

15 TOWNSCAPE AND VISUAL IMPACT

Introduction

- 15.1 This chapter identifies the likely significant effects of the proposed JFH on the character of the local townscape, the wider landscape and on the visual amenity of people (receptors).
- 15.2 Effects on townscape and visual amenity are closely related but separately assessed, the former relating specifically to the townscape as a resource and its overall character, and the latter relating to the amenity implications of changes to views.
- 15.3 The townscape baseline identifies the component characteristics and overall character of the townscape, including landmark buildings. Designated landscapes and general townscape are assessed as separate receptors.
- 15.4 The visual baseline identifies existing views to, across or from the application site, and the receptors who experience these views, such as residents, users of public open space, transport routes and publicly-accessible heritage assets.
- 15.5 The baseline townscape and visual environment are surveyed and characterised, then potential receptors are identified and assessed to determine their sensitivity to changes of the type proposed.
- 15.6 Through understanding the proposed JFH in its context, the magnitude of change that would be experienced by each receptor is assessed.
- 15.7 Then, using professional judgement, the sensitivity and magnitude of change for each receptor are combined to give a level of effect, the valency of effect (beneficial, adverse or neutral) is determined, and a conclusion is drawn as to whether the effects are significant or not.
- 15.8 Finally, consideration is given to the ability of any proposed mitigation, such as landscaping or architectural design principles, to reduce adverse effects or enhance beneficial effects in the longer-term.

Policy Context

- 15.9 Relevant documents and policies are set out below.

States of Jersey Revised 2011 Island Plan (2014)

- 15.10 A desktop review of relevant planning policy has been undertaken. Local planning policies are set out in the Revised 2011 Island Plan (States of Jersey, 2014).
- 15.11 Policies considered in this assessment are set out below. Where appropriate, relevant extracts have been included for ease of reference.

Policy SP4 Protecting the natural and historic environment

Policy SP7 Better by design

Policy GD3 Density of development –

“...the Minister for Planning and Environment will require that the highest reasonable density is achieved for all developments, commensurate with good design, adequate amenity space and parking ... and without unreasonable impact on adjoining properties.”

Policy GD5 Skyline, views and vistas –

“The Minister for Planning and Environment will seek to protect or enhance the skyline, strategic views, important vistas, and the setting of landmark and Listed buildings and places. Proposed development that has a seriously detrimental impact, by virtue of its siting, scale, profile or design, in terms of its affect upon or obscuring of the skyline, strategic views, important vistas, and the setting of landmark and Listed Buildings and places will not be permitted.”

Policy GD7 Design quality

Policy NE4 Trees, woodland and boundary features

Policy NE 6 Coastal National Park –

“The primary purposes of the Coastal National Park are:

- the conservation and enhancement of the natural beauty, wildlife and cultural heritage of the National Park;*
- to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.” (Island Plan 2011 [Revised 2014])*

In support of these purposes, the Coastal National Park, as designated on the Proposals Map, would be given the highest level of protection from development and this will normally be given priority over all other planning considerations.

In this area there would be the strongest presumption against all forms of development...”

Policy BE5 Tall buildings –

“...will only be permitted where their exceptional height can be fully justified, in a Design Statement, in urban design terms. Development which exceeds the height of buildings in the immediate vicinity will not be approved.”

Development proposals for tall buildings in the Town of St Helier which fail to justify their exceptional height relative to the following criteria will not be permitted:

- *appropriateness to location and context;*
- *visual impact;*
- *impact on views;*
- *design quality; and*
- *contribution to the character of St Helier...*

Policy BE10 Roofscape.

Island Plan background papers

- 15.12 The St Helier Urban Character Appraisal (October 2005) sets out the findings of an urban character appraisal of the town of St Helier.
- 15.13 This document, in particular the sections relating to character area appraisal and description, and design guidance, was used to support the baseline character assessment and as a source of information on the important and valued elements and characteristics in the town.

Supplementary Planning Guidance

- 15.14 Supplementary planning guidance (SPG) provides assistance and information on policy considerations under the Island Plan, as well as guidance on how to make planning applications. SPG can be issued in a number of different formats and the most relevant to this assessment are referenced below.
- 15.15 Advice notes which offer more detailed information and guidance about the ways in which Island Plan policies are likely to be operated, interpreted and applied in decision making include the Design Guidance for St Helier (January 2013) and the Jersey Design Guide (2008).

Jersey Coastal National Park

- 15.16 The Jersey Coastal National Park includes Elizabeth Castle and the Noirmont Headland, which frame St Aubin's Bay. The presence of this designation increases the value and

sensitivity of the associated landscape and viewpoints. Reference has been made to the States of Jersey's Jersey Coastal National Park Management Plan (Feb 2015)

Guidance

15.17 The documents listed below have been used as guidelines for best practice:

- The Landscape Institute/ IEMA. Guidelines for Landscape and Visual Impact Assessment (GLVIA). Third Edition, 2013;
- Photography and Photomontage in Landscape and Visual Impact Assessment, Landscape Institute Advice Note 01/11; and
- Visual representation of wind farms: good practice guidance: Scottish Natural Heritage. Version 2.2, February 2017.

Approach and Methodology

Guidance and Desk Study

15.18 The TVIA has been carried out in accordance with best practice methodologies and guidance. The assessment methodology has been based on the IEMA / Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition (Published April 2013).

15.19 A desk study review of possible sources of information to establish baseline conditions within the study area was undertaken. In addition to the documents cited above, these sources have included:

- GIS data sets and policy maps showing landscape and townscape designations; and
- Online resources including Bing Maps, Google Earth and Google Street View.

15.20 The study area was determined through desktop study of the potential receptors, relevant policy areas and designations using a basic 3D wireframe model of the proposed development in Google Earth and Google Street View.

15.21 The current assessment follows the methodology adopted for the previous TVIA (submitted as part of application PP/2017/0990) and builds on the desktop research and fieldwork carried out at that time. Some aspects of the previous work are repeated below, in order to provide a full picture of the approach.

Consultation

- 15.22 The States of Jersey have been consulted on the approach to and scope of the assessment, and the extent of the study area. The proposed extent of the study area, the townscape receptors and the selection of representative viewpoints for the original assessment were presented at a meeting with the Department for the Environment on 25 March 2017. Further to this meeting, correspondence outlining recommended viewpoints was received from the States of Jersey. This is presented at Appendix A-1.
- 15.23 Following the meeting, the Principal Planner commented on the proposed set of viewpoints to be included in the assessment. With this advice in mind, the fieldwork was undertaken, which included visiting approximately sixty individual viewpoints. Having applied professional judgement and taking a proportionate approach to the assessment, 18 representative views were chosen to take forward for the original assessment.
- 15.24 The original viewpoints have been re-visited in the light of the Inspector's Report on the previous application (PP/2017/0990), and the inclusion of the Westaway site. The States of Jersey Planning Department were consulted on 6th March 2018 regarding the selection of additional viewpoints, and endorsed the views proposed by the applicant, with the addition of a view from Almorah Crescent.

Visibility and Study Area

- 15.25 The original desk study was reinforced by fieldwork undertaken by qualified landscape architects on 4th and 5th May 2017 to determine the study area, to select a representative set of viewpoints and to understand the visual and townscape context.
- 15.26 Supplementary fieldwork was undertaken in February/March 2018 to identify relevant viewpoints and receptors relating to the inclusion of the Westaway site.
- 15.27 Due to the low-lying urban setting of the application sites, visibility within the local area is restricted to enclosed views along local streets and wider views from open areas such as People's Park, Victoria Park and Parade Gardens. The town of St Helier lies within a bowl-shaped landform formed by a broadly curved ridgeline from Westmount to the north-west, around to Le Mont au Prêtre to the north, St Saviour and Mont Millais to the east and Fort Regent to the south-east. This ridge contains views over the town to those from higher ground within an 800m radius of the town centre.
- 15.28 The Core Study Area has been set as a radius of 1.5km from the sites. This encompasses all townscape and visual receptors with the potential to receive significant effects. Nevertheless, for completeness the assessment has included highly sensitive landscape and visual receptors beyond this area.

15.29 Further afield, views open out across the sea to the west and south-west, with longer-distance views to the site available across St Aubin's Bay from Beaumont (3.1km west-north-west), St Aubin's (4km west) and Noirmont (4.5km south-west).

15.30 A zone of visual influence was defined based on fieldwork and desk study. This indicates the area from which the proposed development may be visible, but does not account for the influence of minor topographical features, vegetation or built form.

15.31 The Viewpoints and Zone of Visual Influence are shown on **Figures 15.1a** and **15.1b** in EIS Volume III.

Receptors

15.32 The proposed JFH is set in an urban location, and in accordance with GLVIA paragraphs 2.1 - 2.8 the application site and its surroundings will not be described as landscape, but as townscape. The types of receptors assessed are described below:

Townscape

15.33 Aspects of the townscape considered in the assessment include:

- Townscape elements include physical features such as built form, streets and spaces, topography, and water courses/bodies. Impacts on these may arise where valued features are lost, gained or substantially modified as a result of the development;
- Aesthetic and perceptual characteristics of the townscape such as scale, texture, complexity, vibrancy historic and cultural aspects and illumination;
- The overall character of the townscape made up of the components and characteristics above; and
- The character and settings of any areas, spaces or landmarks designated specifically for their landscape or townscape value.

15.34 The loss or depletion of important features or characteristics can adversely affect the condition and quality of the townscape as a resource in its own right, as well as its overall character. Conversely, the addition of significant beneficial features, or the removal of detrimental features, can constitute an improvement to the townscape and its overall character.

15.35 For this assessment, townscape receptors have been defined as Urban Character Areas (UCAs), Countryside Character Areas (CCAs) and Landmarks. In reaching judgements about the sensitivity of the receptors and the effects on them, the assessment also

considers relevant designations and constituent elements, and the perceptual characteristics of each area.

15.36 Relevant Character Areas and Landmarks have been identified using a combination of desktop study, fieldwork and the St Helier Urban Character Appraisal (2005). The UCAs, CCAs are mapped on **Figure 15.2**. Relevant landmarks are mapped on **Figure 15.3**.

15.37 The potential townscape effects may comprise the following:

- Direct and indirect effects on physical components, characteristics and the overall character of the local townscape within which the proposed development is located (UCA 7);
- Indirect effects on the characteristics and overall character of the wider townscape and landscape from which the development may be visible or otherwise perceived as part of the setting; and
- Effects on the setting of important landmarks as a result of changes to views to or from them.

Visual receptors

15.38 Visual receptors are defined as the people who experience views that may be affected by the proposed development. Relevant locations include:

- Private viewpoints, such as views from domestic residences or places of work; and
- Public viewpoints, such as roads, footpaths or cycle routes, areas of open space or recreational places and historic buildings with public access.

15.39 These views may be partial or full, glimpsed or direct. Impacts on the visual amenity of a particular receptor may arise where development intrudes into, obstructs or opens up views, or where there is qualitative change to the view (e.g. to the proportion or scale of built development within it).

15.40 Types of viewpoints that can be selected for TVIA include:

- Representative viewpoints, which represent the experience of more than one and often different types of visual receptors;
- Specific viewpoints, chosen because they are key, promoted viewpoints; and
- Illustrative viewpoints, to demonstrate a specific visual issue.

- 15.41 For this assessment, the majority of the selected viewpoints are representative viewpoints representing, for example, views from a group of residential receptors, or from a public space such as People's Park or the beach.
- 15.42 A number of viewpoints are specific, such as the view across St Aubin's Bay from Battery Lothringen at Noirmont Point and the view from the entrance gates of Elizabeth Castle
- 15.43 The viewpoints selected to represent the relevant receptors are mapped on a plan in **Figures 15.1a** and **15.1b**.

Assessment

- 15.44 For each receptor, the baseline condition is described and its value assessed. Three categories of value have been applied, reflecting different frames of reference: State (i.e. Jersey), Local (i.e. St Helier) and Community (i.e. neighbourhood or character area).
- 15.45 The baseline is then reviewed alongside the description of the proposed JFH. Consideration of the proposed JFH takes account of any measures embedded or built into the design to avoid negative effects and reinforce beneficial effects at source. The susceptibility of each receptor to the proposed changes is then assessed (high, medium or low).
- 15.46 Combining judgements on the value of the receptor and its susceptibility to the type of change proposed, gives a receptor's overall sensitivity to change (very high, high, medium, low or very low).
- 15.47 For each receptor, the changes arising from the proposed JFH are described and quantified to give a magnitude of change (very high, high, medium, low or negligible).
- 15.48 Typical criteria used to make judgements on receptor sensitivity, magnitude of change and significance of effect are tabulated. In order to limit the volume of this chapter, these criteria are presented separately in Appendix L-1.
- 15.49 Next the judgements on sensitivity and magnitude of change are combined to give an overall assessment of the significance of effect (very substantial, substantial, moderate, slight or negligible). The valency of the effect (beneficial, adverse or neutral) is then determined. A neutral effect arises where it would have both beneficial and adverse implications, and these are evenly balanced. It should be noted that a neutral effect can still be significant in EIA terms, if the magnitude of change and/or the sensitivity of the receptor are sufficiently high.
- 15.50 Mitigation measures have been incorporated into the scheme to avoid, reduce or compensate for adverse effects where possible. This mitigation takes three forms:

- Modelling of the building footprint and massing so as to minimise its impact on streetscapes, views and skylines;
- Development of detailed principles to inform the architectural design; and
- Preparation of illustrative designs for landscaping and public realm.

15.51 Finally, an assessment of the residual effects is made by reassessing the magnitude of change to each receptor once mitigation measures are in place and have been established.

15.52 The significance of the effects in EIA terms has been determined as follows:

- effects of above-moderate magnitude are automatically significant;
- effects of below-moderate magnitude are not significant; and
- moderate effects may be significant or not significant, depending on the specific circumstances.

Temporal Scope

15.53 The assessment considers the effects on townscape character and visual amenity arising over the life of the project. It will consider construction and operational effects from the proposed JFH based on the project description and assumptions described in more detail in Chapter 3 of this EIS.

15.54 As advocated on pages 51 - 53 of GLVIA3, an iterative design and assessment process has taken place in order to avoid or reduce adverse effects and to create or emphasise positive effects. This is described in more detail in Chapter 3 of the EIS.

15.55 The assessment has considered impacts arising during the construction phase and from the completed and operational development. Since the sites lie within a relatively dense urban setting, there is limited opportunity to provide mitigation in the form of soft landscaping. As a result, a “scheme + mature landscaping” scenario (typically year-of-completion + 10-15 years) has not formally been assessed (e.g. by preparing a specific set of visualizations). However, where landscaping may influence particular views or receptors, this has been taken into account.

Construction effects

15.56 The construction period is anticipated to extend over seven years and will be phased. It will be a complex exercise, involving temporary decanting of hospital activities to allow

demolition and construction to occur. The appearance of the sites will change substantially during this period, giving rise to a sequence of assessment scenarios.

- 15.57 For practical reasons it is impossible to capture these scenarios for assessment purposes. The assessment has therefore been based on a generic scenario that envisages demolition of the main buildings and the presence of tower cranes on both sites. It is assumed that construction activities would incorporate appropriate mitigation, and that the effects are therefore residual.

Operational effects

- 15.58 The operational effects have been assessed for year-of-completion. It is anticipated that construction work and demolitions would be completed by 2026. Although the new buildings will be the main source of impact, consideration has been given to operational features such as lighting and traffic where relevant. Seasonal influences have also been taken into account (e.g. where views may be affected by deciduous vegetation).

Photography

- 15.59 The photographic surveys were carried out by qualified landscape architects who are well versed with the methods and best practice required to produce verifiable photographs to be used in TVIA and visual representations.
- 15.60 Photographs illustrating views from each viewpoint were taken with a full frame Nikon D6100 digital camera using a fixed lens with a 50 mm focal length. Each frame was taken in portrait format, and up to four frames have been stitched together using the 'Rotating Motion' and 'Cylindrical Projection' settings in Microsoft Image Composite Editor software. This provides a panoramic image.
- 15.61 One exception to this is the photographs from Viewpoint 18, which were taken in landscape format with a Canon EOS 60D camera using a zoom lens set to a focal length of 55mm. The sensor on this camera is 22.3 x 14.9mm (not full frame). Accordingly, the viewing distance for this image presented on Figure 15.5 Sheet 24 of 24 has been adjusted to 400mm.
- 15.62 The wide panoramic views are intended to give an understanding of the visual context. The choice of an A3 format is for ease of handling and reproduction. When printed at the correct size on an un-scaled A3 page and viewed at a distance of 300mm (400mm for VP 18) using one eye, the photographs closely represent the view experienced from each viewpoint by the viewer's naked eye. Theoretically, the images should be viewed curved at a radius to match the viewing distance. In practice, however, it is difficult to view the photographs at the exact viewing distance. The images are intended to be viewed with the paper flat and at a comfortable distance with the viewer's arms bent to around 90° (approximately 350mm).

- 15.63 The photographs provide a tool for assessment that can be compared with an actual view in the field; they should never be considered as a substitute to visiting a viewpoint in the field.

Visualisations

- 15.64 The method for preparing photomontages accords with the guidance contained in the Landscape Institute Advice Note 01/11 (Photography and Photomontage in Landscape and Visual Impact Assessment) and in Technical Guidance Note 02/17 (31 March 2017) Visual Representation of Development Proposals. Consideration has also been given to guidance included in 'Visual representation of wind farms: good practice guidance: Scottish Natural Heritage (Version 2, 2014).
- 15.65 A three-dimensional (3D) model of the proposed development is built in computer aided design software (CAD) with material finishes being assigned to the proposed development. The camera positions and surveyed reference points are also modelled in CAD. The virtual camera is located at equivalent co-ordinates and height, and with the same 'lens', orientation and settings as used in the photograph at each viewpoint. The virtual 'reference points' such as built form and boundary features are set at the same heights and co-ordinates as those used as reference points in the photographs.
- 15.66 Virtual photographs of the model are taken or 'rendered' with virtual cameras in the 3D CAD software (3ds Max Design) in positions equivalent to the locations from which the actual photographs were taken at each representative viewpoint. Each virtual view is rendered twice; once with associated reference points and another without.
- 15.67 The virtual photograph of the model is matched to the equivalent baseline photograph from the representative viewpoint, with particular emphasis on ensuring the correct alignment of the 'reference points' to align the model correctly in the image. Once the alignment is made using Adobe Photoshop software, the virtual photograph of the model is superimposed onto the photograph. The parts of the model that would be behind land, trees, buildings or other structures have been removed, so that the visualisation only shows parts of the model that would in reality be visible.
- 15.68 Presentation of photomontages includes a baseline photograph displayed above the relevant photomontage/s for each viewpoint where practicable. Latitudinal and longitudinal coordinates and viewpoint height above ordnance datum (AOD) are noted on the photomontage figure. Additional information on the photomontage figure includes details of the camera, the lens focal length, the horizontal field of view, the orientation of the view, distance of the viewpoint, and the date and time the image was taken.

Development Assumptions

- 15.69 This assessment has been based on the parameter plans and design information set out in Chapter 3 of this EIS and in supporting documents, notably the Design Principles and the Design and Access Statement.
- 15.70 The detailed design and appearance of the proposed buildings and external spaces would be the subject of subsequent Reserved Matters applications. However, they would be expected to comply with the Design Principles. The assumptions and principles of most relevance to this assessment are summarized below.

Massing

- 15.71 The massing concept for the main buildings divides it into a “podium” of 3 storeys, with a recessed 4th storey, which forms the street facades, supporting a central ward block of an additional 2 storeys. The top of the podium would sit at 15.6m above site datum and would include the entrance block facing The Parade. The recessed 4th floor would sit at 20.6m above site datum and would comprise a wing replacing Peter Crill House and an elongated block adjoining Kensington Place.
- 15.72 The enlarged Patriotic Street multi-storey car park would sit between these two levels, at 16.7m above site datum, with the stairwell extending to 19.0m above site datum. The top of the central ward block would sit at 34m above site datum.
- 15.73 For reference, the existing “1980s block” has an overall height of 39.2m and the chimney a height of 46.65m.
- 15.74 The building replacing Westaway Court would comprise two interlocking L-shaped blocks. The “front” block, facing Parade Gardens, would reach a maximum height of 17.9m above site datum, with a step-down to 12.9m along Elizabeth Place. The “rear” block would reach a maximum height of 8.7m, with frontages to Savile Street and the adjoining Maison Le Pape.

Setbacks

- 15.75 All floors above podium level (level 3) would be set back when adjacent to streets, key buildings or spaces. As shown on the massing parameter plan, the width of these setbacks would range from 5.1m to 9.23m, with the majority being 6m. The heights at which these setbacks would occur are as follows:
- Kensington Place: Level 3;
 - Newgate Street: Levels 3, 4, 5 and 6;

- Gloucester Street: Level 3;
- Granite Block forecourt and end facade: Level 3; and
- Granite Block rear: Levels 3, 4, 5 and 6.

Skyline

15.76 The articulation of the massing will create a stepped skyline that is demonstrably responsive to the scale of the surrounding buildings and streets. The configuration of the rooftop plant on the ward block will aim to achieve a simple and visually recessive skyline.

Appearance and Materiality

15.77 The building facades will use a consistent language of materials and articulation that reflects the St Helier Design Guide, whilst responding to the distinctive character of the adjoining streetscapes, e.g. distinguishing between the “residential” character of Kensington Place, the “civic” character of Newgate Street and Gloucester Street, and the more public character of The Parade.

Frontages

15.78 The arrangement of ground-floor uses will replace active frontages associated with the new entrance on The Parade and along part of Kensington Place. In addition, new active frontages will be created on Gloucester Street and the Granite Block forecourt.

External Spaces and Public Realm

15.79 The main areas of public realm will comprise:

- The forecourt to the Granite Block, which will be restored to complement the heritage significance of the building, to facilitate pedestrian circulation and to enhance the Gloucester Street frontage;
- The Parade frontage, which will be developed as a new landscaped public space that complements the main hospital entrance;
- The hospital gardens, which are conceived as an extension of Parade Gardens and to provide a buffer from the adjoining streets; and
- The landscape link to the rear of the Granite Block, which will further enhance the immediate setting of this building.

Survey Limitations

- 15.80 The original photographic survey work was undertaken in May 2017 at a time when deciduous vegetation was in leaf. However, there is limited tree cover in the surrounding area, and it is considered that visibility would not be significantly greater in winter. Nevertheless, where applicable, allowance for any seasonal differences in visibility have been made in the assessment. Supplementary photographic survey work was undertaken in March 2018, before deciduous vegetation came into leaf.
- 15.81 As is usual in TVIA, the assessment was confined to publicly-accessible viewpoints. Impacts on private views (primarily from residential properties) have been inferred from the nearest publicly-accessible locations.

Baseline Conditions

Townscape

Application sites

- 15.82 The sites are located to the north-west of St Helier town centre. The main site consists of the existing General Hospital and adjoining buildings, comprising a disparate collection of buildings and associated infrastructure of varying age, including the 1860 Grade 1 Listed General Hospital Building ‘the Granite Block’ and Gatehouse fronting onto Gloucester Street, the Stafford Hotel, the Revere Hotel and Sutherland Court, the multi-storey car park on Patriotic Street, the Gwyneth Huelin Wing, Peter Crill House and the 8-storey block and main entrance fronting onto Parade Gardens known as the “1980s block”. The variety of building types, combined with the incremental nature of previous development, give the site and the setting of the heritage assets within it a sense of incoherence.
- 15.83 The Westaway site is located to the north-east, on the opposite side of Parade Gardens. It comprises an L-shaped 4-storey block and a 9-storey tower, surrounded by parking and service areas.
- 15.84 The sites are set within a dense urban environment characterised by significant variations in building typology and scale. The surrounding built form generally ranges between 2-6 storeys in height, and the 8-9-storey blocks within the application sites are demonstrably taller than neighbouring buildings.

Adjacent uses

- 15.85 To the north-west the main site is bound by Kensington Place, with a mix of historic and modern buildings along Lewis Street and Peirson Road/St Aubin’s Road. Beyond these lie the Grade 3 Listed places of People’s Park and Victoria Gardens.

- 15.86 To the north-east the site is bound by The Parade and the Grade 2 Listed Place Parade Gardens, which is a formal park of considerable historic, cultural, recreational and civic value.
- 15.87 To the north, Cheapside is a dense historic residential area beyond a short street of the same name with residential uses above retail frontages.
- 15.88 To the south-east the site is bound by Gloucester Street and an area of dense urban form comprising medium to large varied post-war buildings interspersed with occasional historic buildings such as the Grade 2 Listed Jersey Opera House.
- 15.89 This area forms a frontage of generally 4-6 storeys on The Esplanade, beyond which lie Les Jardins de le Mer, the beachfront and the New Waterfront.
- 15.90 The Westaway site is located on the northern side of Parade Gardens, within a densely built-up area of mixed and residential uses. This area is generally of 2-3 storeys in scale, with a pattern of 19thC terraces and villas, interspersed with modern buildings of functional character such as the BBC studios and the ambulance station. To the north, le Clos Couriard site on Rouge Bouillon is in the early stages of redevelopment for a series of 3-5 storey residential blocks.

Townscape Designations

- 15.91 The sites are not covered by any Island or international landscape or townscape designations. In order to avoid double-counting of effects, the following townscape designations will not be assessed as separate receptors, but have been incorporated into the baseline assessment of each character area described below.

Western Gateway Regeneration Zone

- 15.92 Both sites lie within the Western Gateway Regeneration Zone identified in the Island Plan 2011 (Revised 2014). Here it is described as follows (Proposal 14, paragraph 4.73):
- 15.93 *“Western Gateway: the western end of this area marks the entrance to the Town of St Helier from the west, where the road network converges on West Park, dissecting a number of important public open spaces. The area itself, which extends to the north and east towards the heart of the town, is already undergoing change, driven by some of the changes from tourist accommodation to residential development and this may continue to offer regeneration potential. The area also contains some major public institutions, represented by sites occupied by the Hospital, emergency services and States and court buildings.”* (States of Jersey, 2014)

15.94 Whilst not strictly a townscape designation, the City Centre Gateway is highlighted in the Island Plan as an important gateway site into the town and is therefore considered in the baseline assessment of the site and surrounding area.

Conservation Areas

15.95 There are currently no conservation areas defined for St Helier.

Landmark Buildings

15.96 A series of landmark buildings have been identified as part of the St Helier Urban Character Appraisal (2005). The Character Appraisal divides these landmarks into three categories:

- Iconic Landmarks, which exert a “town-wide influence”;
- Major Local Landmarks, which exert a “widespread local influence”; and
- Minor Local Landmarks, which exert a “restricted local influence”.

15.97 The landmarks considered to be of relevance to this assessment are shown on **Figure 15.3**. The existing General Hospital is identified as a Major Local Landmark. This is due primarily to the prominence of the unlisted buildings, notably the “1980s block” and the boiler-house chimney, which are very prominent in views from nearby streets and open spaces and are conspicuous in views across the town centre from locations such as People’s Park.

15.98 The Granite Block is substantially screened by the surrounding buildings, particularly the “1960s block”, such that its visual influence is largely confined to Gloucester Street. Nevertheless, it is a distinctive building that makes a positive contribution to the townscape. For the purposes of this assessment, a distinction has therefore been made between the unlisted buildings and the listed buildings (primarily the Granite Block) on the main hospital site.

15.99 The following Iconic Landmarks are of relevance to this assessment:

- St. Thomas’ Church: The “largest church in the Channel Islands”, the spire of which is conspicuous on the skyline;
- Almorah Terrace/Victoria Crescent: The “finest Regency terrace” in Jersey, built in 1844-5 on rising ground to command extensive views across the town centre to the sea;

- Fort Regent: An extensive Napoleonic-era (1806-14) fortress occupying Mont de la Ville, occupied since the 1970s by a leisure/entertainment centre with a distinctive domed and peaked roofline; it is widely visible in eastward views across the town centre;
- Power Station Chimney, La Collette: A 92m high chimney completed in 1973, it is widely visible in views across the harbour and St. Aubin's Bay; and
- Elizabeth Castle: A late 16thC fortress built on L'Islet, and subsequently much enlarged, the castle is widely visible in views across St. Aubin's Bay and from the waterfront and Victoria Avenue.

15.100 Other landmarks in the general vicinity of the sites, or with potential inter-visibility, comprise:

- The Opera House, Gloucester Street: a Minor Local Landmark that is appreciated mainly as part of the immediate streetscape;
- La Fregate: a Minor Local Landmark that is conspicuous from the Esplanade and Les Jardins de la Mer; and
- Recent Waterfront Development: a Major Local Landmark comprising 6-8 storey residential and hotel buildings, which are visible from the Esplanade and the western approach to the town.

Coastal National Park

15.101 The Coastal National Park (CNP) is designated by the States of Jersey and is defined in the CNP Management Plan and protected under Island Plan Policy NE 6. There is, however, no explicit policy protection for outward views from the National Park.

15.102 The Park incorporates much of Countryside Character Area (CCA) A2 Cliffs and Headlands: South-West Headlands, and includes two of the viewpoints used in this assessment: Elizabeth Castle and Noirmont (ref **Figure 15.3**).

Heritage Assets

15.103 The significance and settings of listed buildings and listed places has been considered in Chapter 11 'Historic Environment' of this EIS.

15.104 Heritage assets have only been considered in this assessment where they function as townscape features (e.g. are identified as landmarks within the Urban Character Appraisal) or are publicly-accessible and therefore perform an amenity role. Some heritage assets perform both functions (e.g. Fort Regent). The extent to which Listed

Buildings, Listed Places and Landmark Buildings contribute to the character of the townscape is considered in the baseline assessment of sensitivity of the townscape and wider landscape character areas.

St Helier Urban Character Appraisal

15.105 The character of St Helier has been appraised in the St Helier Urban Character Appraisal (2005). This identifies 10 Character Areas, referred to below as Urban Character Areas (UCAs). The application sites lie wholly within a single UCA: 7 The Parade and Esplanade. This is the only UCA that would experience direct effects on its constituent elements and overall character. The other UCAs would only receive indirect effects on their settings as a result of the proposed development.

15.106 This assessment only describes and assesses potential effects on the surrounding UCAs that are considered to have a potential to be significantly affected due to their proximity or inter-visibility with the proposed development. These UCAs are:

- UCA 1 West Esplanade and Elizabeth Castle;
- UCA 4 Fort Regent;
- UCA 6 New Waterfront;
- UCA 7 The Parade and Esplanade;
- UCA 8 Town Centre Core;
- UCA 9 Town Centre North; and
- UCA 10 Town Edges/Slopes.

UCA 1 West Esplanade and Elizabeth Castle

15.107 Viewpoints 9 and 15 are within this UCA. Key characteristics (as defined by the St Helier Urban Character Appraisal and confirmed by fieldwork) are:

- The boundaries between St Helier and First Tower are blurred by continuous development;
- Elizabeth Castle and Hermitage provide an 'iconic' landmark within the Coastal National Park and are significant historical structures and cultural sites, having played a role from the earliest origins of St Helier through to the Second World War;

- The character of the area is dominated by natural features and is defined by extensive scenic, panoramic views across St Aubin's Bay with open expanses of sea and sky;
- The sea wall represents an abrupt and significant edge; and
- A distinct promenade character with predominantly leisure-related activity, especially walking and cycling along the waterfront path and recreational use of the beach.

Value

15.108 Elizabeth Castle and Hermitage form part of the Coastal National Park. There are elements of townscape merit which are protected or valued through local or neighbourhood planning policies and designations, such as listed buildings, including the Grade 1 listed Elizabeth Castle and Hermitage. There are no other townscape specific designations in this UCA. The setting of this UCA is considered to be of **state** townscape value

Susceptibility

15.109 The quality and condition of the townscape and natural coastal landscape elements is moderate with some prominent detracting elements such as the sea wall, large-scale modern development, main roads and associated infrastructure along the frontage. The prominent natural coastal features, the Castle and the town frontage contribute to a strong sense of place. It is an open and exposed landscape area with high levels of activity and disturbance, partially shielded by the sea wall. Susceptibility to change of the type proposed is **high**.

Sensitivity

15.110 Combining this receptor's state level value with its high susceptibility to change, its setting is assessed as having a **very high** sensitivity to change.

UCA 4 Fort Regent

15.111 Viewpoint 14 demonstrates the views out from within this UCA. Key relevant characteristics (as defined by the St Helier Urban Character Appraisal and confirmed by field work) are:

- A large, steep-sided rocky outcrop, topped with historic fortifications and the distinctive roof of the leisure centre, which is an important community facility;
- The promoted Fort Regent Historic Trail offers commanding views over the town;

- It is a significant historical site with the fort roof listed Grade 3 and Fort Regent and South Hill Battery listed Grade 1;
- Fort Regent is an iconic landmark and an important vantage point with commanding views over the town and coastline; and
- The rock outcrop creates a series of edges that are important in separating the main part of St Helier from the Havre de Pas area.

Value

15.112 This is a locally designated and important site forming a significant landmark and offering commanding views over the town, including those from the Fort Regent Historic Trail. It is of **state** value.

Susceptibility

15.113 The views from this UCA are expansive, open and panoramic. The scene in these views is complex, surrounded by dominant views of the town in the middle-ground, but extending to the coast and seascape to the west, south and south-east. La Collette and the industrial port and marinas are prominent to the south and south-west. The area's visual setting is important and a significant part of the experience, but is complex, varied and robust. It is able to accommodate changes of the type proposed. Its susceptibility to change is **Low**.

Sensitivity

15.114 Combining this receptor's state level value with its low susceptibility to change, its setting is assessed as having a **medium** sensitivity to change.

UCA 6 New Waterfront

15.115 Key relevant characteristics (as defined by the St Helier Urban Character Appraisal and confirmed by field work) are:

- The area comprises reclaimed land, and has created a new edge that has widened the distance between the historic town and the water;
- The area comprises modern development of substantial scale, focussed around a major new leisure development away from the water. Industrial and transport-related activities take place on the water's edge to the south;
- It is distinguishable from the rest of the town by its contemporary architecture featuring man-made materials, street layout, and public open spaces at Les Jardins de la Mer; and

- Activity is mostly internal to the leisure development, but there are attractive views from recreational paths internally to the new marina and externally to St Aubin's Bay, Elizabeth Castle and back to the elevation of the town facing the Esplanade.

Value

15.116 There are no townscape or landscape designations in this area and the townscape and its setting are of **community** value.

Susceptibility

15.117 This is a large-scale and varied townscape with a range of attractive and less attractive modern to contemporary built form. Vacant plots and parking areas reduce its sense of coherence. Visual connection to the town and coast is limited but attractive where available. This is a robust area and can accommodate significant change to its setting, which is considered to be of **low** susceptibility.

Sensitivity

15.118 Combining this receptor's community value with its low susceptibility to change, its setting is assessed as having a **very low** sensitivity to change.

UCA 7 The Parade and Esplanade

15.119 This is the "host" character area in which both application sites are located. Their relationship to it is shown in **Figure 15.4**. Viewpoints 1,2,3,4,5,7,8 and 19-26 are within this UCA. Key relevant characteristics (as defined by the St Helier Urban Character Appraisal and confirmed by field work) are:

- The Esplanade represents an historic built edge but now comprises a prominent and incoherent collection of modern buildings;
- Parts of the original 18th century street and block pattern have been retained and, away from the Esplanade, includes some of the earliest buildings in St Helier, many of which are listed including the Grade 1 General Hospital Granite Block, Entrance Lodge and Bell Tower and others on Kensington Place, in Cheapside and on Gloucester street;
- Frontages throughout the area are consistently flush with the pavement;
- Significant areas of post-war redevelopment, especially along the Esplanade and between Gloucester Street and Kensington Place;
- The hospital acts as a major local landmark and a key land use in the area;

- Business and office use predominates in the east of the area; and
- Parade Gardens is the only significant public green space in the town centre. It is an attractive and identifiable listed place, and includes several key town memorials giving it civic and cultural significance.

Value

15.120 Though there are no townscape specific designations in this UCA, there are elements of townscape merit which are protected or valued through local or neighbourhood planning policies, such as landmark buildings, listed buildings including the Grade 2 opera house, properties in Cheapside and on Kensington Place, the Grade 1 General Hospital complex including the 1860s Granite Block, Entrance Lodge and Bell Tower, and the listed place, Parade Gardens. This UCA is of **local** townscape value.

Susceptibility

15.121 The quality and condition of the townscape is generally good but with some detracting elements. There are some higher-quality and locally distinctive but disparate historic elements, which contribute to sense of place. However, these are mixed with buildings of indifferent character that detract from the cohesiveness of the area, especially along the Esplanade and between Gloucester Street and Kensington Place. In addition, the prevailing built scale of 2-4 storeys is punctuated by a number of taller buildings, including the 8-storey Entrance Block on the main hospital site, the 9-storey block at Westaway Court and 6-storey buildings along The Esplanade.

15.122 This area is generally intact with a moderate sense of place. This is not a tranquil area and has high levels of activity and disturbance. The visual setting of this area has a **medium** susceptibility to change of the type proposed.

Sensitivity

15.123 Combining this receptor's local value with its medium susceptibility to change, it is assessed as having a **medium** sensitivity to change.

UCA 8 Town Centre Core

15.124 For reference, Viewpoints 12 and 13 are within this UCA. Key relevant characteristics (as defined by the St Helier Urban Character Appraisal and confirmed by field work) are:

- The most densely built-up part of the town, forming its historic heart lying in the centre of the low-lying, bowl-shaped basin. This area is the primary focus of daytime activity and a vibrant, colourful place during business hours;

- Streets, spaces and block patterns were shaped during the earliest days of St Helier and provide a visual consistency that overrides the diversity of architecture;
- The historic built form predominantly comprises Victorian and Edwardian commercial buildings, but they are now interspersed with a wide variety of 20th century buildings, often of larger scale;
- Some historic narrow plots remain, but many have become amalgamated, and frontages are typically flush with the pavement;
- Landmark buildings include: States Buildings, Parish Church, Wesley Grove Methodist Chapel, Central Market, Town Church, States Building, Pomme d'Or Hotel and Wesley Street Former Methodist Chapel; and
- Urban form is defined by typically narrow streets, creating tightly framed vistas, sometimes terminating at landmark buildings, most notably: Halket Place to the Wesley Grove Methodist Church and Beresford/Peter Street to the old Wesley Street Church. The density of the area also limits its inter-visibility with surrounding areas and its susceptibility due to intrusion from external developments.

Value

15.125 Although there are no townscape designations in this UCA, there are many elements of townscape merit which are protected or valued through local or neighbourhood planning policies, such as landmark buildings, listed buildings, including those listed above. This UCA is of **local** townscape value.

Susceptibility

15.126 The quality and condition of the townscape is good but with some detracting elements. This area is generally intact with many high-quality and locally distinctive historic assets, which contribute to a strong sense of place. This is not a tranquil area and it has high levels of pedestrian and slow-moving vehicular activity and disturbance. In view of the area's limited inter-visibility with the surrounding townscape, its setting is considered to have a **medium** susceptibility to change of the type proposed.

Sensitivity

15.127 Combining this receptor's local value with its medium susceptibility to change, its setting is assessed as having a **medium** sensitivity to change.

UCA 9 Town Centre North

15.128 Key relevant characteristics (as defined by the St Helier Urban Character Appraisal and confirmed by field work) are:

- The area is defined to the north and east by the escarpment slopes (UCA 10 below);
- St Thomas's Church is an iconic landmark for St Helier. Local landmarks and listed buildings include St Mark's Church, the gasometer, the Odeon Cinema, the brewery on Ann Street and the Masonic Temple on Stopford Road;
- Axial, framed views along streets laid out in an orthogonal pattern, with frontages predominantly flush with the pavement;
- This area comprises the highest-density residential part of the town, retaining a relatively high proportion of narrow plot widths compared to adjacent areas;
- Several streets comprise a high proportion of original fabric and include numerous listed buildings; and
- Street activity is generally minimal with very little public open space, although Springfield Stadium becomes a major generator of activity during key events.

Value

15.129 There are no townscape specific designations in this UCA, although there are some elements of higher townscape merit and many moderate ones, which are protected or valued through local or neighbourhood planning policies, such as landmark and listed buildings. This UCA is of **local** townscape value.

Susceptibility

15.130 The quality and condition of the townscape is good but with some detracting elements. This area is generally intact with many high quality and locally distinctive historic assets, which contribute to a coherent sense of place. This is a more tranquil area with low levels of pedestrian and some vehicular activity and disturbance. Views within this area are important, although outward views are not a defining feature. The setting has a **medium** susceptibility to change of the type proposed.

Sensitivity

15.131 Combining this receptor's local value with its medium susceptibility to change, its setting is assessed as having a **medium** sensitivity to change.

UCA 10 Town Edges/Slopes

15.132 For reference, Viewpoints 6, 10, 11 and 27 are within this UCA. Key relevant characteristics (as defined by the St Helier Urban Character Appraisal and confirmed by field work) are:

- Steeply sloping ground representing a significant boundary around the north and eastern margins that contain St Helier, and forming an important green backdrop to many town centre street-scenes;
- A number of distinctive trees on the sloping ground and ridge;
- Important views from the higher ground across the roofscape of the town centre, towards the coast and sea beyond, in particular those from recreational routes at West Park;
- A dispersed urban grain comprising predominantly low density, undistinguished 20th century villas or apartments, usually set back from the pavement; and
- A few iconic landmark listed buildings perched on the slopes or the ridge, including set-piece terraces such as Victoria College and Almorah and Victoria Crescents.

Value

15.133 There are no townscape or landscape specific designations in this UCA. There are a few elements of townscape merit which are protected or valued through local or neighbourhood planning policies, such as landmark buildings and listed buildings, and the Grade 3 listed places at Westmount Gardens and Lower Park. This UCA is of **local** townscape value.

Susceptibility

15.134 The quality and condition of the townscape is good with few detracting elements. This is a relatively tranquil area with low levels of pedestrian and vehicular activity. This UCA forms an important part of the setting of St Helier and provides important views over the town and coast. These views contribute to a strong sense of place and to the setting of St Helier, and are an important and defining feature of the UCA. Its setting has a **high** susceptibility to change of the type proposed.

Sensitivity

15.135 Combining this receptor's local value with its high susceptibility to change, its setting is assessed as having a **high** sensitivity to change.

Island-Wide Countryside Character

15.136 The wider landscape character of Jersey is assessed and characterised in the States of Jersey Planning and Environment Committee's Countryside Character Appraisal by Land Use Consultants (1999). The proposed development lies within the Urban Area of St Helier, which is not covered in the Countryside Character Appraisal.

15.137 It is recognised, however, that the proposed development may have effects on views to/from, and thereby the setting of, wider landscapes and seascapes beyond the urban area.

15.138 Based on fieldwork and reviewing the Zone of Visual Influence, potential effects from the proposed development are limited to the Coastal Areas to the south and west of the site, within and around St Aubin's Bay.

15.139 The relevant Countryside Character Types and Areas are identified in **Table 15.1**.

Table 15.1: Countryside Character Types and Areas

Countryside Character Types	Countryside Character Area (CCA)
A - Cliffs and Headlands	A2 South West Headland
B - Coastal Plain	B3 South Coast Urban
G - Bays with Intertidal Flats and Reefs	G3 St Aubin's Bay

CCA A2 South West Headland

15.140 For reference, Viewpoint 18 is within this CCA. Key relevant characteristics (as defined by the Countryside Character Appraisal and confirmed by field work) are:

- Designated heathland habitat of great importance, forming part of a suite of interrelated and interdependent habitats;
- Affords spectacular public views from designated recreational routes, looking over the south and west coasts of the Island, embracing the sweeping curve of St Aubin's Bay;
- Views combined with open character and sense of wilderness give the headlands a very high public appeal;
- An international archaeological site of importance containing some of the earliest Neanderthal finds in Europe and important records of Jersey's Neolithic/Bronze Age landscape;
- West-facing headlands include the main concentration of Second World War structures and fortifications built as part of the 'Atlantic Wall' defences.

Value

15.141 There are numerous important statutory designated sites in this area and it is of high public appeal for natural, geological, amenity, cultural and historic value. It is also part of the Coastal National Park and is of **state** value.

Susceptibility

15.142 The landscape in this area is in good condition, but subject to encroachment and degradation through heavy visitor use, especially around sites of interest and car parks.

15.143 It has a strong and distinctive sense of wilderness and remoteness, which is under threat from visual intrusion of development on the edge of the heathland, including 'tall' structures. It is an open and large scale exposed landscape with important long and impressive coastal views. It is a rare and fragile landscape.

15.144 Its visual setting is considered to be **highly** susceptible to change of the type proposed.

Sensitivity

15.145 Combining this receptor's state-level value with its high susceptibility to change, its setting is assessed as possessing a **very high** sensitivity to change.

CCA B3 South Coast Urban

15.146 Viewpoints 16 and 17 are within this CCA. Key relevant characteristics (as defined by the Countryside Character Appraisal and confirmed by field work) are:

- The low-lying curving arc of land around St. Aubin's bay extending inland to the slopes of the escarpment;
- Important Neolithic remains at Ville es Nouaux, a proposed ancient monument SSI;
- The historic land cover of sand dunes, wetland and marsh has largely been lost as a result of land drainage, construction of the sea wall and subsequent development;
- The south coast plain has accommodated a large amount of development so that open countryside is now confined to isolated locations.

Value

15.147 The character area contains isolated internationally important sites; a biodiversity site at L'Ouaisné and an archaeology site at Ville es Nouaux. Overall it is considered to be of **local** value.

Susceptibility

15.148 The South Coast character area has largely been urbanised and relict coastal plain landscapes are confined to a few isolated locations. Given the substantial development, there is no overall intactness or integrity of character. The agricultural land around Le Manoir de la Haule and the pine-planted grass verges of the coastal roads are important as open areas within an otherwise densely developed coastal plain.

15.149 Its visual setting is considered to be of **low** susceptibility to change of the type proposed.

Sensitivity

15.150 Combining this receptor's local level value with its low susceptibility to change, its setting is assessed as having a **low** sensitivity to change.

CCA G3 St Aubin's Bay

15.151 Viewpoints 15, 16, 17 and 18 are not strictly within this CCA, they overlook it, or are from the edges of it, and are broadly illustrative of the character of the area. Key relevant characteristics (as defined by the Countryside Character Appraisal and confirmed by field work) are:

- A wide, sweeping, south-facing bay stretching for about 3km from St. Aubin to Elizabeth Castle and La Collette at St Helier;
- It has a shallow, gently sloping shore profile, revealing an extensive sandy beach at low water;
- The bay is sheltered by the Noirmont headland, protecting it from prevailing winds and the Atlantic swell;
- The area forms part of the Jersey Shoreline Important Bird Area (IBA), with exceptionally high marine biodiversity status, important winter wader roosts and feeding areas, and Zostera beds which are a priority habitat of great importance for wintering birds;
- St. Aubin's Fort and Elizabeth Castle are distinctive features in seaward views;
- Hermitage Rock is where St. Helier is reputed to have lived as a hermit in the sixth century; and
- The bay is used intensively for water sports and is an important resource for beach recreation.

Value

15.152 This area contains a collection of environmental features which are of great importance, particularly in terms of biodiversity, recognised at the International level (RAMSAR). It also includes important heritage features in the form of Elizabeth Castle, St Aubin's Fort and the Hermitage. The beach and coastline are one of the Island's prime tourist assets.

15.153 The seascape character of this CCA is of **state** level value.

Susceptibility

- 15.154 The valued aspects described above combine to create a unique seascape which contributes positively to the character and perception of Jersey. The large area exposed at low tide provides an open expanse of beach with a sense of remoteness from the built-up coast and of shelter offered by the headlands either side. These perceptual characteristics are already threatened by land reclamation and marina development to the east.
- 15.155 The valued environmental features are unique and generally irreplaceable. The area has limited ability to accommodate development of any type and a **high** susceptibility to change.

Sensitivity

- 15.156 Combining this receptor's Island level value with its high susceptibility to change, its setting is assessed as having a **very high** sensitivity to change.

Landmark Buildings

- 15.157 The relevant landmarks identified in the Urban Character Appraisal are evaluated below broadly in the order of their proximity to the application sites.
- 15.158 The General Hospital is categorized as a Major Local landmark in the Urban Character Appraisal. It is considered to be of **local** value (reflecting its prominence within the townscape). The unlisted buildings within the hospital, notably the 8-storey Entrance Block, are considered to be of **low** susceptibility (due to their indifferent architectural quality), resulting in a **low** degree of sensitivity. The listed buildings, notably the Granite Block, are considered to be of **medium** susceptibility, resulting in a **medium** degree of sensitivity.
- 15.159 The Opera House is categorized as a Minor Local Landmark in the Urban Character Appraisal. It is considered to be of **local** value (reflecting its listed status and its cultural importance) and **medium** susceptibility (because of its limited visual influence), resulting in a **medium** degree of sensitivity.
- 15.160 La Fregate is categorized as a Minor Local Landmark in the Urban Character Appraisal. It is considered to be of **community** value (reflecting its socio-economic role) and of **low** susceptibility (because of its modern design and limited visual influence), resulting in a **low** degree of sensitivity.
- 15.161 The new waterfront development is categorized as a Major Local landmark in the Urban Character Appraisal. It is considered to be of **community** value (reflecting its

socio-economic role) and of **low** sensitivity (due to its modern design and large footprint), resulting in a **very low** degree of sensitivity.

15.162 St. Thomas' Church and Almorah Terrace are categorized as Iconic Landmarks in the Urban Character Appraisal. They are considered to be of **local** value (because of their historic and cultural importance) and **high** susceptibility (because of their intentional visibility), resulting in a **high** degree of sensitivity.

15.163 Fort Regent is categorized as an Iconic Landmark in the Urban Character Appraisal. It is considered to be of **state** value as both an historic and recreational asset, and of **medium** susceptibility (because both its appearance and its setting have been altered by modern development), resulting in a **high** degree of sensitivity.

15.164 The chimney at la Collette power station is categorized as an Iconic Landmark in the Urban Character Appraisal. It is considered to be of **local** value (because of its role as a landmark) and of **negligible** susceptibility (due to its scale and functional appearance), resulting in a **very low** degree of sensitivity.

15.165 Elizabeth Castle is categorized as an Iconic Landmark in the Urban Character Appraisal. It is considered to be of **state** value (because of its listed status and religious associations) and of **high** susceptibility (because of the contribution its setting makes to its significance), resulting in a **very high** degree of sensitivity.

15.166 The townscape and landscape receptors, including relevant landmarks, are summarized in **Table 15.2** below.

Table 15.2: Summary of Townscape and Landscape Receptors

Receptor	Sensitivity
Host Urban Character Area	
UCA 7 The Parade and Esplanade	Medium
Surrounding Urban Character Areas	
UCA 1 West Esplanade and Elizabeth Castle;	Very High
UCA 4 Fort Regent	Medium
UCA 6 New Waterfront	Very Low
UCA 8 Town Centre Core	Medium
UCA 9 Town Centre North	Medium
UCA 10 Town Edges/Slopes	High
Surrounding Countryside Character Areas	
CCA A2 South West Headland	Very High
CCA B3 South Coast Urban	Low

Receptor	Sensitivity
CCA G3 St Aubin's Bay	Very High
Host Landmark Building (Major Local)	
General Hospital: Unlisted Buildings	Low
General Hospital: Listed Buildings	Medium
Surrounding Minor Local Landmarks	
Opera House	Medium
La Fregate	Low
Surrounding Major Local Landmarks	
New Waterfront Development	Very Low
Surrounding Iconic Landmarks	
St. Thomas' Church	High
Almorah Terrace	High
Fort Regent	High
Power Station Chimney	Very Low
Elizabeth Castle	Very High

Visual Receptors

15.167 The dense urban environment confines visibility from within the surrounding built-up area to framed views along streets adjacent to or aligned with the application site.

15.168 Middle-distance views towards the site are generally restricted from the south-east, due to building heights. Beyond Fort Regent, they are almost entirely obscured by topography. To the north-west views are more open, due to the elevated land near Westmount Road and People's Park.

15.169 Elevated views of the site are obtained elsewhere around the St Helier escarpment, although these are more distant and the sites are seen as a small part of the complex urban scene and are generally not prominent.

15.170 Longer-distance views towards the application sites are available from the coastline to the south and west. These include views along the waterfront and across St Aubin's Bay from Beaumont, St Aubin and Noirmont.

15.171 The main categories of visual receptors likely to be affected by the development comprise:

- Road users;

- Pedestrians;
- Residents;
- Recreational users of public open space, viewpoints, beaches, the promenade etc;
- Employees in businesses, including town centre offices; and
- Staff/pupils in local schools.

Road users

15.172 Relevant receptors in this category include users of the following streets:

- Victoria Avenue;
- St Aubin's Road;
- Esplanade;
- La Route de la Libération;
- Pierson Road;
- Gloucester Street;
- Kensington Street;
- Kensington Place;
- Patriotic Street;
- Cheapside;
- York Street;
- Newgate Street;
- Sand Street; and
- other nearby secondary roads.

15.173 The amenity of the views experienced by these receptors is considered to be of **community** value. In all cases, the attention of receptors navigating these busy routes is unlikely to be focused on enjoyment of their surroundings. Views out from these locations are already dominated by built form, infrastructure and visual clutter such as traffic. Their susceptibility to change is considered to be **low**. The visual amenity of these receptors is therefore considered to have a **very low** sensitivity to change.

Pedestrians

15.174 Pedestrians using the streets identified above, as well as sections of other streets in the wider area, will experience views of the development over a range of distances and for varying duration, depending on their routes. Many pedestrians are likely to experience such views on a daily basis (e.g. as they walk to/from work). The amenity of these receptors is considered to be of **local** value, and their susceptibility is considered to be **low**, since the purpose of most journeys is unlikely to be recreational. Their overall sensitivity has therefore been assessed as **low**.

Residents

15.175 A substantial number of residential receptors currently experience views towards the sites, due to the prominence of the existing buildings in short-range views along nearby streets and in medium- to longer-distance views from the residential areas occupying higher ground around the town centre. In order to ensure that the assessment remains focussed on those receptors that are more likely to experience significant effects, this study has concentrated on those locations from which residential views could be obstructed, opened up or substantially changed in character. These locations include properties in:

- Kensington Place;
- Gloucester Street;
- Newgate Street;
- Elizabeth Place, Elizabeth Lane and Cheapside;
- St John's Road, Old St John's Road and Westmount Road; and
- Rouge Bouillon and Savile Street.

15.176 For this assessment it has been assumed that views of and from these dwellings are of **local** (i.e. town-wide) value. Given the urban and highly varied character of these views, they are considered to be of **medium** susceptibility. The sensitivity of these receptors to changes in their views is therefore assumed to be **high**.

Recreational receptors

15.177 These include users of public realm, defined access routes and open spaces in the following locations:

- Parade Gardens;
- Victoria Park;
- People's Park;

- Les Jardins de la Mer;
- Fort Regent;
- St Aubin's Promenade;
- Victoria Marine Lake;
- St Aubin's Bay beach and bay;
- the villages of Beaumont and St Aubin; and
- the Coastal National Park.

15.178 It should be noted that pedestrians using streets are categorized as transport rather than recreational receptors, since they are likely to be doing so for purposes other than recreation.

15.179 Due to the community and heritage importance of many of these spaces, the views from them are considered to be of **local** value. However, many of these locations are within busy urban settings with diverse built form and infrastructure either dominant in the foreground or prominent in the middle-distance of views. These include Parade Gardens, Le Jardins de le Mer and Victoria Park. At these locations, people's focus will largely be internal to the park itself and to a lesser extent on the surrounding townscape. These receptors are therefore considered to have a **medium** susceptibility to accommodate change, resulting in a **medium** degree of sensitivity overall.

15.180 People enjoying views from Elizabeth Castle, Beaumont, St Aubin, Noirmont, St Aubin's Promenade, Victoria Marine Lake, St Aubin's Bay beach and people in leisure craft in the bay are in less built-up settings. In these cases, the townscape is prominent within the middle-distance or backdrop of views. People's attention is focussed more on views away from the town, towards the sea and along the coast. The visual amenity of people enjoying views from these locations is considered to have a **high** susceptibility to change, giving rise to a **high** degree of sensitivity.

15.181 People's Park and Fort Regent are both large and distinct enough places to form 'islands' within their busy urban settings. As a result of the elevated and often open views from them, people's attention is more likely to be focussed on their townscape setting. The susceptibility of these receptors is considered to be **high**, giving rise to a **high** degree of sensitivity.

Educational and Employment receptors

15.182 Receptors of business premises, typically occupying the upper storeys of office blocks such as HSBC House, Lord Coutanche House, Kingsgate House and Spectrum House are represented by VP 12 and VP 13. No significant views were found during fieldwork from the following educational facilities: Highland School, Beaulieu Convent School and

Victoria College. However, there are likely to be a limited number of views from these schools and they are broadly represented by VP 12.

15.183 These educational and employment receptors are all within a busy urban setting dominated by diverse built form and infrastructure. People using these facilities are unlikely to be focused on enjoyment of views of the surrounding townscape. Their visual amenity is considered to be of **community** value and their susceptibility **medium**, giving rise to a **low** degree of sensitivity.

Heritage assets

15.184 Heritage assets have been assessed within the preceding receptor categories, rather than as visual receptors in their own right. For example, historic buildings in residential use have been assessed as residential properties, whilst assets that are publicly accessible have been assessed as recreational receptors. Heritage assets have, however, been assessed on the basis of their contribution to the townscape or their function as landmarks, as explained earlier in this chapter.

Summary of Visual Receptors

15.185 The sensitivity of the identified visual receptors may be summarised as follows:

- Road users: Very Low;
- Pedestrians: Low;
- Residents: High;
- Users of Urban Spaces (Parade Gardens and Victoria Park): Medium;
- Users of People's Park, landmark viewpoints, the National Park, the bay, beaches and promenade: High; and
- Employees and schools: Low.

Assessment Viewpoints

15.186 A total of 27 viewpoints (VPs) have been selected to represent the visual receptors included in this assessment. These have been based on the 18 views selected for assessment of the original scheme, as modified and supplemented to take account of the Inspector's comments and inclusion of the Westaway Court site. The views have been agreed through consultation with the States of Jersey. The viewpoints are shown on **Figure 15.1a and 1b**, in **Appendix L-1**.

- 15.187 The appraisal of the baseline views, comprising a description and the identification of the receptors relevant to each, is set out in **Table 15.3**.
- 15.188 The assessment of the effects of the completed development on these views, comprising a descriptive commentary and the categorisation of effects on the identified receptors, is set out in **Table 15.4**. The basis for the evaluation of these effects, including their valency and significance, is explained in the text.
- 15.189 The predicted effects of the completed development were used as a framework for identifying the likely effects of the demolition and construction phase, as explained in the following text.

Table 15.3: Baseline Appraisal of Assessment Views

VP	Description and location	Existing view	Receptors represented	Sensitivity
1	View from the north-east corner of Gloucester Street and Sand St junction, 37m south of the site. Lat. 49.186506 Long. -2.1132696	Close distance and narrow representative view looking north-east along Gloucester Street. The foreground of the view is framed by the built form on both sides of the road. The main detracting element in the view is moving traffic. In the middle distance to the left the cluster of buildings which are part of Jersey General Hospital are visible. The buildings are set back from the street, helping to break its linearity, and are of distinctive but varied architectural styles. At the end of Gloucester Street, trees within Parade Gardens form the skyline.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Listed Hospital Buildings.	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Minor Local Landmark: Opera House	Medium
			Visual Receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
2	View from the south corner of Gloucester Street and The Parade junction, 15m east of the site. Lat. 49.187351 Long. -2.1111198	Close distance and narrow representative view looking south-west along Gloucester Street. The foreground of the view is framed by the built form on both sides of the road. The main detracting element in the view is moving traffic. In the foreground and middle distance to the right the Jersey General Hospital buildings are visible. They are set back from the street, helping to break its linearity, and are of distinctive but varied architectural styles, which makes them the main dominant feature in the view. At the end of Gloucester St, is possible to see the canopy of trees within Les Jardins de la Mer.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Listed Hospital Buildings.	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Minor Local Landmark: Opera House	Medium
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low

VP	Description and location	Existing view	Receptors represented	Sensitivity
			Visual receptors: Residents on Gloucester Street	High
3	View from the north-east end of Gloucester Street near the Parade Gardens, 87m east of the site. Lat. 49.187711 Long. -2.1102454	Medium distance and funnelled representative view looking south-west along Gloucester Street from the Parade Gardens. The view is framed on both sides by lines of trees which soften the built form beyond. The main detracting element in the view is moving traffic in the middle distance. Also in the middle distance to the right the Jersey General Hospital buildings are visible. They are set back from the street, helping to break its linearity. In the background, at the end of Gloucester St, is just possible to make out the canopy of trees which are part of Les Jardins de la Mer.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Listed Hospital Buildings.	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Important Urban Space: Parade Gardens	Medium
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents in The Parade and Savile Street	High
			Visual receptors: Users of Parade Gardens	Medium
4	View from the north corner of Cheapside and Elizabeth Ln junction, 84m north of the site. Lat. 49.188686 Long. -2.1121685	Close distance and filtered enclosed representative view looking south-west along Kensington Place. The vista down Kensington Place is framed by the medium-rise built form on both sides of the road and terminates in views out to the Esplanade. The view is dominated by the built form. The slightly run-down quality of the architecture and the utilitarian nature of the service entrances are the main detracting elements.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents in Elizabeth Place, Elizabeth Lane and Cheapside	High

VP	Description and location	Existing view	Receptors represented	Sensitivity
5	View from the south end of St John's Rd and Old St John's Rd junction, 137m north from the site. Lat. 49.189481 Long. -2.1130349	Medium-distance and wide filtered representative view looking south along Cheapside. The foreground of the view is framed by the medium-rise built form on both sides of the surround roads. The main detracting elements in the view are moving traffic at the busy intersection, as well as adjacent construction works. Small street trees filter the view down Cheapside. The Jersey General Hospital buildings are visible in the centre middle-distance.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents on Old St John's Road, St John's Road and Westmount Road	High
6	View from the corner of St John's Rd and Undercliffe Rd junction, 470m north of the site. Lat. 49.192303 Long. -2.1113692	Middle-distance and wide filtered representative view looking south across St Helier. The foreground of the view is framed by medium-rise built form on the right side of the road and lower-rise built form situated lower down the escarpment to the left. Shrubs filter the view in the foreground, while the canopy of trees in The Parade break up the roofscape. In the middle-distance the Jersey General Hospital Buildings dominate the skyline. In the extreme distance to the right, the sea is just visible.	Urban Character Area: Town Edges and Slopes	High
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents in St. John's Road	High
7	View from the south corner of Kensington St and Kensington PI junction, 5m west of the site. Lat. 49.188098 Long. -2.1135485	Close distance and enclosed filtered representative view looking east from Kensington Place. The foreground of the view is dominated by low- to medium-rise built form.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Very low
			Visual receptors: Pedestrians	Low

VP	Description and location	Existing view	Receptors represented	Sensitivity
			Visual receptors: Residents in Kensington Place	High
8	View from the north corner of Esplanade (A1) and Patriotic St junction, 46m southwest of the site. Lat. 49.186668 Long. -2.1150734	Close distance and narrow representative view looking north-east along Patriotic Street. The foreground of the view is framed by the mid-rise built form on both sides of the road. The Jersey General Hospital buildings are visible in the middle-distance.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
9	View from the beach along Le Chemin du Chateau, 265m south-west of the site. Lat. 49.185667 Long. -2.1177033	Middle-distance filtered representative view looking north-east from the beach. The foreground of the view is dominated by the sand beach and the concrete seawall. In the middle-distance, coarse-grained medium-rise buildings are prominent, with the distinctive landmark building La Fregate and the canopy of trees which are a part of Jardins de Mer sitting in front. The Jersey General Hospital buildings are visible in the distance, through a vista along Patriotic Street, where they are framed by linear built form.	Urban Character Area: West Esplanade/Elizabeth Castle	Very High
			Minor Local Landmark: La Fregate	Low
			Visual receptors: Users of the beach, bay and the causeway to Elizabeth Castle	High
10	View from the pedestrian crossing near the roundabout west of Victoria Park, 222m west of the site. Lat. 49.188388 Long -2.1174082	Middle-distance filtered representative view looking east along St Aubin's Road at a main entrance to St Helier. The foreground is dominated by a car park to the left, and the road to the centre, while to the left Victoria Park is prominent. In the middle-distance, buildings of distinct architectural styles flank Peirson Road on the far side of Victoria Park. In the distance, the Jersey General Hospital buildings break the skyline above this line of built form on Peirson Road.	Urban Character Area: Town Edges and Slopes	High
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Important Urban Space: Victoria Park	Medium
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Users of Victoria Park	Medium

VP	Description and location	Existing view	Receptors represented	Sensitivity
11	View from Westmount Rd near Jersey Bowling Club, 318m north-west of the site. Lat. 49.189762 Long. -2.1174484	Medium-distance representative view looking south-east from Westmount Road, across St Helier. The fore-ground is dominated by the canopy of the trees on the escarpment immediately below. In the middle-distance, the roofscape of the town fills the view. This is largely small- to medium-scale in height, but is punctuated by notable high-rise buildings, including St Thomas' Church and the General Hospital. The background is formed by the wooded St Helier Escarpment, with Fort Regent noticeably breaking the skyline to the right.	Urban Character Area: Town Edges and Slopes	High
			Iconic Landmark: St Thomas' Church	High
			Iconic Landmark: Fort Regent	High
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents on Westmount Road	High
			Visual receptors: Users of People's Park	High
12	View from the top of the multi-storey car park at Minden PI, 617m east of the site. Lat. 49.18618 Long. -2.1031603	Medium-distance representative view looking west from the seventh floor of a car parking building, westwards across St Helier. The fore- and mid-grounds are dominated by the roofscape of the town, which is largely small- to medium-scale in height, but punctuated by notable high-rise buildings, including the General Hospital. The backdrop to the view is formed by the largely wooded St Helier Escarpment from the right to the middle of the view, while to the left built form and industrial form such as cranes dominate the horizon.	Urban Character Area: Town Centre Core	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Employees in town centre offices	Low
			Visual receptors: Staff/pupils in nearby schools	Low
			Visual receptors: Residents of taller buildings within the town centre	High

VP	Description and location	Existing view	Receptors represented	Sensitivity
13	View from the top of the multi-storey car park at Sand street, 195m south-east of the site. Lat. 49.185506 Long. -2.1108757	Middle-distance representative view looking north-west from the seventh floor of a car parking building, westwards across St Helier. The fore and mid-grounds are dominated by the roofscape of the town, which is largely small- to medium-scale, but punctuated by notable high-rise buildings, including the General Hospital. The backdrop is formed by the largely wooded St Helier Escarpment from the right to the middle of the view, while buildings form the skyline to the left.	Urban Character Area: Town Centre Core	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Employees in town centre offices	Low
14	View from Fort Regent near the fort mast, 708m south-east of the site. Lat. 49.182898 Long. -2.1047777	Long-distance representative view looking north-west from Fort Regent across St Helier and along St Aubin's Bay. The fore and mid-grounds are dominated by the roofscape of the town, which is largely small- to medium-scale, but punctuated by notable high-rise buildings, including the General Hospital, Hue Court, Union House and St Thomas' Church. The backdrop is formed by the St Helier Escarpment from the right to the middle of the view, while the St Aubin's Bay coastline and escarpments extend to the left.	Urban Character Area: Fort Regent	Medium
			Iconic Landmark: Fort Regent	High
			Iconic Landmark: St Thomas' Church	High
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visitors to Fort Regent/users of the Historic Trail	High
15	View from the entrance at Elizabeth Castle, 1130m south-west of the site. Lat. 49.178618 Long. -2.1234445	Long distance specific view looking north-east across the coastline of St Aubin's Bay towards the town centre of St Helier. In the foreground, the walls and rails lining the entranceway dominate, while the exposed coastline at low tide fills the view from the fore-to mid-ground. In the distance, the large waterfront buildings of the waterfront area are very prominent in the centre of the view. To the right, Fort Regent breaks the skyline, as do cranes at the port below. To the right, the St Helier Escarpment and the medium-rise built form within it rises up from the St Helier Basin.	Urban Character Area: West Esplanade and Elizabeth Castle	Very High
			Countryside Character Area: St Aubin's Bay	Very High
			Iconic Landmark: Elizabeth Castle	Very High
			Iconic Landmark: Fort Regent	High
			Major Local Landmark: Recent Waterfront Development	Very Low
			Visual receptors: Visitors to Elizabeth Castle and Hermitage	High

VP	Description and location	Existing view	Receptors represented	Sensitivity
			Visual receptors: Pleasure craft on St Aubin's Bay	Medium
16	View from the beach promenade next to Le Perquage car park, 3115m north-west of the site. Lat. 49.196359 Long. -2.155214	Looking south east open panoramic representative views extend across St Aubin's Bay towards St Helier township. In the foreground, the coastline and ocean dominate. The St Helier escarpment extends from the south west corner of St Helier westwards across the island, framing the left side of the view. Built form on the western part of the escarpment is particularly prominent. The wooded areas and open space within West Park punctuate the space between St Helier and First Tower. Several buildings within the St Helier Basin break the skyline, including the General Hospital, Fort Regent, and the Power Station Chimney. The landform of St Helier terminates on the right side of the view at the Le Nice ès Tchians headland, before giving way to the open sea.	Countryside Character Area: South Coast Urban	Low
			Iconic Landmark: Fort Regent	High
			Iconic Landmark: Power Station Chimney	Very Low
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Low
			Visual receptors: Users of beach and promenade	High
			Visual receptors: Residents along La Route de la Haule at Beaumont	High
17	View from the promenade at St Aubin next to the car park along La Neuve Route (A1), 3982m west of the site. Lat. 49.188474 Long. -2.169262	Looking east open panoramic representative views extend across St Aubin's Bay towards St Helier. In the foreground, the coastline and ocean dominate, with St Aubin's Fort enclosing any further views out to the open sea. The St Helier escarpment extends from the south west corner of St Helier westwards across the island, framing the left side of the view. The wooded areas and open space within West Park punctuate the space between St Helier and First Tower. Several buildings within the St Helier Basin break the skyline, including the General Hospital, Fort Regent, and the Power Station Chimney.	Countryside Character Area: South Coast Urban	Low
			Iconic Landmark: Fort Regent	High
			Iconic Landmark: Power Station Chimney	Very Low
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Road users	Low

VP	Description and location	Existing view	Receptors represented	Sensitivity
			Visual receptors: Users of beach and promenade	High
			Visual receptors: Residents along La Neuve Route at St Aubin's	High
18	View from Noirmont Point, 4500m south-west of the site. Lat. 49.167398 Long. -2.1685164	Looking east panoramic but filtered specific views extend across St Aubin's Bay towards St Helier township. In the foreground, the surrounding wooded landscape frames the view. In the middle distance, the ocean dominates. The St Helier escarpment extends from the south west corner of St Helier westwards across the island into the inland plateau, framing the left side of the view. The wooded areas and open space within West Park punctuate the space between St Helier and First Tower. Several distinct buildings within the St Helier Basin, including the Jersey General Hospital buildings, Fort Regent, and the Power Station Chimney, are visible.	Countryside Character Area: South-West Headland	Very High
			Iconic Landmark: Fort Regent	High
			Iconic Landmark: Power Station Chimney	Very Low
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual Receptors: Visitors to viewpoint, WWII fortifications and National Park	High
19	Looking NE from the top of the Patriotic St multi-storey car park, 10m from the site (representing views from the Newgate St/Patriotic St flats) Lat. 49.187394 Long -2.113639	A rooftop view across the western part of the town. The existing hospital buildings dominate the middle-ground, the right-hand side of the view, and the skyline. The modern flats in Westmount Road are visible below the vegetated skyline to the left. Almorah Terrace is glimpsed to the left of the hospital chimney.	Urban Character Area: The Parade and Esplanade	Medium
			Iconic Landmark: Almorah Terrace	High
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Visual receptors: Nearby residents (e.g. flats in Newgate St)	High
20	Looking NW from Gloucester St opposite the Granite Block, 15m from the site Lat. 49.187262	A close-range view across Gloucester Street towards the listed gatehouse and Granite Building (substantially obscured by the modern theatre extension), with the Peter Crill House beyond. The "1960s block" is out of shot to the right. The hospital buildings dominate the view.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Listed Hospital Buildings	Medium

VP	Description and location	Existing view	Receptors represented	Sensitivity
	Long. -2.111300		Major Local Landmark: Unlisted Hospital Buildings	Low
			Minor Local Landmark: Opera House	Medium
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents in Gloucester Street	High
21	Looking NE from the NW corner of Parade Gardens, 90m from the Westaway site Lat. 49.188433 Long. -2.110686	View across Parade Gardens towards the 4-storey L-shaped block at Westaway Court, with the tower block prominent beyond. The listed buildings in Elizabeth Place are glimpsed to the left.	Urban Character Area: The Parade and Esplanade	Medium
			Important Urban Space: Parade Gardens	Medium
			Visual receptors: Users of parade Gardens	Medium
22	Looking SW from the Parade Gardens playground, 80m from the main site Lat. 49.188396 Long. -2.110686	View from parade Gardens towards the main hospital frontage, with the 80s block dominant to the right, the chapel in the centre and the 60s block to the left.	Urban Character Area: The Parade and Esplanade	Medium
			Major Local Landmark: Unlisted Hospital Buildings	Low
			Important Urban Space: Parade Gardens	Medium
			Visual receptors: Users of Parade Gardens	Medium
23		Close-range view towards Westaway Court from the northern edge of Parade Gardens. The 4-storey block is prominent, with the tower block	Urban Character Area: The Parade and Esplanade	Medium

VP	Description and location	Existing view	Receptors represented	Sensitivity
	Looking NW from the NE corner of Parade Gardens, 30m from the Westaway site Lat. 49.188697 Long. -2.110595	breaking the skyline beyond. Buildings in Elizabeth Place are visible in the left background.	Important Urban Space: Parade Gardens	Medium
			Visual receptors: Users of Parade Gardens	Medium
24	Looking E from in front of the listed buildings in Elizabeth Place, 20m from the Westaway site Lat. 49.189197 Long. -2.111362	Close-range view towards Westaway Court in which the 4-storey block is dominant, with the tower block beyond. Parade Gardens are to the right, and two-storey properties in Savile Street are visible in the background.	Urban Character Area: The Parade and Esplanade	Medium
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents in Elizabeth Place	High
25	Looking W from Savile St, 20m from the Westaway site Lat. 49.189294 Long. -2.110085	A close-range view towards Westaway Court from Savile Street dominated by the tower block and the end of the 4-storey block. The functional character of the external spaces is evident. Buildings in Elizabeth Place are visible in the right background.	Urban Character Area: The Parade and Esplanade	Medium
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents in Savile Street	High
26	Looking S from the Elizabeth Place/Rouge Bouillon junction, 20m from the Westaway site Lat. 49.189722 Long. -2.110654	A close-range view of Westaway Court from Rouge Bouillon. The tower block dominates the view, with the 4-storey block behind. Trees within Parade Gardens are visible to the right, with the 80s block on the main hospital site beyond.	Urban Character Area: The Parade and Esplanade	Medium
			Visual receptors: Road users	Very Low
			Visual receptors: Pedestrians	Low
			Visual receptors: Residents in nearby streets	High

VP	Description and location	Existing view	Receptors represented	Sensitivity
27	Looking SW from the entrance to Almorah Crescent, 630m from the Westway site Lat. 49.194762 Long. -2.107339	A panoramic view towards the sea across the town centre. The 80s block and chimney on the main hospital site are prominent to the right, with Elizabeth Castle visible beyond further to the right. Other landmarks include, from left to right, St Thomas' Church, Fort Regent, the power station chimney and tower blocks within the town centre.	Urban Character Area: Town Edges and Slopes	High
			Iconic Landmark: Almorah Terrace	High
			Iconic Landmark: Elizabeth Castle	High
			Iconic Landmark: Fort Regent	High
			Iconic Landmark: St Thomas' Church	High
			Iconic Landmark: Power Station Chimney	Very Low
			Visual receptors: Nearby residents	High

Table 15.4: Evaluation of Effects on Assessment Views and Associated Receptors

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
1	Demolition of the “1960s block” opens up the view towards Parade Gardens at the far end of the street and allows the listed gatehouse to be appreciated as a standalone feature. The proposed improvements to the site frontage will be evident. The wing of Block B replacing Peter Crill House is demonstrably taller and will extend further to the right. Magnitude of Change to View: Medium	Urban Character Area: The Parade and Esplanade	Medium	Low	Slight to Moderate
		Major Local Landmark: Listed Hospital Buildings.	Medium	High	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Minor Local Landmark: Opera House	Medium	Medium	Moderate
		Visual Receptors: Road users	Very Low	Medium	Slight
		Visual receptors: Pedestrians	Low	Medium	Slight to Moderate
2	Removal of the “1960s block” and the modular surgery block opens up views towards the Granite Block. Improvements to its forecourt would be noticeable. The top of Block B appears behind the Granite Block, forming a new roofline. The wing replacing Peter Crill House is also perceptibly taller and extends slightly further to the left. Magnitude of Change to View: High	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Major Local Landmark: Listed Hospital Buildings	Medium	High	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Minor Local Landmark: Opera House	Medium	Medium	Moderate
		Visual receptors: Road users	Very Low	High	Slight to Moderate
		Visual receptors: Pedestrians	Low	High	Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
		Visual receptors: Residents in Gloucester Street	High	High	Substantial
3	<p>Demolition of the “1960s block” opens up views into the site. Modelling indicates that in winter this will reveal the Granite Block. The landscaped improvements to its forecourt will also be evident. Block B will be visible behind the Granite Block and will be perceived to be substantially taller, but still lower than the “1960s block”.</p> <p>The wing of Block B replacing Peter Crill House will be perceived as being broadly the same height as the Granite Block and consistent with the scale of surrounding buildings.</p> <p>Magnitude of Change to View: Medium</p>	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Major Local Landmark: Listed Hospital Buildings	Medium	High	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Important Urban Space: Parade Gardens	Medium	Medium	Moderate
		Visual receptors: Road users	Very Low	Medium	Slight
		Visual receptors: Pedestrians	Low	Medium	Slight to Moderate
		Visual receptors: Residents in The Parade and Savile Street	High	Medium	Moderate to Substantial
		Visual receptors: Users of Parade Gardens	Medium	Medium	Moderate
4	<p>Block A is perceived as being about 50% taller than the building it replaces on Kensington Place.</p> <p>If the view is extended slightly to the left, removal of the “1980s block” would be apparent.</p> <p>Magnitude of Change to View: Medium</p>	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Major Local Landmark: Unlisted Hospital Buildings	Low	Medium	Slight to Moderate
		Visual receptors: Road users	Very Low	Medium	Slight
		Visual receptors: Pedestrians	Low	High	Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
		Visual receptors: Residents in Elizabeth Place, Elizabeth Lane and Cheapside	High	Medium	Moderate to Substantial
5	<p>The hospital chimney and “1980s block” would be removed. The visible part of Block B would be perceived as substantially taller than the intervening properties on Cheapside, but would be about half the visible height of the chimney and perceptibly lower than the “1980s block”.</p> <p>Magnitude of Change to View: Medium</p>	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Major Local Landmark: Unlisted Hospital Buildings	Low	High	Moderate
		Visual receptors: Road users	Very Low	Medium	Slight
		Visual receptors: Pedestrians	Low	Medium	Slight to Moderate
		Visual receptors: Residents on Old St John’s Road, St John’s Road and Westmount Road	High	Medium	Moderate to Substantial
6	<p>The “1980s block” and the chimney would be removed as skyline features. Blocks A, B and C are perceived as a large footprint building sitting well above the prevailing height of the buildings forming the middle ground.</p> <p>As seen from this location, the tallest part of the development would be perceived to be of similar height to the “1980s block”, but substantially lower than the chimney.</p> <p>Magnitude of Change to View: Medium</p>	Urban Character Area: Town Edges and Slopes	High	Medium	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Visual receptors: Road users	Very Low	Low	Negligible to Slight
		Visual receptors: Pedestrians	Low	Low	Slight
		Visual receptors: Residents in St Johns Road	High	Medium	Moderate to Substantial
7		Urban Character Area: The Parade and Esplanade	Medium	Low	Slight to Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	The existing buildings would be entirely replaced by the façade of Block A, with the loss of roofline and sky. Magnitude of Change: Very High	Major Local Landmark: Unlisted Hospital Buildings	Low	Low	Slight
		Visual receptors: Road users	Very Low	Low	Negligible to Slight
		Visual receptors: Pedestrians	Low	High	Moderate
		Visual receptors: Residents in Kensington Place	High	Very High	Substantial to Very Substantial
8	Block B replaces the existing hospital buildings, which already terminate the view at the end of the street, but would be approximately 50% taller as seen from this location. The additional height of the multi-storey car park is visible to the left. Magnitude of Change to View: Low	Urban Character Area: The Parade and Esplanade	Medium	Low	Slight to Moderate
		Major Local Landmark: Unlisted Hospital Buildings	Low	Medium	Slight to Moderate
		Visual receptors: Road users	Very Low	Low	Negligible to Slight
		Visual receptors: Pedestrians	Low	Low	Slight
9	The existing hospital buildings are glimpsed along Patriotic Street. These would be replaced by a glimpse of Block B, which would be taller, but perceptibly lower than the buildings forming the frontage of The Esplanade (Gaspé Building and Century Buildings). Magnitude of Change: Negligible	Urban Character Area: West Esplanade and Elizabeth Castle	Very High	Negligible	Moderate
		Minor Local Landmark: La Fregate	Low	Negligible	Negligible to Slight
		Visual receptors: Users of the beach, bay and the causeway to Elizabeth Castle	High	Negligible	Slight to Moderate
10	The “1980s block” and the chimney would be removed as skyline features and landmarks. The upper part of Blocks A and B are conspicuous on the skyline to the right and are perceived to be 50%-	Urban Character Area: Town Edges and Slopes	High	Medium	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	<p>70% taller than the intervening properties in Peirson Road. However, the development is seen to be of comparable height to the existing skyline behind the Grand Hotel.</p> <p>Magnitude of Change: Medium</p>	Important Urban Space: Victoria Park	Medium	Medium	Moderate
		Visual receptors: Road users	Very Low	Medium	Slight
		Visual receptors: Pedestrians	Low	Medium	Slight to Moderate
		Visual receptors: Users of Victoria Park	Medium	Medium	Moderate
11	<p>The “1980s block”, the chimney and the tower block at Westaway Court would be removed.</p> <p>On the main hospital site, Blocks A and B are seen to extend to the right and to sit above the prevailing height of surrounding buildings. However, they are perceived to be about half the height of the chimney and about 25% lower than the “1980s block”. They do not breach the skyline (unlike the chimney and “1980s block”).</p> <p>The development extends partly across the view towards Mont de la Ville, but would not obstruct the view of Fort Regent.</p> <p>The development at Westaway Court is seen to be lower than the existing tower block, but would extend further laterally and above the prevailing height of surrounding buildings. The visible height of St Thomas’ Church is slightly reduced, but would not be obstructed.</p> <p>Magnitude of Change to View: Medium</p>	Urban Character Area: Town Edges and Slopes	High	Medium	Moderate to Substantial
		Iconic Landmark: St Thomas’s Church	High	Low	Moderate
		Iconic Landmark: Fort Regent	High	Low	Moderate
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Visual receptors: Road users	Very Low	Medium	Slight
		Visual receptors: Pedestrians	Low	Medium	Slight to Moderate
		Visual receptors: Residents on Westmount Road	High	Medium	Moderate to Substantial
		Visual receptors: Users of People’s Park	High	Medium	Moderate to Substantial
12	The “1980s block” and chimney, and the tower block at Westaway Court, would be demolished.	Urban Character Area: Town Centre Core	Medium	Low	Slight to Medium

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	<p>On the main site, Block A extends further to the left and above the prevailing height of surrounding buildings, forming part of the skyline. However, it is perceptibly lower than both the chimney and the “1980s block” as seen from this location. In addition, it is seen behind, and to be lower than, existing tall buildings within the town centre, notably Cyril le Marquand House.</p> <p>The proposed development at Westaway Court is seen to be conspicuously taller than surrounding buildings, but remains well below the skyline.</p> <p>Magnitude of Change to View: Low</p>	Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Visual receptors: Employees in town centre offices	Low	Low	Slight
		Visual receptors: Staff/pupils in nearby schools	Low	Low	Slight
		Visual receptors: Residents of taller buildings within the town centre	High	Low	Moderate
13	<p>The “1980s block”, chimney and associated medium-rise hospital buildings would be demolished.</p> <p>Block B is perceived as a series of stepped facades and as demonstrably taller than the surrounding buildings. It forms a continuous skyline feature that partially obstructs the view towards Westmount. It is seen behind the left-hand half of the Granite Block, but as substantially lower than the “1980s block” and chimney, which currently appear behind the right-hand half.</p> <p>Magnitude of Change to View: Medium</p>	Urban Character Area: Town Centre Core	Medium	Medium	Moderate
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Major Local Landmark: Listed Hospital Buildings	Medium	Medium	Moderate
		Visual receptors: Employees in town centre offices	Low	Medium	Slight to Moderate
14	<p>The existing hospital buildings, notably the “1980s block”, the chimney and the “1960s block”, would be demolished.</p> <p>On the main site, Block A is seen to extend behind and to the left of the Granite Block and to be substantially taller. However, it is perceived to be broadly the same height as the “1980s block” and</p>	Urban Character Area: Fort Regent	Medium	Low	Slight to Moderate
		Iconic Landmark: Fort Regent	High	Low	Moderate
		Iconic Landmark: St Thomas’ Church	High	Low	Moderate
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	demonstratively lower than the chimney and would not breach the skyline. At Westaway Court, the tower block would be demolished and replaced by a wider building, which is visible behind one of the blocks of Hue Court. Magnitude of Change to View: Low	Major Local Landmark: Listed Hospital Buildings	Medium	Low	Slight to Moderate
		Visual receptors: Visitors to Fort Regent/users of Historic Trail	High	Low	Moderate
15	The chimney would be demolished (the "1980s block" is not visible). Block A is partially visible above the buildings along The Esplanade, but would be perceived to be lower than the nearest waterfront buildings (Radisson Hotel). Almorah Crescent is perceptible on the skyline immediately to the left. Magnitude of Change to View: Negligible	Urban Character Area: West Esplanade and Elizabeth Castle	Very High	Negligible	Moderate
		Countryside Character Area: St Aubin's Bay	Very High	Negligible	Moderate
		Iconic Landmark: Elizabeth Castle	Very High	Negligible	Moderate
		Iconic Landmark: Fort Regent	High	Negligible	Slight to Moderate
		Iconic Landmark: Almorah Crescent	High	Negligible	Slight to Moderate
		Major Local Landmark: Recent Waterfront Development	Very Low	Low	Negligible to Slight
		Visual receptors: Visitors to Elizabeth Castle and Hermitage	High	Negligible	Slight to Moderate
		Visual receptors: Pleasure craft on St Aubin's Bay	Medium	Negligible	Slight
16	The "1980s block" and chimney, partially visible behind the vegetated slope of Westmount, would be removed. The main development is visible on the urban skyline above, and substantially taller than, the buildings	Countryside Character Area: South Coast Urban	Low	Negligible	Negligible to Slight
		Iconic Landmark: Fort Regent	High	Negligible	Slight to Moderate
		Iconic Landmark: Power Station Chimney	Very Low	Negligible	Negligible

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	forming the frontages to Peirson Road and The Esplanade. Magnitude of Change to View: Negligible	Major Local Landmark: Unlisted Hospital Buildings	Low	High	Moderate
		Visual receptors: Road users	Low	Negligible	Negligible to Slight
		Visual receptors: Users of beach and promenade	High	Negligible	Slight to Moderate
		Visual receptors: Residents along La Route de la Haute at Beaumont	High	Negligible	Slight to Moderate
17	The “1980s block” and chimney would be removed. The main development is seen as a larger footprint building that is conspicuously taller than the urban skyline. However, it would not breach the skyline formed by the surrounding ridgelines and would neither diminish nor obstruct any views of landmark buildings. Magnitude of Change to View: Negligible	Countryside Character Area: South Coast Urban	Very High	Negligible	Negligible to Slight
		Iconic Landmark: Fort Regent	High	Negligible	Slight to Moderate
		Iconic Landmark: Power Station Chimney	Very Low	Negligible	Negligible
		Major Local Landmark: Unlisted Hospital Buildings	Low	High	Moderate
		Visual receptors: Road users	Low	Negligible	Negligible to Slight
		Visual receptors: Users of beach and promenade	High	Negligible	Slight to Moderate
		Visual receptors: Residents along La Neuve Route at St Aubin	High	Negligible	Slight to Moderate
18	The “1980s block” and chimney would be removed. The main development is seen behind the buildings on The Esplanade and to be substantially taller. However, it is perceived to be lower than existing tall	Countryside Character Area: South-West Headland	Very High	Negligible	Moderate
		Iconic Landmark: Fort Regent	High	Negligible	Slight to Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	<p>buildings within the town centre and about half the height of the chimney.</p> <p>The upper part of the Westaway development would be visible on the urban skyline to the left.</p> <p>No views of landmark buildings would be obstructed or diminished.</p> <p>Magnitude of Change to View: Negligible</p>	Iconic Landmark: Power Station Chimney	Very Low	Negligible	Negligible
		Major Local Landmark: Unlisted Hospital Buildings	Low	High	Moderate
		Visual receptors: Visitors to viewpoint, WWII fortifications and National Park	High	Negligible	Slight to Moderate
19	<p>The view would be largely obstructed by Block B, leaving a small portion of sky to the right.</p> <p>Magnitude of Change to View: Very High</p>	Urban Character Area: The Parade and Esplanade	Medium	High	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Iconic Landmark: Almorah Terrace	High	High	Substantial
		Visual receptors: Nearby residents (e.g. flats in Newgate St)	High	Very High	Substantial to Very Substantial
20	<p>Removal of the surgery block opens up views towards the Granite Block. Improvements to the forecourt will be evident.</p> <p>The wing of Block B replacing Peter Crill House is perceived to be of similar height to the Granite Block. Although not seen in this view, the main part of Block B will create a new roofline behind the Granite Block (ref VP2).</p> <p>Magnitude of Change to View: High</p>	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Major Local Landmark: Listed Hospital Buildings	Medium	High	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Minor Local Landmark: Opera House	Medium	Medium	Moderate
		Visual receptors: Road users	Very Low	High	Slight to Moderate
		Visual receptors: Pedestrians	Low	High	Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
		Visual receptors: Residents in Gloucester Street	High	High	Substantial
21	The existing buildings at Westaway Court are replaced by a block of perceptibly greater scale (twice the height of the adjoining Maison du Pape building). Magnitude of Change: Medium	Urban Character Area: The Parade and Esplanade	Medium	Low	Slight to Moderate
		Important Urban Space: Parade Gardens	Medium	Medium	Moderate
		Visual receptors: Users of Parade Gardens	Medium	Medium	Moderate
22	The “1960s block”, “1980s block” and entrance building will be removed. Views are opened up towards the Granite Block, to which Block C is seen to be of comparable height. Block B is seen to be of demonstrably reduced mass and lower height compared to the “1980s block”. Landscaped improvements to the frontage of The Parade will be evident. Magnitude of Change: High	Urban Character Area: The Parade and Esplanade	Medium	High	Moderate to Substantial
		Major Local Landmark: Unlisted Hospital Buildings	Low	Very High	Moderate to Substantial
		Important Urban Space: Parade Gardens	Medium	High	Moderate to Substantial
		Visual receptors: Users of Parade Gardens	Medium	High	Moderate to Substantial
23	The existing buildings at Westaway Court are replaced by a block of demonstrably greater height and extent. Magnitude of Change: Medium	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Important Urban Space: Parade Gardens	Medium	Medium	Moderate
		Visual receptors: Users of Parade Gardens	Medium	Medium	Moderate
24		Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	The existing buildings at Westaway Court are replaced by a block of demonstrably greater height and extent. Magnitude of Change: Medium	Visual receptors: Road users	Very Low	Low	Negligible to Slight
		Visual receptors: Pedestrians	Low	Medium	Slight
		Visual receptors: Residents in Elizabeth Place	High	Medium	Moderate to Substantial
25	The existing buildings at Westaway Court are replaced by a block of demonstrably greater height and extent. The trees within the site would be removed and the view towards Elizabeth Place obstructed. Magnitude of Change: High	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Visual receptors: Pedestrians	Low	High	Moderate
		Visual receptors: Residents in Savile Street	High	High	Substantial
26	The buildings at Westaway Court are replaced by a block of demonstrably larger footprint that is perceptibly taller than the existing 4-storey block. The glimpse of the “1980s block” to the right would be lost and the top of Block B would be visible beyond the trees in Parade Gardens. Magnitude of Change: High	Urban Character Area: The Parade and Esplanade	Medium	Medium	Moderate
		Visual receptors: Road users	Very Low	High	Slight to Moderate
		Visual receptors: Pedestrians	Low	High	Moderate
		Visual receptors: Residents in Rouge Bouillon and Elizabeth Place	High	High	Substantial
27	The “1980s block” and chimney, and the tower block at Westaway Court, would be removed. The upper part of Block B is seen to be conspicuously taller than surrounding buildings, but about half the perceived height of the chimney and substantially lower than the “1980s block”. It just breaches the sea horizon, but significantly less than the “1980s block”. It encroaches closer to Elizabeth	Urban Character Area: Town Edges and Slopes	High	Low	Moderate
		Iconic Landmark: Almorah Terrace	High	Low	Moderate
		Iconic Landmark: Elizabeth Castle	Very High	Low	Moderate to Substantial
		Iconic Landmark: Fort Regent	High	Negligible	Slight to Moderate

VP	Description and Magnitude of Change to View	Receptors	Sensitivity	Receptor-Specific Magnitude of Change	Significance of Effect
	<p>Castle, but does not obstruct the view towards it. Views towards other landmarks would not be diminished or obstructed.</p> <p>The new building at Westaway Court is seen directly to the left of the main building, but to be of substantially smaller scale.</p> <p>Magnitude of Change to View: Low</p>	Iconic Landmark: St Thomas' Church	High	Negligible	Slight to Moderate
		Iconic Landmark: Power Station Chimney	Very Low	Negligible	Negligible
		Visual receptors: Nearby residents	High	Low	Moderate

Potential Effects

Demolition and Construction

15.190 The construction and demolition phase would extend over approximately seven years. In order to avoid double-counting, the assessment only considers temporary effects associated with construction activities and features. Permanent sources of impact that occur during construction, notably the demolition of existing buildings, are assessed as part of the completed development

15.191 This is a complex project, the implementation of which will be phased. As a result, the location and nature of construction activities will change, as each phase is completed and the next commences. These activities will gradually be superseded by the completed development. To assess each phase would be a complicated task that lies beyond the scope of this assessment. Therefore, for assessment purposes a generic construction scenario has been adopted, whereby activities such as demolition and features such as tower cranes are assumed to be present, with the potential to affect the relevant receptors in each case.

15.192 Sources of construction effects include:

- construction compounds with associated buildings (portacabins) lighting and fencing;
- stockpiling and storage of materials;
- excavation and handling of materials;
- on and off-site construction traffic;
- on-site plant, such as:
 - demolition plant and excavators for site clearance;
 - articulated dump trucks, excavators and dozers for earthworks; and
 - cranes (tower and mobile), lifts, piling rigs and telescopic forklifts for construction of structures; and
 - security and task-specific lighting (as required).

15.193 Reference should be made to EIS Chapter 3 for a full description of the construction phase.

Impact on Assessment Views

15.194 The predicted impact on the assessment views is set out in **Table 15.5** below.

Table 15.5: Construction Impact on Assessment Views

VP	Construction Features Likely to be Visible	Magnitude of Change
1	Traffic, hoardings, portacabins, larger plant (e.g. mobile cranes and concrete pumps), demolitions.	High
2	Traffic, hoardings, portacabins, larger plant (e.g. mobile cranes and concrete pumps), demolitions.	High
3	Traffic, hoardings, portacabins, larger plant (e.g. mobile cranes and concrete pumps), demolitions, tower cranes.	High
4	Traffic, hoardings, larger plant (e.g. mobile cranes and concrete pumps), demolitions, tower cranes.	High
5	Traffic, hoardings, demolitions, tower cranes.	Medium
6	Demolitions, tower cranes.	Medium
7	Hoardings, larger plant (e.g. mobile cranes and concrete pumps), demolitions, tower cranes.	Very High
8	Hoardings, larger plant (e.g. mobile cranes and concrete pumps), demolitions, tower cranes.	Low
9	Tower cranes.	Low
10	Demolitions, tower cranes.	Medium
11	Demolitions, tower cranes.	Medium
12	Demolitions, tower cranes.	Low
13	Demolitions, tower cranes.	Low
14	Demolitions, tower cranes.	Low
15	Tower cranes.	Negligible
16	Tower cranes.	Negligible
17	Tower cranes.	Negligible
18	Tower cranes.	Negligible

VP	Construction Features Likely to be Visible	Magnitude of Change
19	Demolitions, larger plant (e.g. mobile cranes, concrete pumps), tower cranes.	High
20	Traffic, hoardings, portacabins, larger plant (e.g. mobile cranes and concrete pumps), demolitions.	High
21	Hoardings, larger plant (e.g. mobile cranes, concrete pumps), demolitions, tower cranes.	Medium
22	Traffic, hoardings, portacabins, larger plant (e.g. mobile cranes and concrete pumps), demolitions, tower cranes.	High
23	Hoardings, demolitions, larger plant (e.g. mobile cranes, concrete pumps).	High
24	Traffic, hoardings, portacabins, demolitions, larger plant (e.g. mobile cranes, concrete pumps).	High
25	Traffic, hoardings, portacabins, demolitions, larger plant (e.g. mobile cranes, concrete pumps).	High
26	Traffic, hoardings, portacabins, demolitions, larger plant (e.g. mobile cranes, concrete pumps).	High
27	Demolitions, tower cranes.	Low

15.195 The construction phase will affect the same receptors as the completed development and would be expected to give rise to a broadly similar range of effects. Rather than repeat the extensive schedule of receptors, those predicted to be significantly affected by the completed development have been used as the starting-point for reporting the construction effects.

15.196 For assessment purposes, the construction effects are assumed to be adverse, since construction activities are inherently intrusive. However, the demolition phase is likely to give rise to some temporarily beneficial effects on some receptors, before the proposed buildings are completed; this will apply, for example, to the Granite Block and to residential receptors in Kensington Place.

15.197 In accordance with the approach adopted for this assessment, construction effects of more-than-moderate magnitude are assumed to be significant in EIA terms. However, these effects will be temporary, being confined to the 7-year construction period, during

which they will progressively be replaced by the effects of the completed development. On this basis it could be reasonable to conclude that none of the construction effects will be material to the consent process, and therefore should not be regarded as significant.

Townscape Effects

15.198 This will be a construction project of substantial scale, taking place on two sites that are inter-visible and in close proximity, as well as a number of off-site locations. It will inevitably give rise to a demonstrable level of change to the built fabric and streetscape, and will intrude into a wide range of views. The effect on the host character area, The Parade and Esplanade, is predicted to be **Substantial Adverse**, due to both the proportion of the area that would be affected, and the impacts on its streetscapes and the existing hospital buildings. This effect is **significant**.

15.199 **Substantial Adverse** effects are also predicted on the Listed Hospital Buildings (primarily the Granite Block), the Opera House and Parade Gardens. This reflects the sensitivity of these receptors, their proximity to the works and the likely intrusiveness of a wide range of construction features, from ground-level activities such as traffic and roadworks to tower cranes. These effects are also **significant**.

15.200 The effects on the unlisted hospital buildings would be **Very Substantial**, since they would be demolished. This effect is both Adverse and **significant**, since the buildings' role as landmarks would be lost. However, these buildings are neither attractive nor of demonstrable architectural merit, such that the townscape implications of their loss would be Beneficial; the valency of effect during the construction phase is therefore considered to be **Neutral**.

15.201 The effects on the surrounding townscape would result from the prominence of taller plant such as tower cranes, as well as the phased demolition of the taller buildings. These effects would be no greater than **Moderate Adverse**, in relation to the closest or most sensitive receptors such as Victoria Park and Elizabeth Castle, and would **not be significant**.

Visual Effects

15.202 The visual effects of the construction phase will relate to the proximity and scale of the works, and to the likelihood that taller plant such as tower cranes will be widely visible across much of the town and surrounding area. Significant effects will occur primarily where views experienced by the most sensitive receptors will undergo a high degree of change. The relevant receptors, and the associated effects, are as follows:

- Residents of Kensington Place and Newgate Street: **Substantial to Very Substantial Adverse**;

- Residents of Gloucester Street, The Parade, Savile Street, Elizabeth Place, Cheapside and Rouge Bouillon: **Substantial Adverse**;
- Users of Parade Gardens: **Substantial Adverse**; and
- Residents of St John's Road, Old St John's Road and Westmount Road, and users of People's Park: **Moderate to Substantial Adverse**.

15.203 These effects are **significant**, and may coincide with other effects (e.g. noise, access restrictions) to give rise to a cumulative loss of amenity.

15.204 A wide range of other receptors would be affected by the construction works, notably road users and pedestrians in the streets closest to the sites. Although the impact on their views would in some cases be high, their sensitivity is assumed to be very low to low. The resulting effects would generally be no greater than **Slight Adverse** and would be **not significant**.

Operational Effects

15.205 The assessment of operational effects has been based on:

- the parameter plans relating to layout, footprint and massing (ref Figures 3.1, 3.2 and 3.3);
- the architectural design principles set out in Chapter 3 and the Design Principles document submitted for approval;
- the illustrative treatment of external spaces and public realm, as described in the Design Principles document; and
- reasonable assumptions about operational feature such as traffic and lighting.

15.206 The Design Principles have been regarded as an integral part of the proposals, and it is assumed that no further mitigation (e.g. reductions in building height) is practicable. The predicted effects should therefore be regarded as residual. However, where factors such as the growth of landscaping may be influential, this has been taken into account.

15.207 The predicted effects relating to the assessment views are presented in **Table 15.4**. These effects relate to the townscape and visual receptors relevant to each viewpoint and have been used as a basis for assessing the effects on each. As reported earlier in this chapter, these effects have then been used to identify the potential effects during the construction phase.

Townscape Effects

Host Urban Character Area: The Parade and Esplanade

15.208 The primary sources of impact on the receiving townscape will comprise:

- Demolition of the existing unlisted buildings on both sites, including the “1980s block”, the “1960s block” and the chimney, which contribute to the role of the hospital as a Major Local Landmark;
- The opening up of views towards the Granite Block;
- The introduction of buildings that are of substantially larger footprint than the existing buildings and which, in the case of the main hospital site, incorporate the footprints of adjoining buildings;
- The introduction of buildings that will be lower than the tallest existing structures on both sites, particularly the “1980s block” and the chimney, but which will be taller than most of the surrounding buildings and perceived as such in the majority of views;
- Modulation of the massing of the main building to create a medium-scale podium along street frontages, with subsequent storeys set back so as to step up to the maximum height within the centre of the site;
- Restoration of the principal facades of the Granite Block to their original historical condition, as far as practicable; and
- Restoration of the Granite Block forecourt to a high-quality amenity space, together with the creation of new areas of public realm on The Parade frontage.

15.209 The following key characteristics of the area (referred to as “Strengths and Weaknesses” in the Urban Character Appraisal) would be affected by the development:

- **The Parade:** The existing buildings forming the main hospital frontage would be removed, opening up views of the Granite Block and removing the domineering effect of the “1980s block”. The new building would be set back from The Parade and seen as a series of stepped facades. At Westaway Court, the existing buildings would be replaced by a single building presenting a taller façade to the space.
- **Kensington Place:** The new development would replace the buildings defining the central section of the street to the south, creating a façade of larger scale and demonstratively different style.

- **Grand Hotel:** The development will change the urban skyline beyond the hotel, as seen in views from the west (e.g. from Victoria Park and the approach along Victoria Avenue).
- **Peirson Road:** The development will change the urban skyline that defines Peirson Road in views from the west (e.g. Victoria Park and People's Park).
- **Arrival Point (along Cheapside):** The development will remove the "1980s block" and chimney as landmarks, replacing them with a lower but more continuous roofline seen beyond the properties in Cheapside, Kensington Place and The Parade.
- **Architectural Quality:** The buildings that would be demolished are mostly of unexceptional quality, although the taller elements do contribute to the legibility of the townscape as landmarks. The proposed design principles indicate that the new buildings could be of demonstrable quality.

15.210 The effects on this character area, as derived from the assessment views, range from Slight to Moderate to Moderate to Substantial. In view of the substantial proportion of the character area that would be occupied by the development, the landmark role of the hospital within the area, and the degree of visual interaction between the two sites, the overall effect is considered to be **Moderate to Substantial**, and thereby **significant** in EIA terms.

15.211 This effect comprises both beneficial and adverse influences. The benefits include the removal of existing buildings of unexceptional quality, including the very prominent "1980s block"; the enhanced townscape role of the Granite Block; the improved configuration of the frontage to the Parade; and the application of the design principles and enhancements to external spaces.

15.212 The adverse influences include the consolidation of building plots and footprints on the main site, the impact on the streetscapes of Kensington Place, Newgate Street and (in part) Gloucester Street, and the introduction of buildings of greater perceived massing and height than those which are generally characteristic of their immediate surroundings. The residual effect on the character area is therefore considered to be **Neutral**.

Surrounding Urban Character Areas

15.213 The proposed development will be inter-visible with several surrounding character areas. Its main sources of impact will be the removal of the existing tall buildings on both sites, and their replacement by buildings of larger footprint but lower perceived height. In views from these character areas, the upper part of the proposed buildings

will appear as features on the urban skyline and will generally be perceived as taller than the buildings in their immediate surroundings. In several cases, however, they will be seen in the context of taller buildings within the town centre.

15.214 The effects on the Town Edges and Slopes character area, as derived from the assessment views, range from Moderate to Moderate to Substantial. This results from the relative prominence of the development in representative views (e.g. from Westmount Road and Almorah Terrace), and from the assumption that this area is of high sensitivity. Since the intrinsic character of the area would be unaffected, a **Moderate** level of effect is considered to be reasonable and is **not significant** in EIA terms. The valency of this effect depends on the relationship between the visibility of the proposed buildings and the benefit of removing the existing buildings, and is considered to be **Neutral** overall.

15.215 The effect on the West Esplanade and Elizabeth Castle character area would be **Moderate**. This mainly reflects the very high level of sensitivity assumed for this area, rather than the visual impact of the development, which would be negligible. This effect would be **Neutral** and **not significant**.

15.216 The effects on the two other character areas in which the assessment views are located – Town Centre Core and Fort Regent – will be **Slight to Moderate**, as derived from the visual assessment. A similar level of effect would be expected for the Town Centre North character area, whilst the effect on the New Waterfront character area would probably be **Slight**. These effects would be **Neutral** and **not significant**.

Countryside Character Areas

15.217 The effects on the countryside character areas, as derived from the assessment views, would be **Moderate** for St Aubin's Bay and South-West Headland, and **Negligible to Slight** for the South Coast Urban. In all cases, the source of impact would be the relative change to the urban skyline, which forms the backdrop to panoramic and long-distance views across St Aubin's Bay. This change will be negligible, and the difference in effects largely reflects differences in the assumed sensitivity of these areas. These effects would be **Neutral** and are **not significant** in EIA terms.

Iconic Landmarks

15.218 The effects on Elizabeth Castle, as derived from the assessment views, would range from **Moderate to Substantial**. This largely reflects the very high sensitivity assumed for this landmark, rather than the degree of impact on its setting; the impact on the view from the castle itself (VP15) would be negligible. Some views towards the castle from the elevated terrain to the north of the site may be affected, as shown in VP27. However, this is likely to apply to a very small number of public views and would be balanced by

the potential loss of obstruction achieved by demolition of the “1980s block”. The overall effect is therefore considered to be **Neutral** and **significant** in EIA terms.

15.219 The effects on Fort Regent, as derived from the assessment views, would range from Slight to Moderate; a **Moderate** effect would seem to be a reasonable worst-case assumption. The impact on the view from the fort itself (VP14) would be low and would relate to the relative change to the roofline of what is already an entirely urban setting. No obstruction of public views towards Fort Regent has been identified, although this cannot be ruled out. The overall effect is considered to be **Neutral** and **not significant** in EIA terms.

15.220 The effects on St Thomas’ Church, as derived from the assessment views, range from **Slight to Moderate**. Due to the substantial degree of separation between the development and the church, they rarely occur in the same field of view. A potential to obstruct views towards the church has been identified in only one case (VP11), where its role as a landmark would remain largely undiminished. The overall effect is considered to be **Neutral** and **not significant** in EIA terms.

15.221 The effects on Almorah Terrace, as derived from the assessment views, range from Moderate to Substantial. The higher effect relates to the obstruction of a view towards the terrace from the Patriotic Street multi-storey car park (VP19). However, this is an opportunistic view of little intrinsic sensitivity, and an overall **Moderate** level of effect is considered to be reasonable. This is considered to be **Neutral** and **not significant** in EIA terms.

15.222 The effects on the Power Station Chimney would be **Negligible, Neutral** and **not significant**.

Major Local Landmarks

15.223 The effects on the listed hospital buildings, primarily the Granite Block, would range from Slight to Moderate to Moderate to Substantial, as derived from the assessment views. An overall **Moderate** level of effect would seem to be appropriate. This effect would, on balance, be **Beneficial**, due to the enhanced visibility of the building, the improvements to its forecourt and the removal of buildings that impinge upon its setting, notably the “1960s block”. This effect is considered to be **significant** in EIA terms.

15.224 The effects on the unlisted hospital buildings, as derived from the assessment views, would range from Slight to Moderate to Substantial. In view of the fact that these buildings would be demolished, and would thereby cease their function as a landmark, a Substantial level of effect would seem to be appropriate. However, this role would be taken over by the proposed development, which would achieve a more articulate and nuanced design than the existing “1980s block” and chimney. The net effect is therefore

considered to be **Moderate** and **Beneficial** in terms of the ability of the hospital to continue to be perceived as a local landmark. This effect would be **significant** in EIA terms.

- 15.225 The effect on the Recent Waterfront Development would be **Negligible to Slight, Neutral** and **not significant**.

Minor Local Landmarks

- 15.226 The effects on the setting of the Opera House, as derived from the assessment views, would be Moderate to Moderate to Substantial. A **Moderate to Substantial** level of effect would seem to be a reasonable worst-case assumption. This effect would be confined to the change to the character of Gloucester Street, which forms the immediate setting for the main facade of the Opera House. No intrusion into, or obstruction of, views towards the Opera House has been identified (e.g. from Newgate Street). The potentially adverse influence of the taller building that would replace Peter Crill House is balanced by improvements to the streetscape due to public realm works and the demolition of the “1960s block”. This effect would therefore be **Neutral** and is considered to be **significant** in EIA terms.

- 15.227 The effect on La Fregate would be **Negligible to Slight, Neutral** and **not significant**.

Important Urban Spaces

- 15.228 The effects on Parade Gardens, as derived from the assessment views, would range from **Moderate to Substantial**. The impact of the development on the main site would be beneficial, with the new building pulled back from The Parade to expose the northern and rear elevations of the Granite Block. Demolition of the “1960s block” and the “1980s block”, which dominate the frontage between Gloucester Street and Kensington Place, together with public realm improvements along The Parade, would be demonstratively beneficial. The proposed block at Westaway Court would be taller than the existing building fronting onto the gardens and would have a minor adverse effect on the character of the space. However, this effect is considered to be outweighed by the benefits of redeveloping the main site, such that the net effect would be **Beneficial** and **significant** in EIA terms.
- 15.229 The effect on the setting of Victoria Park would be **Moderate**. This relates to the change in the roofscape beyond Peirson Road, with the extended profile of the development replacing the “1980s block” and chimney. As a result, the net effect is considered to be **Neutral** and **significant** in EIA terms.

Visual Effects

15.230 The operational effects on each receptor category are set out below. Viewpoint locations are shown on **Figure 15.1a and 1b**. Viewpoint photographs and photomontages are presented in **Figure 15.5**.

Residents

15.231 The predicted effects on residential properties, as derived from the assessment views, will range from Slight to Very Substantial. These effects result from two main sources of impact. In close-range views from properties on the streets adjoining the two sites, the development has the potential to affect the physical extent of views by removing existing obstructive buildings, or by increasing the degree of obstruction (primarily due to the relative increase in the scale of the proposed buildings).

15.232 Any increase in obstruction, particularly where this may remove longer-distance views or reduce the area of visible sky, is regarded as adverse, even allowing for the probable design quality of the new buildings. Conversely, reductions in obstruction are assumed to be beneficial, regardless of the quality of the views that may be opened up.

15.233 As viewing distance increases, the visual impact will relate to the net change to the character of views resulting from demolition of the existing blocks and the introduction of the new buildings. As noted earlier, existing structures such as the “1980s block”, the “1960s block”, the chimney and the tower block at Westaway Court are variously prominent in a wide range of views. With the possible exception of the hospital chapel and adjoining façade associated with the main entrance, the appearance of these buildings is unexceptional. The massing of the “1980s block” and the tower block at Westaway Court is unsympathetic to their immediate context. As a result, these buildings do not contribute aesthetically to the amenity value of the views in which they appear.

15.234 The magnitude and valency of impact depends on the physical and qualitative change to the view in each case. In simple terms, a reduction in the influence of the existing unlisted hospital buildings is regarded as beneficial, whilst a net increase in the obstruction or built character of views is regarded as adverse, although account has been taken of the probable design quality of the new buildings. The opening up of views towards the Granite Block is also regarded as beneficial, since its historic character contributes to their amenity value.

15.235 Significant effects are predicted in relation to the occupants of properties in the following locations:

- Gloucester Street: **Substantial** (VPs 2 and 20);

- The Parade: **Moderate to Substantial** (VP3);
- Savile Street: **Substantial** (VP25);
- Elizabeth Place, Elizabeth Lane and Cheapside: **Substantial** (VPs 4, 24 and 26);
- Rouge Bouillon: **Moderate to Substantial** (VP26);
- Old St John's Road, St John's Road and Westmount Road: **Moderate to Substantial** (VPs5, 6 and 11);
- Kensington Place: **Substantial to Very Substantial** (VP7); and
- Newgate Street: **Substantial to Very Substantial** (VP19).

15.236 The effects on residents of Kensington Place and Newgate Street are considered to be **Adverse**, since their views will be subject to a high degree of obstruction, albeit by a building of probable design quality, and even allowing for the limited amenity value of their existing views. The effects on some residents in Savile Street (West) and Gloucester Street (opposite Peter Crill House) also have the potential to be **Adverse** for the same reason.

15.237 The effects on residents in Gloucester Street opposite the Granite Block (the Spectrum development) would be **Beneficial**, due to the demolition of the "1960s block" and surgery block, the enhanced view of the Granite Block and improvements to its forecourt. The effects on residents in Elizabeth Place and Rouge Bouillon are considered to be **Neutral**, since the beneficial demolition of the Westaway Court tower and the "1980s block" would be offset by the enlarged massing of the new block at Westaway Court.

15.238 The effects on the remaining residential receptors referred to above would be **Neutral**, since the character and extent of their views are unlikely to change to a fundamental degree, and the net impact – whilst very noticeable – will essentially relate to the replacement of existing prominent buildings with new buildings that will also be prominent but of substantially different mass and probable design quality. All of these effects are by definition considered to be **significant** in EIA terms.

15.239 A large number of other residential receptors are also likely to experience views of the development. The locations represented by the assessment views, and the significance of the effects they would experience, are as follows:

- Taller buildings within the town centre: **Moderate** (VP12);
- Beaumont and St Aubins: **Slight to Moderate** (VPs16 and 17); and
- The built-up slopes to the north of the town: **Moderate** (VP27).

15.240 These effects are considered to be **Neutral**, since the overall character of these views would remain, even though the change to their built components would in some cases be conspicuous. These effects are considered to be **not significant** and would have no meaningful amenity implications.

Recreational Receptors

15.241 The recreational receptors of most relevance comprise users of public open space, the promenade and beaches, and visitors to viewpoints within landmark buildings. The effects on these receptors, as derived from the assessment views, will range from Slight to Moderate to Moderate to Substantial.

15.242 The effect on users of Parade Gardens would be **Moderate to Substantial**. This is mainly due to their proximity and their exposure to effects from both development sites. The existing hospital buildings dominate southward views from the western part of the gardens, whilst the buildings at Westaway Court are conspicuous. The new building on the main site will be less prominent, whilst views will be opened up towards the Granite Block. The new building at Westaway Court will be substantially taller than the existing 4-storey block, but lower than the existing tower block.

15.243 In view of the relationship between positive and negative influences, the overall effect on the setting of this space is considered to be **Beneficial** and by definition is **significant** in EIA terms. Parade Gardens has a formal and overwhelmingly urban character, and is adjoined on two sides by heavily-trafficked streets. It is a visually robust space, and there would be no meaningful change in its amenity.

15.244 The effect on users of Victoria Park would be **Moderate** (VP10). The character of the park is that of formal gardens, defined on two sides by heavily-trafficked roads and on the third by the built façade of Peirson Road. The effect of the development would be to alter the configuration of the urban skyline, with the “1980s block” and chimney replaced by the longer but lower profile of the new building. This effect is considered to be **Neutral** and would have no material impact on the amenity of the park. It is therefore considered to be **not significant**.

15.245 The effect on users of People’s Park would be **Moderate to Substantial** (VP11). This reflects the high degree of sensitivity assumed for these receptors, together with the expansive views they enjoy across the town centre, in which the changes to the skyline due to the development would be conspicuous. Since there would be no net increase in the urban content of these views, the effect is considered to be **Neutral**. Whilst it is by definition **significant**, it would have no material impact on the amenity of these receptors.

15.246 The effects on users of Les Jardins de la Mer would be **Negligible, Neutral and not significant**, since the development would largely be screened by the buildings along The Esplanade, with views confined to glimpses along Patriotic Street and Gloucester Street.

15.247 The effects on other recreational receptors would range from **Slight** for users of St Aubin's Bay (VP15), to **Slight to Moderate** for users of the promenade, beach and the causeway to Elizabeth Castle (VP9) and visitors to Elizabeth Castle itself (VP15) and Noirmont (VP18), to **Moderate** for visitors to Fort Regent (VP14). All these effects would be **Neutral** and none would have any material impact on amenity; they are considered to be **not significant**.

Other Receptors

15.248 The effects on pedestrians, as derived from the assessment views, would range from **Slight to Moderate**. This variation is essentially a function of their distance from the site, which influences both the magnitude of change to their views and their duration of exposure to this change, depending on their route. Whilst some of these effects may be Adverse (e.g. where the new buildings directly front onto the pavement in locations such as Newgate Street and Kensington Place), others will be Beneficial (e.g. along The Parade and the northern section of Gloucester Street). Overall the effects should therefore be regarded as **Neutral**. Pedestrians are not considered to be inherently sensitive receptors, since in most cases they will not be engaged in activities to which visual amenity is relevant (e.g. commuting, shopping). These effects are therefore **not significant**.

15.249 The effects on road users range from **Negligible to Slight to Slight to Moderate**. These receptors are not inherently sensitive, since they are for the most part focussed on the road. The upper end of effects relates to those on streets adjoining the sites or to those travelling for recreational purposes. The effects would generally be Neutral and are not significant.

15.250 The effects on all other receptors would be **Slight or Slight to Moderate, Neutral and not significant**.

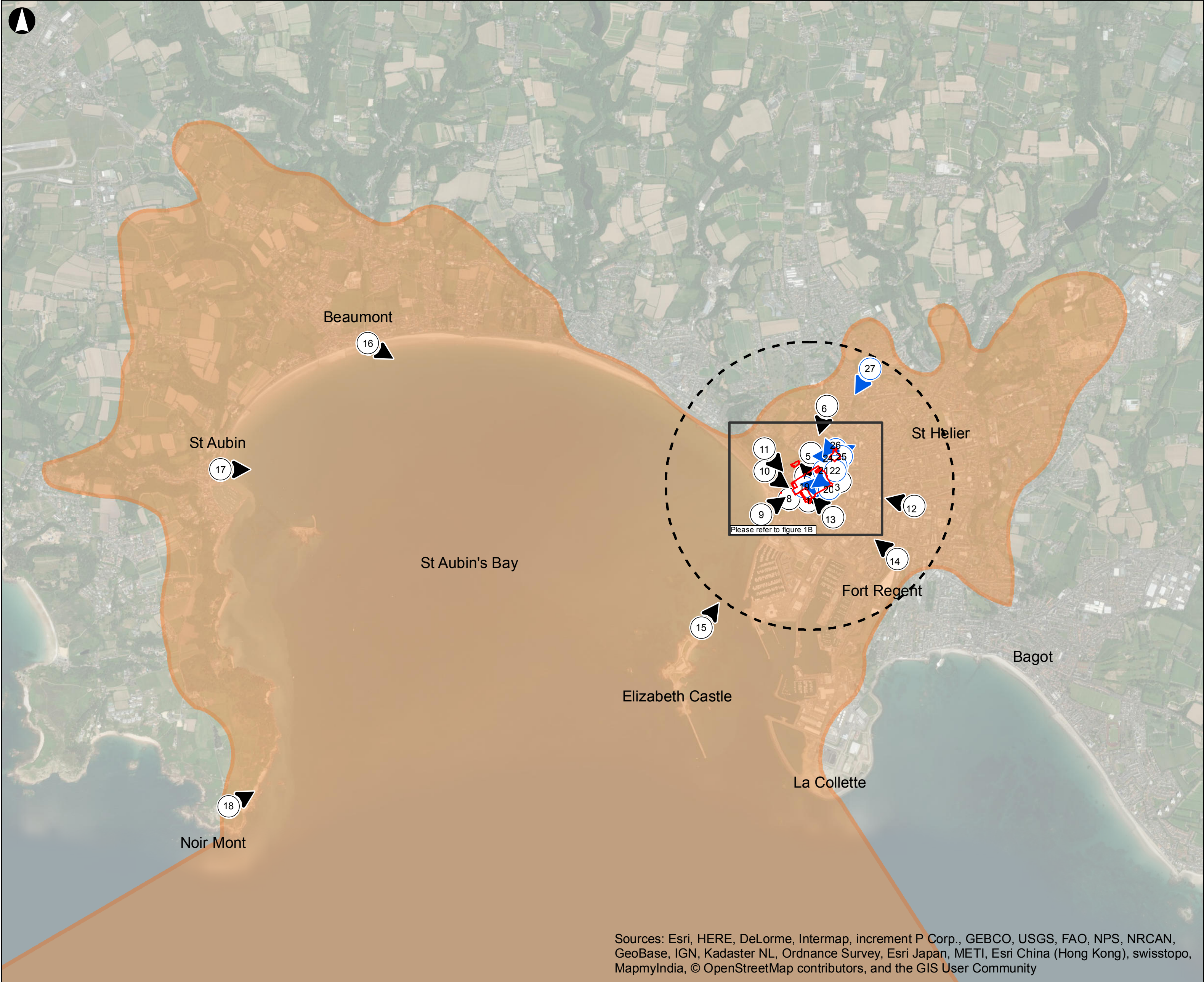
Summary of Significant Effects

15.251 Effects of greater-than-moderate magnitude are considered to be significant in EIA terms, i.e. of sufficient weight to be material to the consent process. Effects of moderate significance can be significant, depending on the particular circumstances. Effects of less-than-moderate magnitude are not considered to be significant and are not reported in this section. The predicted effects of residual significance are set out in **Table 15.6** below.

Table 15.6: Summary of Significant Effects

Receptor Category	Receptor	Construction Effects	Operational Effects
Urban Character Areas	The Parade and Esplanade	Substantial Adverse	Moderate to Substantial Neutral
Iconic Landmarks	Elizabeth Castle	N/A	Moderate to Substantial Neutral
Major Local Landmarks	Listed Hospital Buildings	Substantial Adverse	Moderate Beneficial
	Unlisted Hospital Buildings	Very Substantial Adverse	Moderate Beneficial
Minor Local Landmarks	Opera House	Substantial Adverse	Moderate to Substantial Neutral
Important Urban Spaces	Parade Gardens	Substantial Adverse	Moderate to Substantial Beneficial
	Victoria Park	N/A	Moderate Neutral
Residents	Gloucester Street	Substantial Adverse	Substantial Neutral
	The Parade	Substantial Adverse	Moderate to Substantial Neutral
	Savile Street	Substantial Adverse	Substantial Neutral
	Rouge Bouillon	Substantial Adverse	Moderate to Substantial Neutral
	Elizabeth Place + Cheapside	Substantial Adverse	Substantial Neutral
	St John's Road + Westmount Road	Moderate to Substantial Adverse	Moderate to Substantial Neutral
	Kensington Place	Substantial to Very Substantial Adverse	Substantial to Very Substantial Adverse

Receptor Category	Receptor	Construction Effects	Operational Effects
	Newgate Street	Substantial to Very Substantial Adverse	Substantial to Very Substantial Adverse
Users of Public Open Space	Parade Gardens	Substantial Adverse	Moderate to Substantial Beneficial
	People's Park	Moderate to Substantial Adverse	Moderate to Substantial Neutral



Legend

- Site Boundary
- Viewpoints
- Additional Viewpoints
- 1.5km Core TVIA Study Area
- Zone of Visual Influence (ZVI)

INSET: 1:500,000

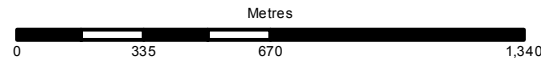
136 m

St Helier

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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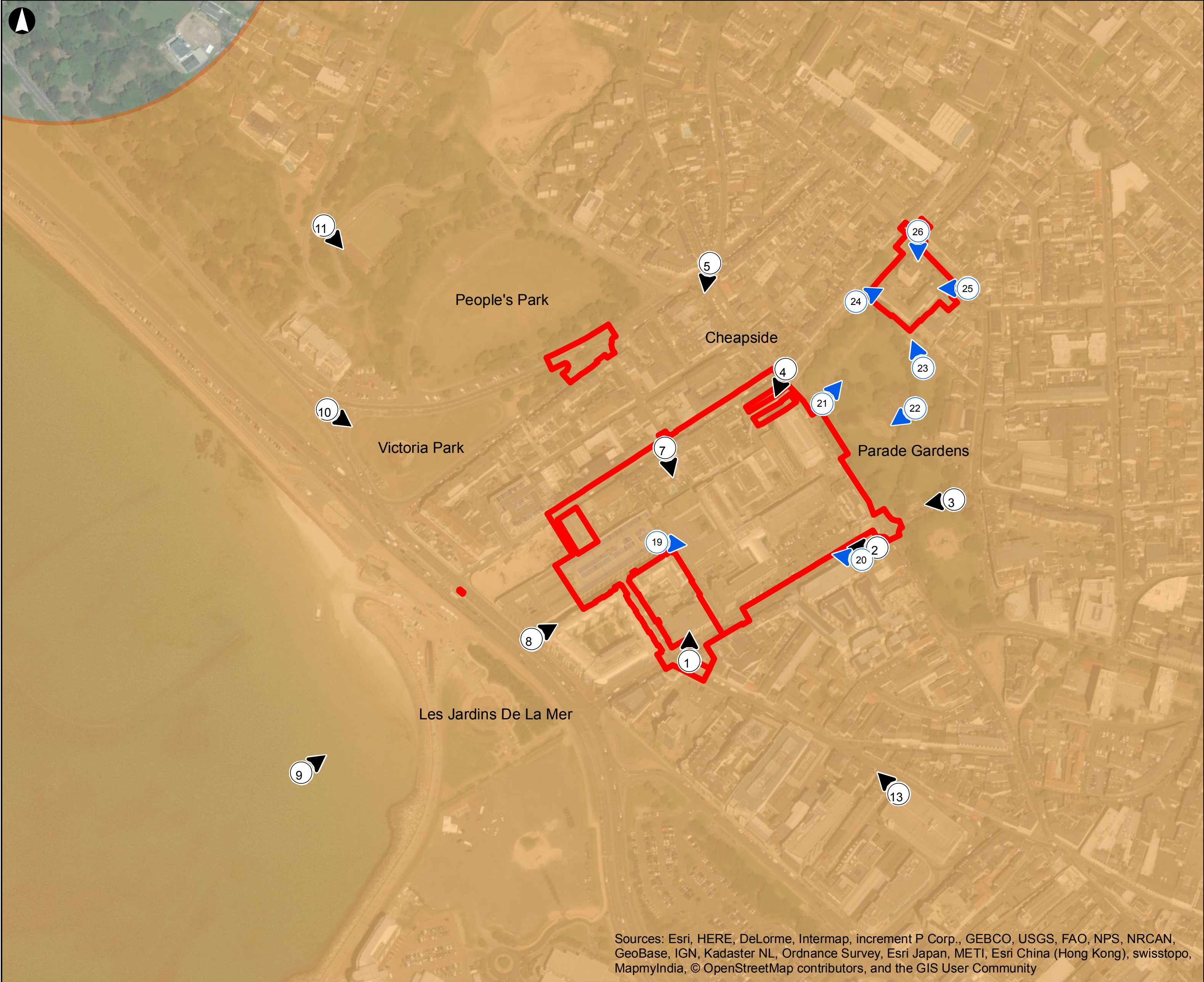
Client
Department for Infrastructure

Job Title
Jersey Future Hospital

Figure 15.1A
Visibility and Viewpoints Wider Area
For Information

Scale at A3 1:25,000	
Job No 237035	Drawing Status For Information
Drawing No Figure 15.1A	Issue P02

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



Legend

- Viewpoints
- Additional Viewpoints
- Site Boundary
- Zone of Visual Influence (ZVI)

INSET: 1:150,000

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Metres

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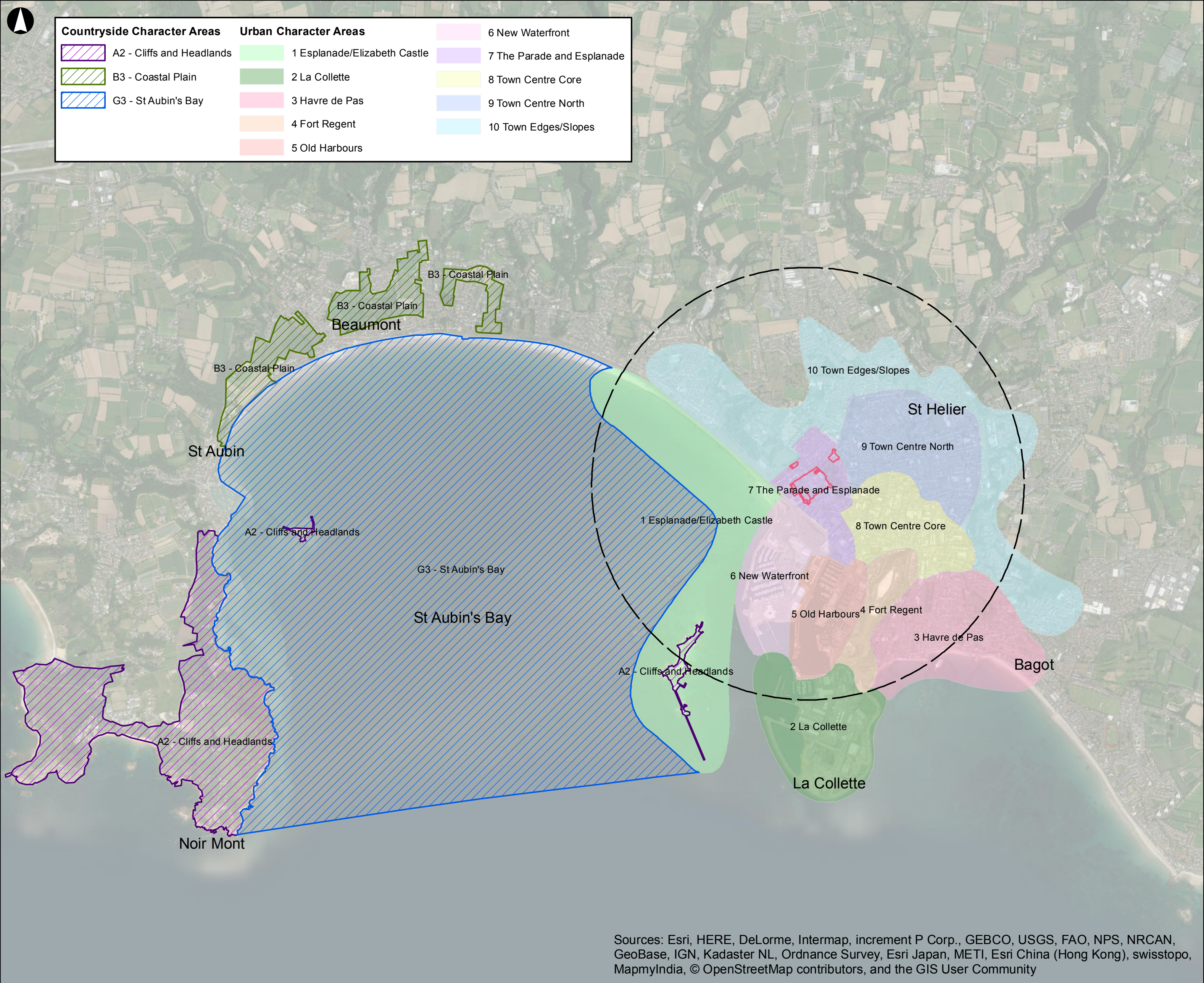
Figure 15.1B
Visibility and Viewpoints Core Area
For Information

Scale at A3

1:3,000

Job No	Drawing Status
237035	For Information
Drawing No	Issue
Figure 15.1B	P02

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



- Countryside Character Areas**

 - A2 - Cliffs and Headlands
 - B3 - Coastal Plain
 - G3 - St Aubin's Bay
- Urban Character Areas**

 - 1 Esplanade/Elizabeth Castle
 - 2 La Collette
 - 3 Havre de Pas
 - 4 Fort Regent
 - 5 Old Harbours
- 6 New Waterfront
 - 7 The Parade and Esplanade
 - 8 Town Centre Core
 - 9 Town Centre North
 - 10 Town Edges/Slopes

Legend

- Site Boundary
- 1.5k Core Study Area

INSET: 1:500,000

136 m

St Helier

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Figure 15.2
Townscape Character Areas
For Information

Scale at A3

1:25,000

Job No	Drawing Status
237035	For Information

Drawing No	Issue
Figure 15.2	P02



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Legend

Site Boundary

1.5k Core Study Area

Relevant Landmark Buildings

Fort Regent Historical Trail

National Coastal Park

INSET: 1:500,000

136 m

St Helier

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Relevant Landmark Buildings

Regeneration Zones

Eastern Gateway

La Collette

Mont de la Ville

North of Town

Old Harbour

Western Gateway

Countryside Access Strategy

Bridle Paths (2)

Green Lanes (61)

Paths (101)

Figure 15.3

Townscape Features and Context

Scale at A3

1:25,000

Job No

237035

Drawing Status

For Information

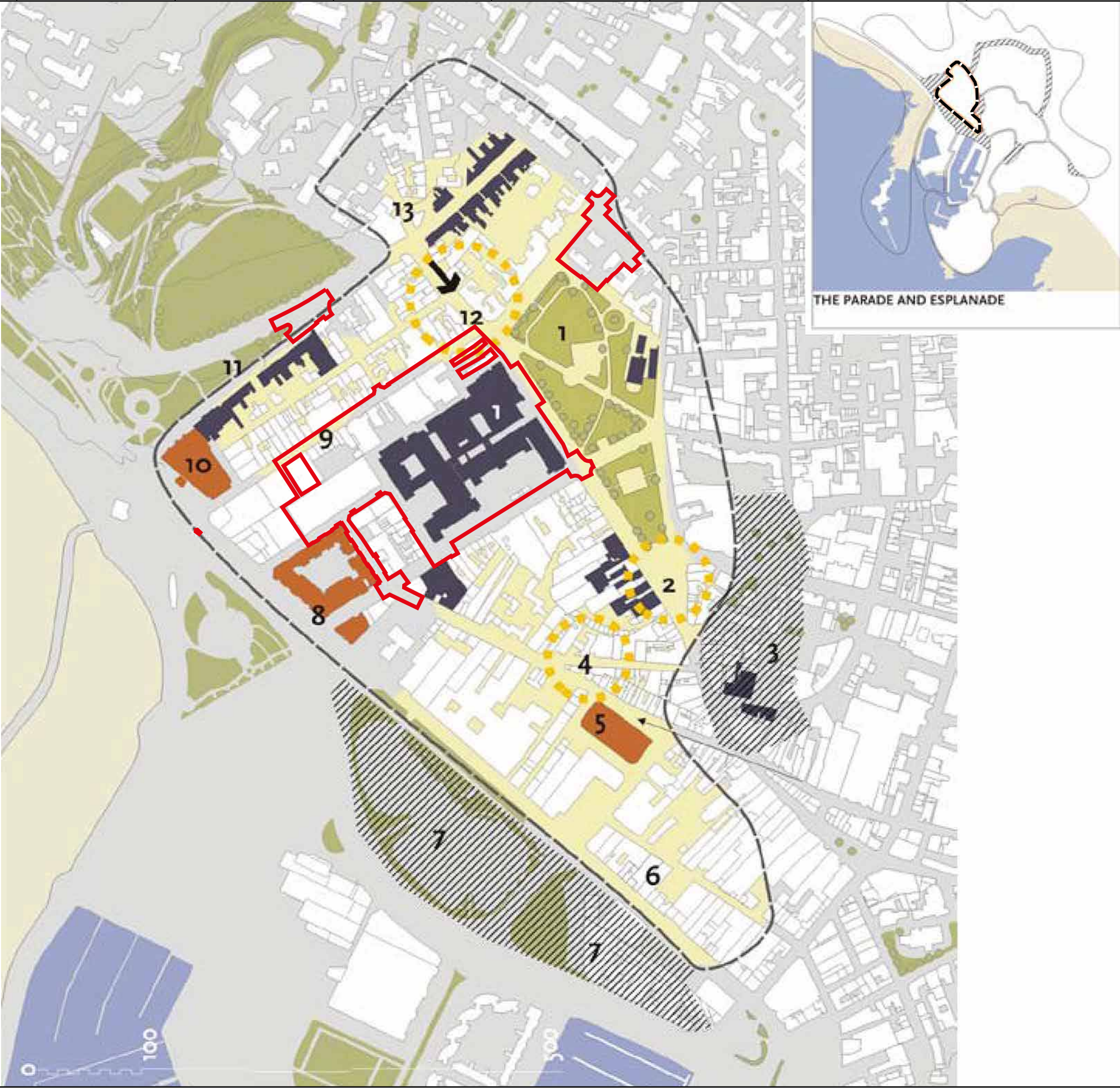
Drawing No

Figure 15.3

Issue

P02

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- Legend**
- 1 The Parade
 - 2 Cenotaph Square
 - 3 Parade/Town Centre Boundary
 - 4 Seale Street/Sand Street
 - 5 Sand Street Car Park
 - 6 Esplanade
 - 7 Transition Zone
 - 8 New Development
 - 9 Lewis Street/Kensington Place
 - 10 Grand Hotel
 - 11 Peterson Road
 - 12 Arrival Point
 - 13 Architectural Quality

 Application Site

SOURCE: Plan on Page 160, St Helier Urban Character Appraisal.

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The Parade and Esplanade
Character Area

Scale at A3

Not to scale

Job No	Drawing Status	Issue
237035	For information	P1
Drawing No	Figure 15.4	



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Figure 15.5, Sheet 1 of 37



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P02	09-04-2018	MV	BWO	PT
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Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 2 of 37

Field of view: 76 Degrees
Latitude: 49.187351
Longitude: -2.1111198
Viewpoint elevation: 9m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 15m
Date and time: 04.05.17, 2.27pm



VP 2. View looking southwest from the south corner of Gloucester St and The Parade junction.

NOTES:

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Figure 15.5, Sheet 3 of 37



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Figure 15.5, Sheet 4 of 37



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Figure 15.5, Sheet 5 of 37



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Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 6 of 37



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Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 7 of 37

Field of view: 76 Degrees
Latitude: 49.188686
Longitude: -2.1121685
Viewpoint elevation: 16m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 84m
Date and time: 04.05.17, 1.12pm



VP 4. Annotated proposed view.

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Viewpoint Photographs and
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Figure 15.5, Sheet 8 of 37



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Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 9 of 37

Field of view: 73 Degrees
Latitude: 49.192303
Longitude: -2.1113692
Viewpoint elevation: 26m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 470m
Date and time: 04.05.17, 5.20pm



VP 6. View looking south from the junction of St John's Rd and Undercliffe Rd.



VP 6. Annotated proposed view.

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Job No: 237035				

Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 10 of 37



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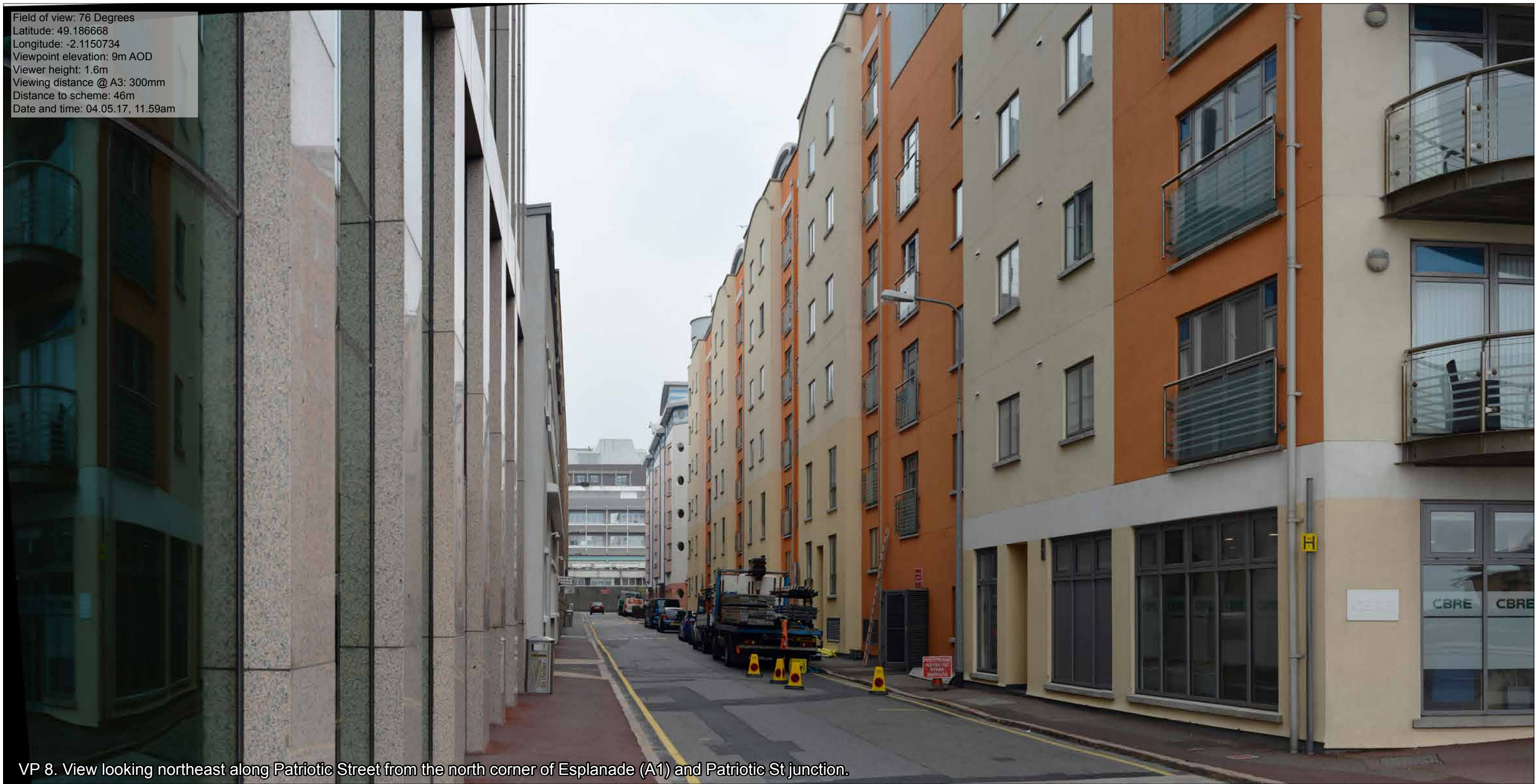
Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 11 of 37

Field of view: 70 Degrees
Latitude: 49.188098
Longitude: -2.1135485
Viewpoint elevation: 13m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 5m
Date and time: 04.05.17, 1.16pm

Proposed JFH northern façade
occupies full extent of view.

VP 7. Annotated proposed view.

NOTES:

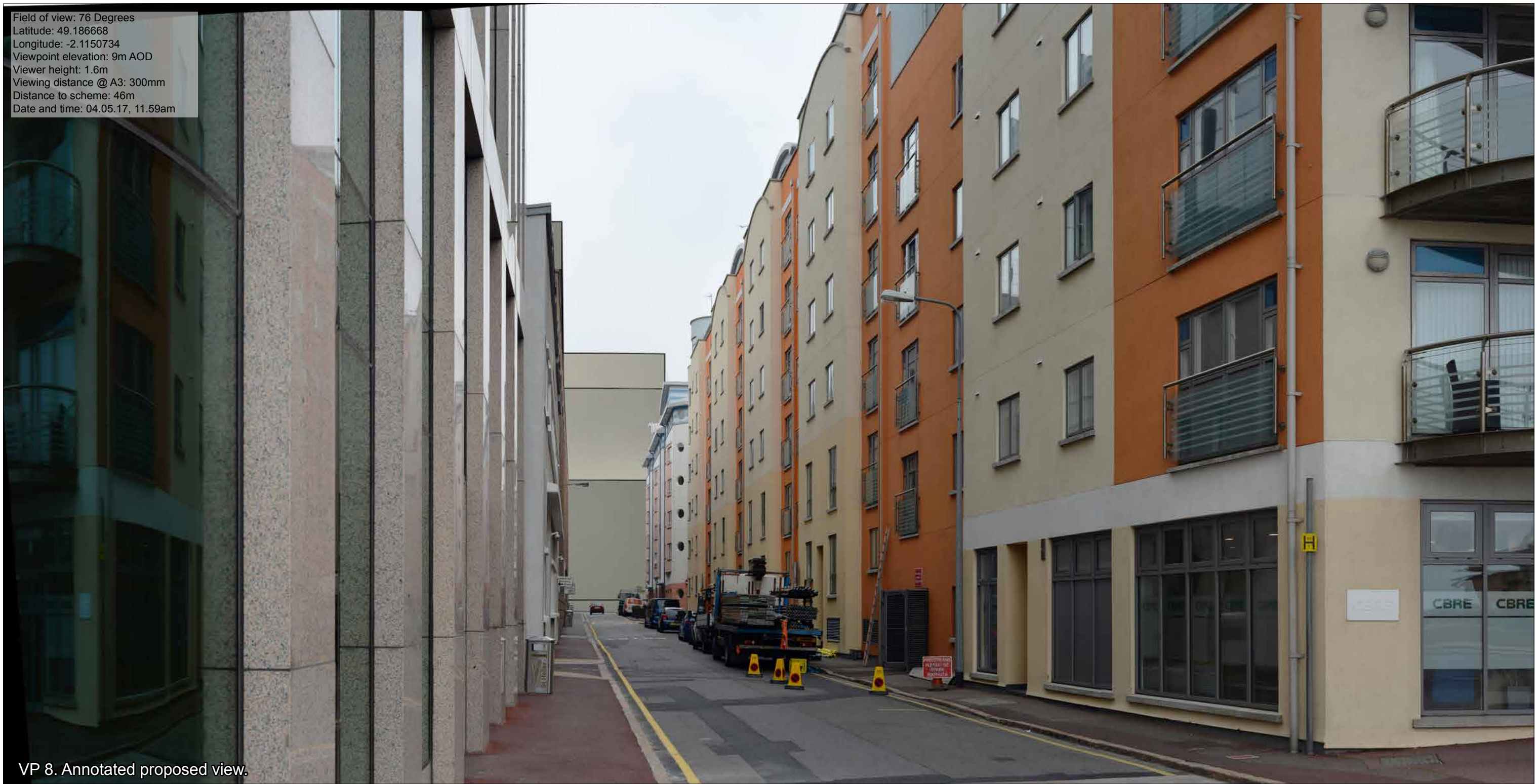


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Viewpoint Photographs and
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Figure 15.5, Sheet 13 of 37



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Job No: 237035				

Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 14 of 37

Field of view: 76 Degrees
Latitude: 49.185667
Longitude: -2.1177033
Viewpoint elevation: 0m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 265m
Date and time: 04.05.17, 12.14pm



VP 9. View looking northeast from the beach opposite Les Jardins de la Mer.



VP 9. Annotated proposed view.

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Job No: 237035				

Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 15 of 37

Field of view: 76 Degrees
Latitude: 49.188388
Longitude: -2.1174082
Viewpoint elevation: 11m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 222m
Date and time: 04.05.17, 12.31pm



VP 10. View looking east from the A1 roundabout west of Victoria Park.



VP 10. Annotated proposed view.

NOTES:

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Issue	Date	By	Chkd	Appd
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Job No: 237035				

Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 16 of 37

Field of view: 76 Degrees
Latitude: 49.189762
Longitude: -2.1174484
Viewpoint elevation: 25m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 318m
Date and time: 04.05.17, 12.43pm



VP 11. View looking southeast from the footpath beside Westmount Rd above Jersey Bowling Club.



VP 11. Annotated proposed view.

NOTES:

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Issue	Date	By	Chkd	Appd
P02	09-04-2018	MV	BWO	PT

Job No: 237035

Jersey Future Hospital TVIA
Viewpoint Photographs and
Photomontages
Figure 15.5, Sheet 17 of 37

Field of view: 76 Degrees
Latitude: 49.186180
Longitude:-2.1031603
Viewpoint elevation: 13m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 617m
Date and time: 04.05.17, 2.51pm



VP 12. View looking west from the top of the multi-storey car park at Minden Pl.



VP 12. Annotated proposed view.

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Field of view: 76 Degrees
Latitude: 49.185506
Longitude: -2.1108757
Viewpoint elevation: 14m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 195m
Date and time: 04.05.17, 3.06pm



VP 13. View looking northwest from the top of the multi-storey car park at Sand street.



VP 13. Annotated proposed view.

NOTES:

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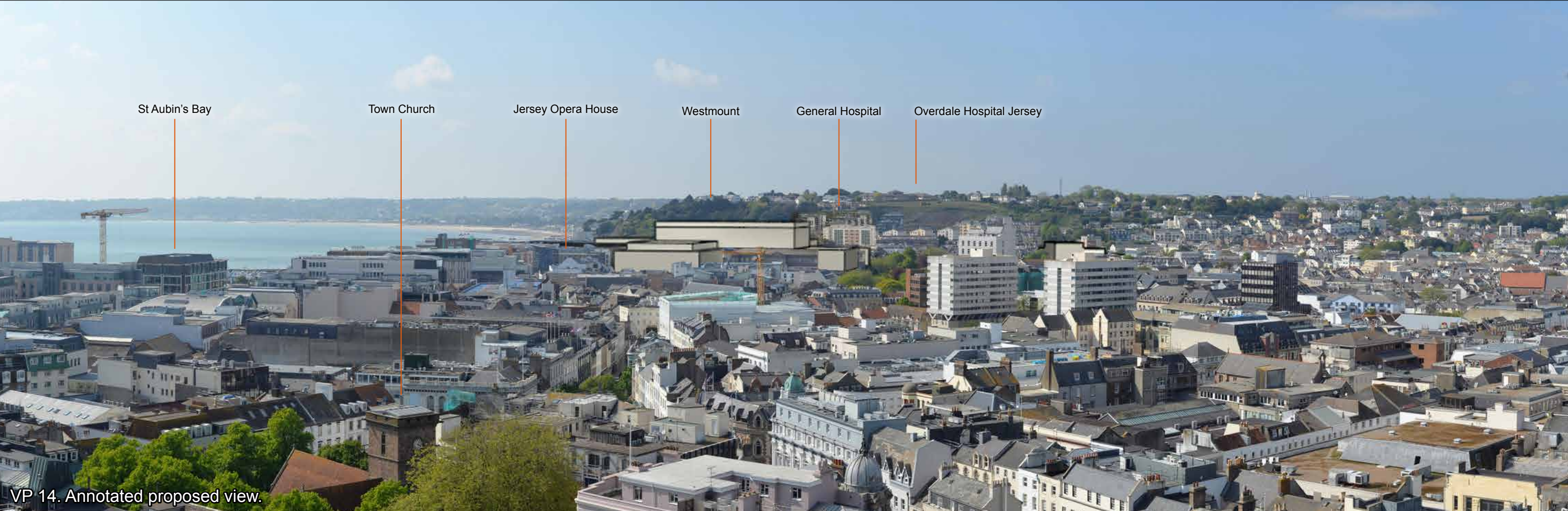
Issue	Date	By	Chkd	Appd
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Field of view: 74 Degrees
Latitude: 49.182898
Longitude: -2.1047777
Viewpoint elevation: 42m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 708m
Date and time: 04.05.17, 4.09pm



VP 14. View looking northwest from Fort Regent at the viewing point near the Fort Mast.



VP 14. Annotated proposed view.

NOTES:

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Field of view: 64 Degrees
 Latitude: 49.178618
 Longitude: -2.1234445
 Viewpoint elevation: 5m AOD
 Viewer height: 1.6m
 Viewing distance @ A3: 300mm
 Distance to scheme: 1,130m
 Date and time: 07.03.18, 5.28pm



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Field of view: 76 Degrees
Latitude: 49.196359
Longitude: -2.155214
Viewpoint elevation: 1m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 3,115m
Date and time: 04.05.17, 5.37pm



VP 16. View looking southeast from the beach promenade next to Le Perquage car park.



VP 16. Annotated proposed view.

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Field of view: 76 Degrees
Latitude: 49.188474
Longitude: -2.169262
Viewpoint elevation: 11m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 3,982m
Date and time: 04.05.17, 5.43pm



VP 17. View looking east from the public open space beside the promenade at St Aubin, opposite the Sacred Heart Church.



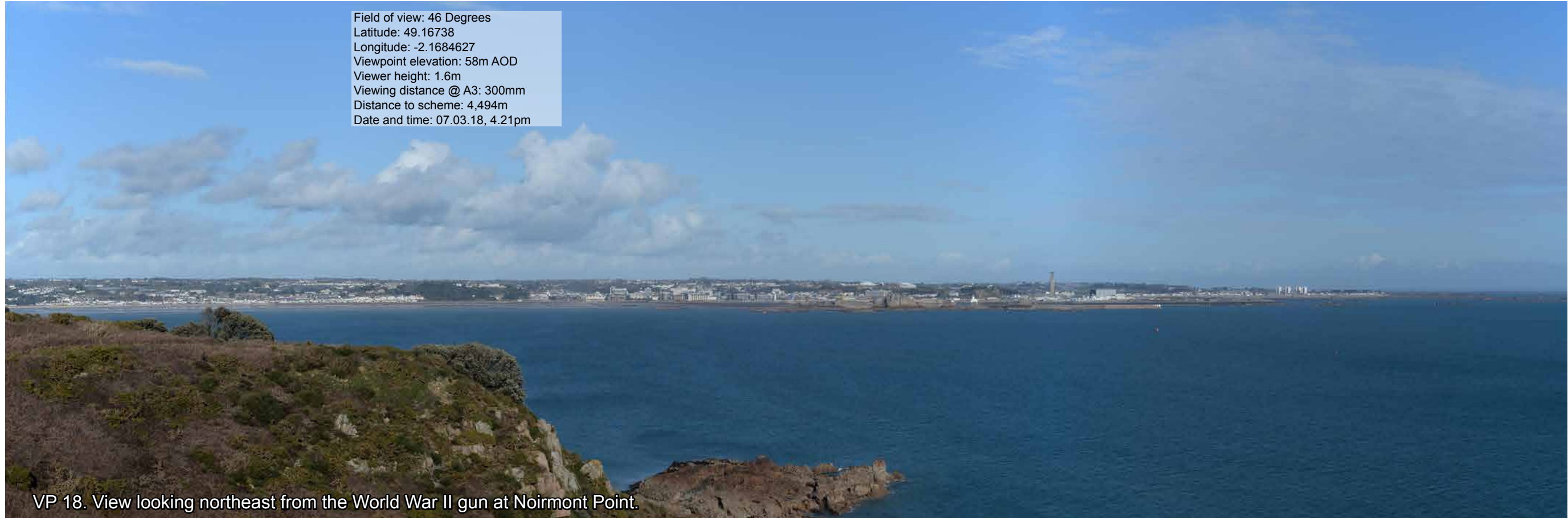
VP 17. Annotated proposed view.

NOTES:

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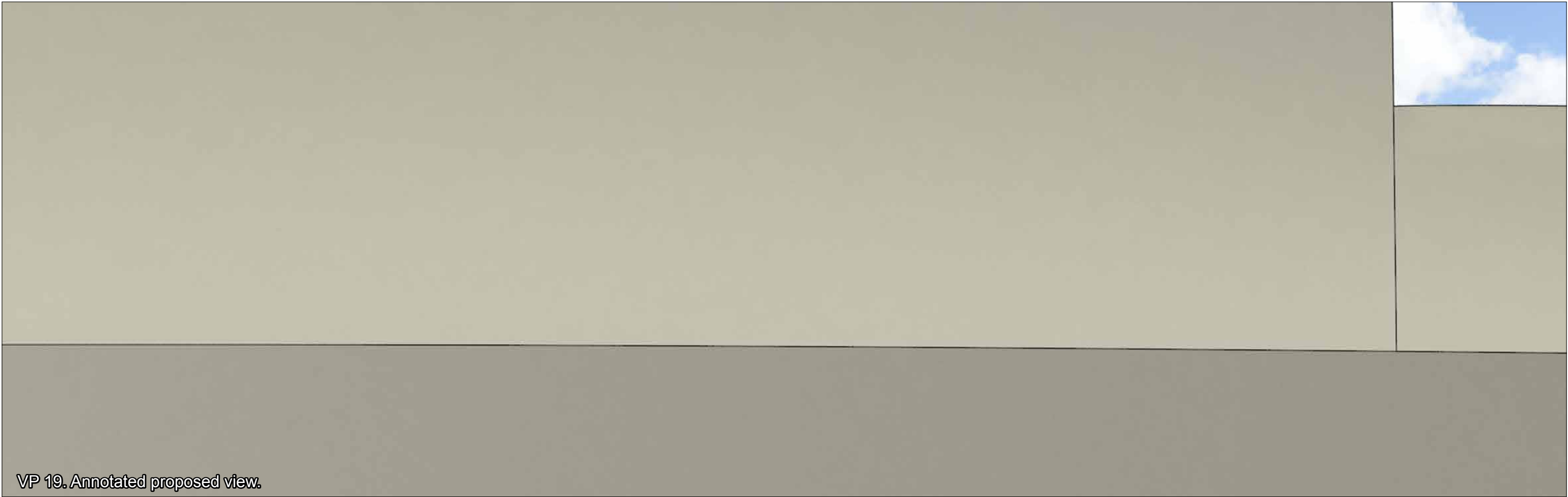
Issue	Date	By	Chkd	Appd
P02	09-04-2018	MV	BWO	PT
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Field of view: 76 Degrees
Latitude: 49.187394
Longitude: -2.113639
Viewpoint elevation: 29.4m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 10m
Date and time: 07.03.18, 11.50am



VP 19. View looking northeast from the top of the Patriotic St multi storey car park, 10m from the Hospital Site.
Representative of views from the upper floors of the adjacent flats on the corner of Newgate St and Patriotic St.

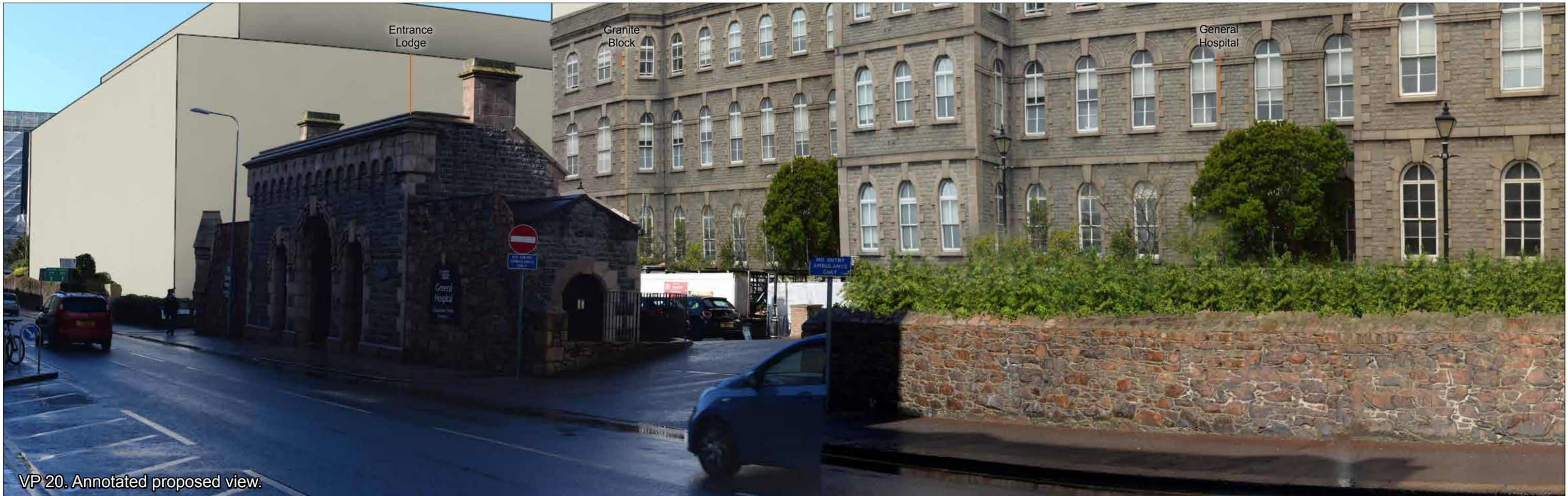


VP 19. Annotated proposed view.

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Field of view: 76 Degrees
Latitude: 49.188396
Longitude: -2.110686
Viewpoint elevation: 11m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 80m
Date and time: 07.03.18, 11.17am



VP 22. View looking southwest from the playground near the middle of Parade Gardens, 80m from the 80's Block.



VP 22. Annotated proposed view.

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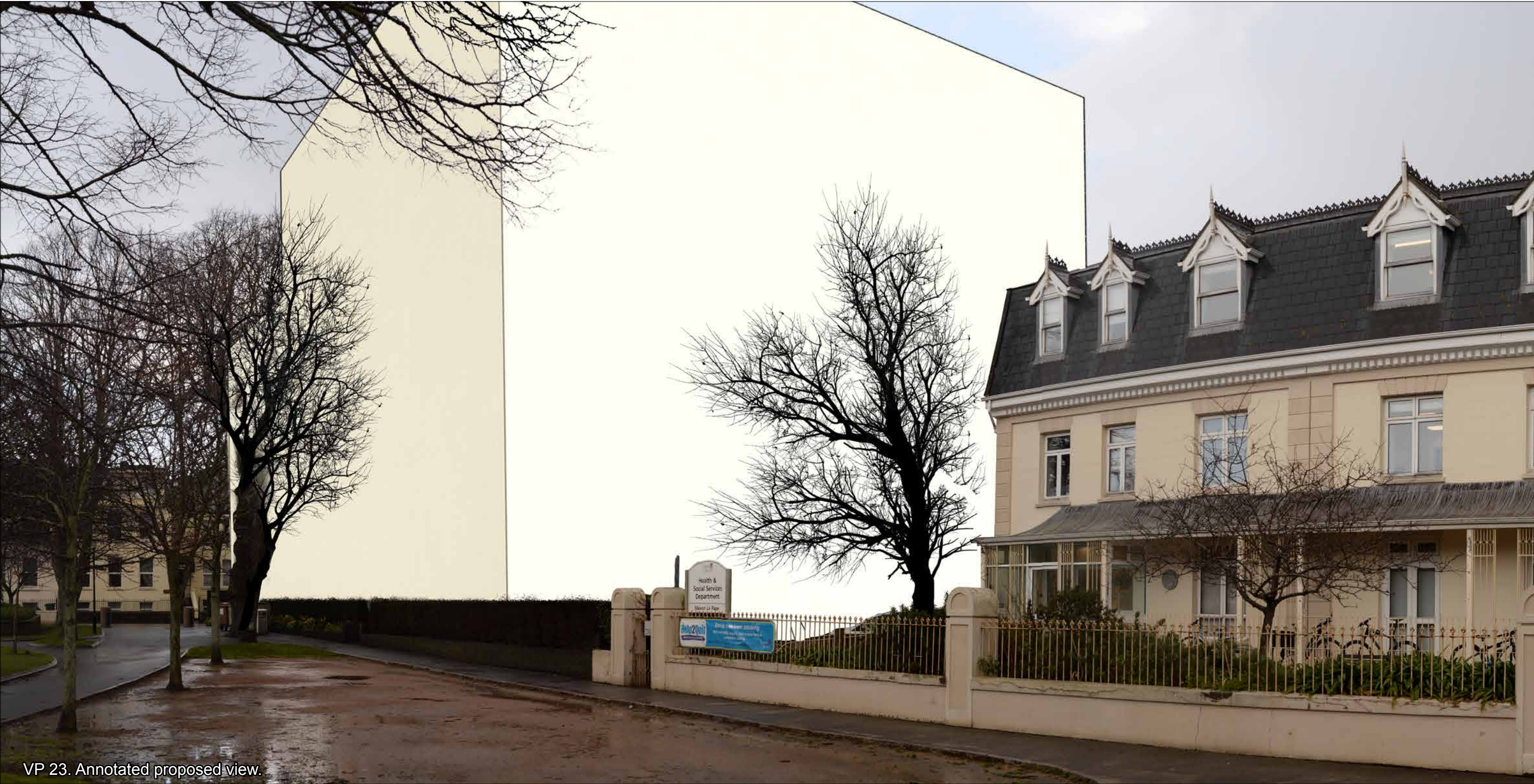


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VP 24. Annotated proposed view.

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Job No: 237035				

Field of view: 76 Degrees
Latitude: 49.189294
Longitude:-2.110085
Viewpoint elevation: 12m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 13m
Date and time: 07.03.18, 11.00am



VP 25. View looking west from a terrace of dwellings along Savile St, 20m from Westaway.

NOTES:

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Field of view: 69 Degrees
Latitude: 49.189722
Longitude: -2.110654
Viewpoint elevation: 12m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 19m
Date and time: 07.03.18, 10.56am



VP 26. View looking south from diagonally opposite the Westaway site at the Junction of Elizabeth Place and Rouge Bouillon, 20m from Westaway.

NOTES:

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VP 26. Annotated proposed view.

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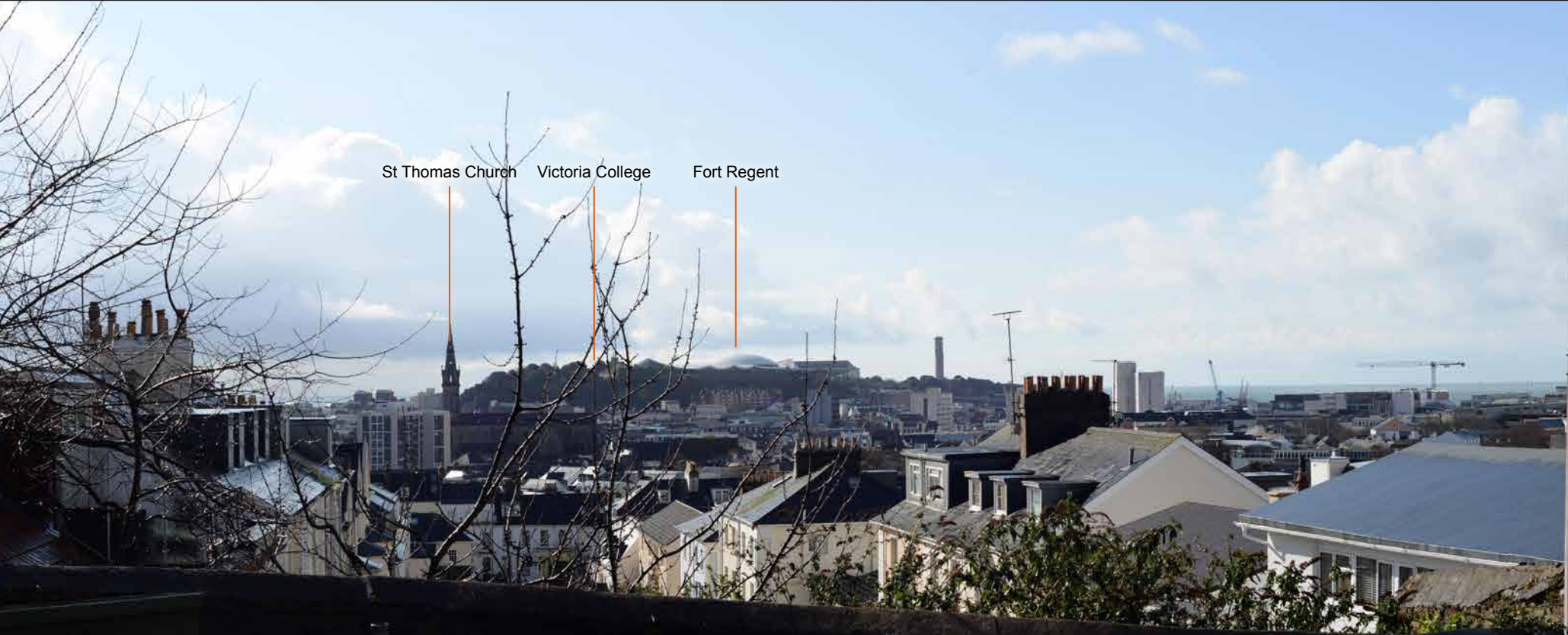
Issue	Date	By	Chkd	Appd
P02	09-04-2018	MV	BWO	PT
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Field of view: 76 Degrees
Latitude: 49.194762
Longitude: -2.107339
Viewpoint elevation: 43m AOD
Viewer height: 1.6m
Viewing distance @ A3: 300mm
Distance to scheme: 630m
Date and time: 07.03.18, 10.43am

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VP 27. View looking south-southwest from the entrance gate to Almorah Crescent, 630m from Westaway.



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VP 27. Annotated proposed view.



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