

St Helier Waterfront

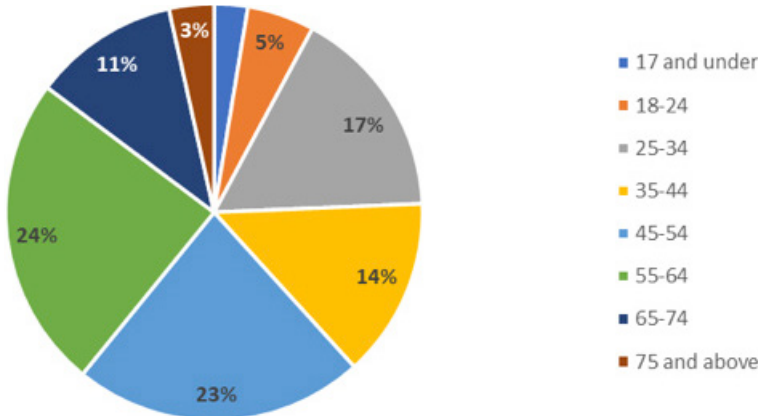
Stage 1 Consultation Feedback Report

A Summary of Respondents

247 people responded to the Stage 1 online feedback form. We also received 29 emails and 1 letter with additional feedback directly. We undertook two workshops, one with the community and one with key stakeholders. Separate meeting notes for each of the workshops can be downloaded.

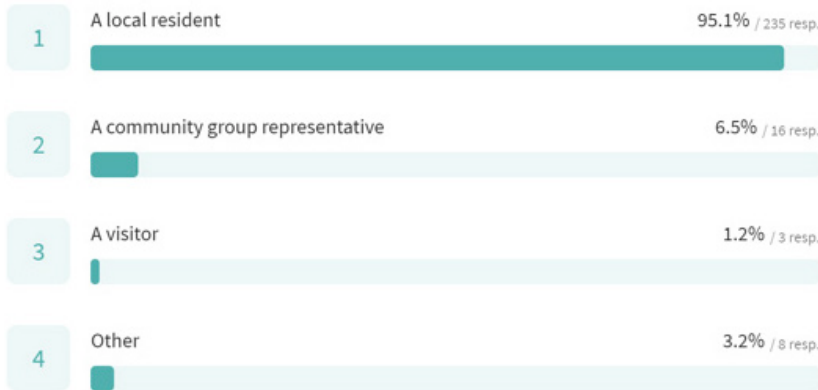
This report details the online feedback form responses. We have also summarised the feedback received separately to the team at the end of the report.

A breakdown showing the ages of respondents is shown below:



Of those who chose to identify their gender at the end of the questionnaire, 66 were female and 155 male.

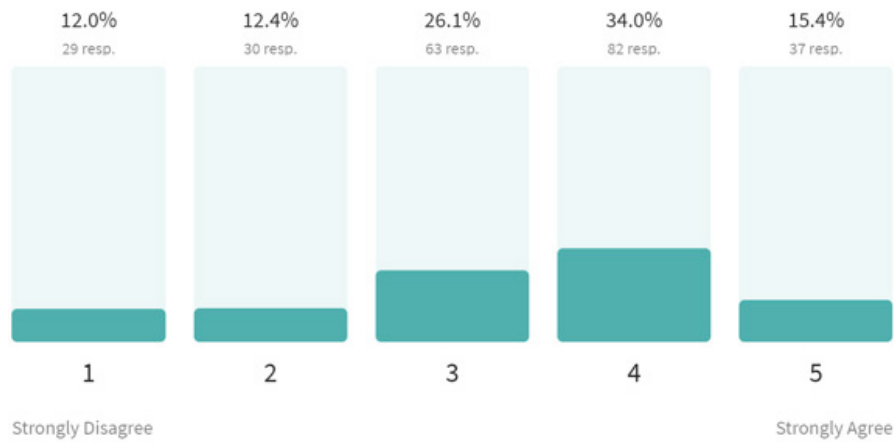
All 247 respondents answered the question below. Please note respondents were given the opportunity to select multiple options.



1. Questionnaire Results Breakdown

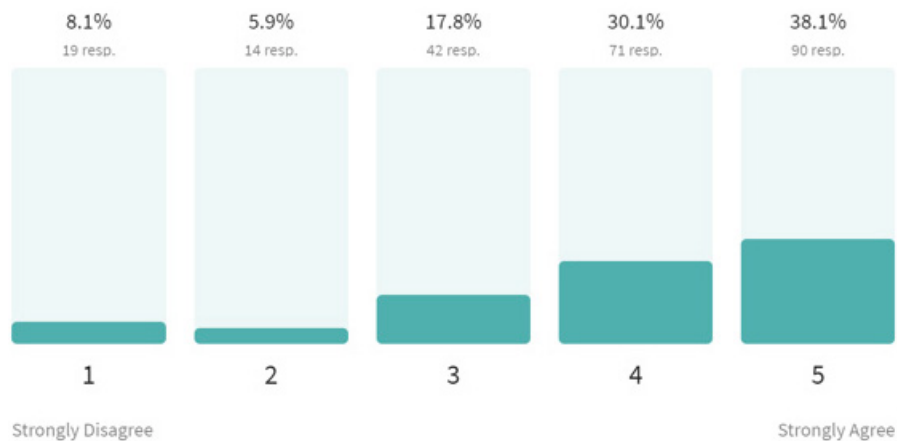
Do you think the proposals address the disconnect between the waterfront and the town centre?

241 out of 247 people answered this question



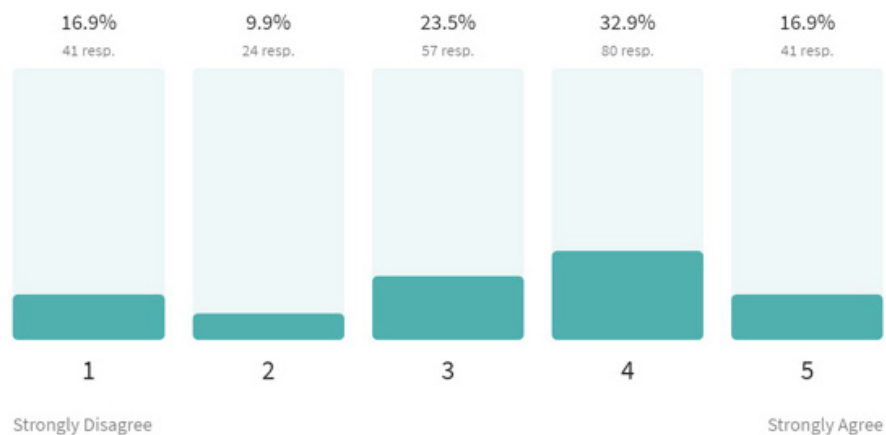
Do you support the initial ideas for the outdoor public spaces?

236 out of 247 people answered this question



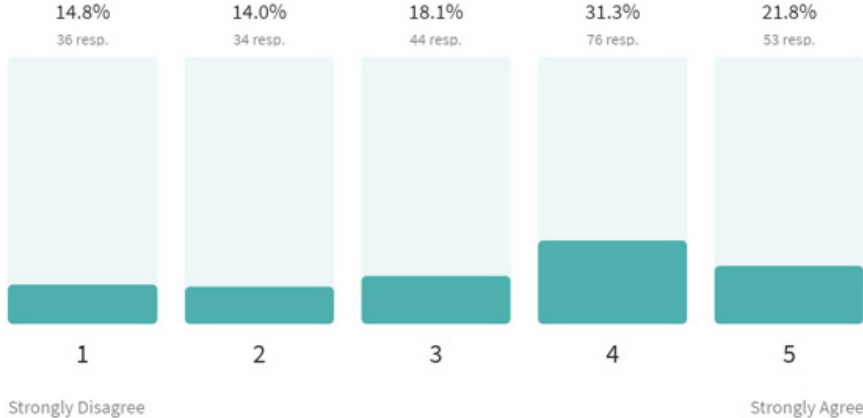
Do you think the mix of uses shown will complement the existing town centre offer?

243 out of 247 people answered this question



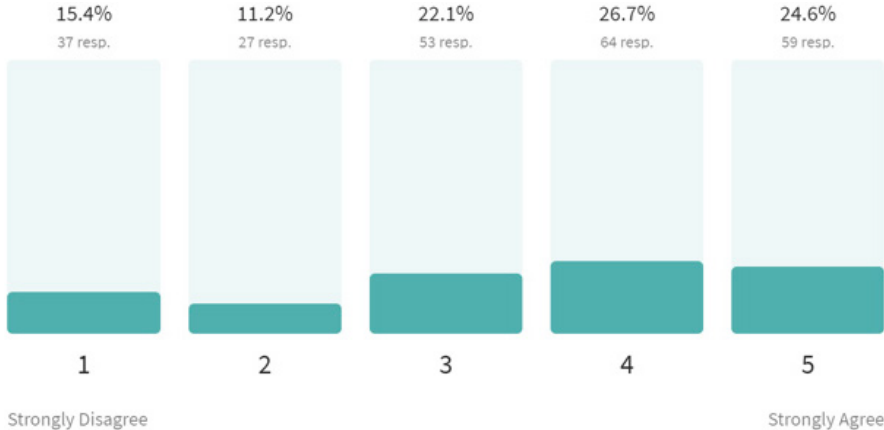
Do you think the concepts shown have the potential to successfully integrate the proposed new development into the existing surroundings?

243 out of 247 people answered this question



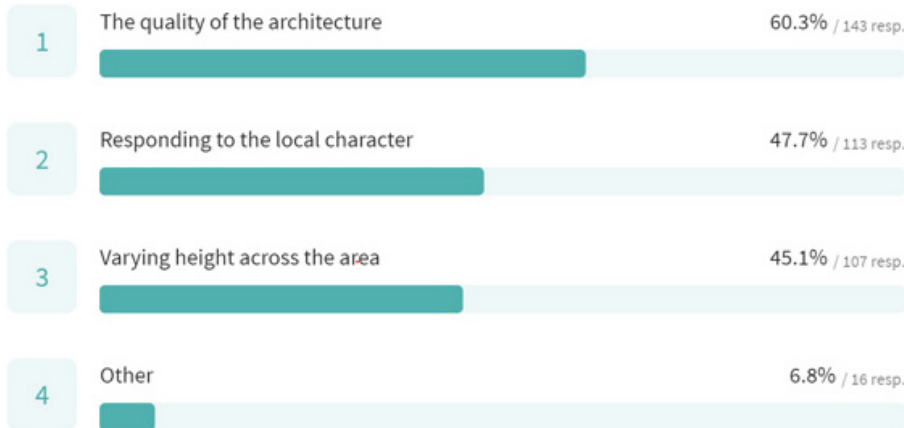
Do you think we have created exciting new views and vistas?

240 out of 247 people answered this question



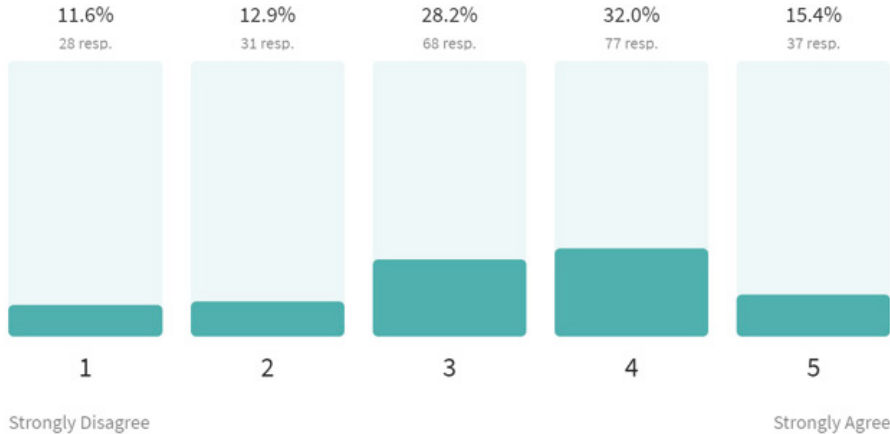
What do you think the most important consideration will be when we look at height as part of the next stage of work?

237 out of 247 people answered this question. Respondents were able to select more than one option.



Overall, do you think the initial concepts shown meet the objectives set out in the Southwest St Helier Planning Framework?

241 out of 247 people answered this question



2. Free Text Comments Analysis

Under each of the questions set out in section 2 above, we provided a space for further comments. Those comments have been reviewed in detail and the findings are set out below.

Please share any other comments you have on the open spaces

155 of the 247 respondents answered this question. The following provides an overview of the main topics raised. Please note people raised more than one topic in their response.

- 33 responses suggested uses for the open space. Spaces for exercise came up frequently as well as the opportunity for outdoor performance space such as an amphitheatre.
- 24 responses felt it important that amount of open space is prioritised over buildings for commercial or residential use.
- 23 of the responses stated that the open spaces should be maximised. Most comments centred on the need to see more open space included in the proposals.
- 18 of the responses made enthusiastic comments, welcoming the design proposals for the open spaces.
- 17 responses highlighted the need for the proposals to draw influence from the local area and natural landscape. This included incorporating wild and native planting and considering seasonality.
- 12 responses mentioned the need to carefully consider how the maritime environment/ climate might impact the open spaces.
- 12 responses felt it important that the open spaces are open to all. Encouraging multi-generational use and the need for the spaces to feel welcoming were mentioned frequently.

- 11 responses made general negative comments about the redevelopment of the waterfront. These were largely unrelated to the open spaces but against the principle of redevelopment.
- 10 responses mentioned the inclusion of an outdoor swimming pool, mostly welcoming the idea. It was highlighted that any sea water pool should consider the impacts of water pollution.
- 9 responses directly commented on the design features of the open spaces, referencing the need to maximise spaciousness, introduce interesting and fun design elements and creative use of materials.
- 7 responses felt it important that the open spaces become a 'destination' that draws people to the area.
- 6 responses highlighted a need for facilities such as seating, tables, bins and toilets to be included in the proposals for the public realm.
- 6 responses mentioned parking. These comments mostly highlighted the need to make sure the provision of open space does not compromise needed parking spaces.
- 6 responses referenced existing local spaces, mostly mentioning the need to utilise or improve these before creating new spaces.
- 5 responses focussed on a need for the open spaces to be accessible.
- 4 responses highlighted the need to maximise biodiversity in the open spaces.
- 4 responses raised the need for the open spaces to be well maintained.
- 4 responses mentioned the opportunity for the open space proposals to improve feelings of wellbeing.

Please share any other comments you have on views and vistas

138 of the 247 respondents answered this question. The following provides an overview of the main topics raised. Please note people raised more than one topic in their response.

- 30 responses focused on the need to protect existing views and vistas. Concern that the development would block views was frequently raised.
- 24 responses highlighted the opportunity for the landscape and architecture proposals to enhance existing views.
- 21 responses were supportive of views and vistas presented.
- 13 responses commented on the design proposals in general. These were often unrelated to the views mentioning connections, character and quality of architecture amongst other topics.
- 14 responses emphasised a need for the proposals to maximise and enhance sea views.
- 12 responses felt that more information and images were needed in order to comment.

- 11 responses felt that there is little opportunity to create new views. These comments were often related to concern around the new buildings blocking views, or statements that the views referred to in the material shown already exist.
- 11 responses commented on the height and density of the buildings, stating this as excessive.
- 7 responses were related to use, highlighting the opportunity for observatories, viewing points and rooftop spaces for people to experience the views.
- 6 responses referenced character, mostly mentioning the need to ensure views of the development do not negatively impact the character of St Helier.
- 5 responses highlighted the opportunity to create new views.
- 4 responses felt that views and vistas should be freely accessible for all to experience.

Please share any other comments you have on height

139 of the 247 respondents answered this question. The following provides an overview of the main topics raised. Please note people raised more than one topic in their response.

- 51 responses highlighted concern about inclusion of taller buildings.
- 28 responses raised local character. Most responses referenced a need for the height to be in keeping with the local area.
- 22 responses welcomed the current height proposals or supported the inclusion of taller buildings.
- 18 responses referenced the need for taller buildings to be of high-quality design. Comments expressed a desire for the architecture to be interesting and iconic.
- 14 responses highlighted a preference for a variation of different heights to be spread across the site.
- 11 responses felt that views should be considered when thinking about height. The need to preserve sea views was frequently raised alongside ensuring that any new buildings do not block existing views.
- 11 responses mentioned the design of taller buildings. A need to consider materials used as well as the shape of the buildings was raised.
- 9 responses raised use, mostly highlighting viewing and tourism opportunities.
- 4 responses highlighted a need for more information and images in order to comment.

Please share any other comments you have on uses

144 of the 247 respondents answered this question. The following provides an overview of the main topics raised. Please note people raised more than one topic in their response.

- 22 responses focussed on the food and beverage offer of the proposals highlighting the opportunity for waterside cafes, restaurants and bars.
- 21 responses focussed on the leisure offer of the proposals, often commenting on the opportunity for a new cinema.
- 20 responses emphasised the importance of the waterfront avoiding competition with the town centre.
- 20 responses emphasised the need for any new uses to be for the local community and residents. The need for community space was also raised.
- 18 responses requested cultural uses be included such as a performance space.
- 12 responses raised commercial uses. These comments mainly focussed on office space and the need to balance with the other proposed uses.
- 12 responses felt that there was too much residential space proposed.
- 11 responses made other comments on residential use. Some comments focused on the design of the spaces, whilst others highlighted the importance of a housing offer for local people.
- 10 responses focussed on the retail uses proposed. Comments were divided with some people requesting a good shopping offer with others less keen on retail uses.
- 9 responses focussed made general positive comments supportive of the uses presented.
- 9 responses raised open space mostly highlighting a need for more to be included as a part of the proposals.
- 7 responses made general negative comments, generally against the principle of redevelopment.
- 6 responses expressed a desire to create a 'buzzy' atmosphere.
- 5 responses highlighted the need to ensure the proposed uses, particularly restaurants, bars and cultural spaces do not disturb residents.
- 5 responses mentioned the opportunity for the proposed uses to encourage tourism.
- 5 responses highlighted the need to include sports facilities as a part of the proposals.
- 5 responses highlighted the need for further consultation on the proposed uses.

Please share any other comments you have on design

140 of the 247 respondents answered this question. The following provides an overview of the main topics raised. Please note people raised more than one topic in their response.

- 32 responses made general comments welcoming the design proposals presented.
- 32 comments emphasised the need for high quality and iconic architecture. Materials

were referenced and a desire to move away from local glass and metal precedents.

- 27 comments highlighted a need for the design proposals to draw influence from Jersey's character.
- 26 comments raised concerns around the height and density of the proposals.
- 15 responses noted a need for more detail in order to be able to comment on the proposals.
- 14 responses highlighted perceptions on the appearance of the buildings presented.
- 11 responses expressed a desire for the design proposals to be modern.
- 10 responses made general negative comments about the design proposals, often against the principle of redevelopment.
- • 9 responses highlighted the need to consider the sustainability credentials of the proposals.
- 8 responses highlighted the importance of green spaces as a part of the proposals.
- 6 responses emphasised the importance of the connections as a key part of the design proposals.
- 4 comments felt it important that the design proposals are people focussed.

Please share any other comments you have on connectivity & mobility

144 of the 247 respondents answered this question. The following provides an overview of the main topics raised. Please note people raised more than one topic in their response.

- 24 responses commented on the pedestrian experience. Most comments focussed on the need to prioritise pedestrian space and routes.
- 20 responses mentioned the land bridge park, mostly welcoming the idea. There was a desire to see more than one pedestrian bridge.
- 18 responses expressed a desire to see more connections and routes as a part of the proposals. The need for links in all directions outside of the waterfront was commented on as well as fully connecting with the town centre.
- 17 responses highlighted the importance of new cycle routes. Comments often requested that pedestrian and cycle paths be separated.
- 16 responses raised the design of the new connections including the opportunity to add more greenery.
- 14 responses expressed a desire to sink the main road running through the site.
- 11 responses made general negative comments about the overall design proposals.
- 10 responses raised questions around the need for new connections and routes, often

stating that they were happy with the existing provision.

- 9 responses focussed on roads and on the whole felt that these were the greatest challenge to overcome when thinking about the connectivity of the site.
- 7 responses highlighted the need to think about disabled access.
- 7 responses mentioned public transport mostly highlighting the need for busses and trams to be able to service the site.
- 6 responses highlighted the importance of minimising the use of cars on site.
- 6 responses felt it important that sufficient parking be included as a part of the proposals.
- 5 responses made general positive comments, welcoming the connectivity and mobility proposals presented.
- 5 responses focussed on current connectivity issues including congestion issues around the waterfront and feeling disconnected.
- 4 responses felt that existing and future office space close to the waterfront might limit connectivity with the wider area.

Do you have any other comments overall?

124 of the 247 respondents answered this question. The following provides an overview of the main topics raised. Please note people raised more than one topic in their response.

- 12 responses focussed on connectivity and mobility. Comments mostly emphasised the importance of connecting the town centre to the waterfront and the need for stronger pedestrian links with the local area. Access and roads were also raised.
- 11 responses focussed on use. Most comments highlighted a need to think about uses for young people and children alongside welcoming the opportunity for a new outdoor swimming pool.
- 10 responses made general positive comments, welcoming the proposals and work presented.
- 10 responses mentioned open spaces. Comments mostly emphasised the importance of providing significant open spaces. People also mentioned a need for more greenery and encouraging biodiversity.
- 10 responses emphasised the importance of thinking about the needs of islanders when designing the proposals. It was felt the waterfront should be a space that is welcoming and open for use by all.
- 10 responses highlighted the need to think about character of St Helier, ensuring that this is reflected in the design proposals.
- 9 responses mentioned consultation with residents on the proposals. Most comments

requested a greater level of engagement highlighting a need to consider historic feedback on the redevelopment of the Waterfront.

- 8 responses raised height and density and a need to ensure that this is not excessive.
- 8 responses commented on timescales and a desire for the proposals to be realised quickly.
- 8 responses made general negative comments, mostly against the principle of redevelopment.
- 7 responses focussed on design often referencing use of materials or the need for bold and innovative ideas.
- 6 responses stated that more information on the proposals is needed.
- 5 responses expressed a desire to see less commercial or residential space included as a part of the proposals.
- 5 responses focussed on the environment mostly referencing the need to think about sustainability. Remediation works were also raised.
- 4 responses raised questions around who will live in the new homes including a desire to avoid foreign investment purchases.
- 4 responses raised the need to ensure there is sufficient parking provision on site
- 4 responses reiterated the importance of the opportunity to redevelop the waterfront

We would like to contact you when the next stage of consultation is undertaken. If you would like to be included, please provide your email address below.

201 of 247 people answered this question with 164 providing an email address for future correspondence.

Emails/ letters received direct to the team

We have been liaising with members of the community over email and phone with regard to their contact details, signposting to material online and responding to queries. In addition to this general communication with the community we received 29 emails and 1 letter with further detailed feedback during the Stage 1 consultation period. This has been reviewed in detail and is wide ranging, the key common theme (noted by 11 respondents) was the need for a concert venue as part of the framework, with some noting it should be iconic in architectural terms.