

16/8/16

[REDACTED]

Wayside, St. B. Bay

Exchange of views on commerciality vs.
mass + extent of views.

PEB happy to consider future sketches
in block form



17/8/16

[REDACTED]

JERSEY ARCHITECTURE COMMISSION

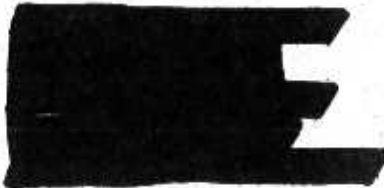
Date of Design Review: 18 March , 2016

Commissioners Present:

A Theobald (Chair)
M Waddington
A Gibb
S Marsh
R Williamson (EO)

Wayside Café, St Brelade

Applicant Attendees:



Planning Officers



Background

The site presently accommodates a tennis court, car park, café and surf shop set around the Conway Tower. There are also some timber structures on site accommodating residential accommodation and a shell shop. The land has been purchased as a development site and the developer is seeking pre application advice.

The Scheme

The scheme contains a number of different components. New residential accommodation is proposed within the north eastern part of the site. The existing café and shop are redeveloped but remain part of the site complex. A new car park is provided to serve the café and restaurant. The Tower is retained but some structures around the base of the Tower are removed (walls and fences) and early aspirations suggest it may serve as an educational and visitor attraction perhaps also providing visitor accommodation. The new residential accommodation will be largely three storey structures with an underground car park and access directly from Mont Sohier. The scheme also envisages traffic calming measures to that road and the provision of a bus stop.

Policy Background

The site is within the shoreline zone and is protected by Policy BE 4. The Policy carries a very restrictive regime of control. Briefly, existing views to the foreshore are protected and here within St Brelade's Bay substantial restraints are placed on new development. The plan also has aspirations in relation to improvements to access, the promenades and the character and appearance of the area and other matters. These have to be set against the significant policy restraints.

The Response of the Commission

- The Commission noted the restraints within planning policy. They were aware of the present condition of the site and noted the limited views presently offered through the site from the road to the foreshore. They also noted within the policy restraints that the Island Plan did express aspirations for improvements around the public realm, car parks and other waterfront areas whilst protecting historic structures against adverse impact. They consider the overall concept exciting and that much has been done to try to play down the mass of the units on the site with the landscaping sunken gardens and basement parking.
- The Commission noted the separation between the different components of the scheme. The provision of a revised and improved context for the Tower was welcomed and they recognised that the various elements presently in evidence around the Tower (walls buildings and parking) did not contribute positively to its setting. The Tower needed to retain primacy within the context of the site and this principle needed to guide the extent and scale of new development. They however questioned the scale and height of the proposed residential component in terms of its proximity to the Tower. It is a series of four large interlocking units and in order for the Tower to retain its primacy the new development needs to move further east. In their current form these new homes may also impact adversely upon the houses to the north. This exercise should be done in conjunction with a reassessment of the height of the new buildings. A reduction to two storey homes would further reduce any impact on the Tower. A reduction in the number of units on site will almost certainly be required.
- The Commission consider that the reworking of the café and surf shop appeared to be an appropriate and well scaled approach and would retain popular local amenities. If the Tower were to be used for holiday letting some provision for parking and amenity space would need to be provided. The blend of materials proposed throughout the site (granite render and timber) reflected the character of the bay. They were of the view that the use of granite on the residential element might best be limited to ground floor only repeating a pattern evident in the simple granite walls that are part of the character of the area. They also expressed the view that the roadside elevation of the houses would benefit from an asymmetrical approach alongside that reduction in

height and the articulation of the stair towers should change to avoid challenging the authenticity of the Tower.

Conclusion.

The Commission consider that a less formal and less rigid approach to site layout and appearance especially as it relates to the new houses was more appropriate given the context of the site. The site might be read as having two distinct grains. It is layered east west from the beach, the promenade, the buildings, the road then the landscape backdrop. It then has some gaps and views that move from north to south through the site. The most important of which is the slip. Opening an informal version of the slip round the east side of the tower might help it enjoy more openness and respond to the Shoreline zone. It should also move the buildings further away from the Tower. New buildings might respond to the east west grain as a series of layers reflecting the more informal layout shown in some of the very early concept sketches. The Tower needed to be allowed a dominant visual role within the site and more of an emphasis on an informal site plan might facilitate this. The site seemed to offer clear opportunities however for improvement to its appearance and its contribution to the range of amenities within the Bay. This was likely to arise through development of some sort and it is the balance of this development and its impact on immediate and the broader views of the site that warrants further testing. There are already some clear improvements that emerge from the present scheme and a review of the proposed residential component its form and mass should be where the first focus should fall. It is the kind of scheme that would benefit from a model to understand the extent of the landscape overlay around the basement and pools and the precise relationship that might be formed between the Tower and its new neighbours.

Capturing the informality of the site seems a key way forward to addressing the significant policy restraints. Less units will unquestionably assist in that respect. Landscape and amenity gain through development seems possible but at present the correct balance has not yet been struck.

[REDACTED]

From: [REDACTED]
Sent: 24 July 2017 16:23
To: [REDACTED]
Subject: FW: Redevelopment of Wayside, St Brelade - PA/2016/0111

[REDACTED]
[REDACTED] **Director of Development Control**
Department of the Environment

From: [REDACTED]
Sent: 24 July 2017 15:34
To: [REDACTED]
Subject: FW: Redevelopment of Wayside, St Brelade - PA/2016/0111

My pre-app email to [REDACTED]

From: [REDACTED]
Sent: 19 April 2016 14:27
To: [REDACTED]
Cc: [REDACTED]
Subject: Redevelopment of Wayside, St Brelade - PA/2016/0111

Dear [REDACTED]

Please find below, the Department's advice in respect of the proposed Wayside redevelopment. These comments should be read in conjunction with the comments of the Jersey Architecture Commission, which you have recently received.

The enhanced set of plans which were supplied for the recent JAC meeting were very useful in providing us with a good overview of the scheme, so thank you for those.

There is much to commend the scheme. However, as you will have gathered from our discussions to date (including those at the recent JAC meeting), the Department has reservations with regard to the current proposal.

Our concerns focus around two key policies of the Island Plan which relate to the site. The first of these is the **BE 4 – Shoreline Zone**. There is useful commentary within the preamble to the policy, in particular at paragraphs 4.99 & 4.100 where it states the following;

4.99 St. Brelade's Bay is generally regarded as one of the most beautiful natural bays in the Island. Successive development plans have sought to retain and protect its natural beauty and character whilst recognising its role as an attractive place for tourists and Islanders to visit and as a place to stay and live. Development affecting the coastal strip of this bay, as defined by the Shoreline Zone, has the potential to affect the special character of the whole bay.

4.100 Particular care is, therefore, required to ensure that the redevelopment of existing buildings, involving their demolition and replacement; does not seriously harm the character of St. Brelade's Bay. Accordingly, replacement buildings here should generally not be larger than that being replaced: in the case of tourism accommodation coming out of this use there is the possibility of reducing the visual impact of these often large buildings by some or all of: a reduced visual scale, mass and volume of a building, particularly where existing buildings are large; more sensitive and sympathetic siting and design; materials, colours and finishes more sensitive to the character area.

The policy itself goes on;

"Within the Shoreline Zone the following types of development proposals will not be approved;

- 1. new buildings, new structures or extensions to existing buildings, where such development will obstruct significant public views to the foreshore and sea;*
- 2. development involving the loss of open spaces that are considered important for the preservation of public views to the foreshore and sea;*
- 3. development which adversely affects public access to and along the coastline and seafront.*

Within the Shoreline Zone for St Brelade's Bay, the following forms of development will not normally be approved:

- 4. the redevelopment of a building, involving demolition and replacement, where the proposal would be larger in terms of any of gross floorspace, building footprint or visual impact than the building being replaced.*

Public access to and along the shoreline will be protected and enhanced, where possible.

Proposals which seek to raise the quality and standard of design of the public realm within the Shoreline Zone, particularly with regard to promenades, quay sides, car parks and other waterfront areas will be approved where they do not have a significant adverse impact on places or structures of historic or architectural importance.

Proposals for facilities that encourage and enhance access to and awareness of the coast will be permitted where they do not have a significant adverse impact on the biodiversity and character of the coast."

In the context of the above policy alone (in particular no. 4), it is very difficult to see how a redevelopment scheme along the lines proposed – which includes significant levels of new built form across the site (including 3 storey development close to the road) – can be justified. If you do choose to progress a scheme of this scale, you will need to make a very strong case that the benefits to the public (i.e. to the public realm and public views etc...) are so great that they outweigh this policy provision. Having reviewed the scheme – including your case for the community benefits which the scheme offers (points 1-13 in your preliminary design brief) – we don't believe that there is a sufficiently-strong case at present to justify the level of development proposed.

The second key policy is **HE 1 – Protecting Listed Buildings and Places** which states;

"There will be a presumption in favour of the preservation of the architectural and historic character and integrity of Listed buildings and places, and their settings. Proposals which do not preserve or enhance the special or particular interest of a Listed building or place and their settings will not be approved."

In this case, the Conway Tower is an important protected structure, and any scheme must recognise and respect its pre-eminent status within the site. Other new structures on the site must be sited appropriately and sympathetically in relation to the tower (which currently sits in relative isolation). The removal of the modern granite wall around the tower is to be welcomed, as is giving the tower a defined curtilage / space at its base. However, we are concerned that the western building line of the new residential units is encroaching harmfully upon the tower's setting. We would suggest that this building line should be repositioned some distance further to the east.

St Brelade's Bay is also classed as a 'Tourist Destination Area' which is dealt with under **Policy EVE 2 – Tourist Destination Area**. This policy identifies a 4 areas within the island, including St Brelade's Bay where

"...the Minister will support:

- *environmental enhancements to the public realm;*
- *proposals for al fresco activities associated with restaurants, bars, cafés and outdoor performances; and*
- *improvements in accessibility for pedestrians, cyclists and public transport users and associated signage."*

The works associated with the upgrading of the café / restaurant, and the improved pedestrian access through the site, would seem to be broadly consistent with the main aims of this policy.

We believe that these are the main Island Plan policies which will relate to any redevelopment of this site. That said, there will of course be other policies (including, for instance, **GD 1 General Development Considerations + GD 7 Design Quality**) which will also be relevant.

With regard to the design of the scheme, we note that the overall architectural approach is very different to other buildings within the vicinity which are predominantly (although not exclusively) rendered with pitched roofs. As you know, we do not require new developments to replicate existing buildings nearby, and departing from this established character along the lines proposed may well be an appropriate route for the development of the site. Certainly, there are interesting architectural elements to the scheme. However, in view of our policy concerns regarding the overall scale and quantum of development, we do not want to enter into a detailed discussion about architecture at this time.

In summary, our view is that the current scheme proposes too great a level of development of the site (bearing in mind the policy context outlined above) which is not sufficiently balanced or offset by the relatively limited community benefits on offer vis-à-vis improvements to public views and the public realm.

In the circumstances, I believe that it is unlikely that the Department would be able to support an application for the scheme in its current form.


Regards

 | **Planner | Department of the Environment**

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