviewed based on the framework character areas and complementary qualities with adjacent site and St Helier materials strategies.

4.10.5.2
Varied sizes, colours and finishes of materials must be considered for their visual appearance and function in delineating footpaths, carriageways and edges.

4.10.5.3
Longevity, robustness and life cycle must be considered with material selection.

4.10.5.4
Local materials shall be considered where possible. European and Asian materials must be complementary to the St Helier and Jersey palette.

Legend

- | | |
|--|--|
|  Primary Road (Natural stone paving) |  Resin bound gravel |
|  Secondary Road (Natural stone paving) |  Self binding gravel |
|  Promenade (Natural stone paving) |  Paving setts |
|  Primary Street (Natural stone or reconstituted stone paving) |  Reclaimed natural stone |
|  Secondary Street (Natural stone or reconstituted paving) |  Concrete with hand seeded natural aggregates |
|  Lane (Natural stone paving) |  Coloured asphalt |
|  Feature crossings (Natural stone setts) |  Sand |
|  Feature paving Central Square (Natural stone paving) |  Timber |
|  Feature paving Esplanade and Waterfront Square |  Rubber softfall |



Figure 4.116 Diagram of hard materials strategy

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.5 Hard Materials Strategy

4.10.5.5

Material selection must consider a phased development and all materials shall consider future availability of natural resources. Materials as defined in figure 4.115 must main consistent site wide

4.10.5.6

All existing sea wall, slipway, natural stone footpaths to be removed to facilitate development must be salvage and re-purposed for reuse on site.

4.10.5.7

Paving materials should consider skate deterrent measures adjacent to walls, edges and furniture where required

4.10.5.8

Paving materials should consider mobility and slip resistance in line with building regulations and standards



Figure 4.117 Stone etchings in Royal Square



Figure 4.119 Fanned stone sett paving



Figure 4.118 Sparrow pecked stone finishes and long stone pavers used to create edges



Figure 4.120 Stone sett soldier courses

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.6 Furniture Strategy

4.10.6.1
A family of furniture is to be considered, complementing waterfront landscape and architecture materiality.

4.10.6.2
Furniture should be distinctive to the waterfront character area referencing historical, local and future themes and materials.

4.10.6.3
Seating with backrests shall be provided at 50m intervals.

4.10.6.4
50% of all seating should have backs and armrests.

4.10.6.5
Railings, screens, fences and furniture with powder-coated surfaces should use complementary tones.

4.10.6.6
FSC certified timber must be considered for all timber.

4.10.6.7
Consideration must be given to skate and rough sleeping deterrent measures where required

4.10.6.8
Drinking fountains will be included on the scheme to reduce the need for plastic bottles

Legend

Park Suite

- Park seat type 1 - Reclaimed stone edge
- Park seat type 2 - bench with back and arm rest
- Park seat type 3 - individual seat cube seats
- Park seat type 4 - step bleacher seating
- Seat type 4 - Feature timber seat to planting
- Seat type 5 - Feature stone seat
- Seat type 6 - Pin wheel timber benches to tree grove
- Cycle stands

Urban Suite

- Seat type 1 - Circular timber seating to planting
- Seat type 2 - Facade-integrated bench
- Seat type 3 - Individual timber seat with back and arm rest
- Litter bin and recycling
- Bollards
- Drinking fountains
- Bus stop



Figure 4.121 Diagram of furniture strategy

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.7 Signage & Wayfinding Strategy

4.10.7.1
Signage and wayfinding must have a distinct hierarchy and identifiable character to the waterfront. Signage must work in synergy with any St Helier public realm and movement strategy wayfinding.

4.10.7.2
Signage must be positioned at key decision-making points and important intersections throughout the framework as shown in figure 4.122.

4.10.7.3
Access to major public realm open spaces including Les Jardins de la Mer, Waterfront Square, Central and Esplanade Square, Marina Gardens and other communal amenities must be identified on primary signage totems placed along primary and secondary footpaths.

4.10.7.4
The visibility of the wayfinding and signage elements must be considered in relation to, day and night lighting conditions and adverse weather.

4.10.7.5
High level wayfinding elements should be included for the enhancement of visibility, spatial experience and sense of place.

4.10.7.6
Braille, audio and visual typeface, font size and text location should be considering and support viewers at different heights and abilities.

Legend

- | | | | |
|--|-----------------------------|--|---------------------------------|
| | Gateway totem | | Street name |
| | Finger post | | Digital sign for parking number |
| | Pedestrian totem | | Parking entrance sign |
| | Information point and kiosk | | Dedicated cycle lane sign |
| | Interpretive signage | | Pedestrian movement |
| | Landmark | | |



Figure 4.122 Diagram of signage and wayfinding strategy

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.7 Signage & Wayfinding Strategy

4.10.7.7

The design of the new signage elements should take reference from Jersey's culture and heritage. The typeface and colour should exemplify local identity and context.

4.10.7.8

The amount and range of wayfinding and signage elements should be considered in conjunction with the character and programme of the public realm.

4.10.7.9

All signage must be placement in relation to door locations, street furniture, art and planting to ensure a simplified and not cluttered public realm is provided.

4.10.7.10

Future cultural programming and events should be considered as part of the wayfinding design, this includes but not limit to free standing totems, temporary structures and fixed signage.

4.10.7.11

Changeable content must be considered for printed or digital signage.

4.10.7.12

The holistic wayfinding strategy should encourage diversity and create a welcoming and inclusive environment. Multilingual strategies and varied abilities should be considered.

4.10.7.13

A minimum of 1200mm of clear space shall be allowed on both sides of the signage for maintenance purposes and to ensure visibility.

4.10.7.14

Signage must consider all users and include braille and/or audio signage where required



Figure 4.123 Historic photo of the HMV sign on Dumaresq Street



Figure 4.124 Existing finger post signage



Figure 4.125 Existing parish directory signage

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.8 Lighting Strategy

4.10.8.1
Dark corridors should be considered throughout the site, which allow for pedestrian safety but light levels are sufficiently low to be suitable for pipistrelle bats.

4.10.8.2
All lights will be designed to limit light spillage, be within the warm light spectrum, be fitted with hoods and must face away from tree lines and roosting features.

4.10.8.3
The lighting strategy is demarcated by a hierarchy of different types of routes and must be consistent throughout all phases of the framework as shown on figure 4.126.

4.10.8.4
Lighting elements should belong to a clearly defined, high quality 'family' of lighting to create a sense of visual harmony.

4.10.8.5
CCTV should be incorporated on light columns where appropriate.

4.10.8.6
Security lighting shall be on a relatively short timer to avoid impact on ecology.

Legend




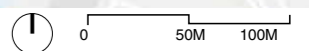
 Primary Streetscape (Vehicle) A gateway, Processional and safe	 Waterfront Low level and passive
 Square and Primary Street (Pedestrian) Vibrant and creative	 Parkland Timed, soft and naturalistic
 Urban Streets (Vehicle) Slow, warm and safe	 Courtyard Functional and intimate
 Urban Street (Pedestrian) Neighbourhood	 Roof amenity spaces Soft and refined
 Lane Human-scale, intimate, fun and quirky	 Lighting feature - Public realm Interactive, meeting point, changeable
 Arcade Gateways, Artistic and entertaining	 Lighting feature - facade Gateway and accents



Figure 4.126 Diagram of lighting strategy



4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.8 Lighting Strategy

4.10.8.7
Streetscape lighting must follow the Parish of St Helier and IHE standards.

4.10.8.8
The Waterfront, Central and Esplanade square must have a vibrant and creative mix of lighting mood, colour, interaction.

4.10.8.9
The residential communal gardens must have low level lighting for path guidance.

4.10.8.10
The Promenade must have a low-level lighting and must not include pole mounted lighting.

4.10.8.11
The parkland areas must have pole mounted lighting for primary pedestrian links but remain relatively dark at night to ensure safe pedestrian wayfinding and provide darkness for bats.

4.10.8.12
Amenity roof terrace shall have low-level lighting.

4.10.8.13
Lighting must consider light pollution and impact on ecology.

4.10.8.14
External lighting with a zero upward light ratio (ULR) must be specified.



Figure 4.127 Example of lighting integrated into P3 bleachers



Figure 4.129 Pole mounted lighting to squares



Figure 4.128 Inground uplighting and suspended lighting to arcades



Figure 4.130 Catenary lighting to lanes



Figure 4.131 Pole mounted lighting to park

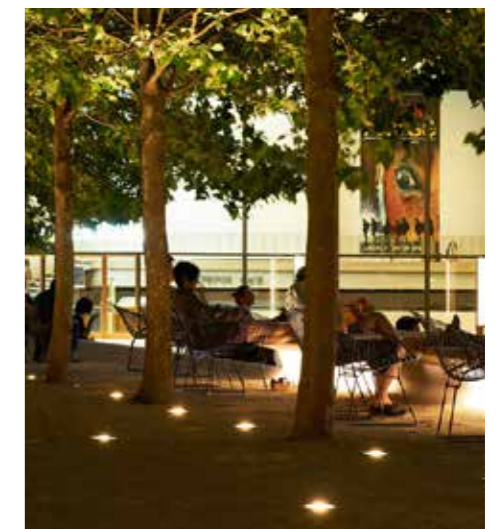


Figure 4.132 Uplighting to feature trees

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.9 Play Strategy

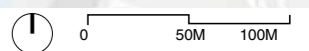
- 4.10.9.1**
Future play design development must 'Put Children First'. Designers must coordinate with the islands children and young people and follow Pledge 1 of the 8 pledges.
- 4.10.9.2**
A play hub of 2000m² must be located in Les Jardins de la Mer
- 4.10.9.3**
A play hub of 1000m² must be located in Marina Gardens
- 4.10.9.4**
Play spaces should be integrated appropriately into the public realm.
- 4.10.9.5**
Doorstep play must be provided within 100m of residential dwellings.
- 4.10.9.6**
Local play must be provided within 400m of residential dwellings.
- 4.10.9.7**
Youth play must be provided within 800m of residential dwellings.
- 4.10.9.8**
The public realm must include landscape features to provide a range of bespoke incidental play opportunities for a range of ages and abilities.
- 4.10.9.9**
The play space provision is to be informed by planning policy requirements and the precise housing mix as determined through reserved matters applications.

Legend

- | | |
|--|---|
|  Play hub - destination play |  Public open space - square |
|  Water play |  Community courtyards - Doorstep play |
|  Parks and gardens - natural play |  Neighbourhood - 'Incidental' playable space along the way |
|  Sports facilities - active play and recreation |  Waterfront - 'Incidental' playable space along the way |
|  Heritage play | |



Figure 4.133 Diagram of play strategy



4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.10 Roof Strategy

4.10.10.1
Green roofs, intensive and extensive (biodiverse), shall be considered on the roofscape of the framework in accordance with the parameter plans and figure 4.133

4.10.10.2
Intensive green roofs shall include 60% soft landscape and 40% hard (permeable) landscape

4.10.10.3
Intensive green roof - Amenity terraces must include communal and intimate social spaces, planting, small trees and flexible open areas for resident events

4.10.10.4
Biodiverse roofs must be used to infill around all roof plant (MEP) and areas on inaccessible access.

4.10.10.5
Where solar (PV) panels are located on roofs, biodiverse roof must be included below and around panels

4.10.10.6
All roofs to include fire breaks and maintenance edges following GRO guidance and Government of Jersey Standards

4.10.10.7
Accessible roof terraces and podium spaces may consider an individual character complementary to the plot

4.10.10.8
Plot B1 must include an elevated podium communal garden of minimum 630m².

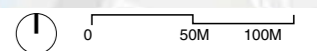
4.10.10.9
Plot B1 and F1 must include doorstep play.

Legend

- Accessible Roof - Primary Amenity space
- Biodiverse Roof
- Accessible Roof - Secondary Amenity space
- MEP



Figure 4.134 Diagram of roof strategy



4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.11 Biodiversity Strategy

4.10.11.1

Intensive and Biodiverse roofs must target the following species: Butterflies, moths, bumblebees, midges and pipistrelle bats.

4.10.11.2

Biodiverse roofs must contain areas of bare gravel substrate, logpiles, ephemeral waterbodies and bug hotels.

4.10.11.3

Sedum album must not be used on any green roofs.

4.10.11.4

Accessible intensive roofs must contain bird tables, bee blocks and bird feeders.

4.10.11.5

The plant species composition for green roofs must be design with a local ecologist and following the application ecological enhancement proposals.

4.10.11.6

Bat boxes shall be considered on South and west building elevations, at a height of at least 3 metres (approx. 7m recommended). And target the following species: Common, soprano, Nathusius' and Kuhl's pipistrelle.

4.10.11.7

A minimum of 25 bat boxes to be incorporated on site.

4.10.11.8

Northern elevation of Plot C1, C2 and B1 must include Swift Nesting Boxes near the eaves.

4.10.11.9

A minimum of 15 Swift nesting chambers shall be provided on site.

4.10.11.10

House Sparrow Terraces must be provided on north and east building elevations at a height of at least 3 metres in sheltered conditions.

4.10.11.11

A minimum of 30 House Sparrow nesting cavities shall be provided on site.

4.10.11.12

Boxes shall be clustered in groups of at least 6 nesting cavities as sparrows nest in colonies.

4.10.11.13

Peregrine Falcon Ledge must be provided on north or east facing building elevations at a height of at least 25m.

4.10.11.14

Generic Bird boxes must be provided on north to east building elevations.

4.10.11.15

Generic bird boxes must target the following species: Starling, blue tit, great tit, wren, robin etc.

4.10.11.16

A minimum of 20 boxes must be provided on site.

4.10.11.17

Hedgehog Houses must be included within urban woodland habitat at the north and south of the site.

4.10.11.18

A minimum of 3 hedgehog houses to be provided on site. Hedgehog houses to be of stone (not wood) construction.

4.10.11.19

Bee Blocks must be provided on all biodiverse roofs and within garden wall areas.

4.10.11.20

A minimum of 2 bee blocks per biodiverse green roof, plus additional blocks on courtyard gardens and living pillars. Bee blocks must target the following species: Red mason and leafcutter bees.

4.10.11.21

Climbing Pollinator Plants shall be considered within courtyard gardens and at the base of south and west facing elevations, where possible.

4.10.11.22

Diverse Grassland for invertebrates and bats shall be considered in Les Jardins de la Mer.

4.10.11.23

Urban 'mixed' Woodland shall be considered around parkland to the north and west of the site provided corridor links to existing habitats.

4.10.11.24

An extensive row of street trees must be planted along La Route de la Libération, providing a corridor connecting park and woodland habitats to the north to off-site habitats to the south. Street trees must also be planted along Rue du L'etau.

4.10.11.25

Living Pillars shall be considered for along pedestrian walkways and minor roads.

4.10.11.26

All bat boxes should be positioned above external lighting.

4.10.11.27

Private communal gardens and podium terraces must consider nectar rich habitats and include a diverse height structure of shrubs, grasses and perennials is recommended to provide habitat for a diversity of invertebrates.

4.10.11.28

Rain gardens must be included following the site wide strategies in section 4.10.4 and 4.10.11 to create habitat for dragonflies, midges and pipistrelle bats.

4.10.11.29

Ephemeral swales must be included following the site wide strategies in section 4.10.4 and 4.10.11 Western common toad, dragonflies, ducks, moorhens and coots.

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.12 Urban Greening Strategy

4.10.12.1

Each phase of development must consider the climate crisis and resilient design in the external and built environment. The Sustainability framework and a climate and adaptation checklist must be considered for each phase and plot.

4.10.12.2

Incorporate sustainable urban drainage measures to mimic the natural water cycle.

4.10.12.3

Urban Greening Factor must be used in each phase and Plot of development to evaluate and quantify the amount and quality of urban greening. A target score of 0.4 must be achieved site wide. Individual plots may be lower due to framework context.

4.10.12.4

A biodiversity net gain calculator shall be considered in each phase and Plot of development to evaluate and quantify habitat features to calculate a biodiversity value.

4.10.12.5

Water treatment of surface run off from roads and footpaths must be directed and cleansed where possible through rain gardens and swales as shown on figure 4.135.

Legend









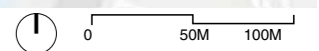
	Intensive green roof/vegetation over structure		Rain gardens and other vegetated sustainable drainage systems
	Standard trees in natural soils		Flower-rich grassland
	Extensive green roof		Water feature
	Flower rich perennial planting		Permeable paving



Figure 4.135 Diagram of urban greening strategy



4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.12 Urban Green Strategy

4.10.12.6

The framework's 8 core themes must be considered in future design development and designs must respond to the following:

- Consider bioclimatic design solutions and adopt a fabric first approach.
- Specify the most efficient equipment and fittings available
- Promote the use of renewable energy through on/off-site generation and renewable tariff procurement.
- Reduce embodied carbon promoting lean design and construction principles.
- Follow the waste hierarchy: promote waste minimisation and reuse as a priority.
- Promote the use of materials that incorporate recycled content.
- Minimise the impact on natural habitats through thoughtful design and procurement
- Compensate for any residual carbon emissions that cannot be avoided through carbon offset.
- Facilitate access to pedestrians from all walks of life by providing safer streets and roads
- Limit negative impacts to the wider environment i.e., air, water, ground, habitat loss.
- Enabling access to restorative spaces that incorporate nature
- Implement measures to improve indoor well-being
- Encourage the uptake of active travel choices to improve the health, fitness and well-being of residents and workers
- Source products manufactured ethically
- Enable employees to live fulfilling and healthy lives
- Support growth and opportunities within the local economy
- Protect the heritage assets and celebrate the local culture.
- Create a sense of place through public realm beautification
- Avoid habitat loss and increase ecological value throughout the development
- Limit the potential impact of pollutants
- Protect fauna from the impacts of light pollution
- Reduce carbon emissions associated with transport by encouraging active travel to reduce reliance on personal vehicles
- Reduce potable water consumption

4.10.12.7

Attenuation of all site surface water not captured by permeable paving and soft landscape interventions shall be considered within attenuation above basement.

4.10.12.8

Education of sustainable processes shall be considered through interpretative and informative signage and engagement with schools and islanders.



Figure 4.136 Utilisation of roof spaces for amenity and reduction of urban heat island effect

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.13 Health & Well-being Strategy

4.10.13.1

The public and private realm must include the provision and promotion of residents and the community to grow herbs and vegetables and promote healthy eating habits.

4.10.13.2

Soft landscape interventions to improve the public realm air quality must be included in all external areas.

4.10.13.3

The public and private realm must support islanders and visitors physical and mental well-being.

4.10.13.4

Sport, leisure, play, production and passive meditative interventions must be embedded and distributed across the framework to ensure fair and equitable access by all.

4.10.13.5

The public realm must facilitate flexible spaces for formal and informal sport and leisure.

4.10.13.6

Health and wellbeing must be considered in each phase of the framework delivery, meanwhile spaces shall be considered to provide temporary active open space.

4.10.13.7

Cycleways and pedestrian footpaths must be provided.

4.10.13.8

A publicly accessible cycle hub must be located below the Central Square.

4.10.13.9

Short and long stay cycle stands must be distributed across public and private areas including the basement.

4.10.13.10

A Parkrun loop must be facilitated within the public realm on the waterfront.

4.10.13.11

Leisure facilities must be located in F1 and include a swimming pool, training pool, kids' zone with flumes and a gym.

4.10.13.12

Leisure facilities shall be considered in Plot B1 and C1 and shall consider, but not limited to gym and bouldering facilities.

4.10.13.13

Residents and visitors must have the right to quality light. Public open space, ground floor private communal gardens and private communal elevated terraces provide open space must provide sufficient sunlight and follow best practice guidance.

4.10.13.14

A future Elizabeth Marina pedestrian bridge connection shall be considered in the future.

4.10.13.15

Safe, and secure public and private spaces must be provided through animated ground floor, passive surveillance.

4.10.13.16

All external spaces must improve connections between people and reduce social isolation through design interventions.

4.10.13.17

Each phase of public realm and built environment must facilitate and promote island creativity, community and culture through briefs for installations, programme of events, providing spaces to exhibit and collaborate.

4.10.13.18

Provide a sense of community. Consideration in forming community groups to take assist in the guardianship of public and private spaces through planting days, growing food, maintenance, security and waterfront events.



Figure 4.137 Triathlon



Figure 4.138 Mural in St Helier

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.14 Art and Interpretation Strategy

4.10.14.1
Public realm art and culture of various mediums must be included throughout the framework in accordance with figure 4.139.

4.10.14.2
Artists briefs shall be considered prior to each phase of development and must be read in conjunction with the Jersey Art Strategy and in coordination with ArtHouse Jersey

4.10.14.3
The Les Jardins de la Mer 'Swimmers II' sculpture must be salvaged and reused within the development

4.10.14.4
Heritage Interpretation through signage must be located at, but not limited to the Esplanade Sea wall, German Casemate and the Waterfront promenade

4.10.14.5
A landmark piece or series of pieces shall be considered for the Waterfront Square and Esplanade Square

4.10.14.6
Artwork shall be considered integrated into façades including entries to commercial and residential lobbies

Legend









-  Accent public art piece/ landmark
-  Opportunity for public art piece
-  Facade-integrated public art
-  Arcade - public art / lighting
-  Interpretive signage and paving for heritage sea wall
-  Lane - interpretive paving & catenary lighting art
-  Waterfront trail - interpretive paving and lighting
-  Gun embrace



Figure 4.139 Diagram of art and interpretation strategy

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.14 Art and Interpretation Strategy

4.10.14.7

Les Jardins de la Mer Lawn, Marina Gardens Lawn, Waterfront Square, Central Square and Esplanade Square must consider capacity and functions of cultural events

4.10.14.8

The lane must be a canvas for creativity and shall include paving, catenary and façade interventions

4.10.14.9

A waterfront trail of interpretation shall be considered from the freedom tree to West Park Gateway.

4.10.14.10

A major heritage intervention must be considered around the German casemate. The design shall consider a 360-degree aspect and refurbishment of the structure and sea wall and provide a new life and purpose to the listed structure as shown in figure 4.142.



Figure 4.140 Face of Libération community artwork, The Esplanade, St Helier

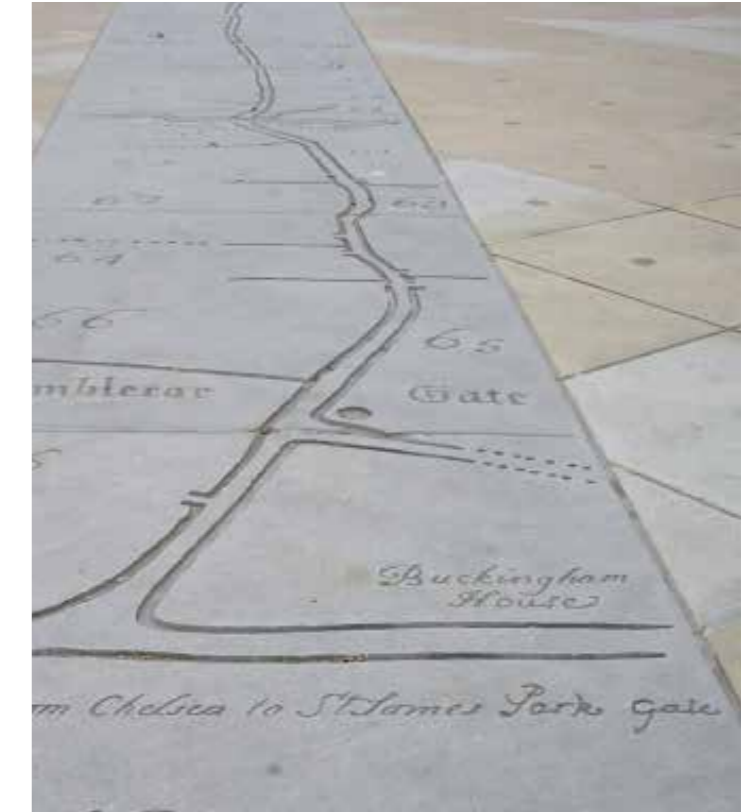


Figure 4.141 Interpretive map within paving

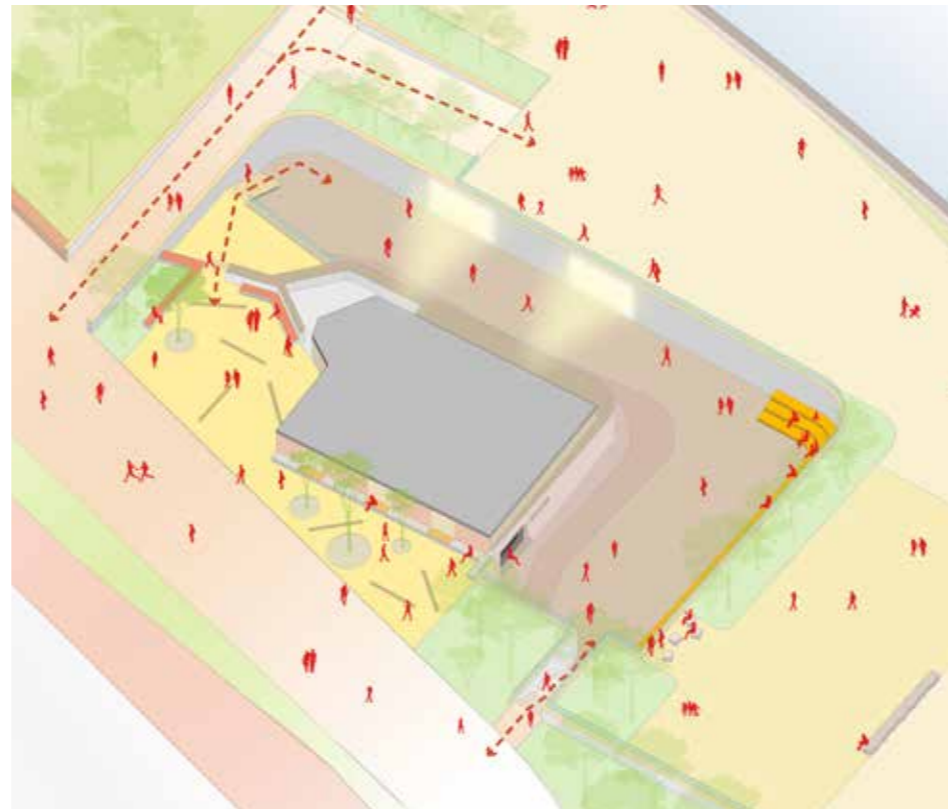


Figure 4.142 Illustrative axonometric showing design intent for the casemate surrounds



Figure 4.143 Interpretive map within paving

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.15 Smart Landscape Strategy

4.10.15.1

Smart technology principle and emerging smart city technology shall be considered in each phase of development.

4.10.15.2

Management of public and private landscape spaces shall consider using maintenance app technology for recording and monitoring data and improved efficiency.

4.10.15.3

Automated irrigation and rain sensor technology along with drought tolerant planting shall be considered to reduce water consumption.

4.10.15.4

Digital Signage & wayfinding shall be considered and complement wider St Helier public realm and movement strategies.

4.10.15.5

Events power pop-up must be considered for all squares, parks and primary streets.

4.10.15.6

Regenerative energy paving technologies shall be explored in areas of high footfall (Pavegen).

4.10.15.7

Power efficient street and residential lighting must be considered. Timed lighting to improve.

4.10.15.8

Digital and interactive play shall be considered.

4.10.15.9

Where appropriate, street and residential furniture to consider charge stations for phones and working externally.

4.10.15.10

Future proofing within the landscape build-up for technology in the form of cable routes and data collection points shall be considered in each phase of development.



Figure 4.144 Power points integrated into furniture



Figure 4.145 Pop-up power units for events



Figure 4.146 Interactive wayfinding



Figure 4.147 Interactive retail façades



Figure 4.148 Technology used to test and monitor performance of natural systems

4. Prescription of Future Development - Public Realm and Open Space

4.10 Landscape Strategies

4.10.16 Temporary Site Strategy

4.10.16.1

All construction hoarding must include 'creative' hoarding designs, and shall consider:

- Engagement with the local schools and community for hoarding drawings and story's
- Information on the project and timeline
- QR codes to further information and contacts
- History and interpretation
- Educational information – Including Climate crisis response, sea level rise design and biodiversity aspirations
- Local artist collaboration
- Interactive features
- Playscape attachment
- Viewing portals or step towers to see the works being constructed.

4.10.16.2

Each phase of development will require a portion of temporary landscape and making good. Public meanwhile uses must be provided where practical and consider the following:

- Waterfront tree nursery - hardening and procuring of trees and planting
- A temporary programme of community events
- Pop-up pavilions, marketing suites and food trucks
- Temporary play installations
- Art interventions
- Temporary retail pods
- Hard and soft landscape areas for performance
- Waterfront artist in residence
- Pop-up exhibitions
- Temporary planting and coastal wild flower areas
- Temporary skate and all wheeled space

4.10.16.3

A temporary single phased signalised pedestrian crossing must be provided in Phase 1.

4.10.16.4

Temporary primary, secondary and tertiary path connections for north-south-east-west routes must be provided during the phased construction to provide logical pedestrian and cycle routes.

4.10.16.5

A coastal cycle route must be provided throughout all phases of construction.

4.10.16.6

A Le Petit train route and West Park stop must be maintained during construction. The route shall avoid the train joining La Route de la Libération.

4.10.16.7

Rue de l'etau, La Route de la Libération and La Route du Port Elizabeth shall maintain vehicle access through construction. A construction management plan must outline any road closures.

4.10.16.8

Beach access via the slip must be provided until a replacement slipway is constructed.

4.10.16.9

Stepped beach access must be provided during all phases of construction.

4.10.16.10

A level threshold between temporary, permanent and existing path finishes shall be provided.

4.10.16.11

Temporary gradients of the footpaths are not to exceed 1:21, cross falls will not exceed 1:40.

4.10.16.12

Level access shall be provided along all temporary primary and secondary paths. Temporary steps and ramps shall only be considered where the level difference requires.



Figure 4.149 Creative hoarding



Figure 4.150 Temporary nursery holdings for tree establishment

