

Southwest St Helier Community Workshop Summary

A community workshop was held via video call on Thursday 3 December 2020 at 6pm to explore and discuss the initial design concepts.

The consultation website invited people to register their interest for the workshop. We also emailed all of those who had registered their email addresses via the consultation website when it launched in October, to ask them if they would like to attend. Joining details and an agenda were sent to those who had registered their interest, along with reminders in the lead up to the event.

The workshop was facilitated by Icen Projects and commenced with an introduction from them, then Lee Henry, the Jersey Development Company followed by a video from the Design Council summarising previous work with the community. The design team then presented their initial design thoughts focusing on aspirations for the waterfront, connectivity and open spaces. The presentation was followed by a group discussion. The notes of the discussion are set out below.

Attendance

The workshop was open to all. A total of 10 people registered to join, and 6 people attended the evening session.

The following representatives from JDC and the design team took part in the workshop:

- Lee Henry, JDC
- Philippa Curran, Icen
- Livi Smith, Icen
- Michele Farley, Gillespies
- Stephen Richards, Gillespies
- Matthew Pepper, Gillespies
- Hakan Agca, Gillespies
- Maria Aksarina, Gillespies
- Ben Stuart, Heta
- Nicholas Arthurell, Heta

A Summary of Topics Raised:

A summary of the topics raised by participants during the session are listed below:

Design

- An amazing opportunity for Jersey

- The desire to see fun and playful design elements - active/ open/ play/ wellbeing – all key element of the future proposals
- Ensure community first approach – what's driving the design?
- The opportunity for live-work spaces
- Concern around possible height of the buildings, the importance of human scale
- The meaning of the term 'landmark building'
- Support for the approach to layer the height of the buildings across the site and the enthusiasm for how this may look in the sunshine
- The need to consider views of the development from heritage sites
- The importance of ensuring the architecture and landscape proposals consider the changing seasons
- Reference to the importance of local Victorian architecture in the proposals
- A need for the proposals to consider and complement future harbour and town centre development
- Suggestion of green roofs
- Opportunity for seasonal movement events – linked to town centre

Uses

- The amount of commercial space proposed, the need for flexibility
- Any impacts that retail uses might have on the town centre and the need to avoid competition
- The affordability of new commercial and retail units for local businesses
- How the proposals might support the town centre
- Low service charge costs
- Roof top uses of the buildings and the opportunity for public access or to support biodiversity on site
- What demand there might be for a new public art gallery

Leisure facilities

- The proposed uses of the leisure space
- Support for the leisure proposals and the consideration given to the physical and mental wellbeing of the community
- Reference to the Government's commitment to make Jersey 10% more active by 2030

and the opportunity for the proposals to help achieve this

- The opportunity for an outdoor sports space
- The opportunity for a park run route on site
- The desire for a dedicated 5 aside football pitch to be accommodated as a part of the proposals - the preference for single-use rather than multi-use sports facilities/pitches
- Support for a new swimming pool
- The type of swimming pool proposed
- How the new sports facilities will be managed
- The opportunity for a new cinema

Community

- Emphasis on the need for a community first/people based approach
- The community's aspirations for the site including a need for local investment and local ownership
- The need to consider how people from St Helier will use the spaces that are proposed
- Considering the needs of the whole community including those in more deprived areas
- Praise for the community focus of the planning framework produced in 2000 and a recommendation to review this work

The environment

- Any impacts the proposals might have on protected birdlife
- The need to carry out an Environmental Impact Assessment
- The need for a Health Impact Assessment
- The importance of ensuring no contamination of the site
- The sustainability credentials of the development including energy use

Consultation

- Great start, the need for ongoing genuine and meaningful engagement with the community
- The importance of presenting the site constraints and opportunities to the community to enable them to participate in the design process
- A discussion around how community aspirations will influence the design proposals
- A discussion around the competition process to appoint the design team and the level of public involvement in this