

2.0 The revised masterplan following consultation

What has changed?

The first draft of the masterplan was presented to the Council of Ministers in October 2007. This first draft of the masterplan is reproduced in the appendices (appendix 6.3). Following the presentation, the Council of Ministers agreed a period of public consultation which is covered in more detail in the section on consultation on page five. The outcome of that consultation exercise and the comments made have shaped the changes made to the masterplan. The work of the Waterfront Design Group alongside Hopkins Architects has also contributed to the amendments laid out in this section. A new balance has been given to the masterplan with a substantially enlarged transport section and a new emphasis given to sustainability. The work on landscaping and public spaces has advanced with the appointment of an experienced and well known landscape architect, and the balance and relationship of some of the new buildings to each other and those buildings around the edge of the Quarter has been readdressed. These structural changes are highlighted in more detail in the section that follows.

The draft masterplan was presented to the Council of Ministers on the 18th October 2007. A period of public consultation followed which ran from November 2007 to January 2008. The outcome from this consultation is that the masterplan has been amended.

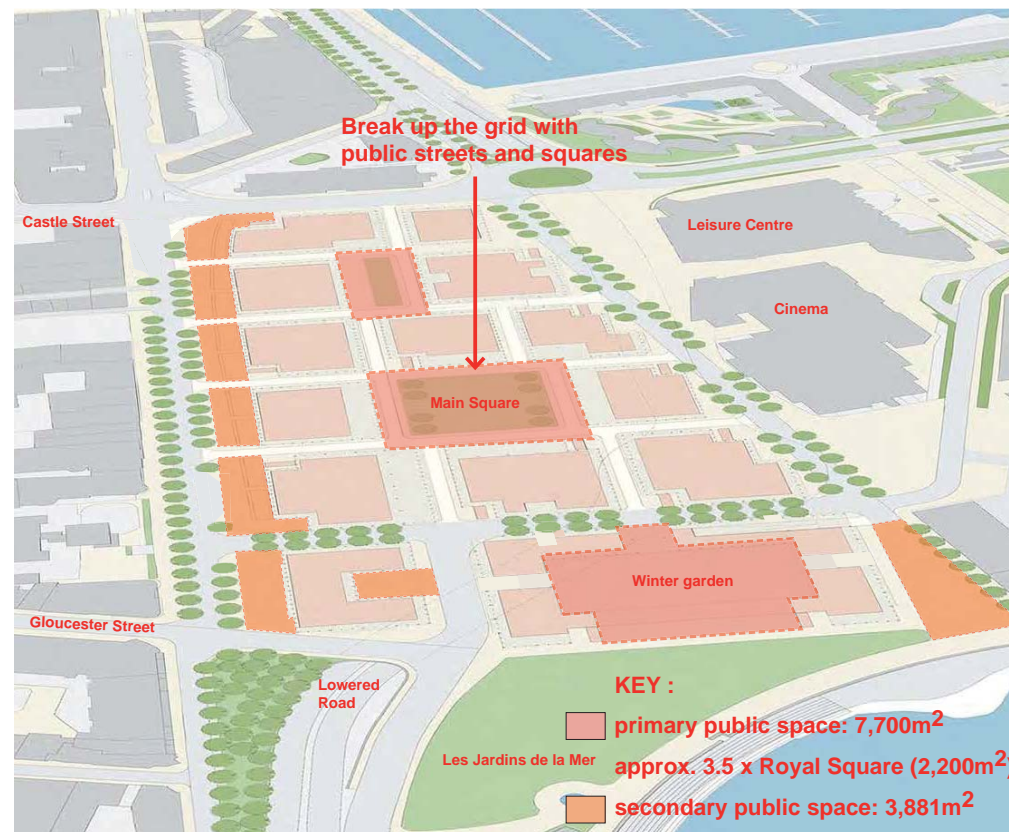
The principal changes are:

- The arrangement and location of public spaces and their relationship to the proposed buildings have been revised;
- The central section of the main square has been lowered to incorporate a load bearing granite colonnade surrounded by cafes, shops and bars with direct access to the adjacent carparks;
- A winter garden, to be named Le Jardin d'Hiver, has been introduced to improve the relationship of the scheme with Les Jardins de la Mer, this will become a key all weather public space for the town;
- The buildings on the Esplanade have been set back from the existing sea wall to further improve the relationship of the new scheme to this area;
- The amount of retail space within the scheme has been halved and the area reallocated to provide additional residential accommodation;
- Maximum building heights have been established;
- An internationally renowned landscape architect has been appointed to work on the scheme; and
- A full model of the traffic management proposals both during and after consultation has been developed and agreed with the Transport and Technical Services department.

The arrangement of public spaces has been slightly revised



St Helier has some world class public space.



More space has been added to the Esplanade and a new winter garden introduced



Brindley Place, Birmingham (similar width to the proposed main square).



Plan of Royal Square with the new main square superimposed.

The central section of the main square has been lowered to incorporate a load bearing granite colonnade surrounded by cafes, shops and bars with direct access to the adjacent carparks



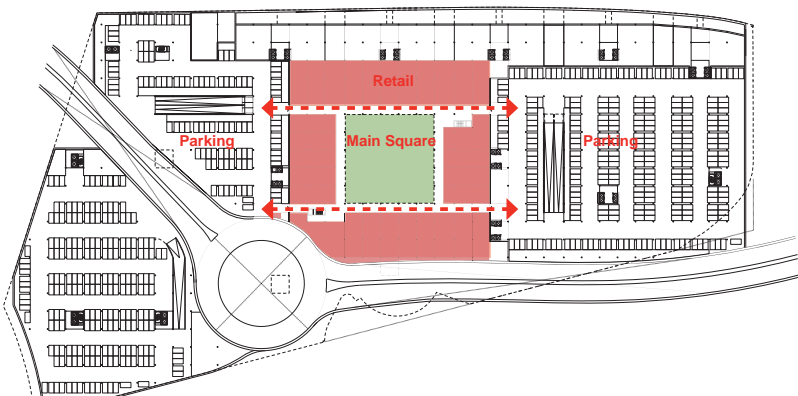
A granite colonnaded 'undercroft' has been introduced around the lowered main square.



Lowered square in the Rockefeller Centre, NY



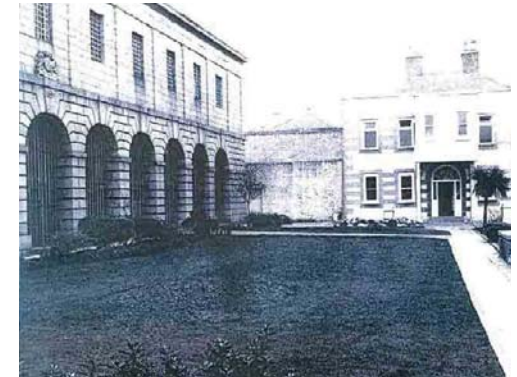
Lowered square in the Rockefeller Centre, NY



The lowered square provides improved access to the underground parking



Historic examples of the use of load bearing granite in St Helier.





The Esplanade Quarter

The granite colonnaded main "civic" lower square.