



# Summary

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### 7.1 Glossary of Terms

Key term	Definition	Key term	Definition	Key term	Definition
Active frontage	A building and its use that promotes activity and visual connectivity between the building at ground floor level and the adjacent public realm.  An active frontage aims to minimise blank walls and includes areas of glazing, windows and doors.	Bridging Island Plan (draft)	Draft planning document, which will supersede the current Island Plan and will cover the period to 2025. Currently undergoing an Examination in Public (EiP) and due to be adopted in spring 2022. Published by Strategic Policy, Planning and Performance (Government of Jersey).	Design code	Design manual that sets out the principles by which any Reserved Matters Applications would need to comply with (for the development of any of the development plots defined in the Parameter Plans) if they are to be considered acceptable. Submitted as part of the outline planning application.
Arcade	Pedestrian passageways at ground level that traverse buildings, allowing for permeability across plot parcels while providing shared views of green private amenity courtyards. Arcades open during the day and are secured at night.	Building frontage	The solid façade of a building fronting on to a street.	Environmental Statement	A document which summarises the results of the Environmental Impact Assessment (EIA) and submitted as part of the outline planning application.
AJA	Association of Jersey Architects - an organisation for chartered architects which supports and promotes quality of design of buildings in Jersey and local Jersey Architects, both on-island and internationally.	Building height	The distance from pavement to the tallest point of the building.	FFL	Finished floor level refers to the uppermost surface of a floor once construction has been completed but before any finishes have been applied.
Architectural typology	A building/ group of buildings which share a similar identity through architectural treatment, materials and colour palette.	Building line	The maximum development extents of a building.	Gateway building	An single landmark building of mixed use and increased height located on KOS1 in accordance with the SPG recommendation.
Aspect	The direction that habitable rooms with windows face. The Design Codes categorise aspects into primary and secondary.	Building-to-building distance	The distance between facing habitable rooms.	German occupation casemate	Fortified gun emplacements installed along Jersey's coastline during the German occupation of the Channel Islands (1940 – 1945) in the Second World War. An example can be found on the site, close to the Esplanade.
B1 basement	Proposed basement level with FFL +8.05 located under the Leisure building parcel (F). It accommodates car parking and plant room and is connected to the Waterfront Car Park.	Built environment zone	An area which shares a similar identity through plot typology and the nature of the land uses.	GoJ	Government of Jersey – authority responsible for the administration of Jersey.
B2 basement	Proposed basement level with FFL ranging from +2.39 to +4.87, accommodating public, residential and commercial car parking, motorbike parking, residential cycle parking, a cycle hub, storage units, plant room, waste collection station, residential communal bin store, etc.	Catenary lighting	Lighting hanging freely on curved form such as a wire, rope or chain between two points. The use of catenary lighting in public spaces creates a subtle transition between buildings, structures and public spaces. It also can reduce the need for lampposts and therefore minimises street clutter.	GFA	Gross floor area – the total floor area of buildings.
Biodiversity	The variety of plants, animals and invertebrates in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.	Character area	An area which shares a similar identity through landscape spaces whose character is defined by programme, materials and planting typology to add to the hierarchy of open space.	Hard landscaping	Providing a high quality environment in which buildings, places and spaces are accessible, easy to navigate and appropriately sized. This can be through the use of gateways, focal points and landmarks, as well as ensuring buildings create a positive relationship with street level activity and people feel comfortable within their surroundings.
		Climate resilience	Measures taken to combat the effects of climate change. Examples in the site include the use of sustainable urban drainage, planting trees, installing biodiverse roofs, use of sustainable building materials and improving the public realm to encourage walking.	IFC	International Financial Centre Jersey is a business hub providing environmentally sustainable Grade A office space in Southwest St Helier.
		Communal amenity space	Shared space for residents which is for their private use only.		

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Key term	Definition	Key term	Definition	Key term	Definition
IHE	Infrastructure, Housing and Environment – department of the Government of Jersey with responsibility for economic development, the environment, infrastructure, tourism, sport and culture. Before September 2020 the department was known as Growth, Housing and Environment (GHE).	Listed Building or Place (Grade 1)	Buildings and places of exceptional public and heritage interest to Jersey and of more than Island wide importance, being outstanding examples of a particular historical period, architectural style, building type or archaeological site.	Parcel	A plot of land, a division of the Site area, defined by footways or streets
Illustrative Framework	Illustrative plan that demonstrates a single interpretation of the specified parameters.	Listed Building or Place (Grade 2)	Buildings and places of special public and heritage interest to Jersey, being important, high quality examples of a particular historical period, architectural style, building type or archaeological site, that are either substantially unaltered or whose alterations contribute to the special interest.	Parish of St Helier	Parish council responsible for the town of St Helier. The Parish owns all public by-roads with its boundaries.
Inclusive design	Design that creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in mainstream activities independently, with choice and dignity.	Listed Building or Place (Grade 3)	Buildings and places of special public and heritage interest to Jersey, being important, good quality examples of a particular historical period, architectural style, building type, or archaeological site; but with alternations that reduce the special interest and/or have particular elements worthy of Listing.	Phasing	The phased construction of the proposed development into manageable parts.
Island Plan	Planning document published by Strategic Policy, Planning and Performance (Government of Jersey) which is responsible for guiding development in Jersey at a strategic level. The revised 2011 Island Plan is currently in force.	Listed Building or Place (Grade 4)	Buildings and places of special public and heritage interest to Jersey, being good example of a particular historical period, architectural style or building type; but defined particularly for the exterior characteristics and contribution to townscape, landscape or group value.	Plot	A developable zone within the outline application, with maximum plot parameters defined in the Parameter Plans and with all matters reserved for approval at a later date.
JAC	Jersey Architecture Commission - an advisory group that provides independent, expert advice and guidance on major and sensitive developments in Jersey.	Mandatory codes	Mandatory codes are key design rules in the Design Codes which must be followed when designing buildings and spaces, unless there are satisfactory reasons for not doing so. These can be identified through coloured text boxes and bold capital letters and each Mandatory Code has a unique identification number.	Podium	The base of a building, consisting of the lower floors, which house services, recreation, entrance lobbies and car parking. At SWSH the top of each podium will house amenity spaces for residents.
JDC	Jersey Development Company - the Government of Jersey's property development arm. It is responsible for completing the development of the St Helier Waterfront, including South West St Helier, and regenerating Government owned property no longer required for the delivery of public services.	Maximum plot parameters	The maximum horizontal and vertical extents of a plot, as defined in the Parameter Plans and the Design Codes.	Privacy zone	Zone that is defined between the building frontage of a dwelling and the back of the street pavement. This is to allow for privacy from the street edge.
KOS	Key Opportunity Site – four sites identified by the South West St Helier Planning Framework (SWSHPPF) for proposed development.	Mixed use development	Development for a variety of activities on single sites or across wider areas such as town centres.	Private amenity space	Private gardens for use of residents
Lane	Pedestrian route. In the site, the lanes have been designed as a sheltered pedestrian axis running north to south, connecting the Park to the Leisure Hub. The lane offers a quiet pedestrian-friendly alternative route to the main roads.	Outline planning application	The type of planning permission which is being sought for the proposed development, with all matters reserved for approval at a later date.	Projecting balcony	Balconies designed so that they extend horizontally beyond the building line.
		Parameter Plans	A series of plans that define the extent of the proposed routes, spaces and plot parameters for the outline components.	Public amenity space	A space which is provided for the use and enjoyment of the general public. Public amenity space includes public open space and areas of visual amenity.
				Rain garden	Planting areas where shallow area of ground receive run-off from roofs, paving and other hard surfaces. Rain gardens make interesting landscape features and are relatively easy to maintain.
				Revetment	Sloping structure built on embankments or shorelines, along the base of cliffs, or in front of sea walls to absorb and dissipate the energy of waves in order to reduce coastal erosion. At South West St Helier the existing stepped revetment with stepped beach access will be retained as part of the strategic coastal defence infrastructure.

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Rooftop plant	Enclosure located on the roof of the buildings that includes the equipment necessary to provide the adequate mechanical and electrical systems for the residential apartments and the non-residential accommodation within the buildings.	SWSHPF	South West St Helier Planning Framework – a Supplementary Planning Guidance (SPG) document that guides proposed development at South West St Helier. The document establishes general planning principles and identifies four 'Key Opportunity Sites' for proposed development.
Set back	The upper part of a building which is recessed from the main building line	St Helier Urban Character Appraisal	A study that assesses the architectural and historic characteristics of St Helier and identifies potential conservation enhancements. Document published in 2021 by the Strategic Policy, Planning and Performance (Government of Jersey)
Soft landscaping	Soft landscaping is the provision of grass, plants, shrubs and trees to improve the quality of the environment.	UGF	Urban Greening Factor – a planning tool published by the Greater London Authority, which is used to assess the quality and quantity of urban greening in development schemes, in order to meet London Plan Policy G5 on urban greening. The SWSH Planning Framework suggests the use of this tool by the Government of Jersey to assess developments across the waterfront.
SPG	Supplementary Planning Guidance – the planning document published in December 2019, complementing the planning policy framework established by the Island Plan and is a material consideration in the determination of planning applications. It covers a range of issues, both thematic and site specific, and provides further detail about policies and proposals in the Island Plan and other issues relevant to the planning process.	VF	Visioning Framework
Statement of Community Involvement	Document which sets out how the public, organisations and other interested parties will be involved and engaged in the preparation of the outline planning application.		
Sustainable urban drainage system (SuDS)	A natural approach to managing drainage in and around properties and other developments. SuDS work by slowing and holding back the water that runs off from a site, allowing natural processes to break down pollutants. SuDS features such as water attenuation basins and swales can be incorporated into open spaces to form landscape features, while green roofs can be incorporated into the design of buildings.		
Sustainability and Energy Strategy	Document which outlines how the proposed development will achieve its sustainable and energy aims. Submitted as part of the outline planning application.		
SWSH	South West St Helier – area of scope of the South West St Helier Planning Framework (SWSHPF). The area is a prominent waterfront and important part of the townscape.		

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