

Design guidance for St Helier

August 2012

Purpose and type of consultation

The Consultation Paper sets out the Minister for Planning and Environment's proposals to introduce design guidance for St Helier. This guidance is intended to assist in the development and assessment of proposals for new development in St Helier and to provide clarity in the assessment of development proposals for tall buildings.

The Minister wishes to secure the views and comment of people who are interested in and affected by the design guidance.

Closing date: 21 September 2012

Summary

This guidance deals with the ways in which the character of St Helier can be maintained and enhanced through the process of development control. It consists of three parts:

1. overarching design principles that should be considered during the design and development control phases when development change is proposed;
2. a set of guidelines – character area design guidance – for each of the defined character areas for St. Helier;
3. guidance about how the Island Plan policy for tall buildings (Policy BE5) is to be interpreted and applied.

Taken together these provide a basis for a targeted and effective assessment of the design aspects of planning applications and future development. Their purpose is to maintain and enhance the quality and character of the built environment of each distinct area of St Helier and the town as a whole

Further information

The consultation can be viewed online at: <http://consult.gov.je/portal/>

Printed copies are available from the Department of the Environment, South Hill, St Helier.

Please send your comments to:

Richard Williamson, Principal Planner
Planning and Building Services, South Hill, St Helier, JE2 4US

How to contact us

Telephone 448456
Email r.williamson@gov.je
Fax 445528

This consultation paper has been sent to the following individuals / organisations:

Environment Scrutiny Panel
Cultural Development Officer, Department of Education Sport and Culture
Jersey Architecture Commission
Waterfront Design Group
Association of Jersey Architects
Public Consultation Register
Parish of St Helier Roads Committee
Jersey Heritage
Société Jersiaise
National Trust for Jersey
Save Jersey's Heritage
Council for the Protection of Jersey's Heritage
Chamber of Commerce
Jersey Construction Council

Supporting documents attached

Draft St Helier Design Guidance

Consultation response

To enable responses to be made a series of questions on the proposed changes are set out below. Please feel free to respond to these. You may do this online at <http://consult.gov.je/portal/adopted/pd/uc/uca> or you can detach and submit the questionnaire to the address below.

Name:	Organisation:
Address:	
	Email:

1. There is a need for design guidance for St Helier?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
2. The draft design guidance, based on the work of the St Helier Urban Character Appraisal, will be a helpful tool?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
3. The form of the design guidance is clear and easy to understand and use?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					

4. The definition of the character areas for St Helier accurately reflects the differences between areas of the town?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
5. The objectives for each character area are appropriate and worthy of support?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
6. The specific criteria for each character area are appropriate and worthy of support?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
7. There is a need for more detailed design guidance for Esplanade?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
8. The definition of the character areas for Esplanade (7.a. - 7.d.) is appropriate?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
9. The objectives for each Esplanade character area (7.a. - 7.d.) are appropriate and worthy of support?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
10. The specific criteria for each Esplanade character area (7.a. - 7.d.) are appropriate and worthy of support?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					

11. The Minister's visual guidance for each Esplanade character area (7.a. - 7.d. see pp. 67-68) is appropriate and helpful?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
12. The interpretation of Policy BE5: Tall buildings is clear and helpful?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
13. Character areas provide a useful and appropriate definition of an 'immediate vicinity' for the assessment of proposals for tall buildings?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
14. Tall buildings in St Helier, which are higher than others within the same character area, might be appropriate and acceptable, where they satisfy the criteria set out in Policy BE5 (1.- 5.)?	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					

Please note that consultation responses may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a published report, reported in the media, published on www.gov.je, listed on a consultation summary etc). If you have a particular wish for confidentiality please indicate this clearly when submitting a response.

I agree that my comments may be made public and attributed to me ☐
 I agree that my comments may be made public but not attributed (i.e. anonymous) ☐
 I don't want my comments made public ☐

If you agree to your comments being attributed, please provide your details below:

Name:	Organisation:
Address:	
	Email:

Other comments can be submitted in writing or by email to the address below.

Policy and Projects Section
Department of the Environment
South Hill,
St Helier,
JE2 4US

r.williamson@gov.je

If you or your organisation would like to discuss these proposals further or would like further information, please contact Richard Williamson, Principal Planner on 448456 or r.williamson@gov.je.

Deadline for consultation responses: 21 September 2012.