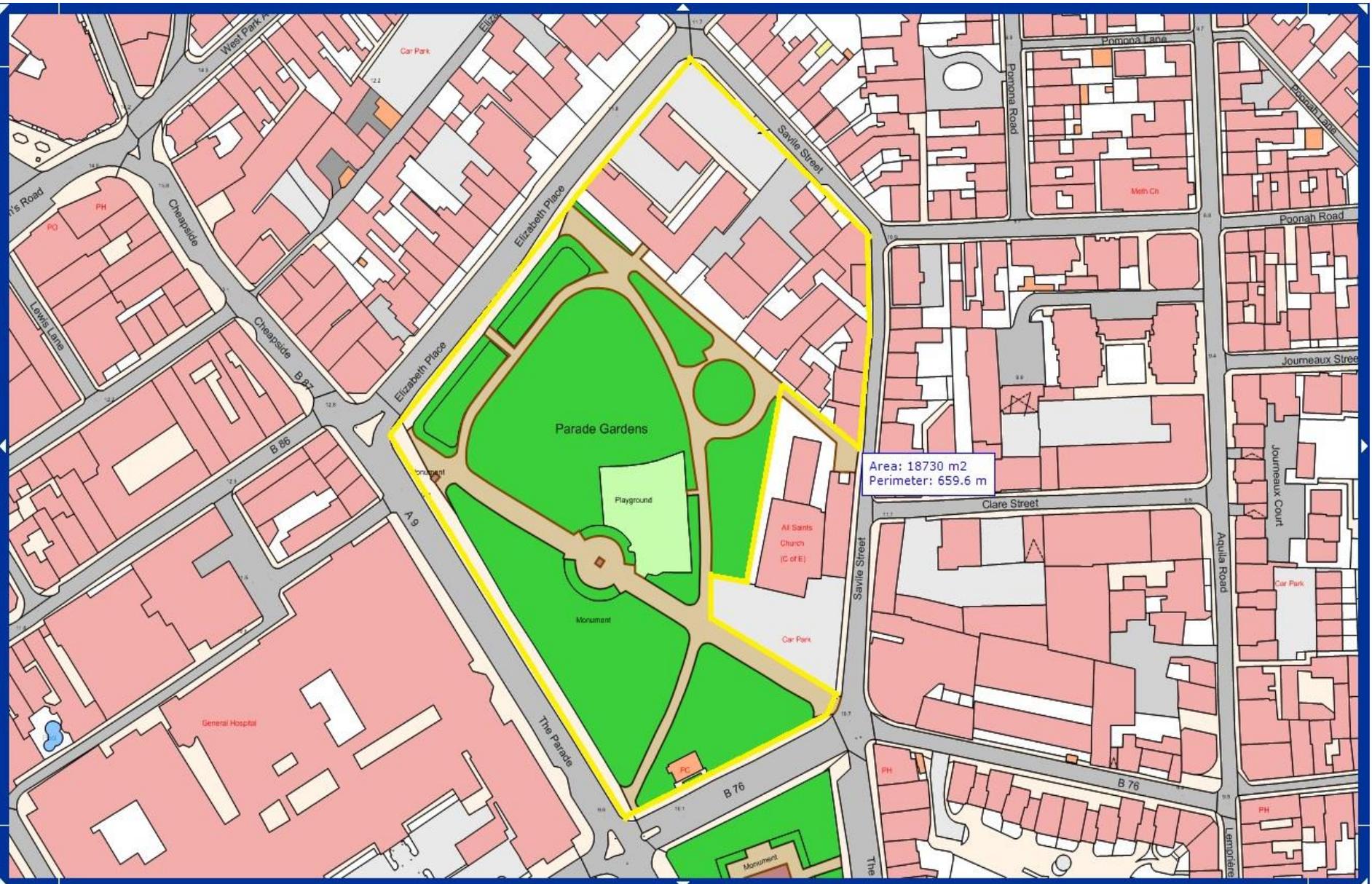
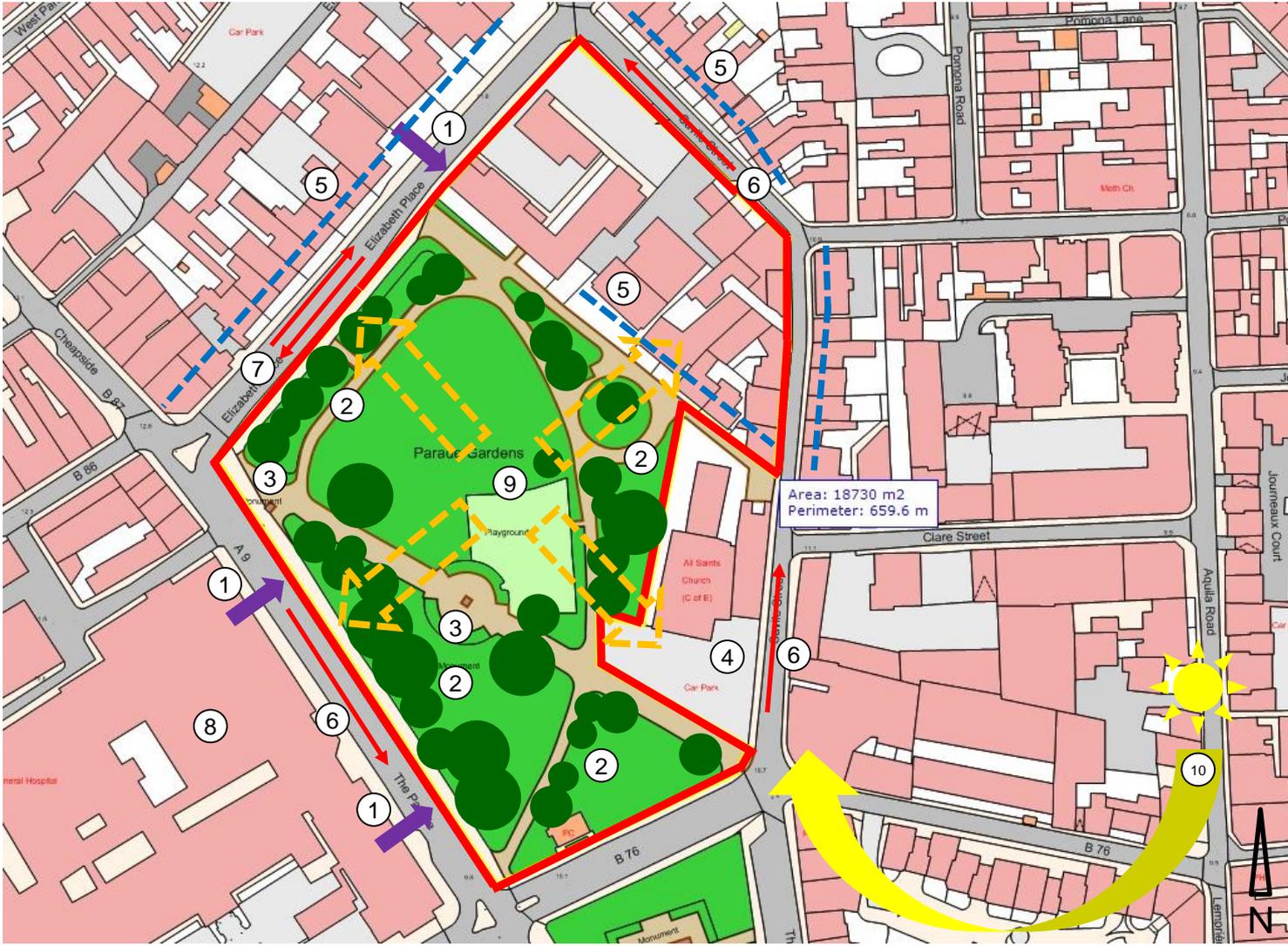


PARADE GARDENS





- 1 Potential access points
- 2 Protected trees
- 3 Protected monuments
- 4 All saints Church & car park
- 5 Listed & historic frontages
- 6 One way traffic
- 7 Two way traffic
- 8 Existing General Hospital
- 9 Views over St Aubins Bay & St Helier at upper floors
- 10 Sun path

NOTE: total site area 20,330m² · retained church provides 18,730m² as available site for development

Power:

- JEC have confirmed that there is sufficient capacity within their local networks to provide diverse 11kV supplies for a conventional heating scheme and an all-electric scheme.

Water:

- Jersey Water have confirmed that there is enough capacity and pressure to provide 2no. separate 150mm mains water supplies to the site.

Surface Water Drainage:

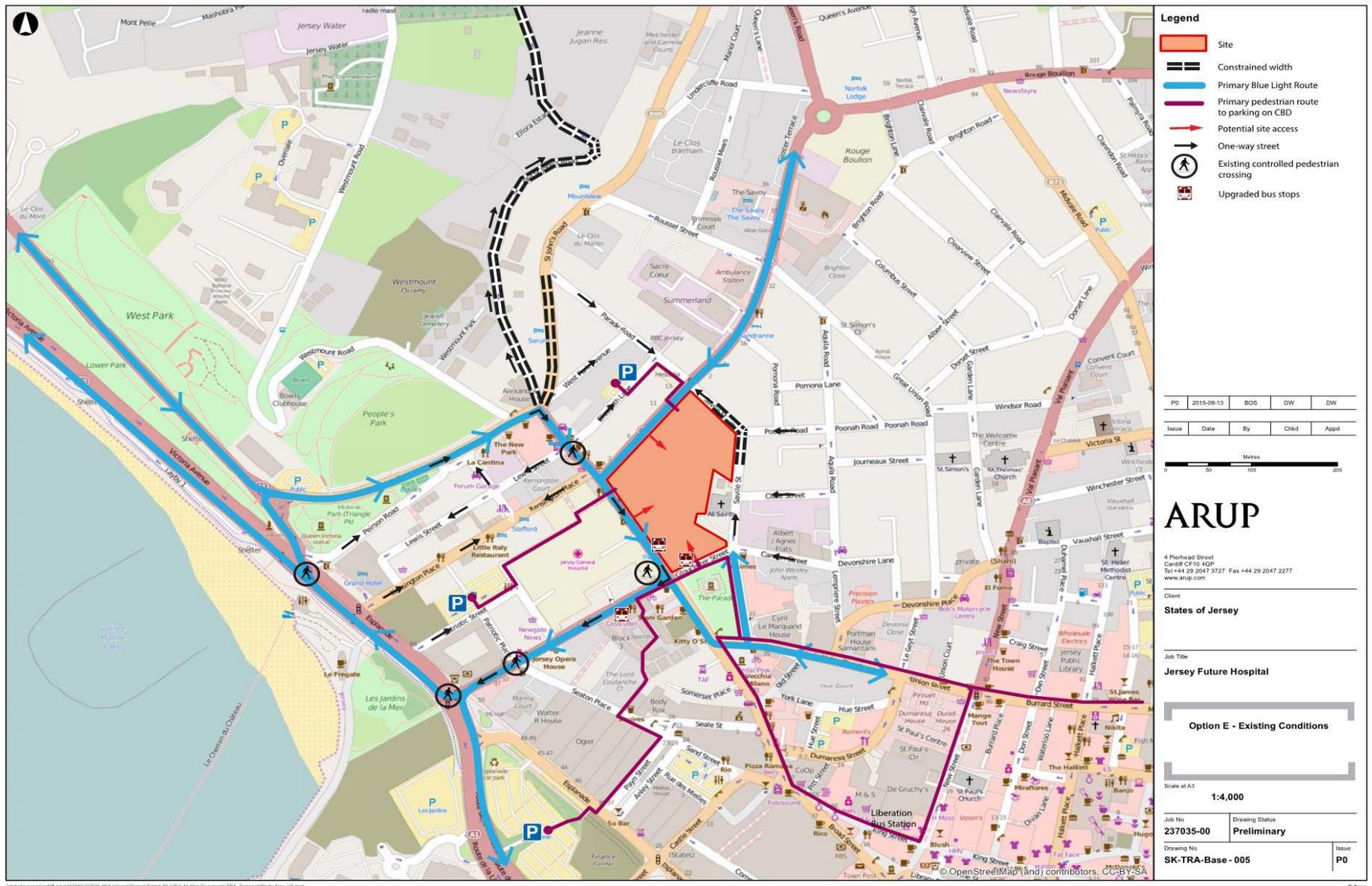
- Diversions required to two large mains under site. Potential issues with capacity.

Foul Drainage:

- TTS have confirmed the foul sewerage has capacity for the additional flow.



A3



- Legend**
- Site
 - Constrained width
 - Primary Blue Light Route
 - Primary pedestrian route to parking on CBD
 - Potential site access
 - One-way street
 - ↑ Existing controlled pedestrian crossing
 - ⏸ Upgraded bus stops

PO	2015-08-13	BOS	DW	DW
Issue	Date	By	Chkd	Apprd



ARUP

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 Cardiff, CF10 4QP
 Tel: +44 29 2047 3727 Fax: +44 29 2047 2277
 www.arup.com

Client
States of Jersey

Job Title
Jersey Future Hospital

Option E - Existing Conditions

Scale at A3
1:4,000

Job No
237035-00

Drawing Status
Preliminary

Drawing No
SK-TRA-Base - 005

Issue
P0

PARADE GARDENS | TRANSPORT ASSESSMENT AND ACCESS OPORTUNITIES



A3



Legend

- Site
- Potential Improvements (Land likely to be available)
- Potential Improvements (Land availability issue)
- Wayfinding, public realm and lighting improvements

PO	2015-08-13	BOS	DW	DW
Issue	Date	By	Chkd	Appd

0 50 100 200
Metres

ARUP

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 Canal Street, Jersey, JE1 1AA
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Client
States of Jersey
 Job Title
Jersey Future Hospital

Option E - Potential Improvements

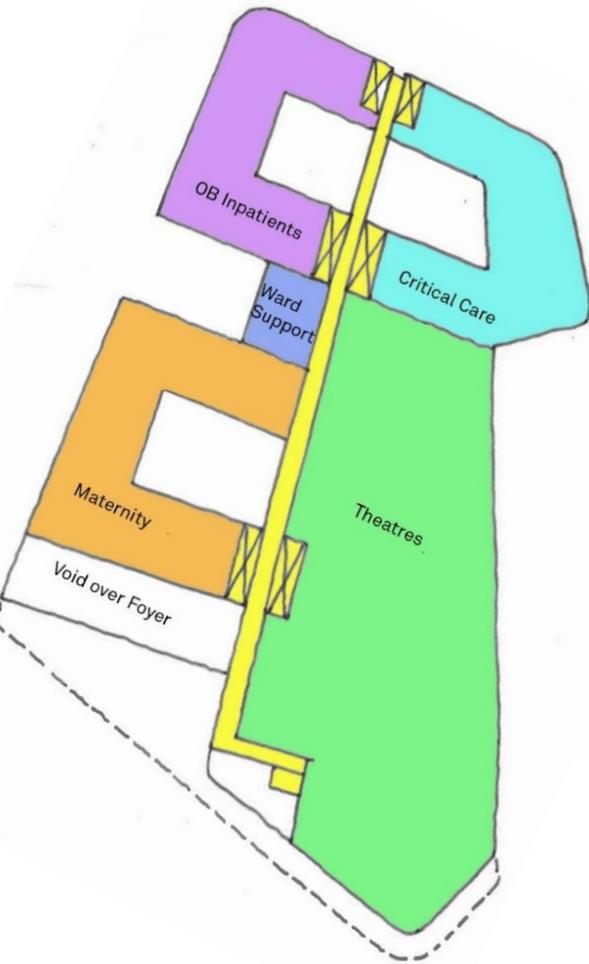
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Job No 237035-00	Drawing Status Preliminary
Drawing No SK-TRA-Base - 006	Issue P0

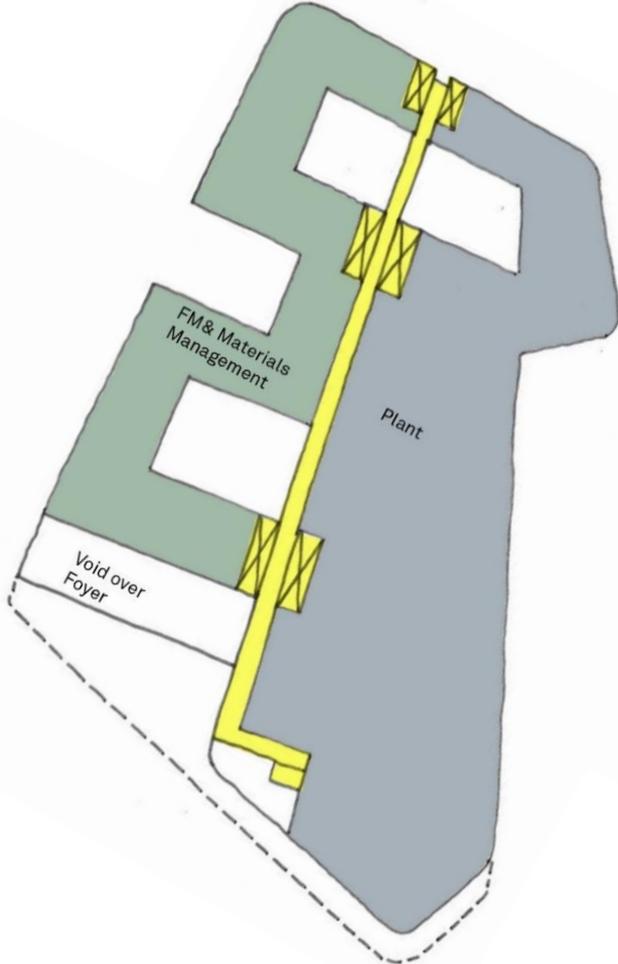
14/08/2015 12:08:57 © Arup



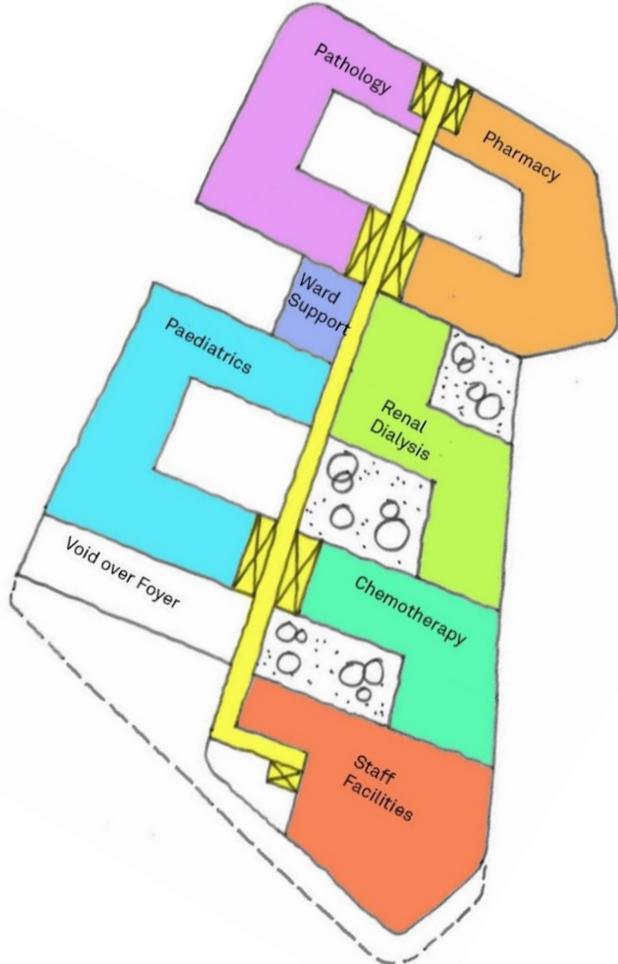
Existing hospital shown dotted.
Site assumed to be disposed for alternative uses



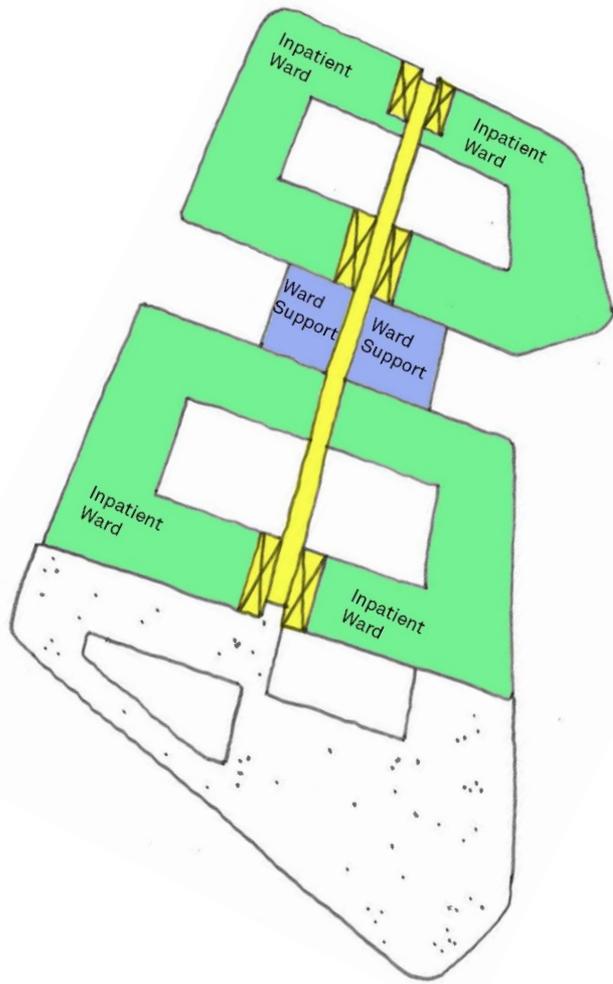
First Floor



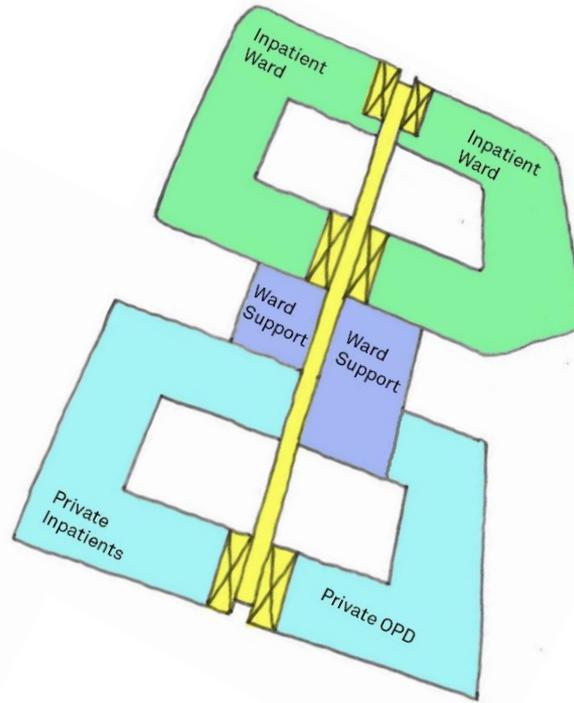
Second Floor



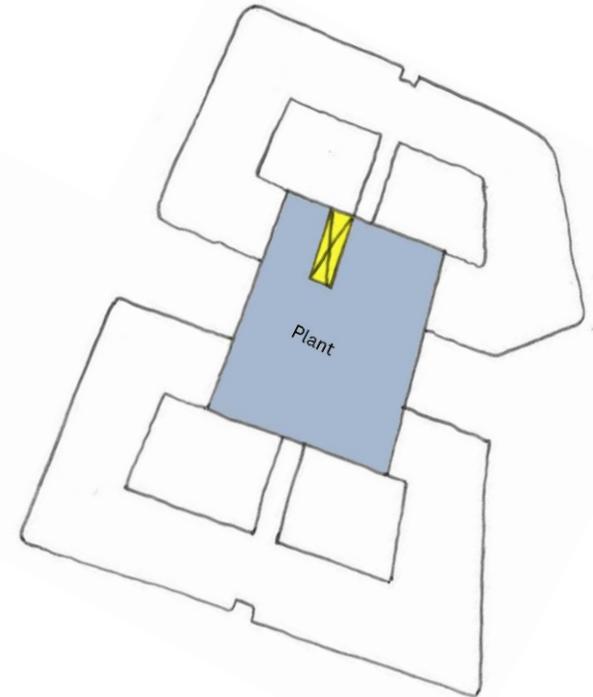
Third Floor



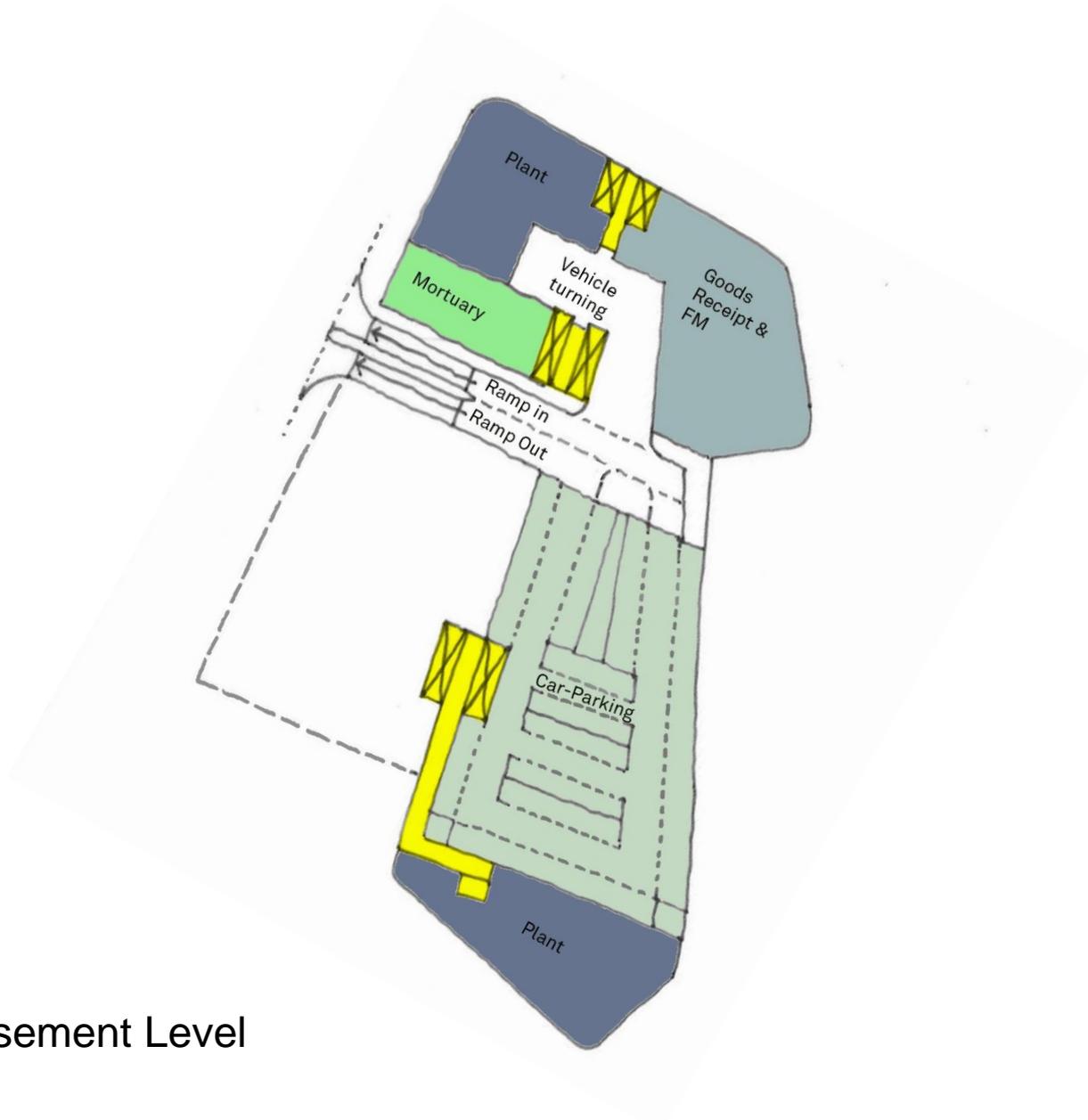
Fourth Floor



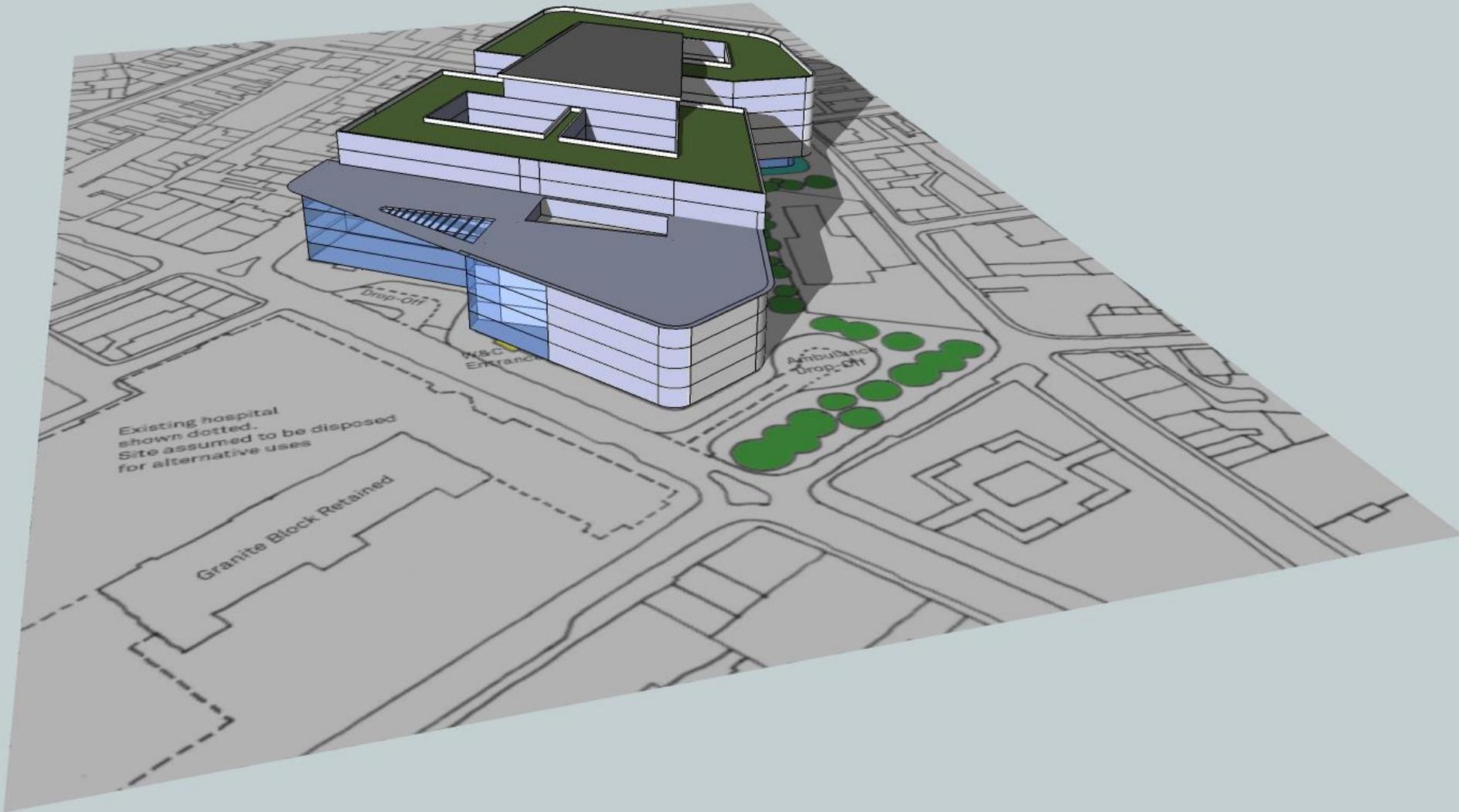
Fifth Floor



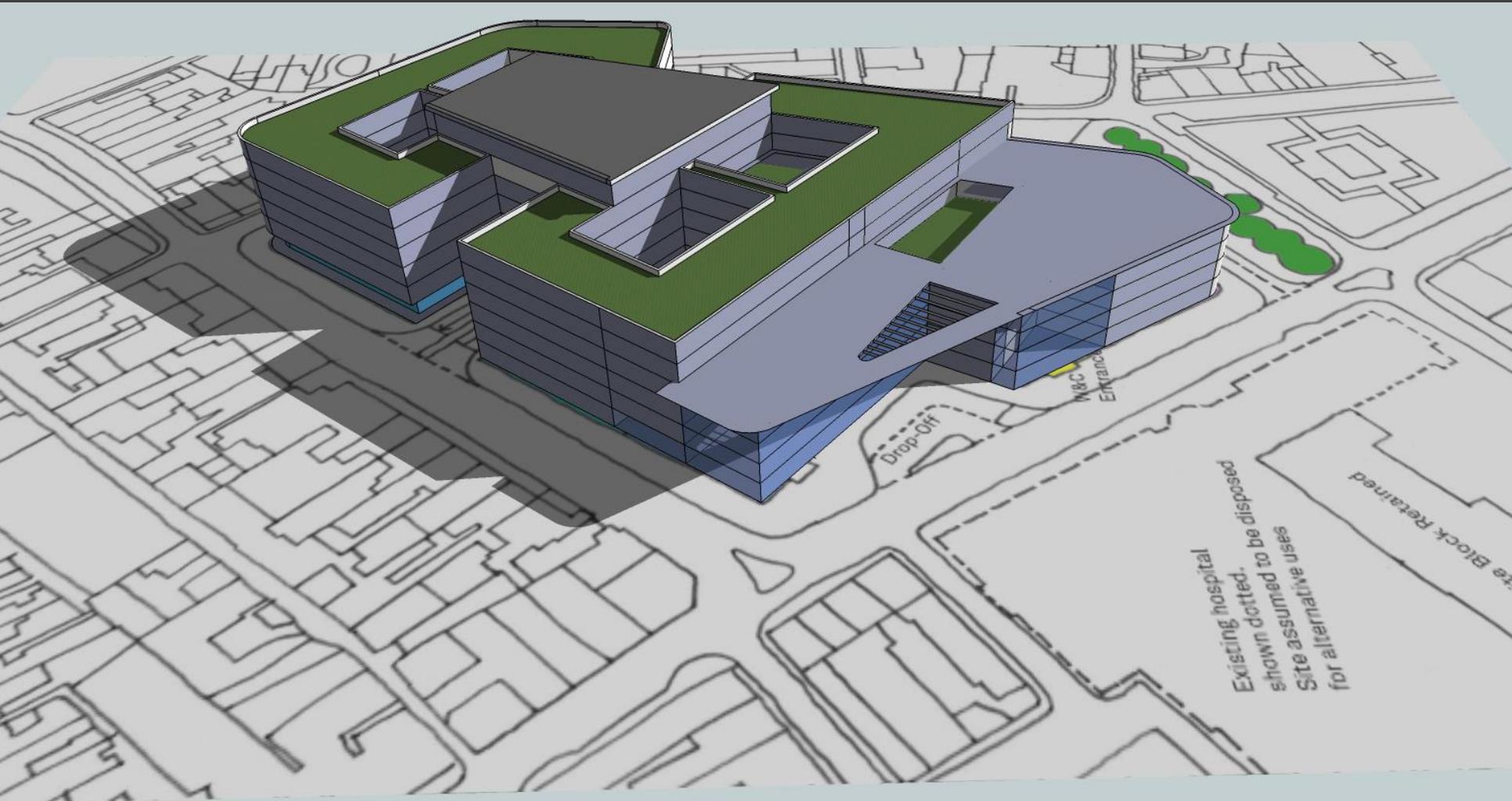
Sixth Floor



Basement Level



View from South



View from South West

- Protected Open Space
- Impact of development upon adjacent listed buildings and settings to be considered
- Improvement of existing buildings in the area as a ‘trade off’ not acceptable
- Site area would result in building as tall or taller than existing General Hospital
- Landscape and visual impact on roofscape significant and likely to be adverse
- Landscape and visual impact on townscape significant and likely to be adverse
- Development not supported

Fire Access

- Access from East difficult – one way road infrastructure
- Access from West could be restricted by one way system
- Heavy peak time congestion
- Public road access to be carefully considered at times of emergency access
- Direct control of key node traffic lights for fire service to be considered
- Access around perimeter good – may not require access to centre of site

General Access

- Drop off and pick up off main highway preferred

Fire Design

- Concerns regarding underground car parking – address via appropriate fire design, including sprinklers

- Concerns raised that Parish Assembly would not approve development
- Concerns in relation to:

Massing and scale in residential area

Listed and historic interest building zone to North West of site

Traffic congestion / One way traffic system

Legal covenants

Town green zone area in built up area