Prescription of Future Development - Built Environment

5. Prescription of Future Development – Built Environment

5.1 Introduction

The aspiration of the Framework is to deliver a high quality development which will integrate positively with the surrounding area.

This chapter explains the site wide principles and rationale behind the Design Codes for individual plots which appear in the forthcoming Chapter 6.0 and have been developed during the pre-application period with the Jersey planning authority. These Codes will inform the future design of the individual plots and subsequent reserved matters applications will be assessed against them.

By adhering to the Design Codes, designers will develop plots into buildings that respect the Framework and have consistency in their approach, in order to deliver the Framework vision as outlined in Chapter 3.0 of this document and Chapter 5.0 of the Design & Access Statement.

However the Codes are also designed to be flexible enough where appropriate such that designers are not unnecessarily restricted.

The detailed component is often described within this chapter to provide legibility within the wider context of the Framework. For the avoidance of doubt this is for illustrative purposes only and the detailed component of the application is not subject to the Design Codes.

Figure 5.1 Plot parameter plan

Figure 5.2 Maximum plot parameter diagram, showing outline component only

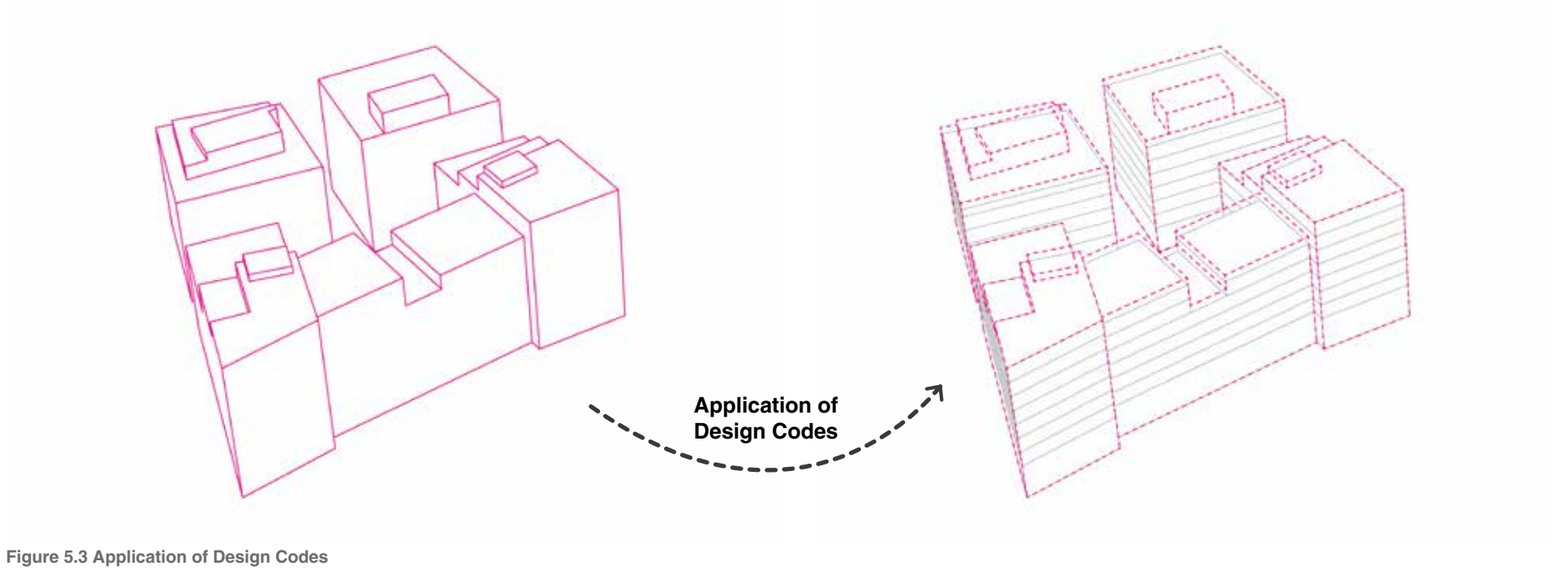

Figure 5.3 Application of Design Codes

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5.2 Maximum Plot Parameters

In order to secure future development which is of an appropriate scale for the site, each plot is provided with maximum horizontal and vertical parameters. The maximum plot parameters represent the maximum extents within which any future building must sit, with the exception of balconies which can exceed the maximum plot parameter by no more than 2 metres (Figure 5.4).

The Applicant has consulted with Jersey planning authority and other stakeholders in order to design the maximum plot parameters. They have been tested through the design of an illustrative scheme which has been developed and refined during the pre-application process.

The maximum plot parameters offer a degree of flexibility in order to encourage future designers to adopt a creative approach, whilst limiting them to and appropriate scale and position within the site.

The maximum plot parameters for each plot are symbolised in the Design Codes as a three dimensional diagram, with key datums noted.

Further details on the maximum parameters are found on the following drawings:

P12157-00-003-GIL-0013-06 Maximum Horizontal Plot Limits
Defines the maximum horizontal parameters of each plot, outlining key points as a series of easting and northing co-ordinates (Figure 5.5).

P12157-00-003-GIL-0014-12 Maximum Vertical Plot Limits (Roof Level)
Defines the maximum vertical parameters of each plot, outlining key datums as an above ordnance datum (AOD) (Figure 5.6).

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

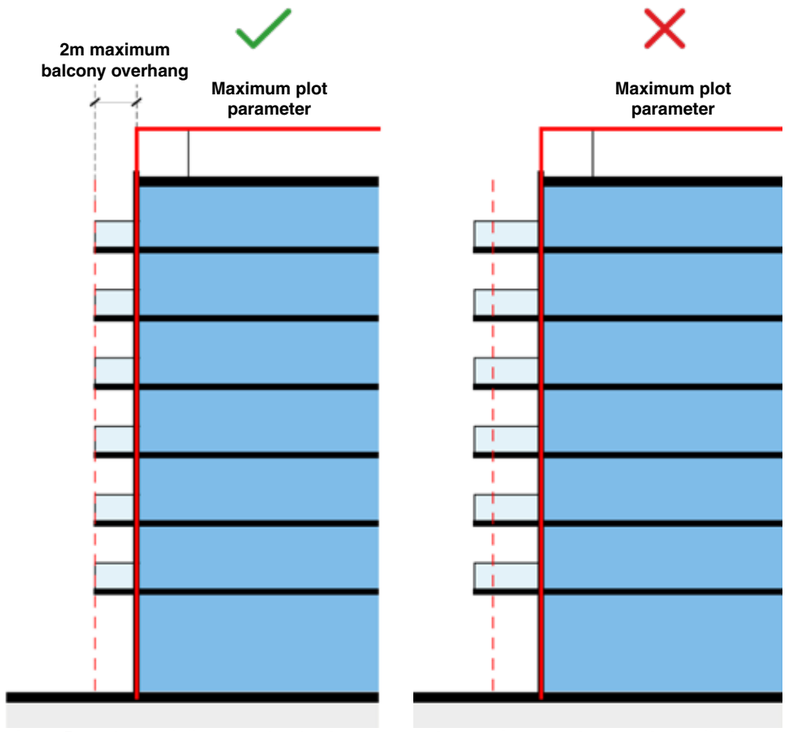

Figure 5.4 Future buildings must not extend beyond the maximum plot parameters, with the exception of balconies, which can exceed the maximum plot parameter by no more than 2 metres

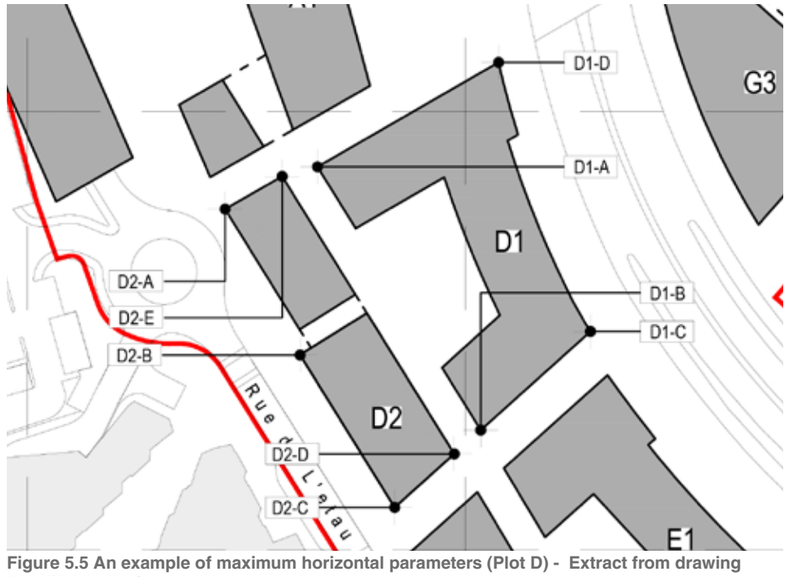

Figure 5.5 An example of maximum horizontal parameters (Plot D) - Extract from drawing P12157-00-003-GIL-0013-01

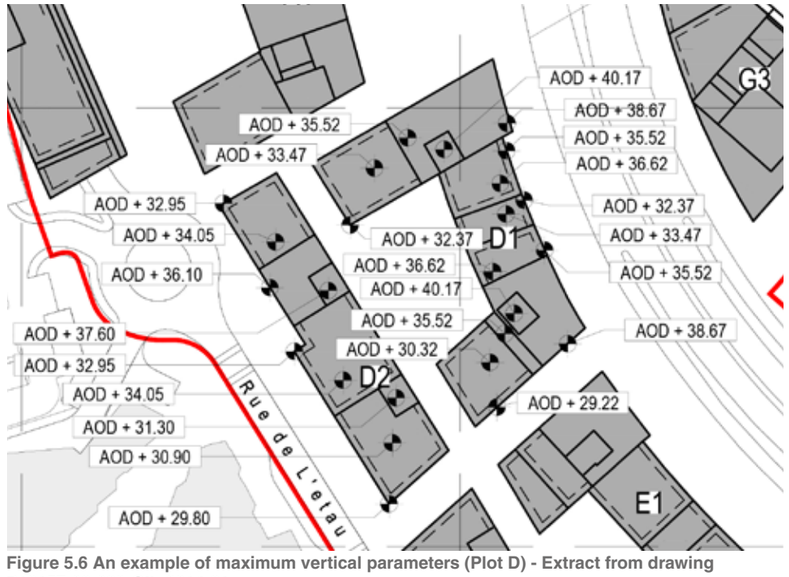

Figure 5.6 An example of maximum vertical parameters (Plot D) - Extract from drawing P12157-00-003-GIL-0014-01

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5.3 Vertical Setting Out

The maximum vertical parameter AOD's have been developed throughout the pre-application process. Each plot's maximum AOD has been determined by the site levels and the number and height of storeys proposed within that plot.

5.3.1 BASE OF BUILDINGS
The base of the building is an important part of the streetscape and should be designed as an integral part of the architecture of the building. They accommodate a variety of uses including residential, leisure and commercial and amenity.

The bases of buildings are designed with a minimum of 5m floor to floor for commercial uses (Figure 5.11) and 6.3m floor to floor to allow for duplex residential use (Figure 5.12).

5.3.2 TYPICAL FLOORS
Above ground, a residential floor to floor height of 3.15m (Figure 5.9) and commercial floor to floor height of 4m (Figure 5.10) has been established, to allow for reasonable clear heights within buildings given current MEP service strategy recommendations.

5.3.3 TOP OF BUILDINGS
The existing architecture of St Helier uses stepped roof profiles and mansard roofs, which the proposed development seeks to use.

Plants at the top of buildings have a maximum height of 3m (Figure 5.7) and other top of building conditions have a maximum height of 3m (Figure 5.8).

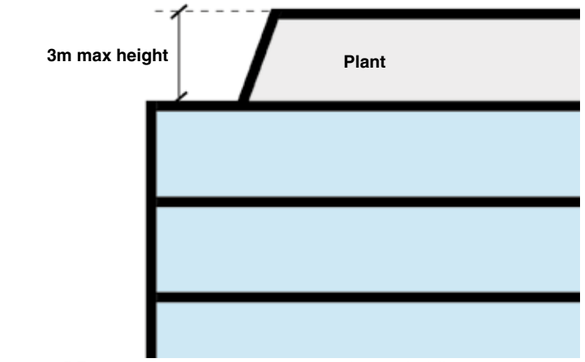

Figure 5.7 Top of building - maximum plant height of 3m

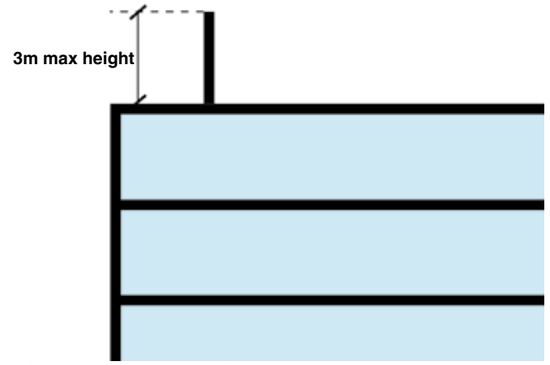

Figure 5.8 Top of building conditions

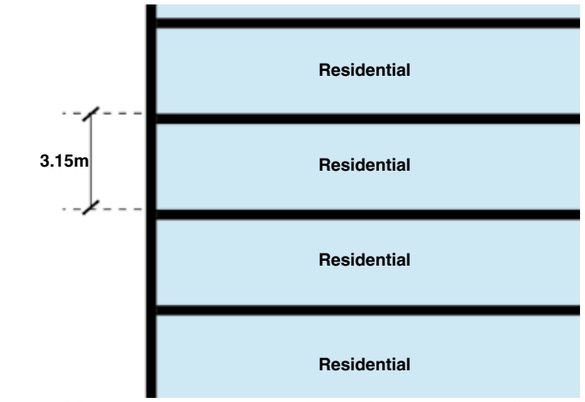

Figure 5.9 Typical residential floor with floor to floor height of 3.15m

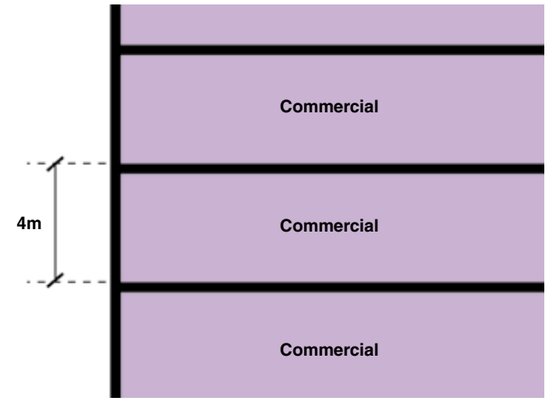

Figure 5.10 Typical commercial floor with floor to floor height of 4m

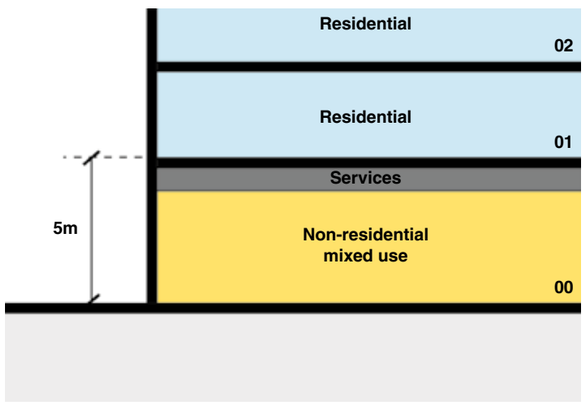

Figure 5.11 Base of building, commercial at ground floor - section

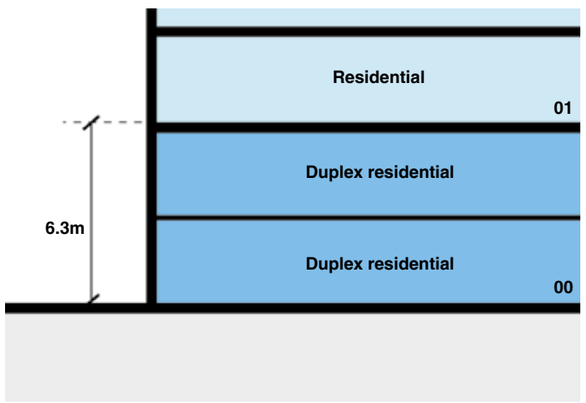

Figure 5.12 Base of building, duplex residential at ground floor - section

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5.3 Vertical Setting Out

For illustrative purposes, the vertical setting out of three building types are shown.

Figure 5.13 shows a typical residential building, with retail or amenity at ground floor with a floor to floor height of 5m. The typical residential floor to floor height is 3.15m and the plant reaches a maximum height of 3m.

Figure 5.14 shows a typical residential building, with duplex residential at ground floor at a floor to floor height of 6.3m.

Figure 5.15 shows a typical commercial building, a typical floor to floor height of 4m. At ground floor there is retail, leisure or amenity use with a floor to floor height of 5m.

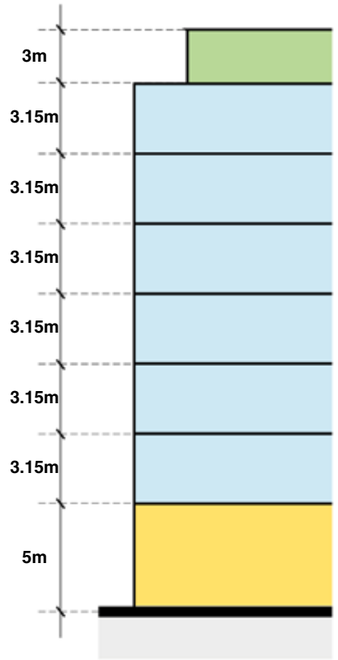

Figure 5.13 Residential building with retail at ground floor

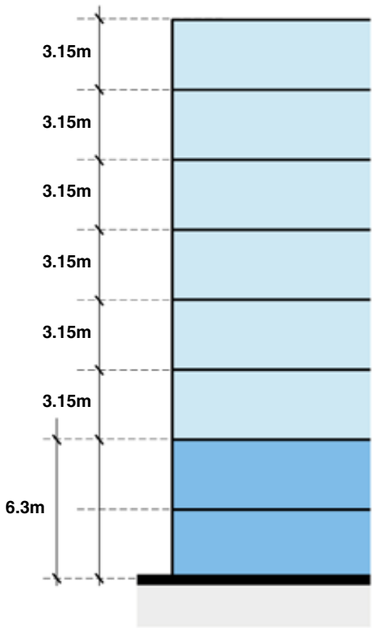

Figure 5.14 Residential building with duplex residential at ground floor

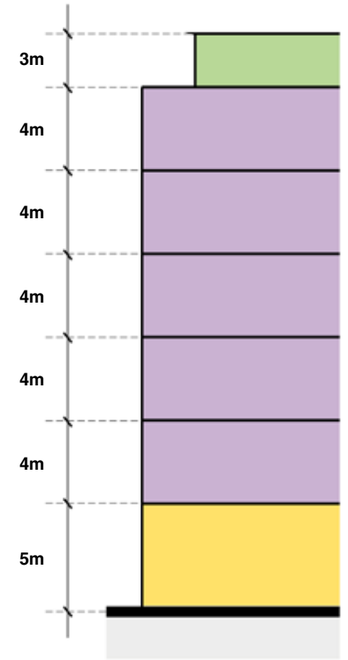

Figure 5.15 Commercial building with retail at ground floor

Legend

- Commercial
- Residential
- Residential (duplex)
- Non-Residential Mixed use
- Plant

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5.4 Massing

The Framework uses massing to create accentuation and articulation along key routes and intersections in the development, framing the public realm and aid wayfinding. Below are types of massing that can be used in the development:

5.4.3.1 MAXIMUM BUILDING HEIGHT
Maximum building heights must follow both the AOD and storey height maximums set out in the parameter plans.

5.4.3.2 BUILDING LENGTH
Continuous building façades (above ground floor level) must be no longer than 96m in length.

5.4.3.3 ARTICULATION
Courtyard blocks should be articulated as a series of individual massing elements, with variation in height and building fronts setback where appropriate.

5.4.3.4 VERTICAL ACCENTS
Continuous building façades should be broken in height to create variety in the street wall and create better daylight to streets and courtyards.

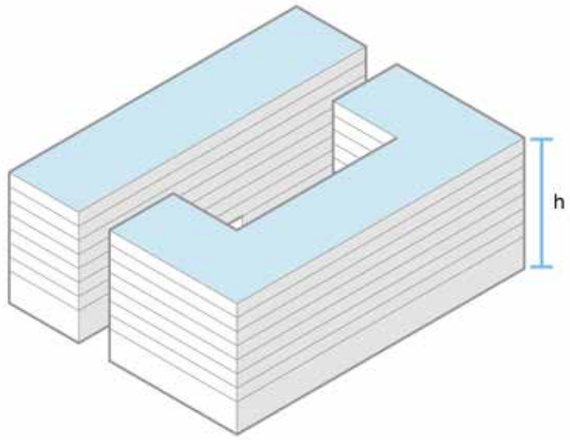

Figure 5.16 Building height

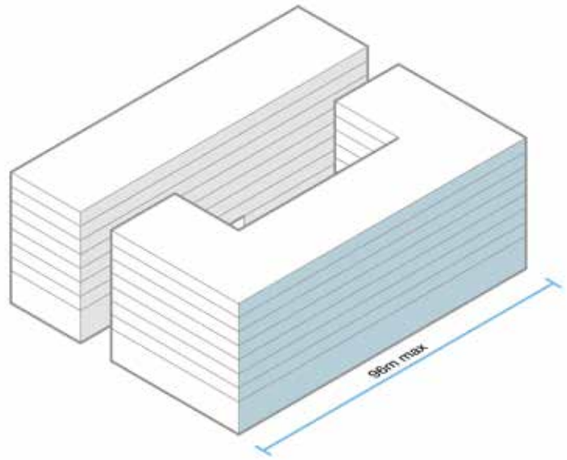

Figure 5.17 Building length

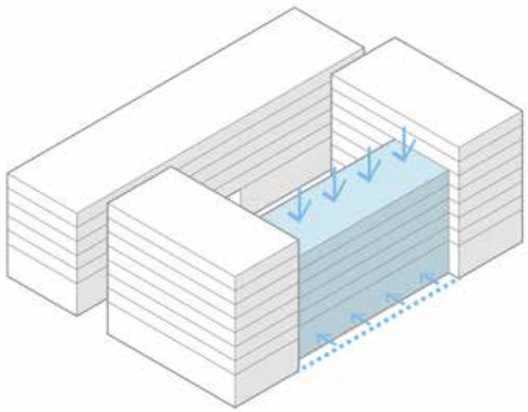

Figure 5.18 Articulation

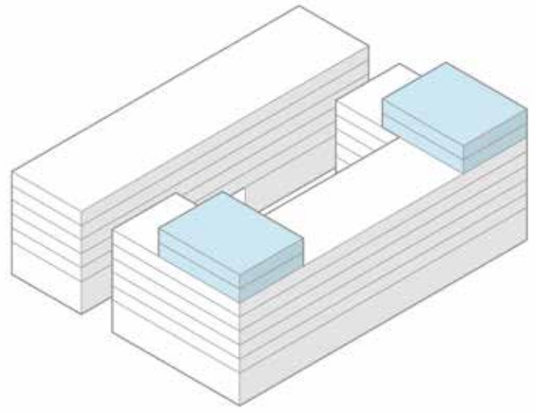

Figure 5.19 Vertical accents

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5.5 Architectural Typologies

"Good design in towns is about creating 'places' where every building and space contributes in a positive way to the character and function of the wider townscape."

St Helier Urban Character Appraisal Review 2021

It is important that new development in St Helier helps shape distinctive neighbourhoods and reinforces local identity. The illustrative Framework has been developed with a clear and coherent spatial structure to create new and legible connections with the surrounding townscape. This has been further enhanced by developing architectural 'typologies' within the Framework that have a variety of architectural expressions. These have evolved through analysis of the characteristics of the adjacent urban development and the application of design principles extracted from the analysis to create typologies that interpret the St Helier vernacular architecture in a modern and contemporary way.

The typologies relate to key public spaces, entry points and major arterial routes within the Framework and provide visual guidance on how the designs for the buildings can evolve. They help to define the new public realm through their façade treatments and use, whilst the public realm defines specific settings that support the various building typologies. Building massing and typology significantly contributes to the scale and experience of the new spaces within the Framework.

The typologies that define the character areas and structure the Framework are illustrated in the Figure opposite and include:

- The Parkside and Waterfront typologies that form part of the highly visible edges to the development and the backdrops to Les Jardins de la Mer and Waterfront.
- The Cultural Square, Esplanade Square, Gateway and Commercial typologies that have a variety of architectural expressions to animate and enhance the sequence of major new public spaces that connect the town to the waterfront.
- The Residential Neighbourhoods that form the edges to La Route de la Libération and Rue de L'etau and are connected via a series of communal courtyards and lanes.
- The Leisure zone that forms an important landmark at the Eastern gateway to the Framework and a key elevation facing the Marina Gardens.

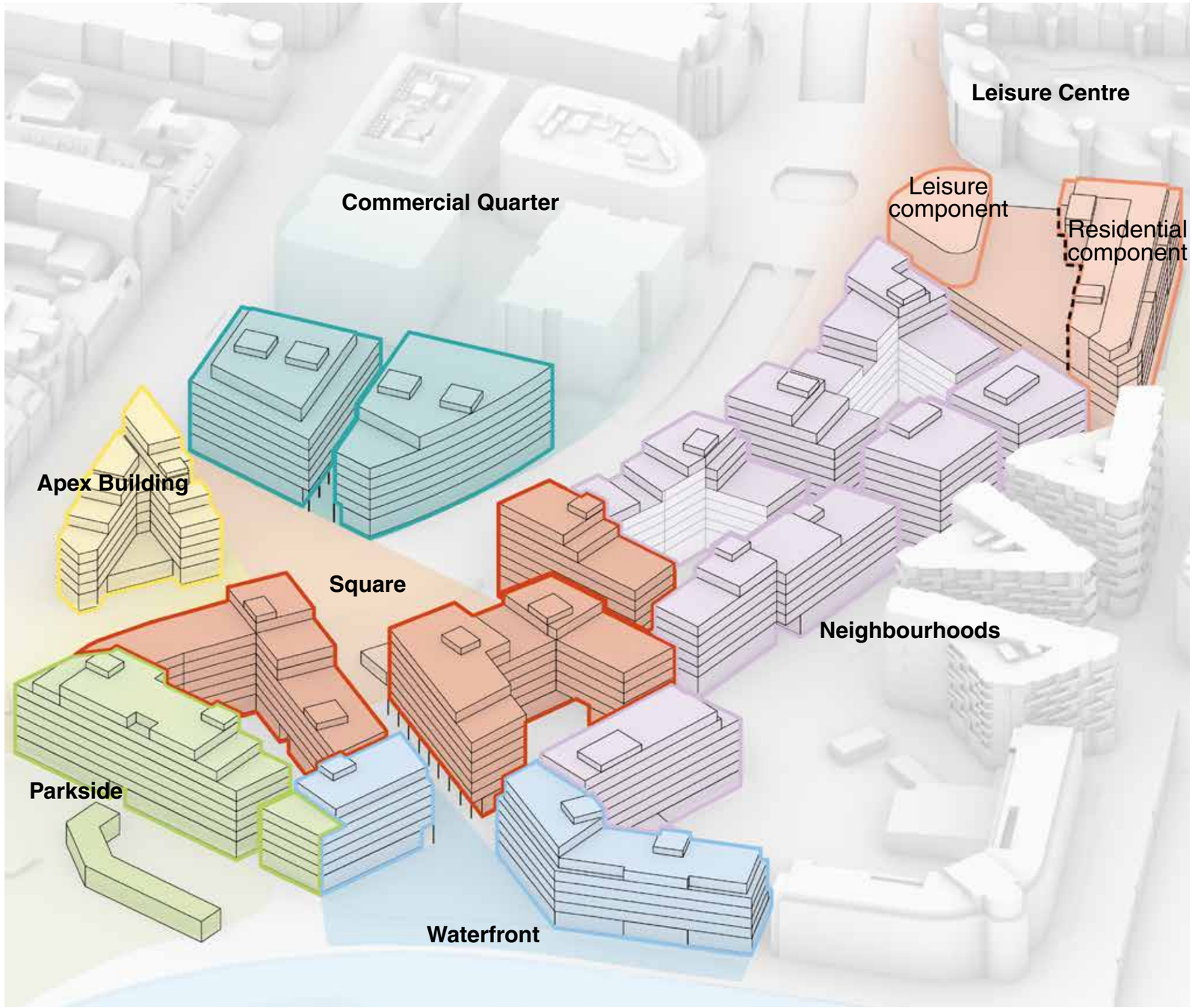

Figure 5.20 Architectural typologies

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5.6 Building Types

BUILDING TYPES

Three clear typologies for the residential buildings within the Framework have emerged that form the fundamental building blocks of the design: a ‘C-shaped block’, a ‘linear’ plot and a ‘square’ block.

C - SHAPED BLOCK

The C-shaped block is a key residential typology where active street frontage is provided on three sides of the development plot and the massing is typically wrapped around an open communal courtyard or semi-private landscaped space with residential coming to ground. C-shaped block have a formal architectural expression to the street frontages and a more informal elevation with a finer grain of detail to the elevations looking into the courtyards.

Breaks in frontage to occur at ground level along the street frontage to accommodate access to lanes and are marked by portals or a similar.

It is important that façades return around the short elevations to the C-block to avoid blank flank walls.

LINEAR BLOCK

The linear block forms the fourth side to a courtyard enclosed by the C-block and has long elevations onto the lane and Rue de L’etau. Arranged around a two central cores with a double loaded corridor the massing of the linear plot has been carefully designed to maximise sunlight into the courtyard and lane.

Linear blocks have a formal architectural expression to the street frontages and a more informal elevation with a finer grain of detail to the elevations looking into the courtyards and lane.

There is an opportunity to create special corner features on primary corners and it is important that façades return around the short elevations to the linear plot to avoid blank flank walls.

SQUARE BLOCK

The square block is arranged around a single core and allows for double aspect corner units and has a limited activated ground level with residential coming to ground on all four sides.

Where this typology is used, adequate amenity provision should be provided within the site layout or on the roof. Square blocks have a formal architectural expression to the street frontages and a more informal elevation with a finer grain of detail to the elevations looking into the courtyards and lanes.

There is an opportunity to create special corner features on primary corners and it is important that façades return around all four elevations to the square plot to avoid blank flank walls.

Legend

- Illustrative core position
- Illustrative corridor position
- Illustrative room layout

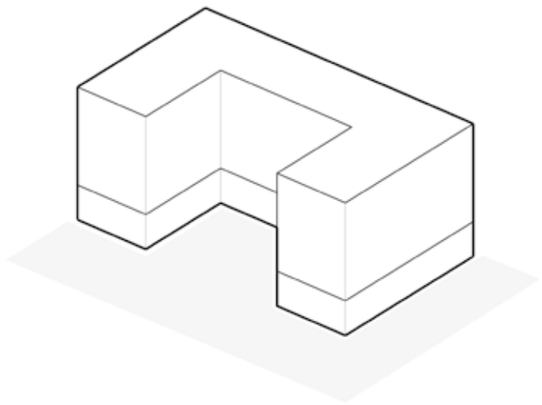

Figure 5.21 C-Shaped block

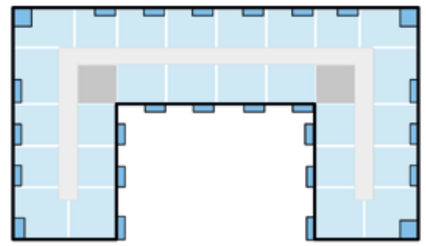

Figure 5.22 C-Shaped block illustrative plan layout

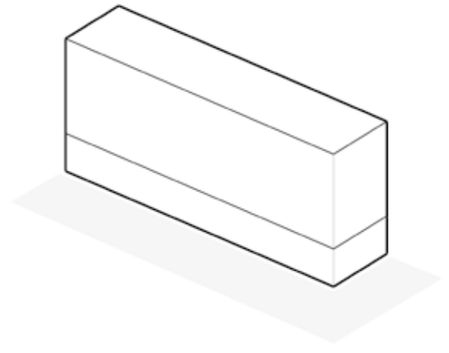

Figure 5.23 Linear block

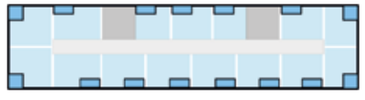

Figure 5.24 Linear block illustrative plan layout

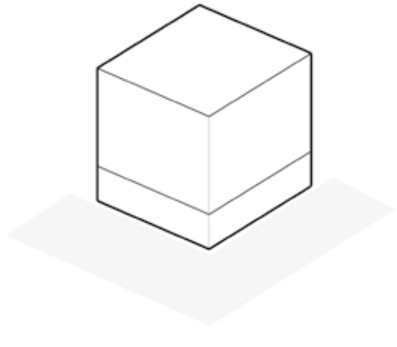

Figure 5.25 Square block

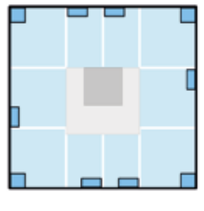

Figure 5.26 Square block illustrative plan layout

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5.6 Building Types

BUILDING TYPES

Three special typologies for buildings within the SWSH Visioning Framework have emerged that form the fundamental building blocks of the Framework: the ‘vertical’ block, a ‘triangular’ block and the ‘office’ block.

TRIANGULAR BLOCK

The ‘triangular’ block maximises the plot space available and must accommodate a combination of leisure uses and residential use. The residential use utilises the linear block topology and forms a key elevation overlooking Marina Gardens.

The triangular block typology must accommodate a range of leisure uses that require large vertical volumes and long span structures to create column fee space. This is stacked vertically within the triangular footprint of the block with the larger vertical volumes forming a major corner feature to the block.

There is an opportunity to create a special vertical feature at the corner where the triangular block forms the southern gateway to the Framework. It is important that façades of the typology wrap the block at ground level on all street frontages to avoid blank walls and façades.

OFFICE BLOCK

The ‘office’ block typology has a deep floorplate arranged around two vertical cores that allows for flexibility in the way the building is occupied.

Where this typology is used amenity provision for the building users should be provided within the site layout at roof level and an active ground level created that can incorporate a range of uses that animate the public realm.

There is an opportunity to create special corner features on primary corners and it is important that façades return around all four elevations to the office block to avoid blank flank walls.

VERTICAL BLOCK

The ‘vertical’ block is a special residential typology with the units stacked vertically and arranged around a main core. The vertical block is located at the northern gateway to the Framework and its additional height benefits from the sea views available and emphasises its strategic location.

The top, middle and bottom of the typology are important. The top provides unique long views out to sea and should maximise opportunities for public access. The bottom of the building has a key frontage onto Esplanade Square and should be designed to animate and engage with the public space.

There is an opportunity to articulate the massing of the middle of the typology to separate residential units and create a dynamic building form.

Legend

- Illustrative core position
- Illustrative corridor position
- Illustrative room layout

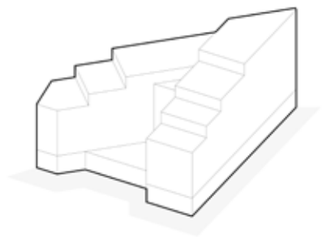

Figure 5.27 Vertical block

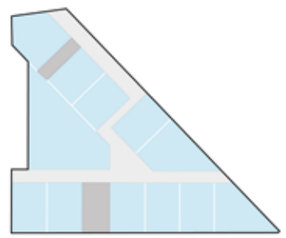

Figure 5.28 Vertical block illustrative plan layout

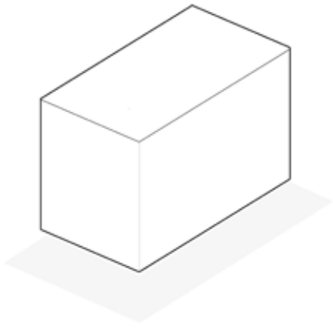

Figure 5.29 Office block

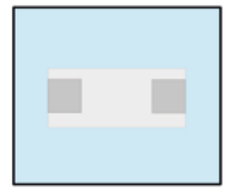

Figure 5.30 Office block illustrative plan layout

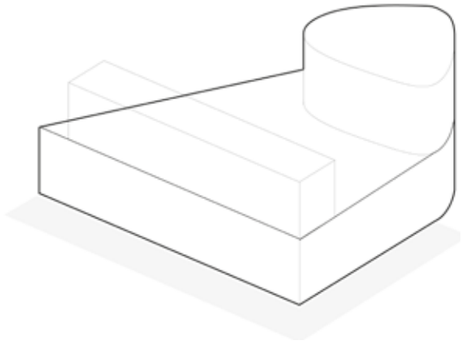

Figure 5.31 Triangular Block

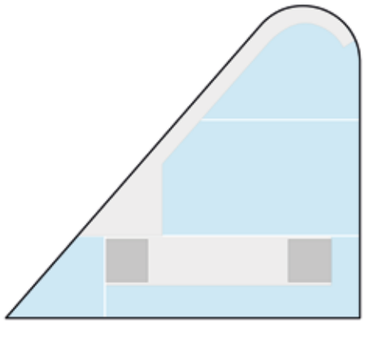

Figure 5.32 Triangular Block illustrative plan layout

5. Prescription of Future Development - Built Environment

5.7 Material Palette

St Helier has a rich and complex townscape with a wide range of building styles, ages, sizes and uses. It is important not to introduce unsympathetic architectural styles and materials that fail to enhance the urban character and identity of the town.

The Jersey Design Guide September 2008 includes the principle that new development should reflect their relevance to Jersey. A limited materials palette has been developed in line with the Jersey Design Guide and a hierarchy for their use in the SWSH Visioning Framework defined in the Design Guide. The hierarchy includes:

- Primary Materials Palette
- Secondary Materials Palette
- Detail/Infill Palette

CIRCULAR ECONOMY

Constructing buildings uses energy as well as resources, and once a building has come to the end of its life, these resources are still potentially available for use. In addition to reducing embodied carbon we must consider buildings as a resource 'store'. The final specification of materials within the palette should be selected on the basis of the following principles:

- Reducing embodied carbon promoting lean design and construction principles
- Following the waste hierarchy to promote waste minimisation and reuse as a priority.
- Promotion of the use of materials that incorporate recycled content
- Procuring products with a low environmental impact

PROCURING PRODUCTS WITH A LOW ENVIRONMENTAL IMPACT

The intention of the SWSH Visioning Framework is to minimise the impact of the development on natural habitats through thoughtful design and procurement. On this basis materials choices as part of the design palette aim to minimise environmental impacts as part of their extraction and manufacture.

The following codes will be incorporated into the design and further developed during the detailed design stages:

5.7.1 - All timber and timber-based products must be sourced from Forest Stewardship Council (FSC) or Programme for the Endorsement of forestry Certification (PEFC) source with full chain of custody ensuring a robust timber monitoring programme is in place.

5.7.2 - Products must be based on documented environmental credentials (e.g. manufacture from renewable energy) and favouring suppliers who have implemented best environmental and responsible sourcing practices in their manufacturing process or at least have relevant third-party certifications(e.g. BES6001 certification where possible, Ethical Trade Initiative, ISO 14001).

5.7.3 - Where possible products should be specified with ecolabels such as Environmental Product Declarations (EPDs)

The design of all plots should promote lean design and construction solutions as per the following:

5.7.4 - There must be a minimisation of material consumption.

5.7.5 - Material selection must incorporated low carbon materials (i.e. Lower cradle to gate embodied carbon, locally sourced or transported sustainably).

5.7.6 - The designer should favour the specification of materials with a low wastage rate

5.7.7 - Material selection should favour materials that are easier to install (i.e. generate less energy during the construction phase).

5.7.8 - Material selection should favour materials that are more durable (i.e. requires less maintenance/ replacement).

5.7.9 - The designer should select products/ construction methods where possible that reduce end of life emissions (i.e facilitate dismantling for reuse).

5.7.10- The design of all plots should use an embodied carbon assessment analysis as part of the design development to guide design decisions.

5.7.11- The designs of all plots must contribute to reducing waste. Designs should consider the use of

- Modern construction methods.
- Prefabricated materials, standardised modulation components, or low waste fabrication techniques where feasible.
- Recyclable or reused materials from local or sustainable sources where available.

5.7.12- The development has been set up with the utilisation of the best in practice construction methods to be used, this includes but is not limited to sustainable material use and sourcing as linked to the latest in Modern Methods of Construction (MMC) and Designing For Manufacture and Assembly (DFMA).

5.7.13- The utilisation of the latest effective new material technologies should be used in order to facilitate both user wellness and sustainability goals across the Framework.

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5.7 Material Palette

PRIMARY MATERIALS PALETTE

This forms the predominant material for the character area within the development and utilises high quality, robust natural stones including granites common to Jersey.

SECONDARY MATERIALS PALETTE

This includes a wider range of materials utilising high quality manufactured materials commonly integrated into modern construction systems including re-constituted and pre-cast stone, brick and natural pre-finished metals. This palette is designed to complement and work with the primary materials selected.

DETAIL/INFILL PALETTE

These materials are smaller in format and intended to be used to add a finer level of detail, colour and texture as smaller areas of infill complementing or contrasting with the primary and secondary palettes. There are opportunities to be innovative in the ways the materials are used and how they can add decorative detail and narrative.

It is important to consider how the materials palette selected is coordinated with other building components, features and adjacent landscape. The colours and materials for windows, doors, shop fronts and balcony metal work should be complementary to the materials used on the rest of the building.

5.7.14- Plant screens, drainage systems, lighting and signage must be considered as part of the overall façade design and their finishes coordinated with the materials selected.

5.7.15- All materials should be selected on the basis of durability, availability of replacement, whole life cost, maintenance and the mitigation of the weather and the impact of a marine environment.

MAIN PALETTE MATERIALS

GRANITES

LIMESTONES

HEWN STONE TEXTURING

SECONDARY PALETTE AND DETAIL/ INFILL PALETTE

Figure 5.33 Pre-oxidised, coated, anodised and stainless metals, Metal work patterning, acetylated woods

TERTIARY PALETTE

Figure 5.34 Reconstructed stones and cast concretes, GRC and fibre cements, brick, ceramics, terracotta, glass, glazed tiles.

5. Prescription of Future Development – Built Environment

5.8 Widths, Boundaries and Edges

The Framework uses various width, boundary and edge typologies to accentuate key routes and intersections in the development, framing the public realm and aid wayfinding.

5.8.1 COURTYARDS
In order to maximise daylight, the height (h) of courtyards must be at no more than 1.5 times the predominant width (w).

5.8.2 BUILDING-TO-BUILDING DISTANCE
Facing habitable rooms on primary aspect elevations must be a minimum of 8m apart.

5.8.3 ARCADES
Minimum width of 6m to create permeable blocks and a pleasant walking environment.

5.8.4 LANES
Minimum width of 8m to create a walking route through the blocks

5.8.5 BUILDING LINE
Building edges should generally be parallel to the street and not create ambiguous and poorly defined public realm with irregular building geometries. Landmark buildings are exceptions.

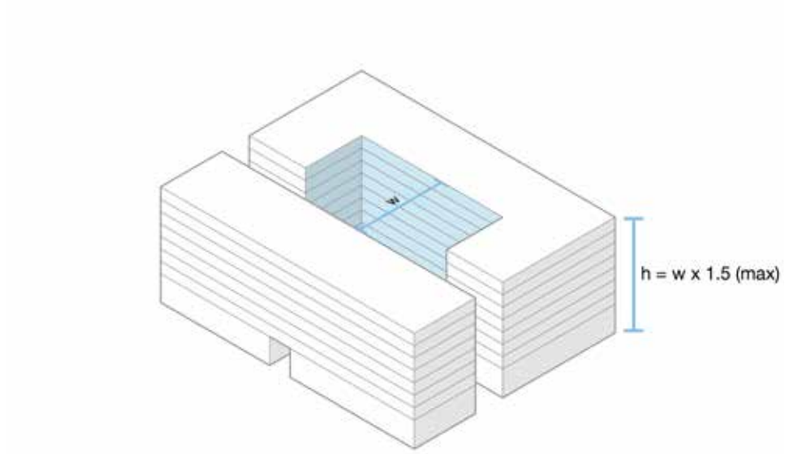


Figure 5.35 Courtyards

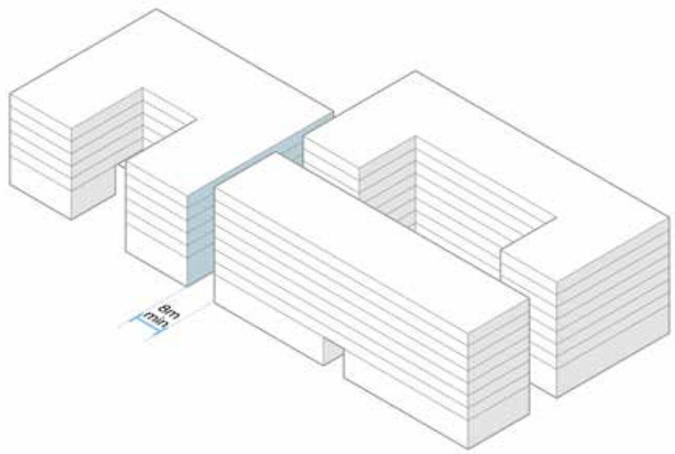


Figure 5.36 Building-to-building distance

Figure 5.37 Courtyard. Trafalgar Place, Elephant & Castle, London

Figure 5.38 Building-to-building distance. Milk Street, City of London

5. Prescription of Future Development – Built Environment

5.8 Widths, Boundaries and Edges

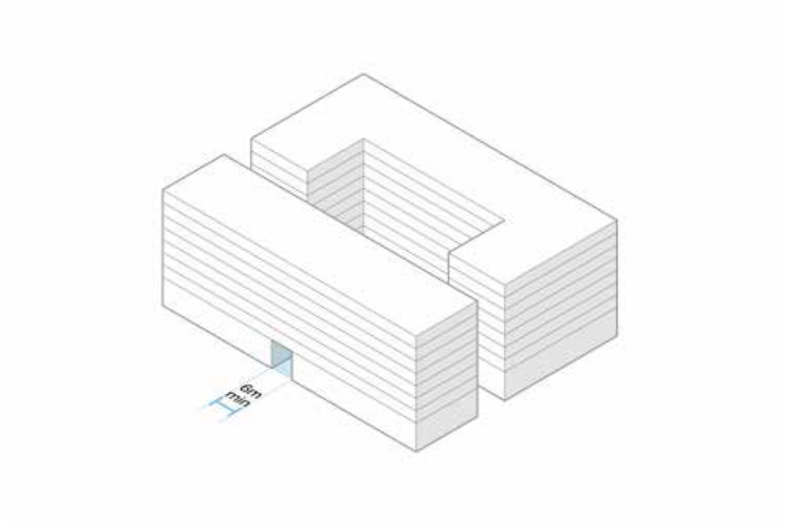


Figure 5.39 Arcades

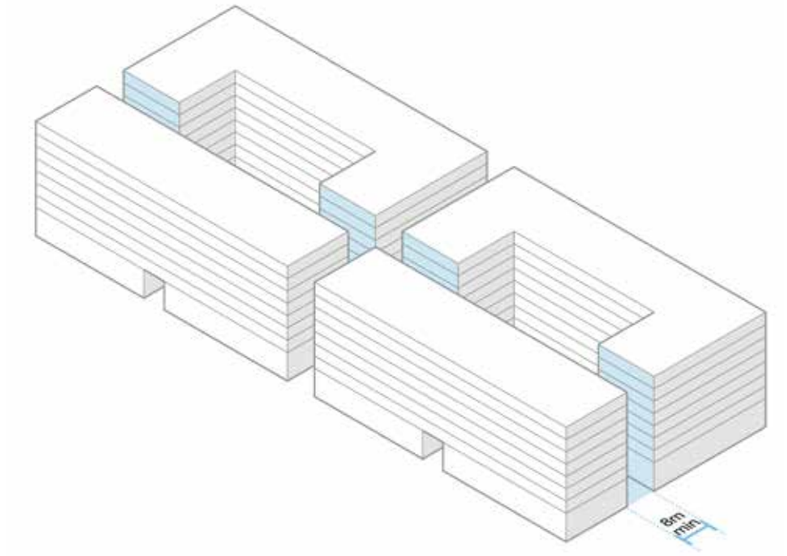


Figure 5.40 Lanes

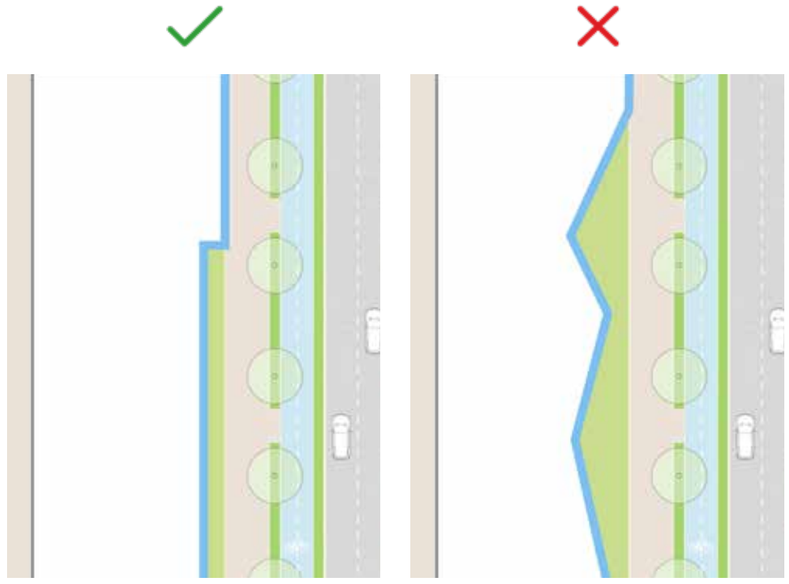


Figure 5.41 Building lines

Figure 5.42 Arcade with active frontage. Casba, Sydney

Figure 5.43 Lane with active frontage, forming a through walking route. Dairy Block, Denever.

Figure 5.44 Building line parallel to the street, with clear definition of the public realm

5. Prescription of Future Development - Built Environment

5.9 Ground Floor Use - Base

The base of the building is an important part of the street scape and should be designed as an integral part of the architecture of the building. By accommodating a number of different uses at a variety of scales the bases will create vibrant and active streetscape.
The way in which the building comes to ground should form part of the overall architectural parti of the façade; if it is setback or has a colonnade. The base of buildings are designed with a minimum of 5m floor to floor for commercial uses and 6.3m floor to floor to allow for duplex residential use. Within this vertical set-out common datums should be allowed for service zones and the integration of signage. The design of signage, lighting, canopies and awnings should be integrated into the design and appropriate to the architectural language and materiality.

5.9.1 - All buildings should to come to ground and must be designed as an integral part of the of the building's architecture.

COMMERCIAL USE

5.9.2 - Commercial non-residential ground floors must be in complementary materials to the rest of the building while also forming an expressed base to the building elevation.

5.9.3 - Where commercial use forms a key elevation to a major public space or street it should be designed to engage with the street scape as an active and transparent façade. Where commercial use is adjacent to communal or public gardens it must be sympathetically integrated into the design of the building base and not treated as a blank flank wall.

RESIDENTIAL USE

5.9.4 - Where residential use comes to ground and forms the base of a building it should be designed as an integral part of the overall building façade including access, security and privacy.

LEISURE USE

5.9.5 - The base of the Leisure building should have a consistent materiality and activate the ground level of the building through transparency and the quality of the design.

5.9.6 - Where transparency is not required the base should be formed as an opaque version of the same façade material for example utilising artwork, frits or a secondary opaque layer behind the transparent material.

AMENITY USE

5.9.7 - Where amenity and community uses are to be provided within the base of a building it must be in complementary materials to the rest of the building forming an expressed base to the building elevation and designed to accept units with smaller street frontages.

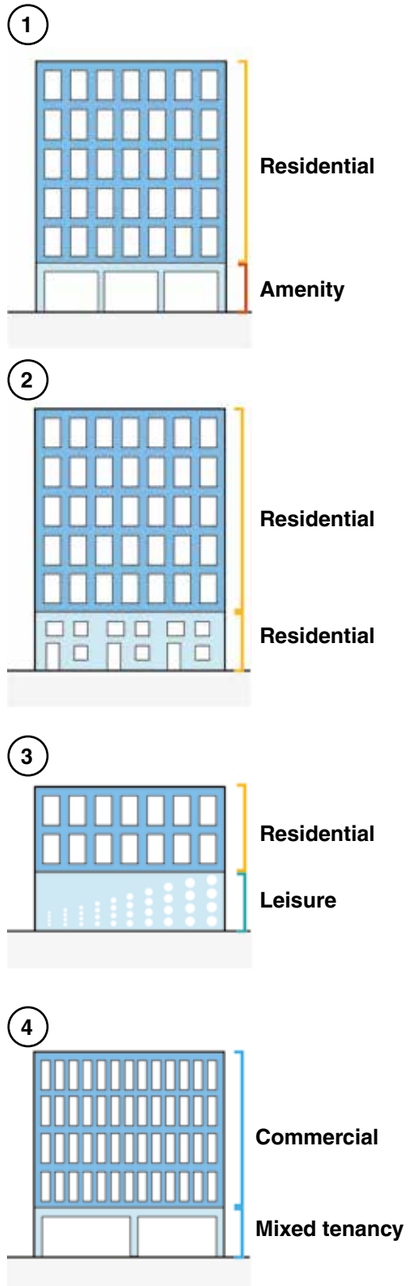


Figure 5.45 Typical base conditions

Figure 5.46 Typical base condition per plot

5. Prescription of Future Development - Built Environment

5.10 Frontages

RESIDENTIAL AND AMENITY FRONTAGES

Residential uses will often be complemented by retail and community uses at ground level within the same plot.

Active frontage residential entrances (both private and communal) and habitable room windows facing the street are preferred at ground level along public routes to animate the streetscape and create neighbourhoods.

5.10.1- Transparent frontages create depth and interest and the layout of ground floor amenity and commercial spaces should avoid areas of blank frontage.

5.10.2- Where residential and amenity uses occur at ground level they should create active frontages that reinforce the open space and street hierarchy.

5.10.3- The design of the residential, retail and community uses should be integrated into the overall design of the building.

5.10.4- Where retail and amenity uses occur at the corners of the plot they should not have a blank frontage onto communal spaces but should have frontages that 'turn the corner' and must be designed to avoid overlooking.

5.10.5- The privacy and security of the residential accommodation must form a key part of the design at ground level.

Legend

- Amenity
- Residential to ground
- Residential lobbies
- Vertical circulation
- Amenity space
- Activated frontage
- Frontage designed to prevent overlooking
- Inhabited frontage

✓

Activated frontages

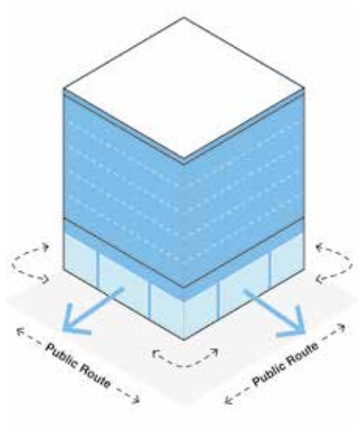


Figure 5.47 Activated frontage building axonometric

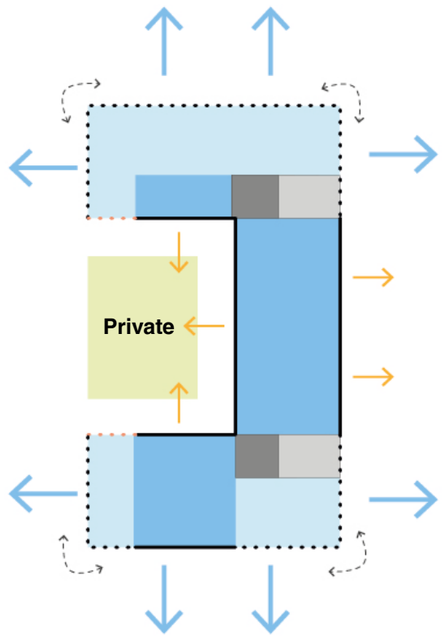


Figure 5.48 Residential to ground activation

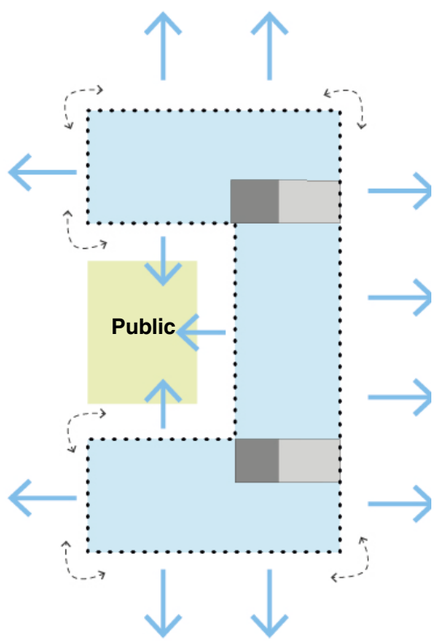


Figure 5.49 Amenity activation

✗

Blank frontages

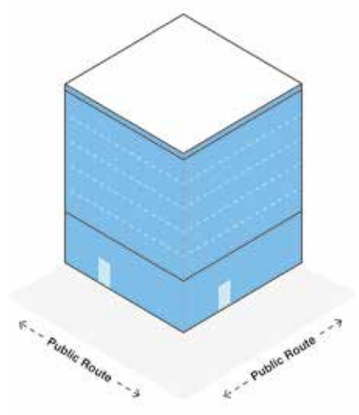


Figure 5.50 Non-activated frontage building axonometric

Figure 5.51 Building turns the corner in two storey frontage condition

Figure 5.52 Frontage turns the corner

5. Prescription of Future Development - Built Environment

5.10 Frontages

COMMERCIAL AND RETAIL FRONTAGES

The design of building frontages and shop fronts are a key contributor to the character of an area. St Helier has rich variety of shop frontages that add detail, colour and animation to the town's streetscape and the Framework has drawn upon the local vernacular for inspiration and design guidance.

5.10.6- Where retail and commercial uses occur at ground level they should create active frontages that reinforce the open space and street hierarchy and contribute to the vitality of the public spaces they inhabit.

5.10.7- Frontages should be integrated into the design of the building and have consistent approaches to the materiality, signage and key datums in keeping with the rest of the development.

5.10.8- Where appropriate the design of the commercial and retail frontages should draw upon traditional and vernacular frontages typical to St Helier for inspiration so that there is variety and difference within the streetscape.

5.10.9- Transparent frontages create depth and interest and the layout of ground floor retail and commercial spaces should avoid areas of blank frontage.

5.10.10 - Where retail and commercial uses occur at the corners of the plot they should not have a blank frontage onto communal spaces and streets but should have active frontages that 'turn the corner'.

5.10.11 - All ground floor commercial units should have variation in colour, signage and façade detail. All units must have individual expression and appearance should not be continuous across two units.

Figure 5.53 Frontage turning the corner

Figure 5.54 Potential for more 'solid' frontages

Figure 5.55 Typical St Helier double bay retail frontage

Figure 5.56 Single entrance on corner expression

Figure 5.57 Full height glazed lobby

Figure 5.58 Integrated residential lobby

5. Prescription of Future Development - Built Environment

5.11 Entrances and Lobbies

ENTRANCES AND LOBBIES

There is a rich variety of uses at ground level and entrances should be clearly visible and appropriately located to provide safe level access.

The residential plots can be accessed from either:
- Communal ground level residential entrances
- Private ground level residential entrances to duplexes
- Communal basement lift lobby / stairwells

Figure 5.59 opposite illustrates the hierarchy of primary and secondary entrances for each of the plots; the locations are illustrative only and subject to the development of the detailed design for each plot.

5.11.1- Entrances and lobbies must create welcoming places. Double-height entrances can enhance the light and spaciousness of a commercial and communal entrances and form an important part of the urban streetscape.

5.11.2- Entrances to commercial offices, retail and leisure activities should be on pedestrian routes with a level access.

5.11.3- There should be a clear hierarchy and distinction between uses where multiple entrances occur within a building plot to provide legibility within the streetscape.

5.11.4- For the purpose of security and defining residential entrances external lighting must be provided. CCTV coverage should be considered and must be building mounted or combined with pole lighting.

Legend

- Site boundary
- Plots
- Cores
- Residential duplex
- Main residential entrances
- Secondary residential entrances
- Entrances to residential duplexes
- Main commercial entrances
- Commercial entrances
- Secondary commercial entrances
- Lift to the underground parking/ cycle hub

Figure 5.59 Primary and secondary entrances

5. Prescription of Future Development - Built Environment

5.11 Entrances and Lobbies

Residential

5.11.5- Residential entrances should be located away from any vehicle servicing points for other ground floor uses and where possible located on secondary streets and lanes.

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

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

5.11.8- Residential entrances should be designed as an integral part of the overall building façade. Where residential entrances are located adjacent to commercial entrances, these must be differentiated in their appearances.

5.11.9- The design of signage, lighting and canopies should be integrated into the design and appropriate to the architectural language and materiality.

Commercial

5.11.10 - Commercial entrances and lobbies should be designed as an integral part of the overall building façade.

5.11.11 - Consideration should be given to the mitigation of wind and the loss of heat to larger open lobbies through the introduction of draught lobbies or revolving doors.

5.11.12 - Commercial offices must have a shared lobby.

5.11.13 - The design of signage, lighting and canopies should be integrated into the design and appropriate to the architectural language and materiality.

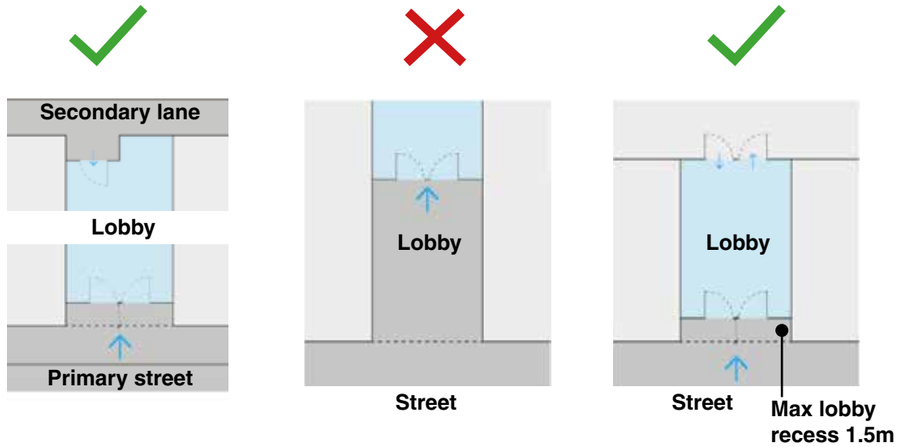


Figure 5.60 Residential lobby conditions

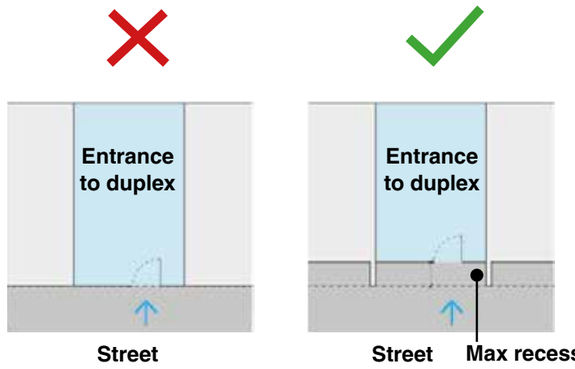


Figure 5.61 Residential duplex condition

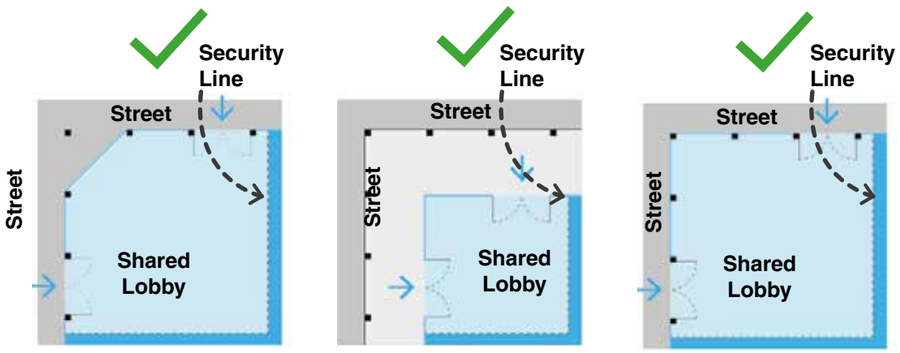


Figure 5.62 Commercial entrance options

Figure 5.63 Inset residential lobby

Figure 5.64 Private recessed duplex entrance

Figure 5.65 Commercial entrance integrated to façade

5. Prescription of Future Development - Built Environment

5.12 Bottom of the Building

BOTTOM OF THE BUILDING

In order to provide a vibrant and enjoyable public realm, the bottom of the buildings across the Framework should vary and be designed to allow for a variety of uses.

5.12.1- The bottom of the building should be designed to have common datums and allow for the integration of service zones, colonnades, awnings, canopies, signage and shop fronts so that there is a coordinated and consistent approach across the development.

5.12.2- The location of the entrances at ground floor level should designed to ensure level access.

5.12.3- Communal residential and non-residential entrances must have level access even where a change in level occurs.

5.12.4- Corner frontages shall consider set backs to a maximum of 1.5m.

5.12.5- Where a setback occurs adjacent to private space, the setback must terminate early in order to maintain the building line see Figures 5.67 and 5.68.

5.12.6- Frontages should not be flush and should have a set back zone of up to 1.5m. Where frontages are opposite each other, their impact on the overall width of the lane way should be considered.

5.12.7- Colonnades should have a setback to a maximum of 3.5m see Figure 5.70 and refer to SWSH Visioning Framework landscape and GA drawings for locations of colonnades.

5.12.8- Penetrations through/ at the façade ground or upper level for vents, grills and other mechanical plant should be coordinated as part of the façade design and integrated into the architectural language of the building.

5.12.9- Ventilation of the Framework's basement areas must be coordinated with the design of the buildings and public realm. Vents, grills and other mechanical ventilation features should be avoided within the public realm and integrated into the design of the buildings at ground level.

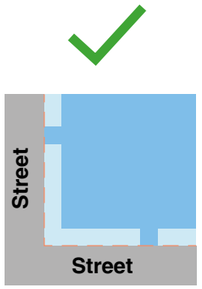


Figure 5.66 Turning the corner on public street

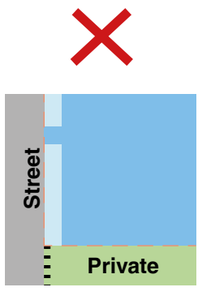


Figure 5.67 Frontage set back against private space

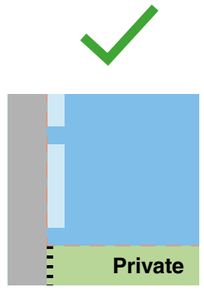


Figure 5.68 Frontage setback terminates before public space

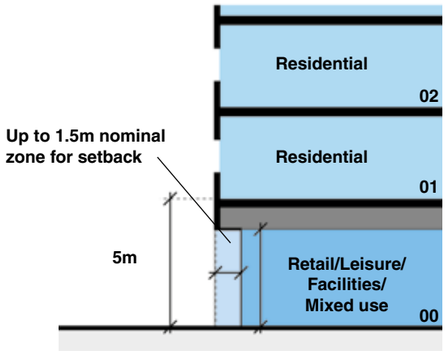


Figure 5.69 Frontage Setback at 1.5m

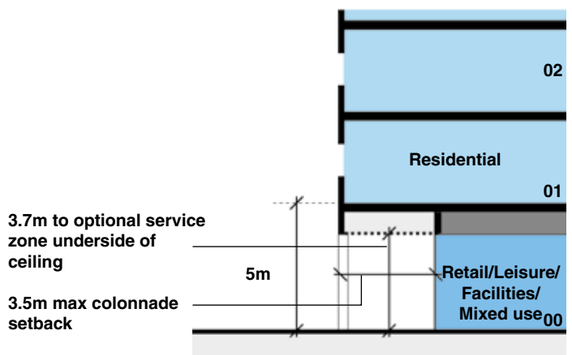


Figure 5.70 Colonnade section

Figure 5.71 Expressed depth for architectural expression

Figure 5.72 Colonnade with minimum depth for shelter and amenity

Figure 5.73 An example of a acceptable at ground level integrated vent - other through façade vents to follow similar levels of integration

5. Prescription of Future Development - Built Environment

5.12 Bottom of the Building

RESIDENTIAL ACCOMMODATION

Whilst the inclusion of residential uses at ground floor can assist in animating street frontages, a degree of privacy is required for residents, particularly from adjacent publicly accessible areas.

A secondary entrance to the ground floor apartments is encouraged in order to animate the street frontages and communal gardens with human scale architectural treatment.

Ground floor duplexes will have an individual level access entry on the street side. Entry to some gardens may require stepped access.

5.12.10 - Frontages with residential accommodation at the bottom of the development plots should have a different architectural treatment to non-residential frontages.

5.12.11 - Entrances that open within the plot limits onto the street or communal areas should be flush to the back of pavement or incorporate inset porches. Where doors are flush consideration should be given to avoiding obstruction of pavement areas.

5.12.12 - Where residential accommodation has direct access to private communal amenity spaces it should be separated by a private garden or terrace.

5.12.13 - Duplexes to ground may step down to meet level of private communal gardens see Figure 5.75.

5.12.14 - Proud balconies must not be used on the first floor of duplex units.

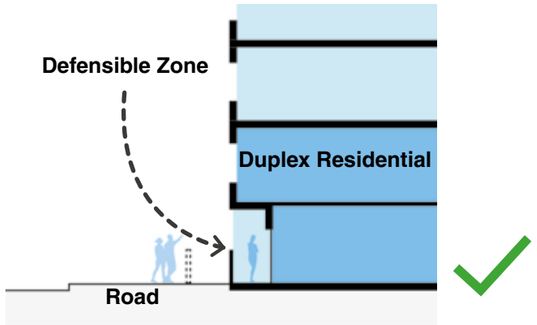


Figure 5.74 Section duplex defensible space

Figure 5.77 Example of defensible inset space

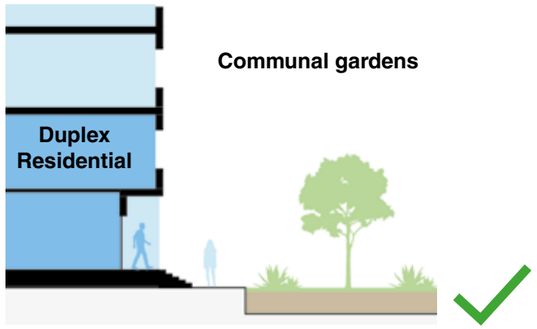


Figure 5.75 Section duplex access through steps

Figure 5.78 Example of delineated front space

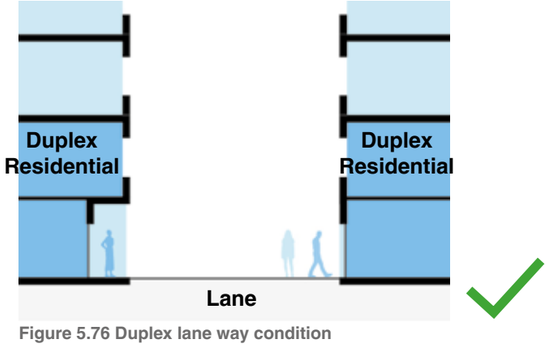


Figure 5.76 Duplex lane way condition

5. Prescription of Future Development - Built Environment

5.13 Proximity and Overlooking

PROXIMITY AND OVERLOOKING

Building plots are separated by streets and lanes with residential development on both sides in a number of locations.

It is recognised that proximity between development plots could create overlooking issues. Where a development plot has residential development opposite across streets or lanes, as identified in the adjacent key plan, these locations will require particular consideration during the future detail design.

In all other locations where residential development occurs opposite other uses these locations may require design approaches that reduce overlooking.

Each plot has a series of Codes that seek to address issues related to overlooking, through a combination of internal planning, façade composition and treatment.

Please refer to the Design Codes for the Illustrative solutions to the proximity conditions on a plot by plot basis.

5.13.1 - Where proximity between buildings is less than 10m, projecting balconies will not be permitted. Only Juliet and inset balconies which do not overlook each other should be considered, see Figure 5.79.

5.13.2 - Where proximity between buildings is between 10m and 12m, projecting balconies must be used on one side only. Juliet and inset balconies are also to be considered. No balconies should overlook each other see Figure 5.80.

5.13.3 - Where proximity between buildings is more than 12m, projecting balconies are permitted on both sides and overlooking is allowed see Figure 5.81.

5.13.4 - Where proximity between buildings is more than 15m and could result in overlooking consideration should be given to maintaining the privacy of the residential user.

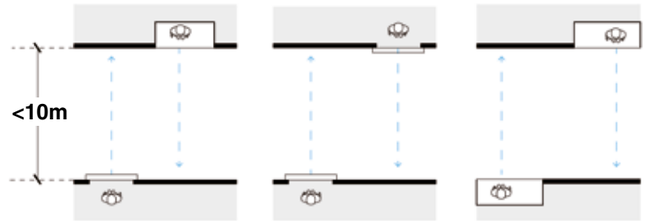


Figure 5.79 Balcony proximity less than 10m must not project

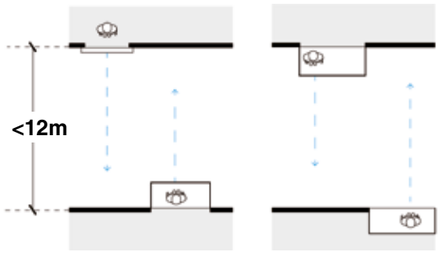


Figure 5.80 Only one sided projection is allowed on balconies with 10m and 12m distance between

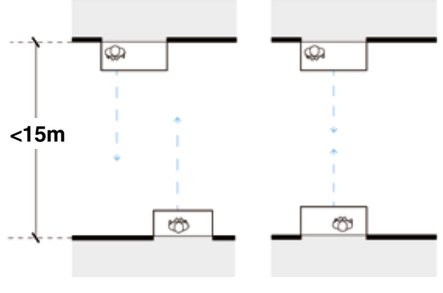


Figure 5.81 Balcony proximity more than 12m projecting balconies allowed

Figure 5.82 Diagram of the site showing proximity between buildings

5. Prescription of Future Development - Built Environment

5.14 Window Types

"New buildings should reflect their relevance to Jersey. This may be achieved in a number of ways, including: The proportion of windows and doorways and the relationship between solid and void on elevations"

Ministers Principles, Excellence in Architecture, Jersey Design Guide

Designers should pay careful attention to the size and placement of window openings across the façade of a building as they are a fundamental part of architectural composition and the thermal performance of a building.

Windows contribute to the rhythm of the façade and a vertical or horizontal emphasis can be achieved form the predominant direction and proportion of the windows and the main building elements.

The ratio of glass to solid wall and the performance of the window and its glass is a fundamental part of the buildings ability to control thermal comfort and achieve the designed energy performance.

The Design Coding for windows and the architectural typologies creates a Framework for designers to develop the window opening arrangements and façade compositions.

5.14.1 - The pattern and arrangement of windows should be either formal or irregular in their set out and composition but must maintain a consistent horizontal datum.

5.14.2 - The design, materials, detailing and position of the window within the depth of the façade must be carefully considered by the designer.

5.14.3 - Whilst the Framework allows for a degree of variation, the approach to the layout of window openings should form a coherent strategy and be sympathetic to the existing urban character.

5.14.4 - UPVC windows and highly reflective or 'mirror like' glazing must not be used on any façade.

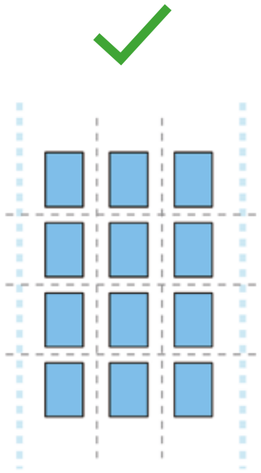


Figure 5.83 Gridded windows

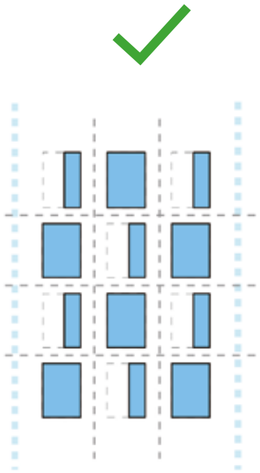


Figure 5.84 Slipped windows

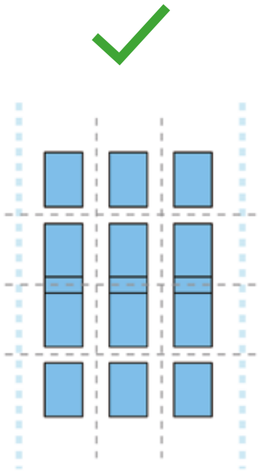


Figure 5.85 Double height windows

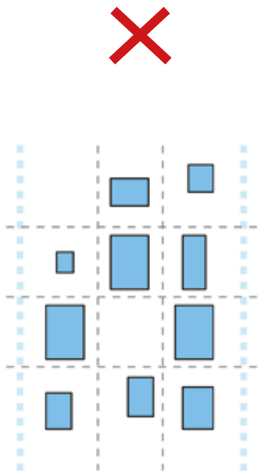


Figure 5.86 Irregular pattern and random sized windows

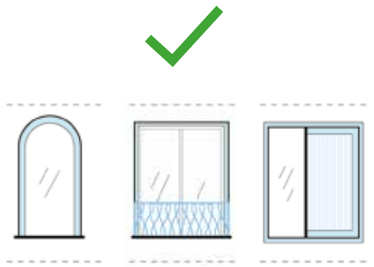


Figure 5.87 Window detailing and vernacular reference

Figure 5.88 Randomly placed and/or sized windows must not be used

Figure 5.89 Punched and inset windows to have considered detailing and use of materials

Figure 5.90 Gridded punched windows

Figure 5.91 Slipped gridded inset windows

5. Prescription of Future Development - Built Environment

5.14 Window Types

FABRIC EFFICIENCY

The focus of the design approach is to limit building energy consumption and energy usage through consideration of the performance of the building envelope. The approach takes cognisance of the impact of climate change as well as to reduce solar gains and heat losses to levels commensurate with good practice benchmarks as opposed to reliance on energy efficiency measures adopted solely to offset the weakness of poor performing building fabric.

The Figures opposite illustrate different approaches to window design including their arrangement and detailing.

In response to this the following codes will be developed during detailed design stages:

5.14.5 - The Framework should follow the principles of LETI's fabric first U-values approach in respect to prioritising the improvement of the building fabric efficiency measures to influence the façade development.

5.14.6 - The Framework should consider LETI's window to wall ratios depending on orientation as a guide to influence façade aesthetics.

5.14.7 - The suggested minimum ratio of glazed opening to solid wall should be 10-20% north facing façades, 10-15% East facing façades, 20-25% South Facing façades and 10-15% West facing façades.

5.14.8 - Window openings should ensure sufficient daylight internally and passive surveillance to the street.

5.14.9 - The Framework should incorporate passive cooling measures as part of the architectural and M&E strategy.

5.14.10 - The Framework should seek to implement the principles of passivhaus design techniques in respect to U-values and fabric efficiency and to optimise glazing ratios limit heat gain while maximising the use of daylight.

Figure 5.92 Example of windows with integrated window boxes

Figure 5.93 Example of window with proud reveal and integral balcony

Figure 5.94 Example of window with privacy screening

Figure 5.95 Example of combined storey height windows

Figure 5.96 Example of window integrated into frame and infill façade language

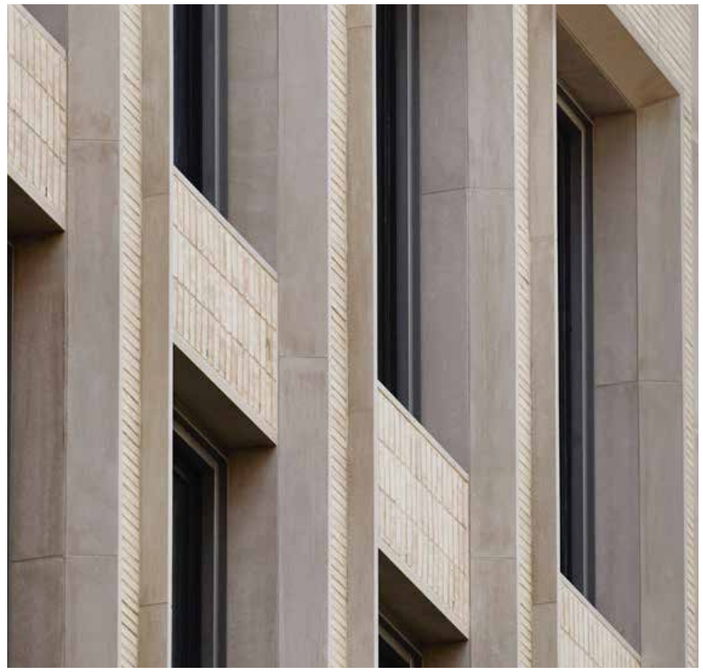


Figure 5.97 Example of façade with deep reveals to windows

5. Prescription of Future Development - Built Environment

5.15 Balconies

The balcony arrangement should be carefully positioned as part of the overall composition of the façade. Consideration of the balcony location should be taken into account in order to avoid overlooking and limit overshadowing to nearby properties.

The street type, aspect and open space hierarchy should influence whether balconies are recessed and projecting. Primary and commercial streets should have recessed balconies while balconies to tertiary streets and private courtyards are more likely to be appropriate for projecting balconies. Where appropriate inset balconies to the corners of buildings can be incorporated to create visual markers and increase the apparent street width.

5.15.1 - Balustrades should vary in design and together with the soffit materials must be complementary to the façade design. No part of any balcony or balustrade must be curved or inclined in plan or section.

5.15.2 - Balconies should be projecting, semi-recessed or recessed. Balcony positioning and design must be considered to prevent overlooking and limit overshadowing to nearby properties.

5.15.3 - Drainage to balconies must be carefully considered and either concealed within the building fabric or integrated into the architectural language of the building design.

5.15.4 - All building elements must be within maximum plot extent, with the exception of projecting balconies, canopies and awnings see Figure 5.101.

5.15.5 - Where façades are likely to experience harsh wind conditions, inset balconies should be used, see Figure 5.102.

5.15.6 - Where buildings are less than 10m apart, proud balconies should not be used, see Figure 5.100.

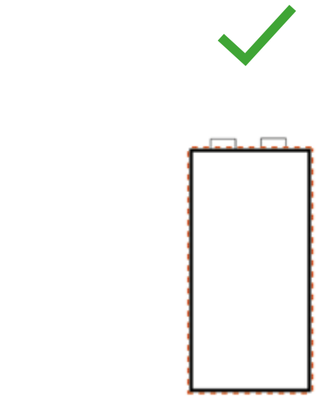


Figure 5.98 Balconies sitting out of the boundary edge

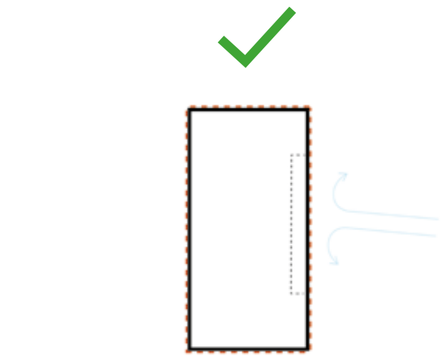


Figure 5.99 Inset balconies for wind mitigation

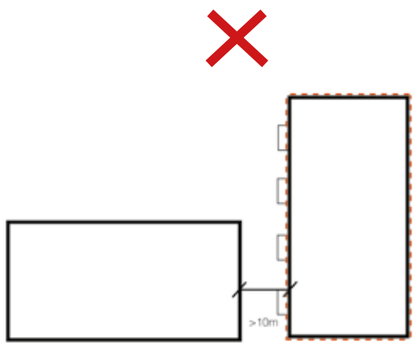


Figure 5.100 Building condition due to close proximity

Figure 5.101 Projecting balcony condition

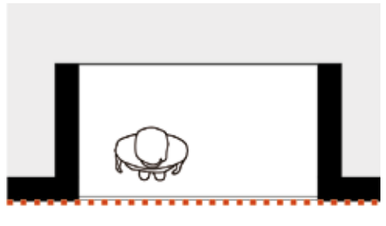


Figure 5.102 Inset balcony

Figure 5.103 Juliet balcony

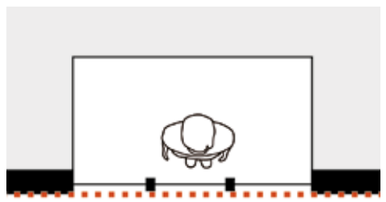


Figure 5.104 Winter garden

Figure 5.105 Example of projecting balcony

Figure 5.106 Example of inset balcony

Figure 5.107 Example of an enclosed balcony /winter garden

5. Prescription of Future Development - Built Environment

5.16 Residential Quality

North facing single aspect units should be avoided.

Mitigation techniques for north-facing and/or single aspect units could include:

- More spacious living areas
- Increase in size of window opening
- Additional amenity space

5.16.1 - Where units are predominantly north facing, the unit design must offer a secondary aspect, see Figure 5.108.

5.16.2 - Primary access to balconies should be from a living space rather than only from a bedroom.

5.16.3 - Bedrooms should also be allowed to face onto and share a balcony or have a Juliet style balcony directly accessed from the bedroom, see Figure 5.111.

5.16.4 - Where noise from the street could be a problem, the building fabric should be designed to mitigate its impact, see Figure 5.109.

5.16.5 - Projecting balconies should not be adjoined, see Figure 5.112.

5.16.6 - Accessibility for all should be at the forefront of all of the development elements, which should aim to exceed simply following the essential statutory guidance and instead be exemplar of the best practices of inclusiveness by design.

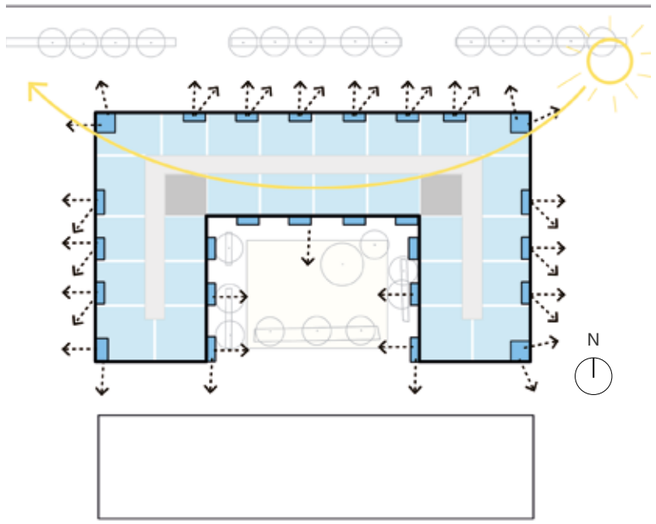


Figure 5.108 Secondary aspects to increase light

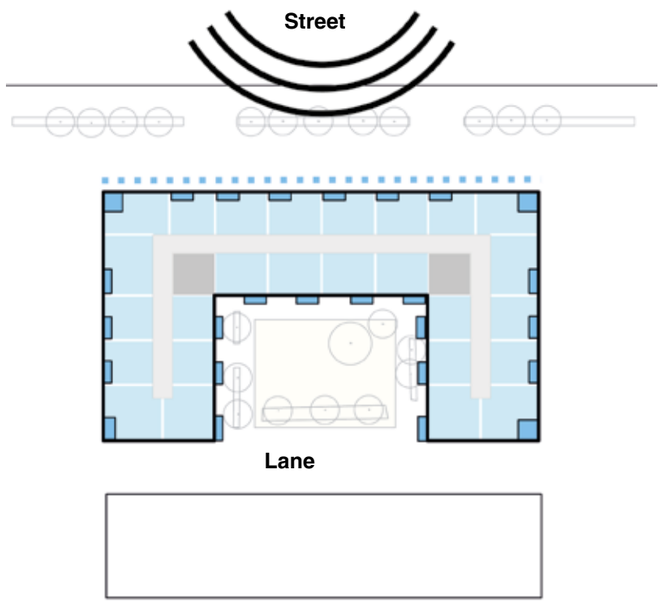


Figure 5.109 Increased acoustic insulation

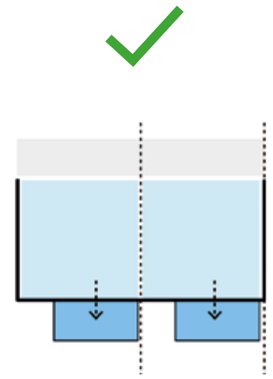


Figure 5.110 Acceptable arrangement to balconies

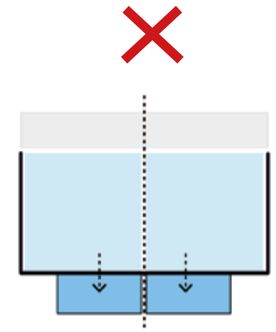


Figure 5.112 Projecting balconies not be adjoined

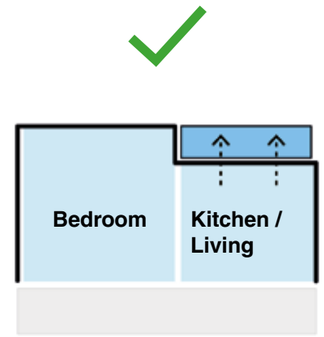


Figure 5.111 Balcony accessed via living/kitchen

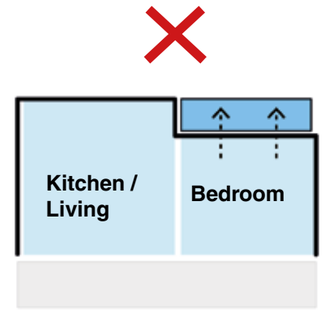


Figure 5.113 Balcony accessed via bedroom

Figure 5.114 Residential quality showing dual aspect window arrangement

5. Prescription of Future Development - Built Environment

5.17 Privacy

Designers should pay careful attention to the size and placement of window openings across the façade of a building to ensure privacy is maintained between residential units see Figure 5.115 and 5.116.

Where residential units may share a terrace, screens or other devices should be used to maintain privacy between residential units see Figure 5.118.

5.17.1 - Window positions should be offset to avoid overlooking see Figure 5.116.

5.17.2 - Windows should be provided with screening to prevent overlooking where needed see Figures 5.117.

5.17.3 - Privacy screen on terraces allowed to extend out of building boundary line see Figure 5.118.

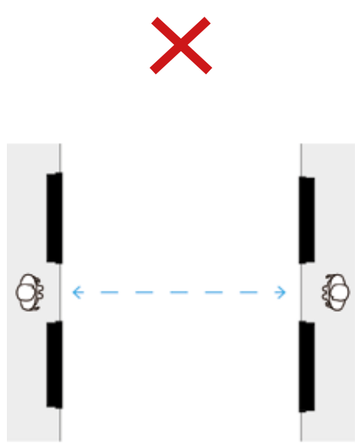


Figure 5.115 Window should not be facing

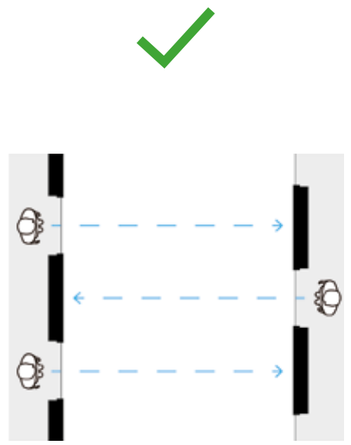


Figure 5.116 Offset windows

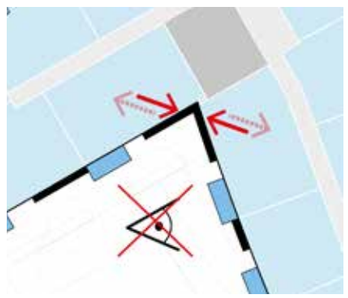


Figure 5.117 Screening needed

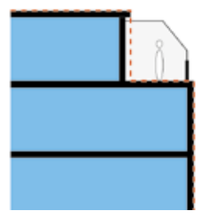


Figure 5.118 Privacy screening on terraces

Figure 5.119 Example of screening design

Figure 5.120 Example of screening design

5. Prescription of Future Development - Built Environment

5.18 Roof Lines

ROOF LINES

The analysis of the St Helier townscape character areas and the Framework typologies indicates that it is important to create varying roof profiles and roof lines across the development to ensure that the architecture responds appropriately to its surrounding context and avoids a consistent and homogeneous roof profile.

The architectural typologies illustrate a variety of approaches including parapets and eaves lines that are straight and horizontal as well as contemporary interpretations of the mansard and pitched roof's that are a common part of the St Helier vernacular.

Where appropriate the roof profiles should vary across plots and within building types so that it is consistent with the architectural grain and scale of the buildings.

5.18.1 - Roof profiles should include a series of flat roofs but must be stepped within plots to create a variation in roof profile as shown in Figure 5.121.

5.18.2 - Roof profiles should include a mixture of pitched, mansard and flat/stepped conditions as shown in Figure 5.122.

5.18.3 - A mixture of pitches; butterfly, hip and gables within a roof line must not be used, see Figure 5.123.

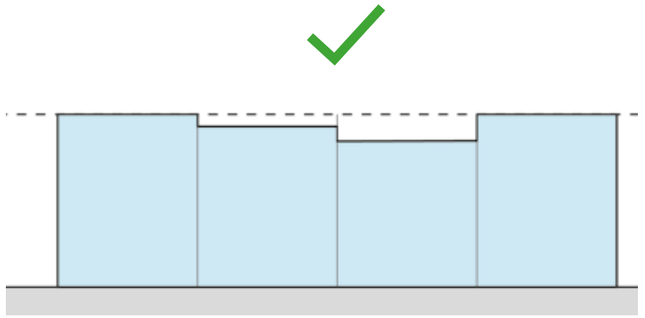


Figure 5.121 Diagrammatic elevation showing flat stepped roofs

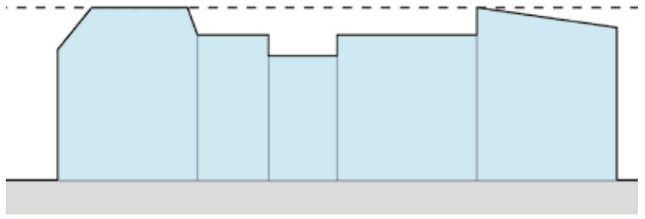


Figure 5.122 Diagrammatic elevation showing a mixture of pitch and mansard roofs

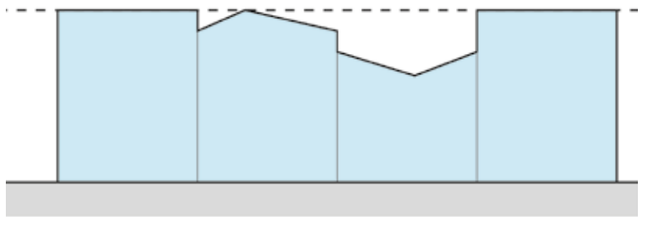


Figure 5.123 A mixture of roof lines should not be used

Figure 5.124 Example of flat elevation

Figure 5.125 Example of a flat/stepped elevation

Figure 5.126 Example of a mixed roof line

5. Prescription of Future Development - Built Environment

5.19 Upper Level Setbacks

UPPER LEVEL SETBACKS

Articulation at the top of building is extremely important. Setting back floors and plant space can improve the perception of space by increasing the amount of natural light and visible sky from street level. It can also contribute to a building's proportion by reducing mass towards the top of a building.

Through an analysis of the St Helier townscape character areas, the Framework typologies indicate where it is important to create set-backs and varying roof profiles to ensure that the massing responds appropriately either to its immediate neighbours, a particular view or to local surrounding context.

The existing architecture of St Helier already uses stepped roof profiles and mansard roofs to reduce the impact of development on the townscape. The architectural typologies developed across the Framework illustrate how a modern interpretation of the mansard roof could be utilised to create a setback and animate the roofscape in a contemporary way by incorporating inset balconies and roof gardens. Upper floor setbacks can be further expressed with a complementary material.

5.19.1 - Where mansard or pitched roofs are used, a maximum setback of 1:3 should be considered

5.19.2 - Plant must be set back a minimum of 3m from building edge.

5.19.3 - 1.1m balustrades must have a minimum set back of 1.5m.

5.19.4 - Upstands and façade upstands should be used where there is amenity on a roof which needs to be sheltered from the wind up to a maximum height of 3m in alignment with parameter plans.

5.19.5 - Balustrades and privacy screens may project above the roof level, provided they are contained within the maximum plot parameters.

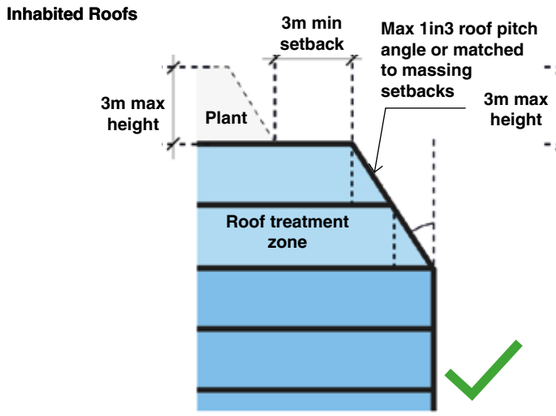


Figure 5.127 Double mansards

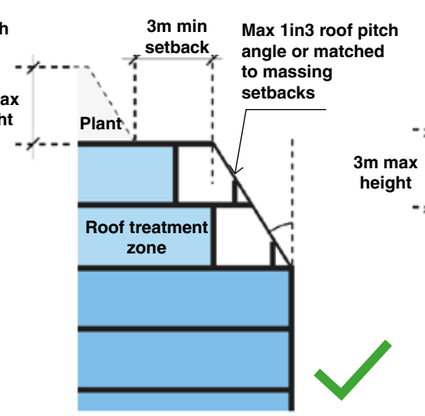


Figure 5.128 Inhabited pitches and mansards

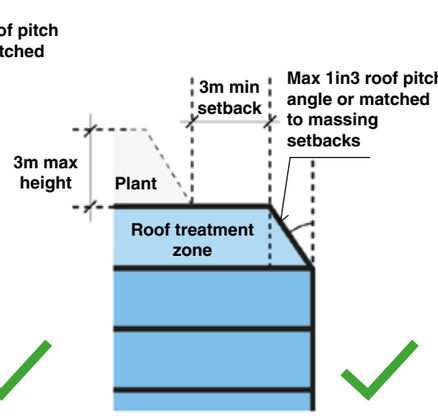


Figure 5.129 Single mansards

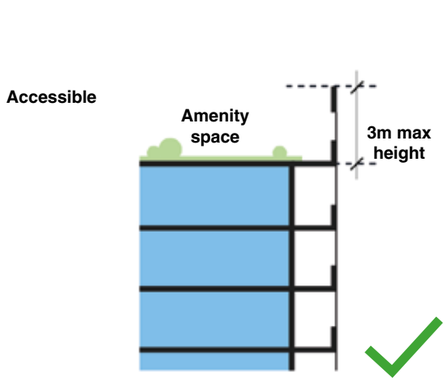


Figure 5.130 Façade overrun

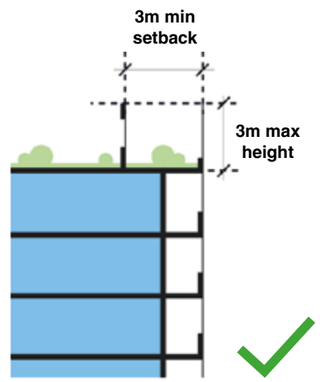


Figure 5.131 Top of building conditions

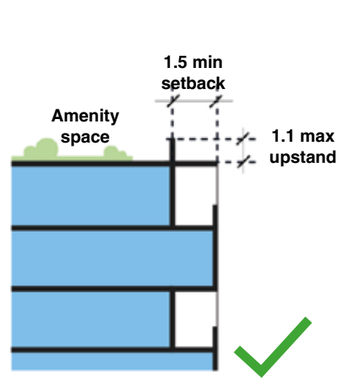


Figure 5.132 1.1m Up stands setback

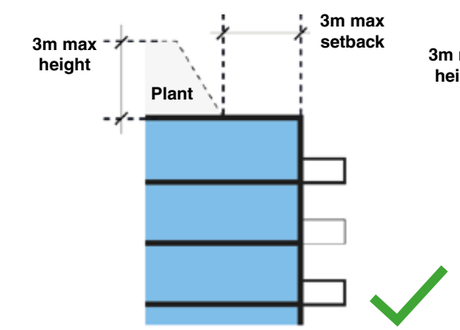


Figure 5.133 Plant pulled back from building edge

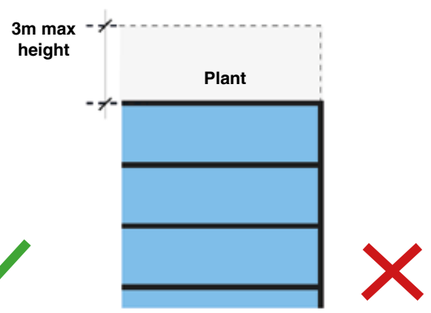


Figure 5.134 Plant to building

Figure 5.135 Modern interpretation of a dorma

Figure 5.136 Continuation of façade on roof

Figure 5.137 Modern interpretation of a mansard roof

5. Prescription of Future Development - Built Environment

5.20 Roof Treatments and Services

Fully utilising the top of building is extremely important. All roofs must be utilised for either: plant equipment, PVs, biodiversity or residential amenity.

5.20.1 - Plant equipment should be screened and set back so that it is not visible from surrounding streets, see Figure 5.140.

5.20.2 - Plant screen should be tapered back to relieve visual impact from ground where applicable see Figure 5.138.

5.20.3 - Smaller elements such as flues, satellite dishes and TV aerials should be positioned within the roof technical zones.

5.20.4 - Designers should seek to conceal roof drainage including gutters and downpipes.

5.20.5 - Access and edge protection to roof areas, including balustrades, safe access for cleaning, and maintenance must be designed into the roof treatment.

ENERGY EFFICIENCY

5.20.6 - Each residential building should use external Air Source Heat Pumps (ASHP) located at roof level within the technical zone as the primary heat source (and cooling source where required).

RENEWABLE ENERGY

5.20.7 - The installation of photovoltaics (PV) panels should be considered on the main roofscape where amenity space is not required.

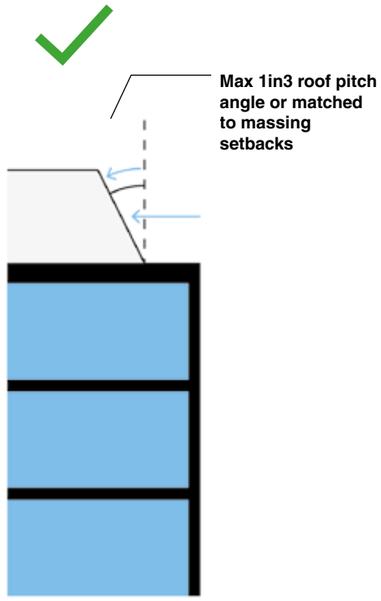


Figure 5.138 Tapered roof treatment

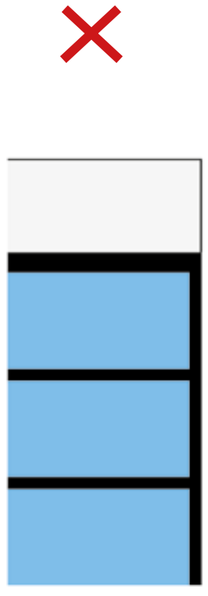


Figure 5.139 Plant should never be flush with building boundary

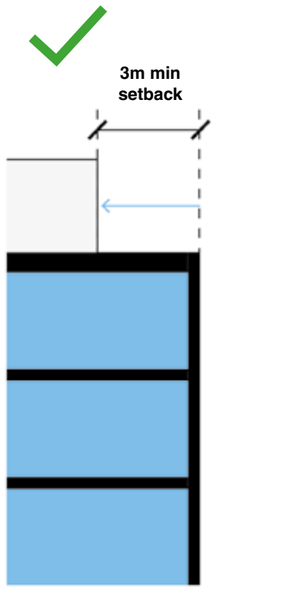


Figure 5.140 Plant with 3m setback

Figure 5.141 Example of a roof pitch angled to roof setback

Figure 5.142 Opportunity for photovoltaic panels on the roof

5. Prescription of Future Development - Built Environment

5.21 Approach to Rooftop Plant

APPROACH TO ROOFTOP PLANT

The Maximum Plant Height is defined as the maximum permitted height of the rooftop technical zone and is defined as an above ordnance datum (AOD).

The Maximum Plant Heights and set-backs are identified with an axonometric view and a plan, for each individual plot see Figures 5.143 and 5.144.

5.21.1 - Rooftop plant is to be located in a maximum 3m high technical zone identified as a grey area on the roof plan of each plot. This is identified as the Maximum Plant Height and is set back from the roof edge for the majority of the plots to reduce its potential visual impact from ground level.

5.21.2 - Rooftop plant must set back a minimum of 3m from the roof edge where possible. In some locations the optimum position of the core may prevent it being set back from the roof edge by 3m. In this situation the visual impact of the core from ground level should be minimised.

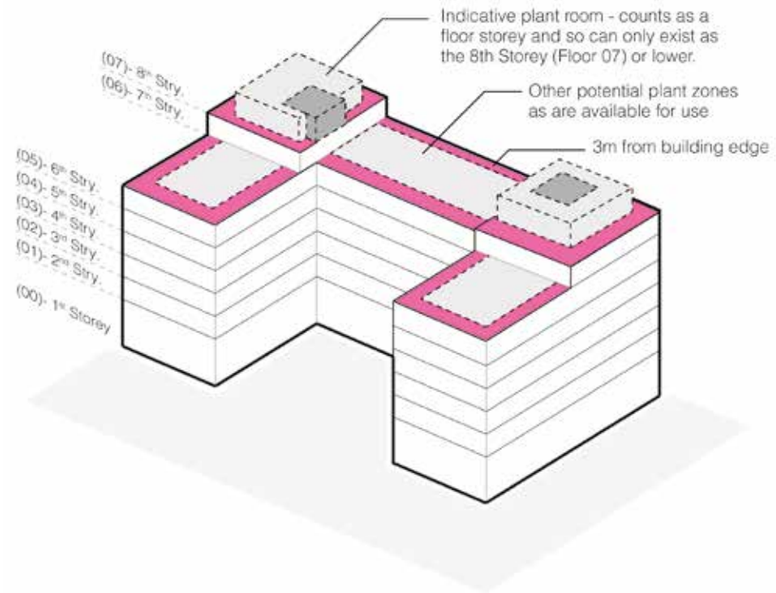


Figure 5.143 Typical plot axonometric diagram

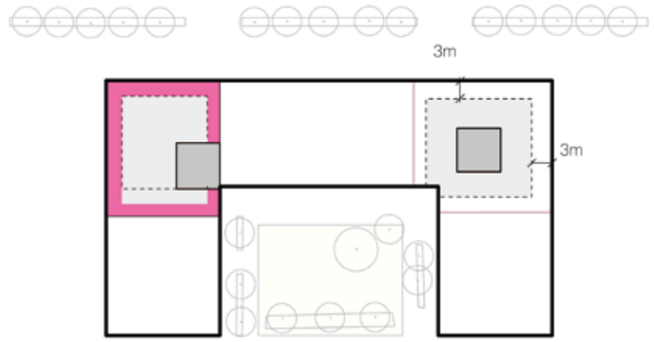


Figure 5.144 Typical plot roof plan

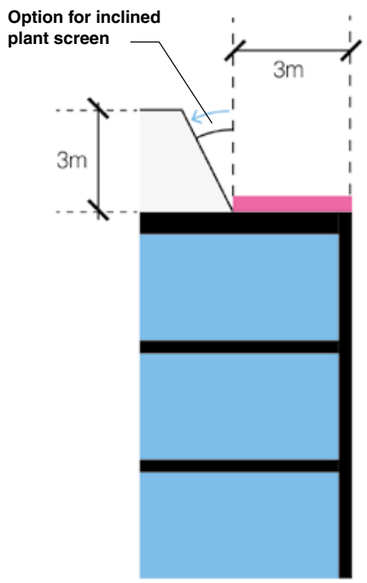


Figure 5.145 Shoulder Section 1

Figure 5.146 Roof top setback to minimise visual impact

5. Prescription of Future Development - Built Environment

5.21 Approach to Rooftop Plant

CORE POSITIONING AND OVERRUNS

Articulation at the top of building is extremely important. Setting back cores and lift overruns can improve the perception of space by increasing the amount of natural light and visible sky from street level. It can also contribute to a building's proportion by reducing mass towards the top of a building.

Figure 5.150 shows an example of a façade over run to cover plant when necessary to be directly adjacent to building shoulder.

5.21.3 - Building cores and lift overruns are to be located in a maximum 3m high technical zone identified as a grey area on the roof plan of each plot. This is identified as the Maximum Plant Height and is set back from the roof edge for the majority of the plots to reduce its potential visual impact from ground level.

5.21.4 - Building cores and lift overruns should set back a minimum of 3m from the roof edge.

5.21.5 - In some locations the optimum position of the building core or lift overrun may prevent it being set back from the roof edge by 3m. In this situation the visual impact of the core from ground level should be minimised by either an upstand to provide screening in the case of an overrun, see Figure 5.149 or by extending the façade locally where a full core access lobby or plant enclosure see Figure 5.150.

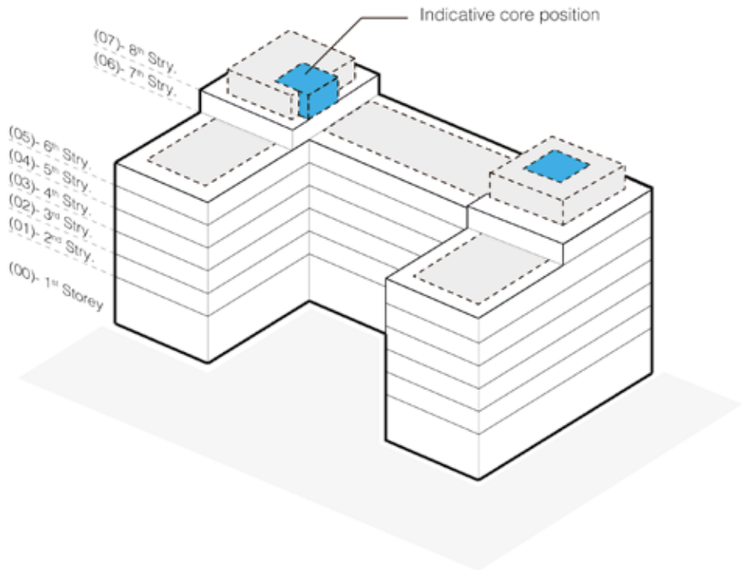


Figure 5.147 Typical plot axonometric diagram

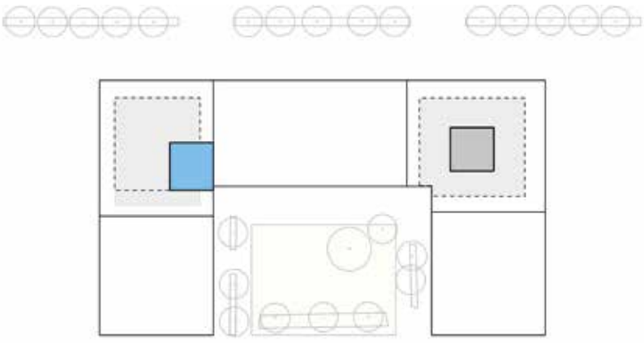


Figure 5.148 Typical plot roof plan

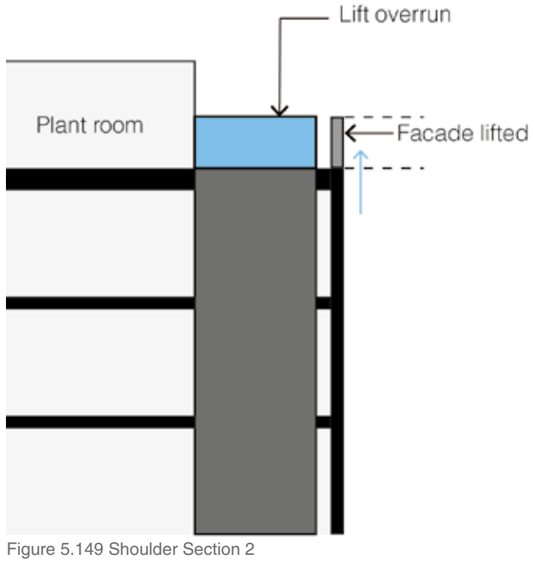


Figure 5.149 Shoulder Section 2

Figure 5.150 Façade over run to cover plant

5. Prescription of Future Development - Built Environment

5.22 Approach to Wind Mitigation

APPROACH TO WIND MITIGATION

Jersey is a small island with little protection from surrounding landmass so winds are relatively strong from all directions, in particular the prevailing south-westerly winds. St Helier's coastal location means that it is exposed to these strong winds and therefore has a relatively windy climate.

A wind microclimate assessment has been undertaken for the SWSH Visioning Framework to investigate potential wind mitigation measures to improve the user comfort of pedestrians and cyclists moving about the development. The assessment identified areas where strong high-level winds would be drawn down the faces of buildings to ground level or accelerate around corners or between buildings.

Whilst the impact of these winds would largely be mitigated by the proposed landscaping and building features already included in the illustrative designs there are currently a number of areas that would require additional wind mitigation measures.

At ground level mitigation measures such as low level canopies, colonnades and baffles within arcades as shown in Figures 5.151, 5.152 and 5.153 are identified in the guidance for each plot and will require integration into the architecture of the buildings.

At high level wind mitigation measures such as upstands, screens and open corners as shown in Figures 5.154 and 5.155 are identified in the guidance.

5.22.1 - Wind mitigation must be considered as part of the overall building design.

5.22.2 - If architectural elements are required for wind mitigation they must be integrated into the overall façade design.

CANOPIES / AWNINGS TO HELP MITIGATE DOWN DRAFT

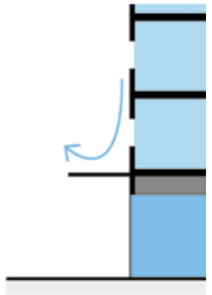


Figure 5.151 Canopy treatment

COLONNADES PROVIDE SHELTER AT GROUND

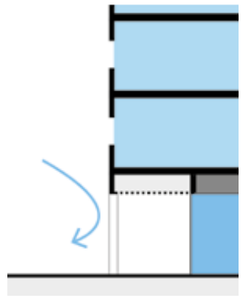


Figure 5.152 Colonnades

VERTICAL BAFFLES TO MITIGATE THE EFFECTS OF WIND WITHIN ARCADES

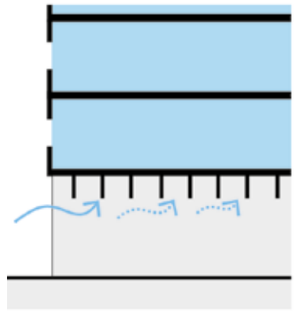


Figure 5.153 Vertical baffles within arcades

OPENING CORNERS TO ALLOW WIND TO PASS THROUGH

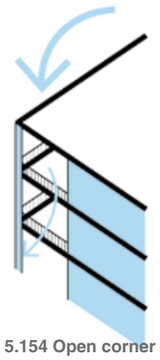


Figure 5.154 Open corner treatment

FAÇADE UP STANDS DISRUPT AIR FLOW ON TERRACES

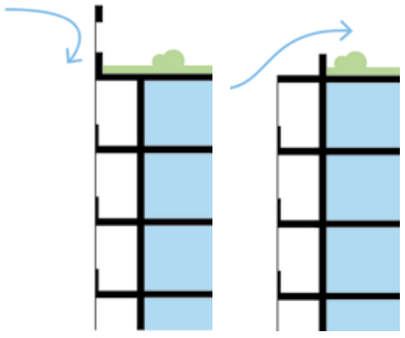


Figure 5.155 Façade upstands

Figure 5.156 Open corner treatment

Figure 5.157 Canopy treatment

Figure 5.158 Façade up stands

Figure 5.159 Colonnades

5. Prescription of Future Development - Built Environment

5.23 Other Architectural Elements

The overall approach is to create a high quality building. The façades should provide a strong frontage, contributing to the identity of the development. It is important that the design and integration of all elements of the building's façade are considered as part of the design process.

5.23.1 - Service cables or wires must not be visible.

5.23.2 - Detailing of necessary items such as guttering, downpipes and any other external servicing elements must be carefully considered and either concealed within the building fabric, or integrated into the architectural language of the building see Figure 5.161.

5.23.3 - Penetrations through the façade for vents, grills and other mechanical plant must be coordinated as part of the façade design and integrated into the architectural language of the building.

5.23.4 - All external lighting elements must be considered as part of the overall façade design and integrated into the architectural language of the building.

5.23.5 - Where detailing such as ironmongery appears on façade elements it must match to overall material and tone compositions see Figure 5.162.

5.23.6 - The overall building design should consider and integrate bird control measures as part of the façade access and maintenance strategy.

5.23.7 - All signage and wayfinding elements should be considered as part of the overall façade design and integrated into the architectural language of the building.

Figure 5.160 Example of not acceptable low quality detailing

Figure 5.161 Acceptable recessed, hidden and overall 'designed in' detailing

Figure 5.162 Example of detailing where ironmongery does not match overall material and tone compositions

Figure 5.163 Example of a high quality coordination of façade with dry riser inlet

Figure 5.164 Example of not acceptable low quality 'stick on' detailing with a flat façade with no perceived depth

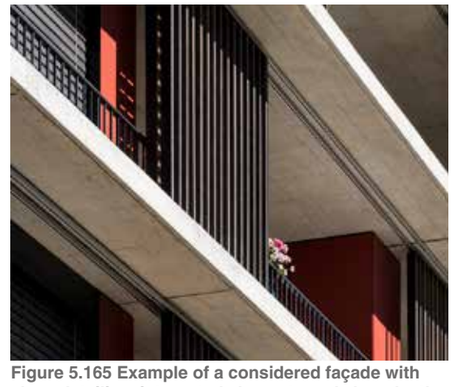


Figure 5.165 Example of a considered façade with clean detailing, integrated elements and clear depth to façade

5. Prescription of Future Development - Built Environment

5.24 Bin Stores, Plant Rooms and Cycle Stores

RESIDENTIAL BIN STORES - BASEMENT B2

Residential bin stores are to be provided within the basement areas and located close to vertical cores for access. Residential bins will be towed prior to Parish of St Helier on collection days via a dedicated tug vehicle to a waste collection station for central pick up within the basement off Rue de L'etau.

5.24.1 - Bin stores should be located in a convenient unobtrusive place in the basement.

5.24.2 - Bin stores should be accessible by limited key-holder access.

5.24.3 - Bin stores must be provided with good natural or mechanical ventilation.

5.24.4 - Bins must be located together and must be enclosed, see Figure 5.167.

5.24.5 - Residents should not be expected to walk more than 30m from their front door to dispose of their waste see Figure 5.166.

5.24.6 - No resident or waste collection operative should be required to move a 240 / 360 litre wheelie bin more than 15m, or a 1,100 litre wheelie bin more than 10m by hand to any area.

5.24.7 - A minimum space of 150mm should be left around bins to enable the bins to be moved, as well as a minimum of 2m in front of a block or row of bins to enable individual bins to be moved.

5.24.8 - Bin stores should hold at least a week' worth of waste; and allocating a space for bulky waste storage is advisable.

5.24.9 - Bin stores should be clearly labelled to identify bins for recyclable and general waste see Figure 5.168.

5.24.10 - Communal waste storage provisions in each plot should also include a space of approximately 2m x 3m for bulky waste storage.

5.24.11 - A minimum space of 150mm should be left around bins to enable ease of movement in addition to a minimum of 2m in front of a block or row to enable individual bins to be removed and moved.

5.24.12 - Paths between bins stores and collection vehicles should be free from kerbs, steps or inclines steeper than 1:12.

RESIDENTIAL BIN STORES - AT GRADE

5.24.13 - Residential units that have their own dedicated entrance directly to street at ground should have bin store arrangements integrated into the design of the building façade.

5.24.14 - Residential units that have their own dedicated entrance directly to street at ground should have bin store space for one 240 litre waste bin, one cardboard bin (refer to Parish of St Helier standards), one Mixed Dry Recyclable (MDR) bag and one 240 litre glass waste bin.

5.24.15 - Residents from units that have their own dedicated entrance directly to street at ground should transfer their bins to a common collection point that should not exceed 15m from front door and which should be free from steps, kerbs and inclines steeper than 1:12.

COMMERCIAL BIN STORES - AT GRADE

5.24.16 - Retail units should have there bin stores carefully designed into a back of house zone and screened from the street.

5.24.17 - Commercial offices should have there bin stores carefully designed into a back of house zone associated with a vertical core and screened from the street.

5.24.18 - No commercial waste collection operative should be required to move a 240 / 360 litre wheelie bin more than 15m, or a 1,100 litre wheelie bin more than 10m by hand to any area.

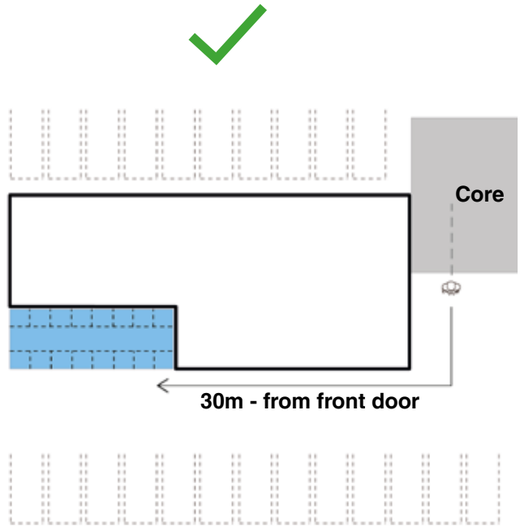


Figure 5.166 Distance from front door to any bin store

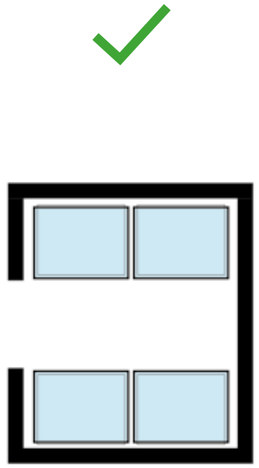


Figure 5.167 Bins must be grouped and enclosed

Allocation for clearly labelled bins

Figure 5.168 Example of basement bin store

5. Prescription of Future Development - Built Environment

5.24 Bin Stores, Plant Rooms and Cycle Stores

PLANT ROOMS AND STORAGE

Plant rooms are to be located within the basement areas close to vertical cores for access and distribution. If plant space has to occur at ground level, for example substations, they should sympathetically integrated into the overall design of the building façade.

Storage should be provided for residents within basement areas close to vertical cores for ease of access.

5.24.19 - Substations are to be located at ground level to allow for access, maintenance and ventilation. The design of the substation enclosure must be sympathetically integrated into the overall design of the building façade see Figure 5.173.

5.24.20 - All utility meters must be located internally wherever possible and practical.

5.24.21 - Electrical Services Wires and cables must not be visible and should not be surface mounted on façades.

5.24.22 - Storage for Estate Management including public and private realm maintenance and spare parts storage should be considered in the basement and at grade see Figure 5.169 and 5.170.

5.24.23 - Plant must be fully enclosed and attached to core see Figures 5.171 and 5.174.

5.24.24 - Secure storage should be provided within the building basement for residents and must comply with the Specification for New Housing Development.

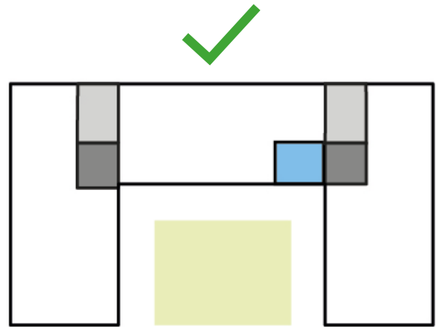


Figure 5.169 Grounds keeping storage

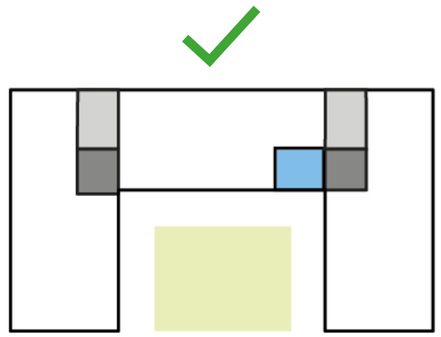


Figure 5.170 Storage at grade

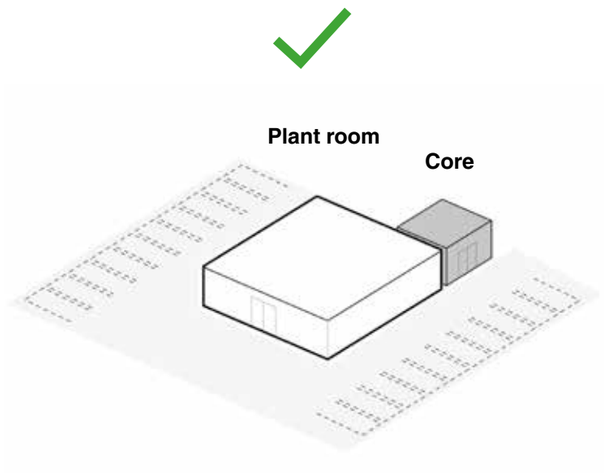


Figure 5.171 Indicative basement layout

Figure 5.172 Example of groundskeeping storage

Figure 5.173 Screening in front of plant

Figure 5.174 Enclosed plant

5. Prescription of Future Development - Built Environment

5.24 Bin Stores, Plant Rooms and Cycle Stores

RESIDENTIAL AND PUBLIC CYCLE STORAGE

5.24.25 - Residential cycle stores must be located in a designated secure area within the basement areas close to vertical residential cores for convenient access.

5.24.26 - Cycle stores must be provided with good artificial lighting.

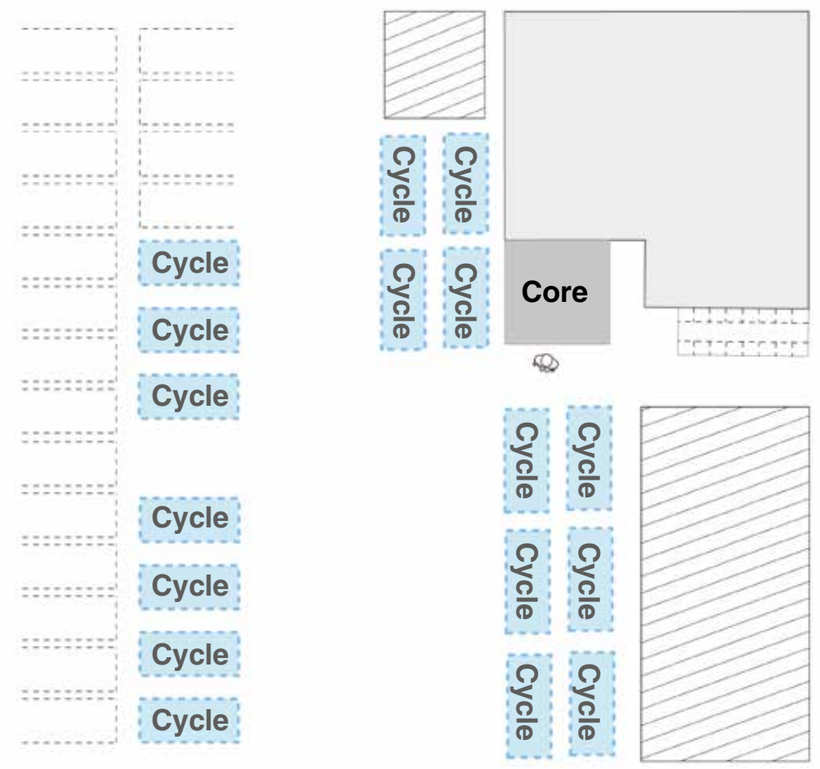
5.24.27 - Cycle stores must be designed with sufficient internal circulation to allow for access and collection.

5.24.28 - Cycle stores should utilise secure two tiered systems to maximise available area and basement headroom.

5.24.29 - Where possible cycles should be located together.

5.24.30 - Public cycle storage must be provided in a dedicated basement cycle hub with dedicated vertical access and shower/locker facilities. The cycle hub should have dedicated access at ground level. Refer to the landscape site wide strategy codes 4.8.2 Central Square.

5.24.31 - There should be a provision for EV, cargo and accessible bicycle stands and space for tow-along's, in-line with guidance stated in the Framework Transport Assessment Report.



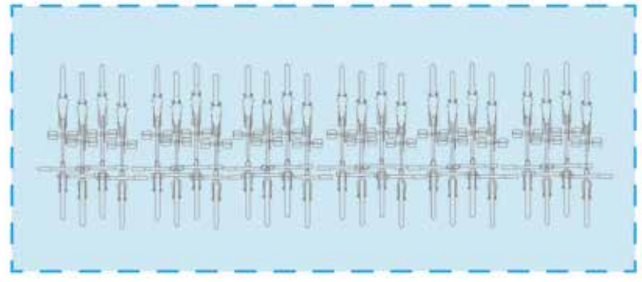


Figure 5.175 Indicative basement cycle layout

Figure 5.176 E-Cycle charging station

Figure 5.177 Bicycle storage system

Figure 5.178 Dedicated showers and changing within cycle hub

5. Prescription of Future Development - Built Environment

5.25 Sustainability Strategy

ENERGY

5.25.1 - The applicant shall consider form factor of 1-2 (i.e. Heat loss form factor (HLFF) = Envelope area (EA) / Net flood area (NFA)) subject to the constraints of the overarching Framework.

5.25.2 - The applicant should refer to the guidance of LETI in respect to target overarching Energy Use Intensity (EUI) to influence the energy strategy.

5.25.3 - The applicant should consider LETI power efficiency and system efficiency measures as part of the building services strategy.

5.25.4 - The applicant must develop an intuitive thermal and lighting control strategy.

5.25.5 - The designs must specify luminous efficacy of 100-120lux

5.25.6 - The designs must promote the Implementation of Design for Performance (DfP) as a guiding framework

5.25.7 - The designs should explore the provision of real-time energy data to improve buildings' users awareness of energy consumption

5.25.8 - The designs shall consider how on-site renewable energy production could be incorporated as features of the buildings/infrastructure.

5.25.9 - The designs must maximise PV on roof area where not specified for urban greening or amenity use

5.25.10 - The applicant should consider incorporating a clause in lease agreements to require energy to be sourced from reputable energy suppliers generating 100% renewable electricity

5.25.11 - The applicant should aim to maximise the use electric plant and equipment during the construction phases with energy sourced from a reputable renewable tariff. 100% renewable electricity

5.25.12 - The applicant should undertake TM59 overheating analysis of a representative number of residential apartments.

CIRCULAR ECONOMY

5.25.13 - The designs should follow industry best practice to maximise the reuse of excavated material (including contaminated arisings) on and offsite.

5.25.14 - The designs should consider feasibility of in-situ recycling of road planings

5.25.15 - The applicant must implement waste efficient procurement such as cutting out over-ordering, returning surplus material and the use of bulk items such as bulk paint containers.

5.25.16 - The applicant should promote onsite initiatives during construction which promote recycling such as safety glasses recycling bin, hard hat recycling scheme

5.25.17 - The applicant should require contractors to actively look for suppliers who operate take-back schemes and re-usable collapsible packaging, etc.

5.25.18 - The applicant should consider whether project offices can be dismantled and reused across phases.

5.25.19 - The applicant should require principal contractors to meet the requirements of BREEAM Wst 01 and achieve a target benchmark resource efficiency of ≤3.2 tonnes of waste per 100m2

5.25.20 - As part of the development there must be a focus on choosing materials as part of the design palette that incorporate recycled content where possible.

- Inclusion of secondary aggregates within the concrete mix design as a replacement of the coarse aggregates.
- Use of site-won materials for foundations and enabling works
- Specify products that have post-consumer recycled content calculated in line with ISO 14021

INDOOR WELLBEING

5.25.21 - The designs should include a thermal comfort strategy that can be directly controlled by the users

5.25.22 - The designs for office spaces should investigate the viability of LED lighting with colour temperature change during the day for wellness

5.25.23 - The designs must implement acoustics best practices

5.25.24 - The designs should consider biophilic principles incorporated as part of the interior design

5.25.25 - The designs should minimise the specification of materials that contain any carcinogenic, mutagenic or repro-toxic ingredients and eliminate these where possible.

5.25.26 - The designs must minimise VOCs and formaldehydes (e.g. paints, coatings, adhesives)

5.25.27 - Facades facing onto the primary noise sources must include provision of suitable glazing and ventilation in order to provide appropriate internal residential amenity.

FAIR SUPPLY CHAIN

5.25.28 - To enable employees to live fulfilling and healthy lives the viability of the following suggestions should be explored further for implementation during the construction stages:

- Creating forums to enable employees to suggest ways to improve working practices during the construction stage
- Providing training opportunities
- Facilitating access to small and medium enterprises (SMEs) to bid on local contracts
- Work alongside the local authority to enhance local recruitment
- Providing training opportunities to upskill local labour force
- Initiating a programme of apprenticeships and work experience opportunities
- Ensure that modern slavery procedures have been implemented when procuring sub-contractors

WATER MINIMISATION

5.25.29 - Specification of low flow fixtures and fittings in all developments

5.25.30 - Contractors should consider water saving technology as part of the construction phase (e.g. use of groundwater from piling activities to be used during damping down, concrete washout, commissioning activities etc, the use of rumble strips as a form of waterless wheel washing during construction, the use of trigger guns to hoses, toolbox talks to educate the work force).