

The Masterplan Summary

6.0 The masterplan

- 1. Bath Street / David Place**
 - Partial pedestrianisation of Bath Street / David Place
 - Pavements widened, trees introduced, traffic and pedestrians occupying shared space

- 2. Bath Street to Halkett Place link**
 - Improving east west connectivity at the north end of Halkett Place and creating a new public square

- 3. Gas Place / Talman site**
 - Remediate the land
 - Create underground parking
 - New Town Park
 - New residential for families

7,600m² social housing
 80 residential parking spaces (underground)
 120 shoppers parking spaces (underground)
 10,900m² public park

- 4. Ann Court**
 - New underground car park
 - New public square
 - New residential accommodation for families

12,300m² private residential
 115 residential parking spaces (underground)
 285 shoppers parking spaces (underground)
 2,480m² public realm

- 5. Belmont Gardens**
 - Market trader vans relocated to Gas Place car park
 - New community park

- 6. Minden Place**
 - Multi-storey car park demolished
 - New building with active use on the ground floor
 - New public square adjacent to Minden Place

900m² retail at ground floor
 2,250m² housing
 35 residential parking spaces (underground)
 8 disabled parking spaces (at ground level)

* Note: All areas given are gross



Key

	Landmark buildings
	Key intervention sites



Aerial view of North St Helier with masterplan proposals illustrated.

Key

- 1. Partial pedestrianisation of Bath Street / David Place
- 2. Bath Street to Halkett Place link
- 3. Gas Place and Talman sites
- 4. Ann Court
- 5. Belmont Gardens
- 6. Minden Place (Little Portugal)

Other development sites

There are numerous sites ripe for redevelopment in North St Helier totalling circa 220k sqm in area, see section 2.3.17; Landownership and area schedule. The masterplan makes specific recommendations for the following sites :

7 Former Le Masurier Warehouse

As a going concern, this site could retain its existing warehouse use (Class E).

However if this site was to be redeveloped, it would offer an alternative site for the long stay car park or an opportunity for residential development.

Any development should include a pedestrian route linking the Salisbury Crescent site with the historic buildings on the wine warehouse site, through to the proposed town park on Gas Place.

Future development to be contained within existing building heights.

8 Wine Warehouse

Redevelop existing historic structures suitable for small scale retail together with food and drink use. Any new development should be sympathetic to the scale and materials of the existing historic structures and include provision for the proposed pedestrian route from Salisbury Crescent to the proposed town park.

9 Gas Holder site

This site is suitable to be developed as a continuation eastwards of the new town park with perimeter residential.

New buildings should be predominantly 4 storeys with the possibility of 5 storeys in the centre of the site. Any new development on this site should retain the existing listed buildings (BLI-RB) on St Saviour's Road and ensure that they are set within an appropriate context.

The site must be fully remediated as part of the redevelopment

10 Britannia Place site

This site should be developed as a new 3 storey residential scheme with the main facades presented

towards the new park.

Consideration should be given to establishing design codes to guide future development for this project and after development around the proposed Town Park.

Any proposed development of the sites to the south of Robin Place should retain the existing historic buildings. In redeveloping this site, service access should be provided from Tunnell Street, and consideration be given to closing Robin Place and incorporating it within the public realm of the town park. The ground floor of the Bath Street side of this site would be suitable for ancillary (non vehicle trip generating) retail or food and drink use.

11 Le Masurier Bath Street site

The redevelopment of these sites presents a significant opportunity to regenerate this part of the town. The site should be developed with commercial uses on the ground floor, to include non vehicle trip generating, retail or food and drink use with residential on the upper floors to a maximum height of five floors in the core of the site.

Residential use here will help reduce the impact of cross-town traffic, which is a key component of the traffic strategy. Consideration should be given to retaining the existing historic buildings on Bath Street redeveloped and the grain of new development should be sympathetic to the existing urban grain as detailed in the St Helier Urban Character Appraisal. The development should provide improvements to the public realm in the form of public open space and pedestrian permeability and should be developed as part of an overall plan in conjunction with the Nelson Street car park site.

12 The Odeon Cinema site- landmark building

This building should be retained as listed and a suitable cultural, community or leisure use found for it that can be accommodated sympathetically within the existing structure.

13 Nelson Street car park site

This site is suitable for residential use or possibly associated with the redevelopment of the Odeon Cinema.



Key

- Landmark buildings
- Key intervention sites
- Development sites

- Proposals for the development area must ensure that the front of the Old Fire Station building is set within an appropriate urban setting, with suitable public space in front and furthermore, a route is provided that connects Bath Street with Halkett Place to provide a much needed east west connection in this area.
This link will require development of private land to the west of the car park site.
- 14 Jersey Brewery site
- Where practical, the existing brewery buildings should be retained and the site developed for residential use. The existing historic building facing St Saviour's should be retained and redeveloped. Heights of any new buildings on Ann Street and Simon Place to reflect surrounding buildings, that is up to three storeys. Development could be considered of up to 5 storeys within the centre of the site.
- 15 Charles Street (South) sites – (Le Coin)
- These sites should be developed as a 4 to 5 storey residential scheme.
- 16 Mayfair Hotel site
- This site should be developed for residential or hotel accommodation. Any new development should address the air quality and noise issues associated with locating residential accommodation near a main, and reasonably heavily trafficked road. The development should be of 3 storeys adjacent to St Saviour's Hill Road and Brooklyn Street, and up to 4 storeys on Ann Street.
- 17 Robin Hood Roundabout site (Springfield)
- Subject to it being acceptable in traffic terms, consideration should be given to removing the Petite Rue Du Val Plaisant and incorporating the land into an improved soft landscape area to the Springfield Stadium. The roundabout site would be suitable for multi storey long stay parking or parking with residential over. Architectural quality facades would be required for the car park solution. If residential use is considered, due attention should be given to the air quality and noise issues associated with the proximity of the site to the Springfield Road, perhaps by incorporating a set back with soft landscaping to the north of the site.
- 18 Masonic Temple Car Park site
- The Masonic Temple car park site would be suitable for a 3 story residential development.
- 19 Former Jersey College for Girls
- Proposals for residential apartments and town houses are already in preparation. The site now includes the rear section of the site, which was formerly occupied by Centre Point. This increases the total development area of the site by more than 60% to 3.4 acres and as such offers one of the largest residential regeneration opportunities in this part of St Helier.
- 20 Le Bas Centre
- This site could be considered for community use as a facility for the elderly or for residential. If residential, due attention should be given to the air quality and noise issues associated with the proximity of the site to St Saviours Road.
- 21 Wesley Chapel
- This is a mixed use redevelopment with a public square on Wesley Street, as the approved scheme by Naish Waddington.
- A proportion (the percentage to be set by the States) of any residential development will be required to be developed as affordable housing. Non residential developments will be required to contribute, by way of a development contribution to be set by the States, towards the cost of infrastructure and public realm improvements.