

Department of the Environment
Supplementary Planning Guidance

Draft development brief

Consultation draft

Former Jersey College for Girls School
Rouge Bouillon, St. Helier

DRAFT

February 2012

About supplementary planning guidance

The Minister for Planning and Environment may publish guidelines and policies (supplementary planning guidance) in respect of; development generally; any class of development; the development of any area of land; or the development of a specified site¹.

Supplementary planning guidance may cover a range of issues, both thematic and site specific, and provides further detail about either, policies and proposals in the Island Plan, or other issues relevant to the planning process. It can also be used to provide information about how the planning system operates.

Where relevant, supplementary planning guidance will be taken into account, as a material consideration, in making decisions.

Supplementary planning guidance is issued in a number of different forms including:

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;

Policy notes, which can be issued by the Minister, following consultation with key stakeholders, in-between reviews of the Island Plan, to supplement and complement the existing planning policy framework;

Masterplans, development frameworks and planning briefs provide more detailed information and guidance about the development of specific sites and areas of the Island; and

Practice notes, which aim to provide information about how the planning system's protocols and procedures operate.

The current supplementary planning guidance is listed and can be viewed on the States of Jersey website at www.gov.je/planningguidance.

Hard copies of all supplementary planning guidance can be obtained from Planning and Building Services, Department of the Environment, South Hill, St Helier, JE2 4US, telephone: 01534 445 508 email: planning@gov.je

¹ Under Article 6 of the Planning and Building (Jersey) Law

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Introduction

This purpose of this brief is to identify and clarify the restraints and opportunities in relation to the future use of the former Jersey College for Girls School site, Rouge Bouillon, and its immediate site, as defined at appendix 1.

The site has the potential to act as a catalyst for the development of other land in the locality including; a further phase of development of land in States ownership immediately to the north (the current Janvrin School site) should this become surplus to future requirements (see appendix 2).

It also has the potential to act as a catalyst for the regeneration of other sites, in public and private ownership, particularly to the west, over the medium- to long-term, where other redevelopment opportunities may arise to comprehensively renew existing buildings, to provide new opportunities for good quality urban living, whilst maintaining the character and amenities of this part of the town. These are also indicated at appendix 2.

Status of this guidance

This is currently draft guidance produced for consultation purposes.

This draft guidance will be reviewed and amended in response to the findings of the consultation. The Minister will then seek to adopt the new guidance which will provide the framework for the assessment and determination of any subsequent planning application(s).

Who is the guidance for?

This guidance is principally aimed at those involved in the planning and design of schemes for the re-use of the former school and grounds. It is also designed to provide those with an interest in the project – neighbours, local residents, States departments and any other interested parties – with guidance and advice about the issues that will be considered during the planning process.

In the first instance, once formally adopted, the guidance will be issued to the States of Jersey Regeneration Steering Group, in order that it might consider the guidance in light of proposals for the development of a strategy to advance proposals for the development of States-owned sites, and this site in particular.

The guidance should also serve to enable consideration of longer term development opportunities in this area, particularly in relation to the potential for a further phase of development to the north, and other potential development opportunities to the west.

Policy context

This site has already been declared surplus to the requirements of the Education, Sport and Culture Department and it no longer has any active use and is vacant.

It has been identified in successive States Business Plan Property Plans as a site for disposal by Jersey Property Holdings.

The preparation of this new development brief takes place within the context of a new planning policy regime to that which has gone before (see planning history below) and, in this respect, there are new policy considerations to take into account and a shift in emphasis with regard to others.

The former Jersey College for Girls School site is identified in Policy H1 of the Island Plan 2011 as a Category A housing site that will contribute to the provision of affordable homes.

The site also sits within the Green Backdrop Zone for St Helier, which requires the retention of significant landscape features (Policy BE3), and the lawn to the site frontage is defined as a Protected open space (Policy SCO4). The former college building is Listed, on the basis of the significance of its internal and external heritage value, as well as its setting, all of which is protected by Policy HE1.

The former JCG site is also identified as part of the strategic framework in the North of Town Masterplan, which was also approved and adopted by the States in June 2011. This sought to identify key States-owned regeneration sites that could act as catalysts for wider, private-sector regeneration in the town, whilst also serving to generate capital for re-investment in public urban infrastructure.

Planning history

An earlier development brief was prepared in 2003, to assist with the redevelopment of the site when it was originally declared surplus to educational requirements. This sought to encourage the redevelopment of the site for Category B (open market) housing; office; community; and cultural or tourism uses, subject to constraints on the alteration of the principal Listed building.

Planning permission was subsequently granted, in November 2006, for the redevelopment of the site to provide 56 Category B homes; comprising 47 apartments and nine houses, involving the sub-division and partial demolition of the main building, together with the construction of new dwellings in the eastern part of the site. This consent has now lapsed: whilst an application has been made to refresh the permit for a further three years, it will not be renewed as it is no longer in accord with the new Island Plan policy which requires the potential provision of affordable homes on the site as well as giving greater emphasis to the protection of open space and historic fabric and the setting of Listed buildings.

The earlier development brief (2003) is also no longer relevant or consistent with current policy and will be superseded upon adoption of this development brief.

Planning guidance

The purpose of this brief is to present general planning principles and specific planning advice and guidance to enable the successful refurbishment and redevelopment of the former JCG buildings and grounds.

Site

The site is dominated by the late 19th century college building of classical proportions and detailing, including landscaped grounds to the front (south).

The building was the first ladies college in Jersey and is one of only a handful of schools in the UK to prepare girls for university examinations at the end of the 19th century.

During the German Occupation, it was used to house construction workers from Organisation Todt, and also served as a hospital. The building and grounds were Listed in 2004 (Listing schedule at appendix 3) and trees were added to the List of Protected trees in 2003 (Listing schedule at appendix 4)

The school moved to new premises in 1999 and the main building was retained in use until 2003; other buildings on the site remained in use until 2009. The entire site is now vacant and falling into disrepair.

Location, context and character

The site is situated on the north side of the town ring road (see context plan at appendix 5), has a gross site area of approximately 3.4 acres (7.75 verges) and is located in a predominantly residential area.

The site is in an elevated position, sitting on the lower part of the northern scarp slope of the town backdrop: the land drops away to the south.

The character of the area is assessed in the St Helier Urban Character Appraisal² and the North of Town Masterplan³, but is essentially formed from the relatively tight-knit urban grain of residential development to the east, south and west. Exceptions to this include the primary school site (Janvrin School) immediately to the north; together with the residential home (the Parish of St Helier's Maison de Ville) and the set piece architecture of Victoria Crescent, to the west.

The St Helier Ring Road is a significant presence immediately to the south of the site, although its impact upon the former JCG site is mitigated by a significant difference in levels, with the former school sitting significantly higher than the road, and separated from it by a massively scaled granite boundary wall.

² St Helier urban character appraisal

<http://www.gov.je/PlanningBuilding/LawsRegs/IslandPlan/Background/Pages/UrbanCharacterAppraisal.aspx>

³ Revised North of Town Masterplan - June 2011:

<http://www.gov.je/Government/Pages/StatesReports.aspx?ReportID=661>

The former school is a dominant feature and contributor to the local character of the area by virtue of the imposing size and scale of the main building itself, offset by generous open frontage and mature tree cover, enclosed, to the south, by a large scale boundary wall.

Aims of development

The disposal of this site offers a significant opportunity to refurbish an important heritage asset and to create a unique residential development within walking distance to schools and the town centre.

The policy context for the development of this site has now changed from that when first considered for re-use and the aims of the development have altered accordingly, as follows:

- **to secure a viable alternative use and refurbishment of the Listed building on the site that maintains the historic integrity, character, appearance and setting of the former Jersey College for Girls;**
- **to provide new residential development which respects and is sympathetic to the historic integrity, character, appearance and setting of the former Jersey College for Girls Listed building, and which is also appropriate to the existing urban character and context;**
- **to assist with and contribute to the provision of affordable homes, specifically homes for social rent and intermediate housing, in accordance with Policy H1 of the Island Plan. The site also offers the potential to provide some open market residential accommodation;**
- **to retain the existing Protected trees as an integral part of the landscaping of the development;**
- **to ensure that important open space on the site is protected, particularly where it contributes towards the setting of the Listed building, and to ensure that other public and private space on the site is clearly defined;**
- **to create a development which is efficient in terms of space, making best use of the area of land available, relative to the constraints upon it;**
- **to provide the most sustainable and innovative approach to design, layout, materials and energy use, within the context of working with a Listed building and its setting;**
- **to provide the people who will live there with the best level of amenity, in all its aspects.**

Use and tenure requirements

The site should be redeveloped to provide new residential accommodation, involving the refurbishment and conversion of the Listed building on the site, and the development of new homes on other parts of the site.

Whilst working with a Listed building presents some challenges, it also represents an exciting opportunity to provide unique living space in a converted and refurbished historic building. In this respect, the conversion of the Listed building, comprising the original 19th century college building in its entirety, offers considerable potential for conversion to provide new homes.

In accordance with the 2011 Island Plan Policy H1 "Category A Housing Sites", States owned sites are expected to deliver at least 150 affordable homes and the Minister for Planning and Environment believes that this site should and can make a contribution towards the delivery of affordable housing: in particular, the site should be developed to provide homes for social rent or intermediate homes for purchase, to support the provision of affordable homes in the first five years of the 2011 Island Plan period.

The Minister for Planning and Environment may give favourable consideration to the provision of some open market Category B homes on the site, however, any such provision will need to be soundly justified relative to the financial viability of the overall scheme.

Given that there is evidence to suggest that historic buildings (whether originally in residential or other use) can command higher prices in residential use than new build, the conversion and refurbishment of the former college building may be most appropriately developed to provide open market housing: in this respect, the Minister for Planning and Environment will exercise flexibility in relation to the proportions of housing tenures to be yielded from the site (affordable versus open market) in order to secure the most successful planning outcome, relative to the objectives of this brief, whilst having regard to the ability of all States surplus sites to deliver at least 150 affordable homes, during the first five years of the Plan period.

The Minister for Planning and Environment will only consider other uses on the site (other than residential) where they are deemed to be compatible with and complementary to a predominantly residential scheme, and may include community uses and/ or small-scale retail development.

Constraints/ factors affecting the development

There are a number of constraints and factors which will determine the successful development of this site. The resolution of these particular matters is considered to be essential to ensuring that the overall aim of this development is secured.

Listed buildings and their settings

Heritage can be perceived as a barrier to regeneration and there are examples of comprehensive regeneration schemes which have swept away heritage assets in the name of efficiency, cost, viability and meeting occupier requirements. Listed buildings are sometimes seen as too complicated and difficult to work with

and owners/developers are nervous about protracted discussions on restoration and high maintenance costs.

Yet heritage is what people value. Heritage assets matter to communities and may form part of their identity. Iconic historic buildings, such as the former Jersey College for Girls building, can play a critical role as a focus for the regeneration of this area.

There is also strong economic case for regenerating historic buildings: the inclusion of heritage assets in regeneration schemes provides a focus and catalyst for sustainable change.

And there is evidence to suggest that historic buildings (whether originally in residential or other use) can command higher prices in residential use than new build. Furthermore, prices of modern apartments and houses can be enhanced by being in a neighbourhood of historic buildings.⁴

The Minister for Planning and Environment has an obligation, under the terms of international conventions⁵ to protect buildings and places of architectural and historic value and for this reason, the new Island Plan 2011 sets out a strong presumption against the loss of the historic character, integrity and settings of Listed buildings.

Furthermore, the States of Jersey should lead by example in the management and use of its own heritage assets.

It is important, therefore, that any proposed change to the former Jersey College for Girls respects the integrity and character of the building, as well as its setting, and does not detract from the essence of why it was Listed in the first place.

In this respect, it is relevant to note that the extent of the building's historic and architectural interest extends to the entire structure, including the east extension (which was added in 1892 – four years after the original building was opened in 1888). There are also many original internal features of note, including three mahogany staircases, a large number of doors and joinery items, and an oak panelled library on the first floor.

It is essential, however, that all those involved in regeneration schemes understand the viability issues surrounding heritage-based regeneration schemes and see the 'bigger picture.' A resistance to changes that are required to secure the economic re-use of a building may ultimately lead to the long-term

⁴ *'In residential use well converted or restored historic buildings are often much more valuable per square foot than new buildings. Blackheath is a good example of an area where the older houses are worth a lot more than newer ones partly on aesthetics, partly on quality of build. It is hard to think of many examples of good residential conversions being less valuable per square foot than new build residential.'* Andrew Wadsworth, Waterhouse (developers) in *Heritage Works: the use of historic buildings in regeneration* <http://www.helm.org.uk/server/show/category.19591>

⁵ Convention for the Protection of Architectural Heritage of Europe (Granada, 1985)

redundancy of a listed building, and the failure of a regeneration initiative.

The Minister for Planning and Environment will apply a balanced approach in weighing up any negative impact of change on the integrity of the Listed building against the need to secure its long-term future and the wider regenerative benefits of any proposed scheme. In identifying the optimum outcome, the Minister for Planning and Environment would expect all parties to be prepared to be flexible and to think imaginatively about solutions for the building.

The developer of the site will be expected to liaise closely with the Department of the Environment's Historic Environment Team to secure a successful outcome.

Protected trees and open spaces

The former JCG site is of great significance in terms of the visual amenity provided to this part of town by its trees. First, the magnificent London plane which towers over the entrance is a hugely significant feature. Second, the row of lime trees which front the site and sit atop the impressive granite retaining wall possibly represent the only significant example of pollarding⁶ to lime trees left on the Island. These, together with a number of other trees on the site (see plan at appendix 4), are all protected and should be retained as part of any development scheme.

Proposals for development in close proximity to Protected trees should be the subject of consideration and liaison with the Arboricultural Officer at Transport and Technical Services (see Useful contacts)

The lawn to the front of the former college building forms part of its historic and architectural setting, as well as providing a valuable open space within the site itself. It is protected for both its heritage value (under the terms of Policy HE1) as well its amenity value (under the terms of Policy SCO4).

Proposals for change should not, therefore, adversely affect the integrity and amenity value of this open space.

Parking

To ensure the protection of the setting of the Listed building, and to optimise the developable yield and amenity space on the remainder of the site, it is considered that as much car parking provision as possible, on this site, should be provided below ground.

As a minimum level of car parking provision, the Minister would expect one space to be provided for each home on the site.

⁶ This work was traditionally done to control the trees, lessen root activity as well as providing fuel on a five yearly basis.

This is considered to be a good location for residential accommodation, where its location near to amenities and facilities in town will afford residents greater travel options. In such circumstances, the Minister will, therefore, consider innovative parking solutions and may offer some flexibility in the level of car parking provision to be provided, below the minimum level of one space per unit, and having due regard to the potential choice of other sustainable transport options, including walking, cycling and public transport.

Under the terms of Policy TT9, there will be a requirement to develop a Travel Plan in order to promote, facilitate and enable more sustainable patterns from the development of the site.

This should include the provision of adequate cycle storage and parking provision: the Minister for Planning and Environment has no adopted standards for cycle parking presently, but provision in the order of one space per unit for one/two bed homes increasing to two spaces per unit for three+ bed dwellings, with provision for some visitor spaces, should be made.

For residential development cycle parking should be within a covered, lockable enclosure. For individual houses this could be in the form of a shed, garage or internal storage space and for flats, provision should be made with either individual lockers or cycle stands within a lockable, covered enclosure. Cycle parking should be easily accessible and convenient to use.

Future phases

The regeneration of the former JCG site has the potential to act as a catalyst for the wider regeneration of the area, in particular, the redevelopment of the primary school site to the north, should that become surplus to current requirements.

In this respect, it is important to ensure that new development on the former JCG does not prejudice the potential for future phases of development on this adjacent land. There is a requirement to ensure that the current access and egress arrangements for the existing school are safeguarded and that no undue prejudice is created by the design of any new buildings on the former JCG site, to the land above.

Other key principles of development

The following plans, issues and principles should be considered in the development of any scheme. The issues raised here are not, however, designed to be prescriptive and thus, a degree of flexibility may be applied in their interpretation and application.

Design considerations

A design statement will be required to be submitted as part of any proposal for the development of this site, setting out the approach to

the treatment of the historic integrity and fabric of the Listed building and its setting, as well as the rationale for new development and its relationship to the context provided by the site and the area.

The following design issues are considered to be particularly significant:

Urban character and context

The determinant of the character of new development on this site should be the former school building and its landscape setting.

The designer of any new buildings on the site should have regard to the dominance of the principal former Jersey College for Girls building and its relationship with open spaces and trees, to which due respect should be given. As a consequence, new buildings should not prejudice the Listed building's setting but should seek to develop a comfortable relationship with it, and the landscape features and topography of the site.

The architectural approach advocated by the North of Town masterplan, which draws on the Georgian system of proportion, may also be of some value, where it can be given contemporary expression within the context of development on this site.

Development potential and density

The density of new development on this site must be the highest consistent with maintaining reasonable standards of design, space about buildings and privacy, appropriate to the type of accommodation provided and the general surroundings, having regard to the constraints imposed by the requirement to respect the heritage and landscape assets, together with open space.

The Minister is reluctant to specify a particular density in this instance, but considers that an appropriate density should properly emerge from the design process that seeks to best accommodate the constraints, other factors and key principles of development set out here.

Scale and form

Having regard to the constraints imposed by the presence of the Listed building and its setting, represented by the principal school building and its lawn, the main opportunities for new development are presented by what was the open area of hardstanding (the former playground) to the east, and that land, which includes the former sixth form block and gymnasium, to the north of the site.

Given the topography of the site, it is considered that a terraced form of development may be appropriate for both these parts of the site, which would make best use of the raised elevation and the southern aspect offered by the site.

Similarly, it is considered that development in both of these areas should not generally exceed three storeys. In the eastern part of the site, care is required to ensure that any new buildings do not unreasonably prejudice the residential amenity of existing homes in Drury Lane.

In all instances, considerable care will be required in the handling of the relationship between the historic building on the site and any new buildings.

Safeguarding amenity

Any new development on the site should be sited and designed to avoid undue prejudice to the amenities currently enjoyed by the neighbouring properties that may be created by virtue of loss of light, overbearing impact and loss of privacy. Likewise, similar consideration will need to be given to the design of new homes to secure an appropriate level of residential amenity for prospective occupants.

Movement and travel

Access to the site should remain through the existing vehicular entrance from La Pouquelaye, with egress maintained via Drury Lane onto the ring road. Provision should be made to retain the existing level of pedestrian permeability through the site also.

Those spaces that make up the public realm within the site should be designed to provide a safe and secure environment, where the 'public' spaces, including access routes, and the activities in them can be overseen by residents to promote a feeling of security. A crime impact assessment is likely to be required, in accord with Policy GD1.

As already stated above, this is considered to be a good location for residential accommodation, where its location near to amenities and facilities in town will afford residents greater travel options, particularly walking and cycling.

Under the terms of Policy TT8: Access to public transport, there is a requirement to ensure that there is a bus stop within 400m of the site and a reasonable frequency of service. In the event that this is not available, there will be a requirement to secure enhancement to public transport provision for the area.

Waste minimisation

In considering proposals for new development and in accordance with the principles of sustainable development, the Minister for Planning and Environment will encourage the minimisation of waste generated as part of demolition and construction activity. He will seek to secure an increase in the recycling, re-use and recovery of resources, in compliance with Island Plan policy WM1 Waste minimisation and new development.

It is envisaged that the development of this site will involve the demolition of at least the former sixth form block and the gymnasium.

As a consequence, this will require the preparation, submission and implementation of a site waste management plan.

Percent for art

The States of Jersey has already shown its commitment by endorsing Percentage for Art in the Island Plan and there will, therefore, be an expectation that it will wish to set an example. Accordingly, the Minister for Planning and Environment will seek to secure a percent for art contribution as part of publicly sponsored development projects.

The Minister will, however, have regard to the public benefit inherent in public schemes and will seek to encourage, through agreement, the sponsoring Minister or other public agency to include an appropriate and commensurate public art contribution in the development of public projects.

Development specification

In designing individual buildings, consideration should be given to those other factors which are relevant to achieving 'sustainability'. Such considerations might point to the necessity to achieve higher quality than the minimum standards currently set by the Building Byelaws.

A pragmatic approach is, however, required when dealing with the conversion of historic buildings for alternative uses. In this respect, consideration is required to be given to embodied energy and resources already contained within historic structures and flexibility and innovation applied to securing the best environmental performance of these older structures, whilst seeking to ensure the retention of their historic character and integrity of their fabric.

Sustainable homes

The specification of new dwellings shall comply with the minimum standards outlined in Minimum standards for new housing developments (Feb 1994, as amended)⁷ subject to any overriding planning and technical criteria, either set out in this brief, or agreed during the design process, particularly when applied to the refurbishment and conversion of an historic building.

Whilst recognising that this guidance is in need of review, it still provides a useful benchmark against which to ensure that reasonable minimum standards are maintained.

Robust, quality designs are sought which enable dwellings to fulfil the requirements of a range of different lifestyles and the design and layout of which is flexible enough to cater for the needs of the present and future generations of users.

Consideration should be given to matters such as:

- the thermal efficiency of walls, to provide comfort conditions with the lowest energy consumption in use;

⁷ Minimum standards for new housing developments (Feb 1994, as amended):
<http://www.gov.je/PlanningBuilding/LawsRegs/SPG/PolicyNotes/Pages/HousingDevelopment.s.aspx>

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- the sound insulation quality of walls, to facilitate freedom and privacy, in spite of high density and a potentially noisy external environment;
 - the orientation of development and the design and distribution of windows to maximise natural light and solar heat gain;
 - the employment of designs which can be serviced by an efficient heating system whilst still achieving required comfort conditions;
 - the employment of designs which allow for a low-energy approach to water supply and which might, for example, seek to:
 - minimise the use of white (i.e. mains) water;
 - collect and use storm water/rainwater;
 - recycle effluent after treatment;
 - the use of construction materials with low embodied energy and those produced using renewable resources and environmentally benign processes.

Under the terms of Policy NR7: Renewable energy, new development on the site will need to incorporate a reduction in 10% of predicted carbon use, either through the employment of renewable energy generation, or through carbon offset.

Services

Information concerning the principal services to the site are briefly outlined, however the designer should contact the relevant service provider at an early stage, contacts for which are listed at Appendix 6.

Foul sewerage – there are combined foul sewers in both Rouge Bouillon and Drury Lane which will be able to accept flows from this proposed development.

Surface water sewerage – soakaways should be investigated at an early stage as discharge for surface water to the adjacent combined sewers will only be permitted as a last resort. If soakaways to serve the whole site will not work then there is a small surface water sewer in Palmyra Road which can be utilised for disposal of surface water by construction of a short length of sewer. Owing to this sewer's limited capacity, however, on-site attenuation will be required to limit the off-site flow, or the sewer will need to be upgraded.

Mains water – the existing mains water supply infrastructure is capable of providing water for the proposed development.

Mains electricity – a new substation may be required and applicants should contact the relevant authority at an early stage to discuss the proposals.

Planning obligations

Powers to secure development through planning obligations and to enable acquisition by compulsory purchase are available to the Minister under Article 25 of the Planning and Building (Jersey) Law 2002.

The Minister for Planning and Environment will seek to ensure that planning obligation agreements are entered into, as appropriate; to regulate and uphold in perpetuity the following:

- in accordance with the Island Plan 2011 Policy H1 "Category A Housing Sites", States owned sites will deliver at least 150 affordable homes and shall be allocated by the Minister for Housing for intermediate housing or rental to persons meeting the required qualifications;
- the developer will be expected to sell the social rented homes to a social rented landlord at a price based on the traditional 'Debt Redemption Model' produced by the Minister for Housing;
- any associated infrastructure provision or directly related costs to the provision of drainage, traffic, pedestrian, health or environmental protection measures;
- the developer will be required to make arrangements for the long-term management and maintenance of the planting, paved areas, access roads, parking, footpaths and open space, within the development site, by transferring the ownership to the Parish or facilitating the setting up of a properly constituted housing or residents' association. In particular, this will need to address matters such as the regular pollarding of the Protected trees on the site and a robust maintenance schedule for the historic building.

Property issues

Information concerning legal issues pertaining to the site have not been sought. The site location boundaries defined on the location plan are approximate.

Precise details relating to these issues should be sought from the Jersey Property Holdings, a contact for which is listed at Appendix 6.

Planning applications

A detailed planning application will be required to be submitted by the applicant in accordance with the advice contained in supplementary planning guidance: Information required for a planning application (August 2010)

In preparing proposals for submission, it is strongly recommended that the owner or developer appoints an architect capable of developing imaginative and well thought out proposals. Developers and their architects are strongly advised to contact the Department of the Environment prior to the submission of an application, to discuss their proposals and to generally maintain close contact with the department throughout the design process.

Any application should be sufficiently detailed to demonstrate how the site can be satisfactorily developed, having regard to the guidelines and constraints of the brief. In this instance, in addition to a completed application form and the relevant fee, applicants will be expected to submit :

- a location plan (scale 1:2500);

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- a site plan (scale 1:200), showing the layout of proposed buildings and spaces, the position of buildings on adjoining property, proposed landscaping and the means of vehicular and pedestrian access within the site;
 - sections through the site, showing changing levels and the relationship with surrounding properties;
 - 3-dimensional information (e.g. model, sketch perspectives at a scale of at least 1: 500), which show how the shapes and forms of buildings and spaces are arranged and how the proposed development integrates with the surrounding area, including existing and proposed buildings on adjacent sites;
 - elevations of the proposed building(s) at a scale of at least 1:100;
 - floor plans at a scale of at least 1:100;
 - street elevation sketches showing relationship of elevations proposed with adjacent properties;
 - a 'design statement' explaining how the design concept evolved and how it relates to the principles set out in this brief;
 - any other further supporting information that is likely to be required, such as, for example, an Historic Environment Appraisal (to assess the value, character and setting of the principal building and allow a heritage assessment of the proposed changes to facilitate conversion); a site waste management plan (Policy WM1); a Travel Plan (Policy TT9); and a crime impact assessment (Policy GD1).

Other comments

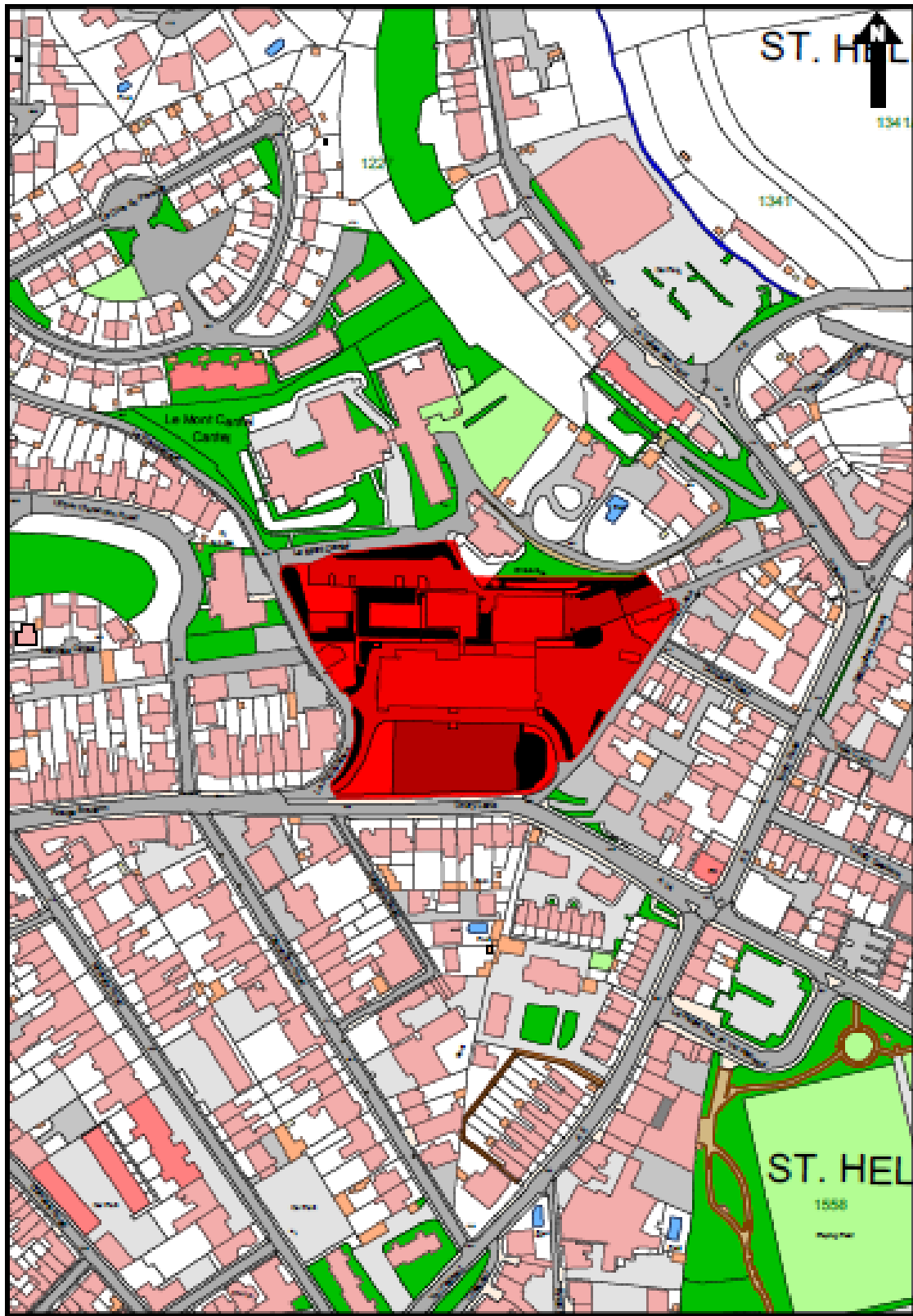
Any development proposals will, of course, be subject to other normal planning and technical requirements, as necessary.

When determining the application the Minister for Planning and Environment may impose conditions to ensure that the new homes continue to be used for the purposes for which they were constructed.

Disclaimer

It is important to note that this document is not binding in itself. Any information supplied in this brief does not in any way absolve an applicant from satisfying himself that all necessary information on the requirements of the various authorities and organisations is correct at the time. Neither does it restrict the Minister for Environment from amending nor varying such information contained in the brief, before a planning application is determined.

APPENDIX 1: Location plan



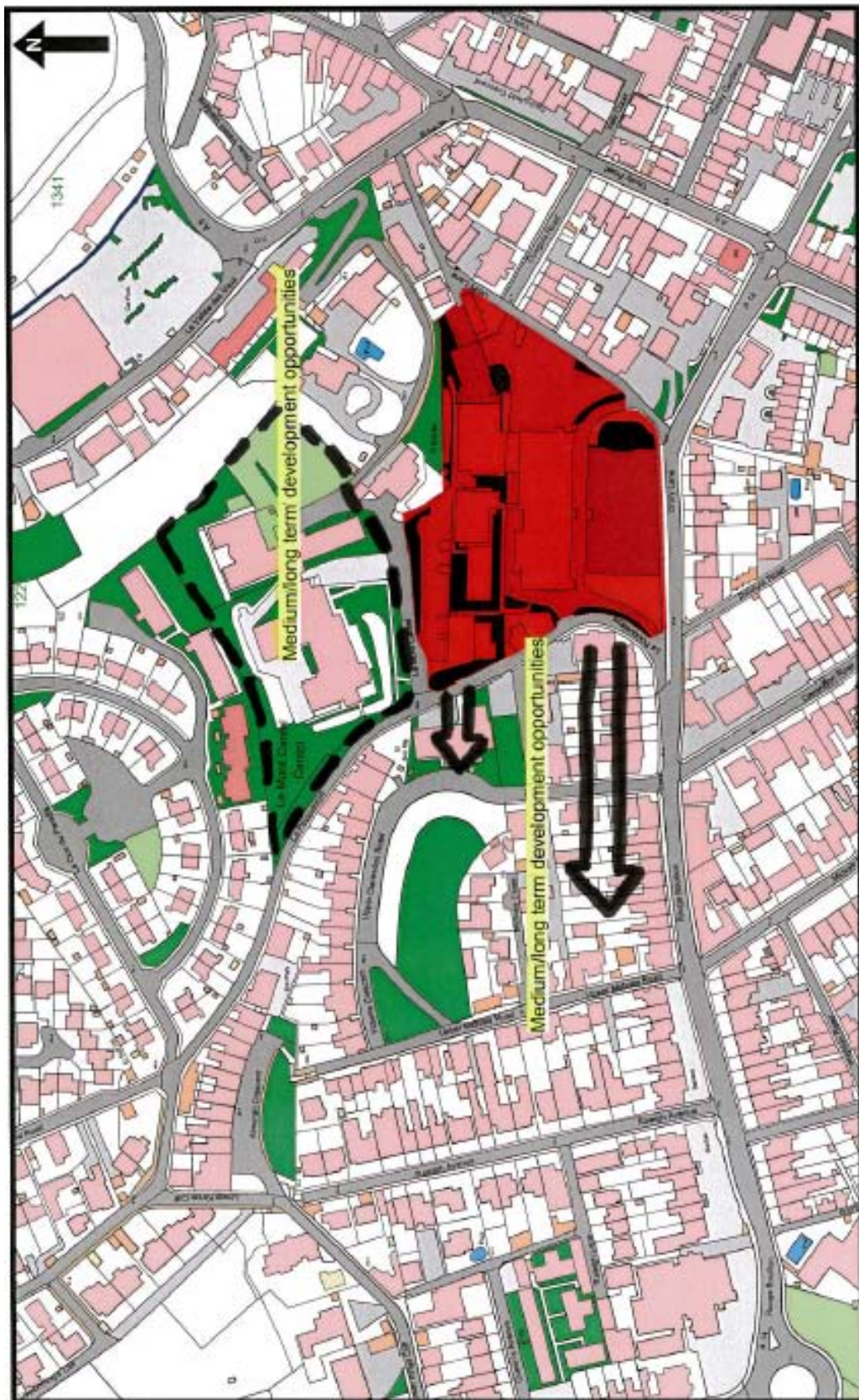
APPENDIX 1: aerial photo (location)



APPENDIX 1: aerial photo (site)



APPENDIX 2: Potential future phases of regeneration



APPENDIX 3: Listed building schedule

ISLAND PLANNING (JERSEY) LAW 1964

ISLAND PLANNING (AMENDMENT No.3)(JERSEY) 1983

ANNEX to NOTICE OF INTENTION

Jersey College for Girls, Rouge Bouillon, St. Helier

In amplification of the requirement of Article 9 Paragraph 2(a) to show in relation to each building or place included in the Order which one or more of the special interests set out in paragraph (1) attaches to the building or place, the following description supports the Committee's view that the site known as **Jersey College for Girls**, which building is situated at **Rouge Bouillon** in the Parish of **St. Helier** is of special **architectural, historical and cultural** interest.

Abbreviated Description: Late 19th century college building of classical proportions and detailing, including landscaped grounds to the front.
Expanded Description: Jersey College for Girls (originally Jersey Ladies College). Designed by Adolphus Curry and officially opened on 12th September 1888. East extension added in 1892. The building has a classically proportioned façade enhanced by a string course at first floor level and decorative pilasters. It is of unpainted render with a central tower topped by a leaded dome. Each wing has a central triangular pediment detail. To the western entrance is a portico formed of a dentilled entablature supported on four Corinthian columns and pilasters. The windows are contemporary timber two-pane vertical sliding sashes. There is a pitched slate roof.

There are many original internal features of note including three mahogany staircases, a large number of doors and joinery items, and an oak panelled library on the first floor. Landscaped grounds to the front (south) of the main building include a balustrade and Greek theatre dating from the 1930s .

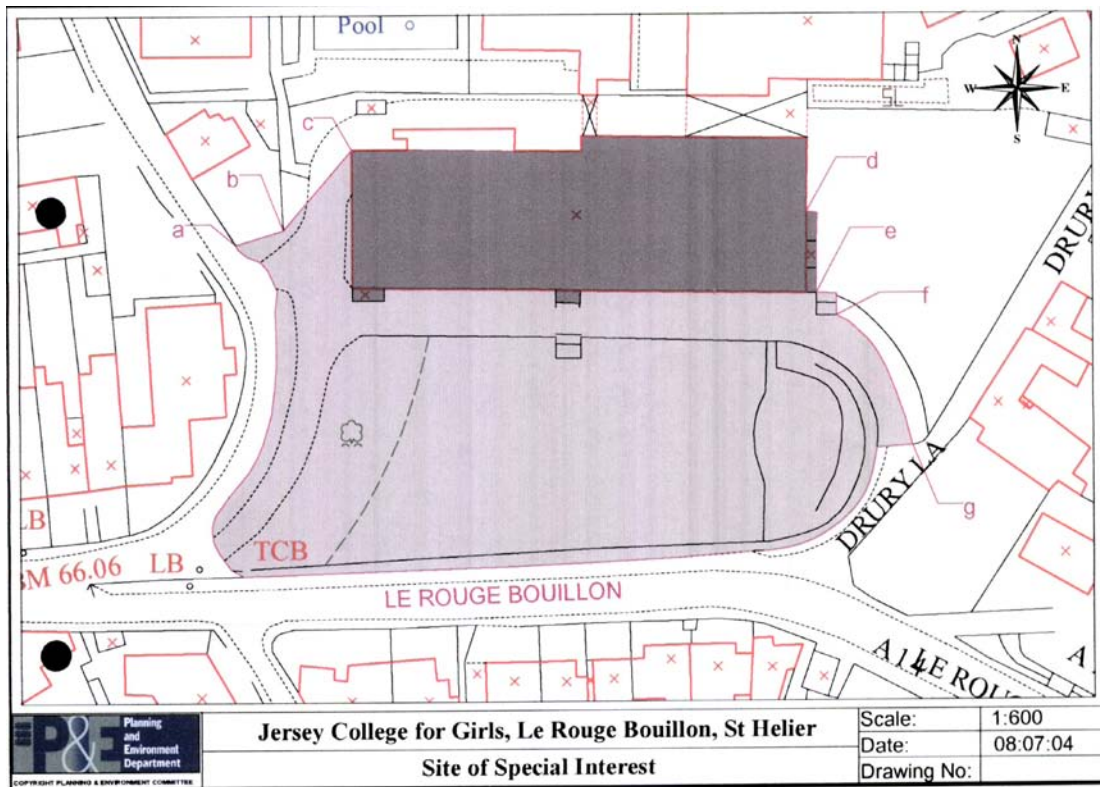
During the German Occupation, the building was used to house construction workers from Organisation Todt. The building was the first ladies college in Jersey and one of only a handful of schools in the British Isles to prepare girls for university examinations at the end of the 19th century. It played a significant part in Jersey's education system until the school moved to new premises in 1999.

Owner: The Public of the Island of Jersey
c/o Mr M. N. de la Haye
Greffier of the States
Morier House
St Helier JE1 1DD

Interested Persons: Education, Sport and Culture Committee
c/o Mr M. N. de la Haye
Greffier of the States
Morier House
St Helier JE1 1DD

20th July 2004

APPENDIX 3: Listed building plan



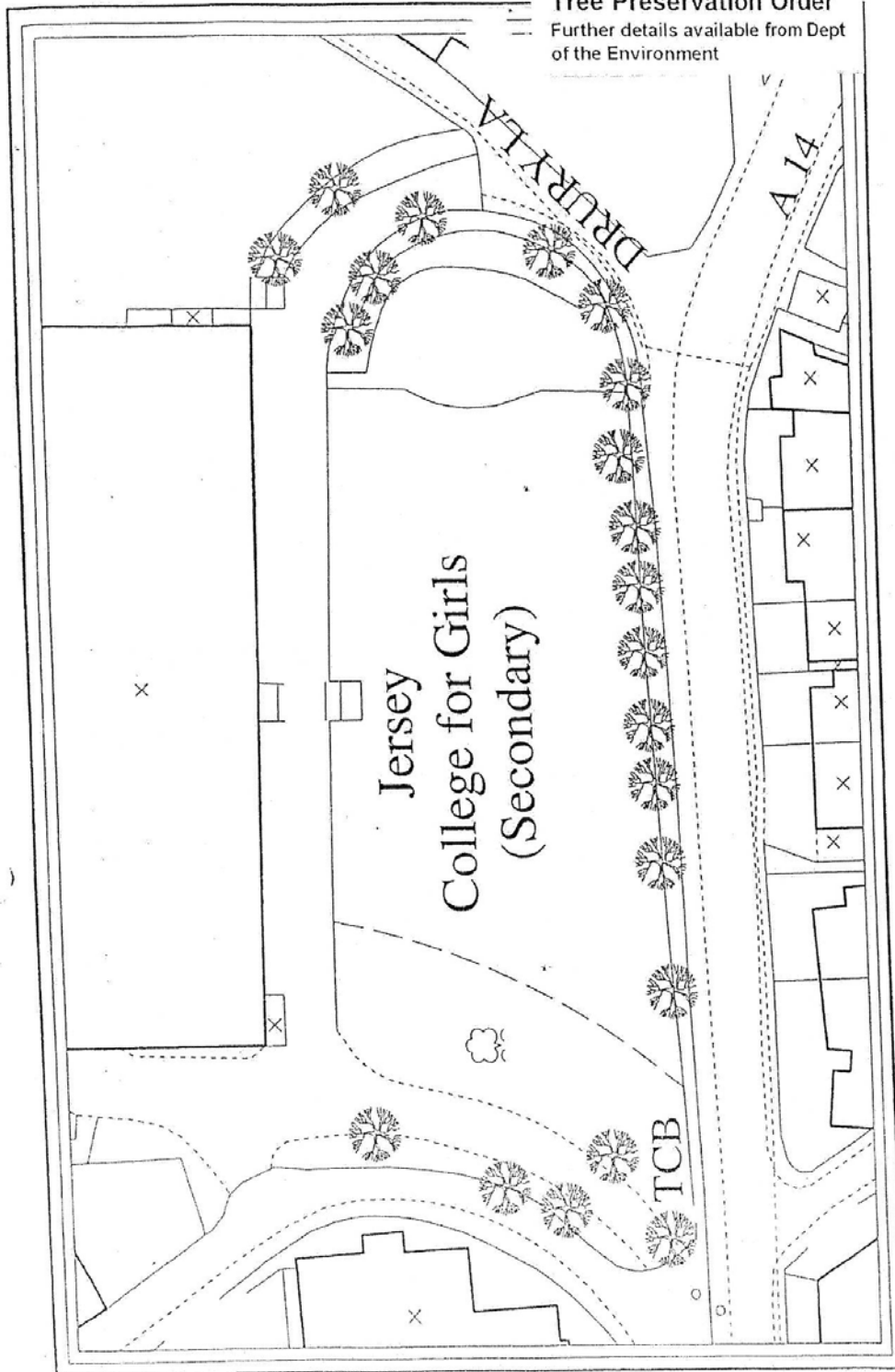
APPENDIX 4: Protected tree schedule

Species	General location	Jersey Digital Map grid reference
Black poplar (Populus nigra spp)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – framing the beginning of the vehicular exit from the site	565477: 5449564
Black poplar (Populus nigra spp)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – framing the beginning of the vehicular exit from the site	565483: 5449571
Horse chestnut (Aesculus hippocastanum)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – on the left of the vehicular exit from the site	565490: 5449564
Thirteen limes (Tilia spp)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – enclose the formal open lawn of the site and sit atop the large retaining boundary wall that sweeps from the exit along the Rouge Bouillon frontage	565482: 5449561 565487: 5449556 565484: 5449543 565479: 5449538 565471: 5449536 565464: 5449536 565457: 5449535 565451: 5449535 565444: 5449535 565437: 5449535 565431: 5449534 565424: 5449534 565411: 5449533
London Plane (Platanus hispanica)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – over Rouge Bouillon and the entrance to the site	565387: 5449534
Beech (Fagus sylvatica)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – on the right of the vehicular entrance to the site	565395: 5449540
Two sycamore (Acer pseudoplatanus)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – on the west boundary of the site bordering La Pouquelaye and framing the vehicular entrance to the site	565390: 5449545 565392: 5449551
London Plane (Platanus hispanica)	Former Jersey College for Girls, Rouge Bouillon, St. Helier – on the west boundary of the site bordering La Pouquelaye and framing the vehicular entrance to the site	565398: 5449564

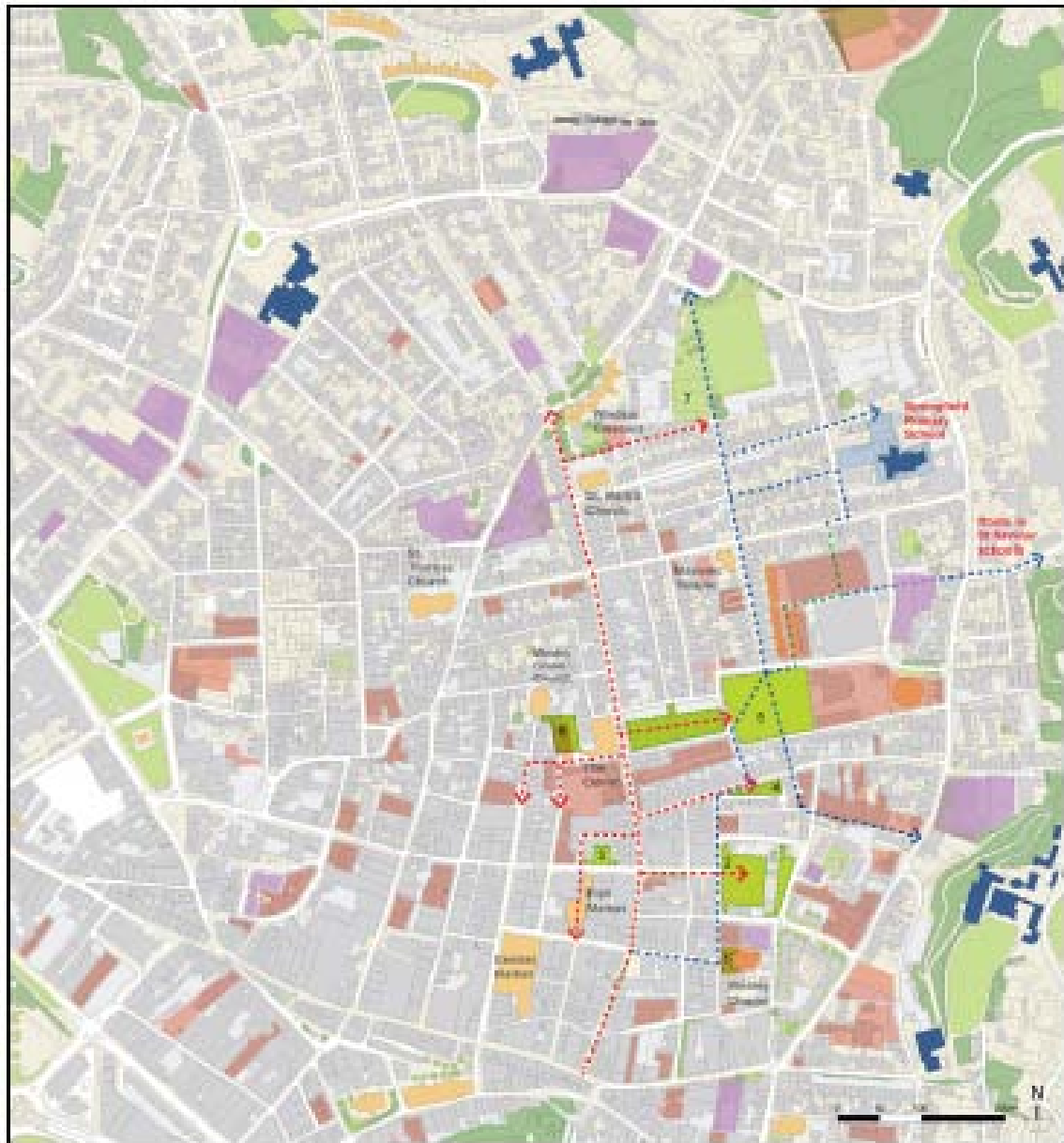
APPENDIX 4: Protected tree schedule (plan)

APPENDIX 3

Tree Preservation Order
Further details available from Dept
of the Environment



APPENDIX 5: Context plan (North of Town Masterplan)



Area plan

Key

	Landmark and heritage buildings		Privately owned sites		Proposed key routes		Proposed public squares or parks:
	Existing pedestrianised routes		State owned sites		Proposed pedestrian and cycle routes	1 Wesley Chapel	
	Schools				Possible additional pedestrian and cycle routes	2 Ann Court	
						3 Blinden Piece	
						4 Belmont Gardens	
						5 Town Park site	
						6 Future car park	
						7 Springfield Park	

APPENDIX 5: Context plan (North of Town Masterplan)



Aerial view of St. Helier - highlighting area of change in the proposed Masterplan:

- Landmark buildings
- Key intervention sites
- Car park

APPENDIX 6: Useful contacts

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