



PARISH OF ST HELIER

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ROADS COMMITTEE MEETING

Wednesday 16 November 2022 at 9.30am

Meeting held in the **ASSEMBLY ROOM**

A G E N D A

'A' AGENDA – OPEN TO THE PUBLIC

- A1. Apologies.
- A2. Declarations of interest.
- A3. To approve minutes of meeting held on 19 October 2022 ('A' Agenda items).
- A4. Matters arising.
- A5. For information: Romerils development, Dumaresq Street/Hue Street – presentation.
- A6. For information: 4-10 Cheapside & Byron Cottage development - presentation.
- A7. For decision: To consider recent planning applications.
- A8. For information: Reports:
 - Live matters report.
 - Minor road works report.
 - Streets Inspector report.
- A9. Agreed decisions

'B' AGENDA ITEMS

- B1. To approve minutes of meeting held on 19 October 2022 ('B' Agenda items).
- B2. Matters arising.

Dates of 2022/2023 meetings:

Wednesday 7 December 2022 (Roads Committee)	Wednesday 11 January 2023 (Roads Committee)
Wednesday 8 February 2023 (Roads Committee)	Wednesday 8 March 2023 (Roads Committee)
Wednesday 12 April 2023 (Roads Committee)	Wednesday 10 May 2023 (Roads Committee)
Wednesday 7 June 2023 (Roads Committee)	Friday 7 July 2023 (Visite du Branchage)
Wednesday 12 July 2023 (Roads Committee)	Wednesday 9 August 2023 (Roads Committee)
Wednesday 6 September 2023 (Roads Committee)	Friday 8 September 2023 (Visite du Branchage et Chemin)
Wednesday 11 October 2023 (Roads Committee)	Wednesday 8 November 2023 (Roads Committee)
Wednesday 6 December 2023 (Roads Committee)	



PARISH OF ST HELIER



Minutes	
<u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u> <u>HELD IN THE MAGISTRATES COURT ON</u> <u>WEDNESDAY, 19 OCTOBER 2022 AT 9.30AM</u>	
PRESENT	Constable S Crowcroft (SC) The Very Rev'd M Keirle (MK) Mr T Vibert (TV) Mr K Proctor (KP) Mr B Manning (BM) Mr J Baker (JB)
IN ATTENDANCE	Mr J Turner (Chief Executive Officer) (JT) Mr G Jennings (Procureur du Bien Public) (GJ) Mr P Pearce (Procureur du Bien Public) (PP) Mr S Alves (Head of Infrastructure) (SA) Miss E Sheehan (Minutes) (ES)
APOLOGIES	Mr A Sty (Infrastructure Manager) (AS) Mrs A Roberts (Parish Secretary) (AR) Mr K Proctor (KP)
DECLARATION OF INTEREST	SC advised a family member is purchasing a property at Horizon. JB owns a property at Castle Quay and runs his business from two shops in town.
OPEN MEETING	Having been previously circulated, the 'A' Agenda Minutes of the meetings held on 17 August 2022 were agreed.
MATTERS ARISING	None
92/2022 TO REVIEW CYCLE SIGNAGE ON LA ROUTE DU MONT A L'ABBE	Previous minute 85 /2022 refers TV asked if there had been any progress on the cycle signage on La Route de la Mont A L'Abbe as he is consistently receiving complaints. SA replied AR was currently discussing this with the Honorary team, we will ask for an update on her return.
93/2022 UPDATE ON PARKING STRATEGY	Previous minute 91/2022 refers JB asked if there had been any update on the parking strategy. SA said not yet, the Government of Jersey planning department is currently short staffed and running behind.
94/2022 LA RUE DE L'ETAU TO SUPPORT ADOPTION OF FOOTPATH TO FRONT OF HORIZON SITE	SC introduced members from the Jersey Development Company (JDC) who are progressing with their development of the Horizon site and have approached the Parish offering the Parish the options to adopt the proposed new footpath running along the front of the Horizon site as currently this footpath is in JDC ownership. There will be a new unloading bay constructed and the footpath being offered will go around the unloading bay. This is in line with the long terms proposals to improve La Rue de L'Etau. SA said the Committee should accept the offer of the adoption of the footpath on condition that JDC provide the clarification on the points raised by officers and that the footpath is constructed in accordance with Parish requirements. All costs associated with the construction and transfer (reasonable legal costs and any necessary professional costs) are paid by JDC. Procedures for adoption and anticipated program: In order for the

	<p>Parish to adopt the footpath the following is required:</p> <ol style="list-style-type: none"> 1. Parish Roads Committee needs to approve the principle of the transfer and approve the proposed unloading bay. • Anticipate approval in principle: Wednesday 19 October 2022 2. If supported by Roads Committee - we will take the request to a Parish Assembly once JDC clarify the outstanding items and confirm there will be no costs to the Parish associated with the construction or transfer. • Anticipate taking this request to Parish Assembly: Wednesday 30 November 2022 3. If approved by Parish Assembly; contract will passed at the Royal Court formalising the transfer of the footpath, at which time the Parish will be responsible for cleaning, maintaining and policing the footpath section. • Anticipate passing Contract: January/February 2023 (subject to legal process) <p>Q & A</p> <p>Q What kind of greenery can we expect when the project is finished? A There will be a landscape scheme, tree planters set back two metres from the line that the Parish is adopting. Jude Lindsey will send a copy of the plans after the meeting.</p> <p>Q What are the arrangements for finishing the footpath? A Currently liaising with Infrastructure and JDC, will be completed before handing over to the Parish.</p> <p>Q Any unforeseen circumstances as JDC do not usually give land away A It is normal practice for the Parish to adopt a footpath</p> <p>The Roads Committee approved the adoption of the footpath on condition the missing crossing is included at no cost to the Parish.</p>
<p>95/2022 VISITE DU BRANCHAGE ET CHEMIN REPORT (BRANCHAGE UNDERTAKEN ON 21.09.22)</p>	<p>Report on Visite de Branchage et Chemins, 21st September 2022</p> <p>SA explained there were 62 pre-warning letters delivered in the 3-week run up to the Visite. The Infrastructure department highlighted 5 predetermined 'points of interest' to be visited (shown on the plan below) plus a further 6 stops to meet roads Inspectors and talk through some issues the Constable had been notified of.</p> <p>The party of 5 escorted by an Honorary Police vehicle with one Centenier, one Vingtenier and the Chef De Police left the Municipal Services depot at 09:30.</p> <p>Unfortunately, due to the reduced attendees on the day, the party did not constitute a quorum therefore only letters of advice were issued.</p> <p>43 Roads Visited • 10.5 miles covered by bicycle • 5 Points of interest</p> <p>Report on Visite de Branchage, 8th July 2022</p> <p>There were 168 pre-warning letters delivered in the 3-week run up to the visit. The Infrastructure department highlighted 7 predetermined 'points of interest' to be visited. The party of 7 escorted by 2 Honorary Police vehicles with one Centenier, one Vingtenier left the Town Hall at 09:30.</p> <p>65 Roads Visited • 9.8 miles covered by bicycle • 7 Points of interest</p>

96/2022 TOWN MANAGER REPORT	<p>Connor Burgher the Town Centre Manager informed the Committee there had been over thirty events this year not including the internal ones. Three years worth of events in the last eighteen months and he wished to thank all the teams at PoSH for their help. The Christmas light turn on date is 17th December. The Commercial vacancy rate is currently sitting at 7.5%, 40% of those have been empty for less than 12 months. Elise Wetherall, Connor's new assistant has delivered a second mail drop to all properties around Poonah Road for the neighbourhood improvement plan. The current Footfall is currently 133k so down on pre pandemic figure of 160k.</p> <p>JB said the food and fish Market need revitalising and the idea of free after 3 for parking should be revisited.</p> <p>GJ said the stall holders/pop up tents are still infringing on the two-way cycle path. CB replied we can look at getting the area marked up the same as we do for the alfresco areas.</p>												
97/2022 AGREE DATES OF 2023 ROADS COMMITTEE MEETING AND BRANCHAGE VISIT/INSPECTIONS	<p>The following dates were agreed for 2023:</p> <p>Roads Committee:</p> <table border="0"> <tr> <td>11 January</td><td>12 July</td></tr> <tr> <td>08 February</td><td>09 August</td></tr> <tr> <td>08 March</td><td>06 September</td></tr> <tr> <td>12 April</td><td>11 October</td></tr> <tr> <td>10 May</td><td>08 November</td></tr> <tr> <td>07 June</td><td>06 December</td></tr> </table> <p>Branchage:</p> <p>07 July and 08 September</p>	11 January	12 July	08 February	09 August	08 March	06 September	12 April	11 October	10 May	08 November	07 June	06 December
11 January	12 July												
08 February	09 August												
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PLANNING APPLICATIONS													
98/2022 16 SAVILE STREET, SAVILE STREET, ST HELIER, JE2 3XF	<p>Form vehicular access to South of site.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 19 October (refer documentation attached)</p>												
99/2022 22 ST MARKS CRESCENT, ST MARKS ROAD, ST HELIER, JE2 4LY	<p>Sub-divide the property to form 2 one-bed residential units and 1 two-bed residential unit. Various internal alterations.</p> <p>The Roads Committee approved the draft comments detailed in the planning report dated 19 October (refer documentation attached)</p>												
100/2022 INFORMATION REPORTS	<p>None.</p>												
101/2022 AGREED DECISIONS	<p>The following decisions were agreed:</p> <p>The Committee agreed to adopt the footpath to the front of The Horizon site.</p> <p>SC to ask the Minister for a cycling strategy</p> <p>Roads Committee meeting and Branchage dates for 2023 were agreed.</p>												
NEXT MEETING	<p>The next meeting will take place on Wednesday 16th November 2022 at 9.30am Assembly Room Town Hall.</p>												



ROMERILS

COMMUNITY FOCUSSED REGENERATION

Romerils have been trading continuously from Dumaresq Street for over 70 years. We are passionate about what we do and committed to reinvesting in our Island community.

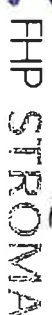
Our vision for the regeneration of Dumaresq Street is therefore to harness the opportunity of the site to build a successful and sustainable business whilst keeping people and relationships at the centre of what we do.

Our key aspirations for the project are to:

- Achieve a high quality, appropriate form of development that will help to regenerate this area of the town centre, respect its setting, improve the public realm and create a better sense of place;
- Relocate trade activity away from the site to a more suitable trade location, bringing a significant reduction in commercial vehicle trips and impacts, freeing up the surrounding streets for pedestrians and cyclists, and reconnecting the site to the heart of the town centre;
- Optimise the development potential of the site with a suitable mix of uses that will be sustainable, viable and deliverable whilst meeting Romerils' future business needs;
- Maximise the benefits and opportunity of technology and modern methods of construction to create a more efficient, resilient building that can accommodate a suitable mix of uses and support our business growth;
- Provide approximately 3,000 m² of replacement retail sales area that is accessible, immersive, interesting and a great place to shop;
- Take a balanced approach to access, parking and active travel; and
- Remain trading on site and accessible to our customers throughout.



DESIGN TEAM:



CONTEXT



CONTEXT

UNDERSTANDING THE EXISTING SETTING



Architects Proposal Drawings Pre 1970's Demolition



8 Dumaresq Street - Historical Image



8 Dumaresq Street - Today



5-6 Pitt Street - Historical Image



5-6 Pitt Street - Today



1-7 Hue Street - Historical Image



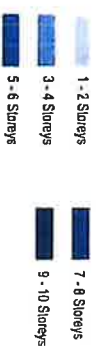
1-7 Hue Street - Today

DUMARESQ STREET REGENERATION



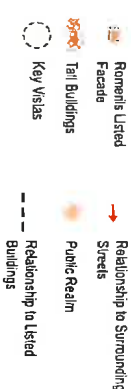
Building Heights

- Typically range from 2 - 5 storeys;
- Reduction in scale west towards Hue Street; and
- Significant jump in scale north at Hue Court creating a different context.



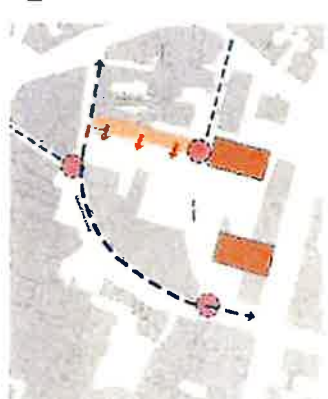
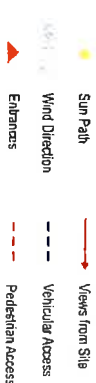
Constraints

- Important Listed buildings at Hue Street;
- Listed 1960s building within the site;
- Larger scale and height of Hue Court;
- Existing narrow footpaths and poor quality public realm;
- Lack of pedestrian crossing points and access; and
- Dominance of vehicular traffic on all sides of the site;



Orientation & Access

- Opportunities for upper level views south and west;
- Good access to direct sunlight and daylight;
- Main vehicle access from Union Street and Hue Street;
- Service deliveries to Dumaresq Street via Hue Street;
- Good pedestrian links via Pitt Street, Dumaresq Street and York Lane; and
- Maintain access to neighbouring properties at Hue Street and Dumaresq Street.



Opportunities

- Reconcile the scale of Hue Court and the Listed buildings at Hue Street;
- Improve the setting of the Listed buildings at Hue Street;
- Improve pedestrian access and reconnect the site to the town centre;
- Reduce trade traffic and alter vehicular access and circulation to give space and priority to pedestrians and cyclists;
- Transform the public realm to create places with purpose;
- Enhance the ecological value of the site with street trees and planting and other biodiversity initiatives; and
- Redefine key corners and edges to make a more legible place.



CONNECTIVITY

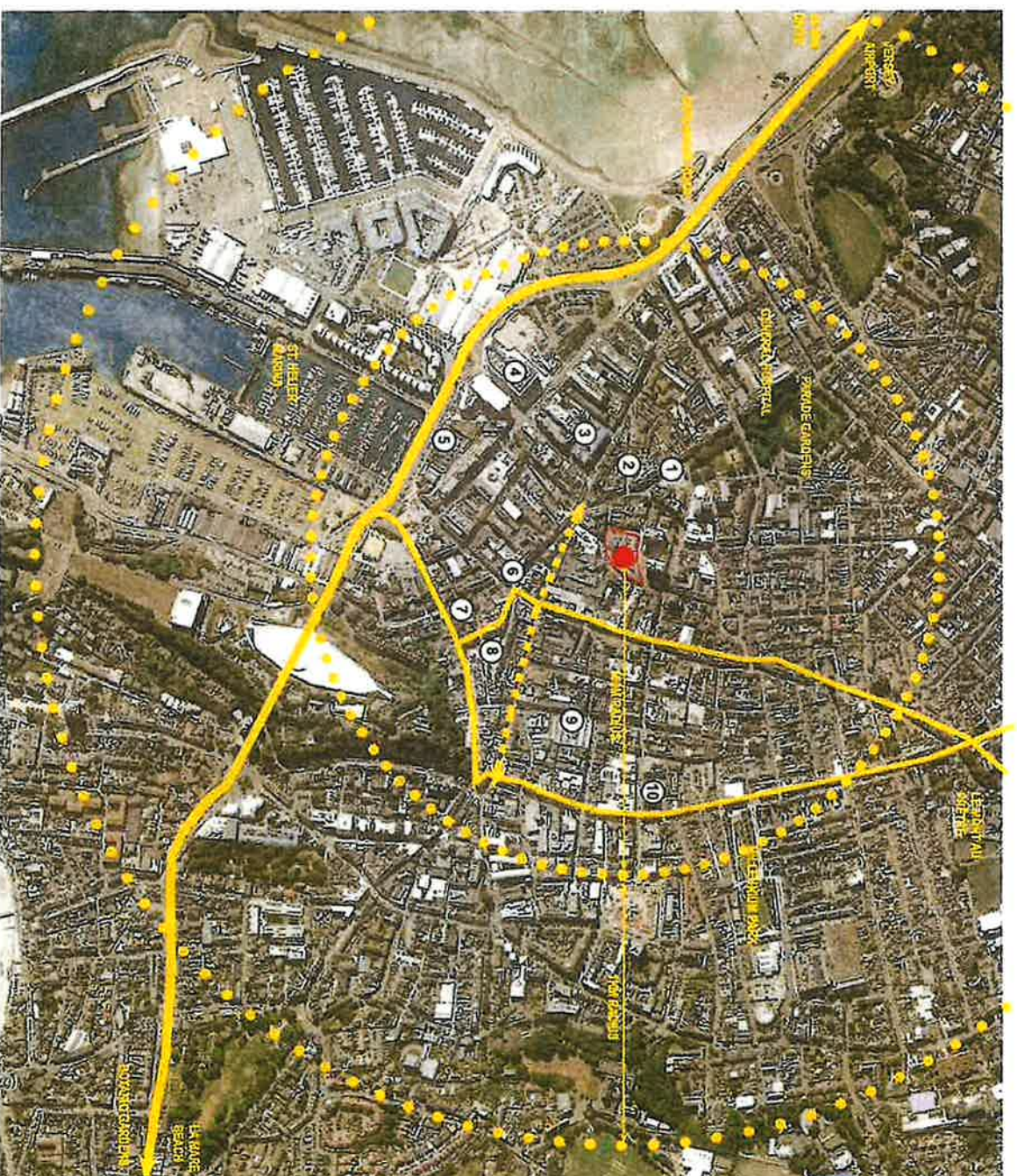
SUSTAINABLE REGENERATION WITHIN THE EXISTING BUILT-UP AREA

The site is located in the centre of St Helier and forms a complete urban block bound by Hue Street and Dumaresq Street. Pitt Street links the site to King Street and the main pedestrianised areas of the town centre.

- The existing poor quality public realm and traffic impacts are significant constraints and limit the existing use and attractiveness of the site; and
- The existing vehicle circulation limits pedestrian accessibility and reinforces the sense of disconnect from the main pedestrian areas of the Town Centre;
- However, the site is very well located and highly accessible from surrounding streets;
- It also benefits from close proximity to town centre walking and cycling routes and the island's main public transport hub at Liberation Station; and
- The central location enables access to all Town Centre amenities and to nearby recreation areas.

Romeril's ambition to create a high quality, appropriate, mixed-use development will therefore ensure that this is a highly sustainable, accessible, well integrated and attractive place to live, work and shop.

- | | |
|---------------------------------|-------------------------|
| ● Site | ⑦ Parish Church |
| ① The Cenotaph | ⑧ Royal Square |
| ② St Helier Town Hall | ⑨ Central Market |
| ③ Sand Street Car Park | ⑩ Minden Place Car Park |
| ④ JFC Jersey | |
| ⑤ Liberty Wharf Shopping Centre | |
| ⑥ Le Saux Obélisk | |



CHARACTER

A VARIETY OF SCALE, FORM, MATERIAL AND DETAIL

Hue Street

There are three main characteristics that define Hue Street:

- The tall buildings and larger scale of Hue Court to the north which dominate the immediate surroundings;
- The open car park areas occupying the north and west which erode any real sense of street or place; and
- The Listed 18th Century townhouses and adjacent Post Horn public house which animate the street and create a meaningful sense of townscape quality and delight.

Dumaresq Street

Dumaresq Street contains an mix of buildings, uses and architectural styles of varying scale, quality and character:

- Partly defined by the Listed townhouses at Hue Street which make the south-west corner with a series of fairly traditional shopfront bays;
- The Charing Cross development, which steps in scale along Dumaresq Street towards the smaller Listed buildings at the corner of Pitt Street;
- The range of buildings to the south-east turn their backs to the street and mainly provide service access to neighbouring retail units and create an irregular, disjointed edge to the street; and
- The buildings from St Paul's Gate northwards which create a larger scale and a more defined edge but have limited activity at street level.

Existing Site

The distinctive curved facade of the Romeril's building at Dumaresq Street has been a dominant feature of the site for over 60 years:

- The elevation of the grade 4 Listed 1963 building is constructed largely from utilitarian, standard components arranged to form a continuous horizontal plane, gently curving to respond to the street layout and interspersed with a series of vertical bands of monochromatic tiling;
- The curving facade is an honest representation of the building's primary function and creates a distinctive, continuous edge to the street;
- In contrast, the west side of the building is characterised by an agglomeration of low quality, utilitarian structures forming a backdrop to areas of tarmac parking and lacks any real sense of street scene.



Hue Street



Dumaresq Street



Hue Street



Dumaresq Street



Hue Street



Dumaresq Street

DUMARESQ STREET REGENERATION

CONTEXT

AN APPROPRIATE FORM OF DEVELOPMENT

The adjacent plan diagram illustrates how the site can be redeveloped in two main phases, allowing Romerils to continue trading on site whilst the initial phase of development at the west is undertaken and then to relocate into a new purpose-built retail space at Hue Street, enabling the eastern phase to commence.

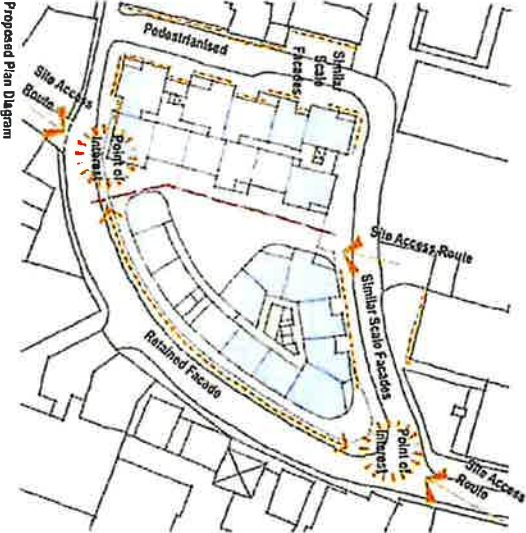
This development strategy also informs the architectural response:

- A lower scale, highly articulated, contextual building set back from the property line at Hue Street, responding to the scale and character of the Listed buildings opposite and enabling significant change and improvement at the public realm that will make a positive impact on setting; and
- A larger scale building following the curve of Dumaresq Street, stepping upwards and back from the retained facade of the Listed 1963 building, with a distinctive, cascading form that references the curve of the Listed building and mediates between the lower scale to the west at Hue Street, Dumaresq Street and Pitt Street and the more imposing scale and form of Hue Court to the north.



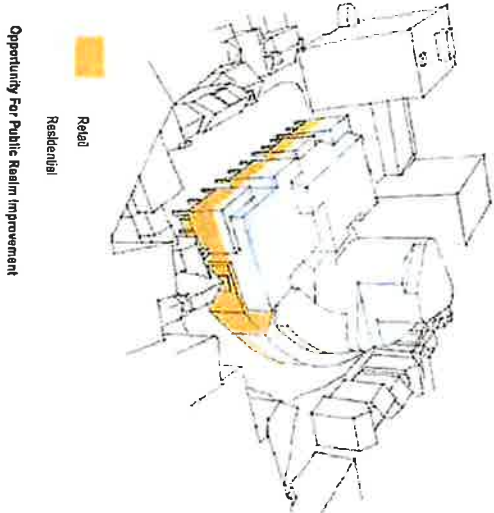
Existing Plan Diagram

- Trade functions relocated
- West site cleared for initial development phase
- Romerils continue to trade from existing space at Dumaresq Street

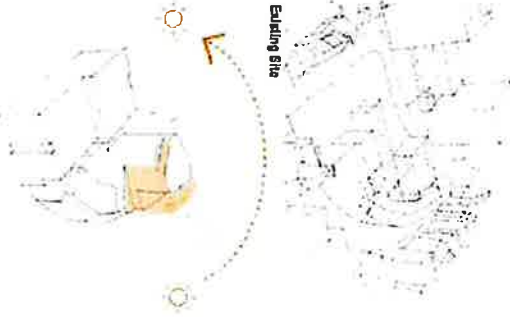


Proposed Plan Diagram

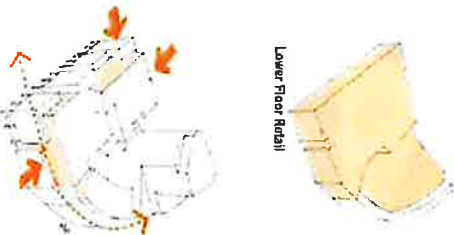
- Lower scale building set back from west boundary to allow public realm improvements
- Building design at Hue Street responds to the scale and character of existing context
- Form of new building to the east inspired by curved form of retained Listed facade



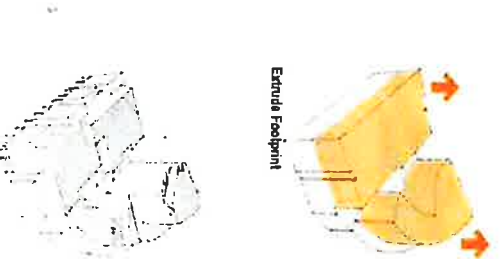
Opportunity For Public Realm Improvement



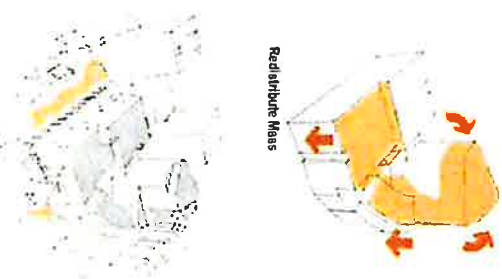
Carve Out Upper Floor Amenity



Establish Datum and Set Back to Reduces Sale



Creates Roof Level Amenity



Opportunity for Public Realm Improvement

DUMARESQ STREET REGENERATION

CONTEXT

SITE MASSING STUDIES



Existing Site



1 - Western block set back and angled away from Hue Street to create open space



2 - Western block set back and aligned with Hue Street



3 - Luncheon block following the curve of Dumaresq Street and sashen back to north-west



4 - A series of linked linear blocks



5 - Contextual building at Hue Street, 3.5 stories above road and 3 story facade



6 - Contextual building at Hue Street, 2.5 stories above road and 3 story facade



7 - Understanding the impacts of a significantly 'at building



8 - Finding an appropriate balance of scale and density



9 - Rectifying the scale of Hue Street and Hue Street



10 - Reducing scale and mass at the southwest corner of Hue Street



11 - Increased stepping and articulation to improve the west setting of Hue Street

DUMARESQ STREET REGENERATION

CONNECTIVITY

REPAIRING AND REGENERATING THE TOWN CENTRE

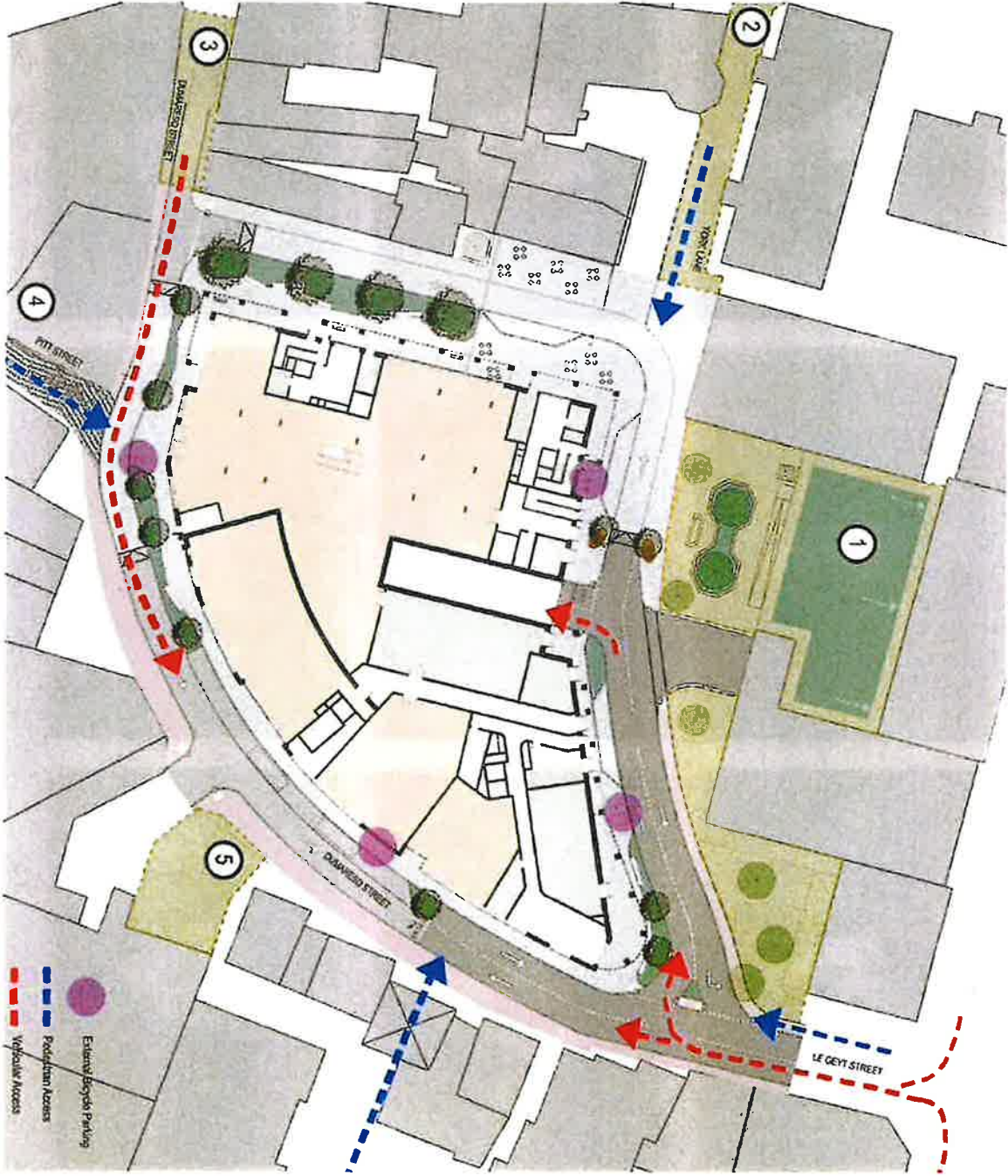
Connectivity and access into and around the site will be transformed through 4 leading principals:

- New one-way traffic strategy to reduce vehicle movements;
- Retaining accessible parking but removing the majority of on-street parking;
- Controlled access into Hue Street to create a pedestrian priority space from Pitt Street to York Lane; and
- New planting and street trees, wider pavements and high quality surfacing materials to create a distinct sense of place.

Key Connections:

- The development will facilitate a key pedestrian and cycle connection identified in the Government's Public Realm and Movement Strategy for the town centre;
- It will create an improved environment for walkers and cyclists between the site and Pitt Street, York Lane and Union Street; and
- It will trigger redevelopment opportunities within the public realm at Hue Street, York Lane, Hue Court and Dumaresq Street.

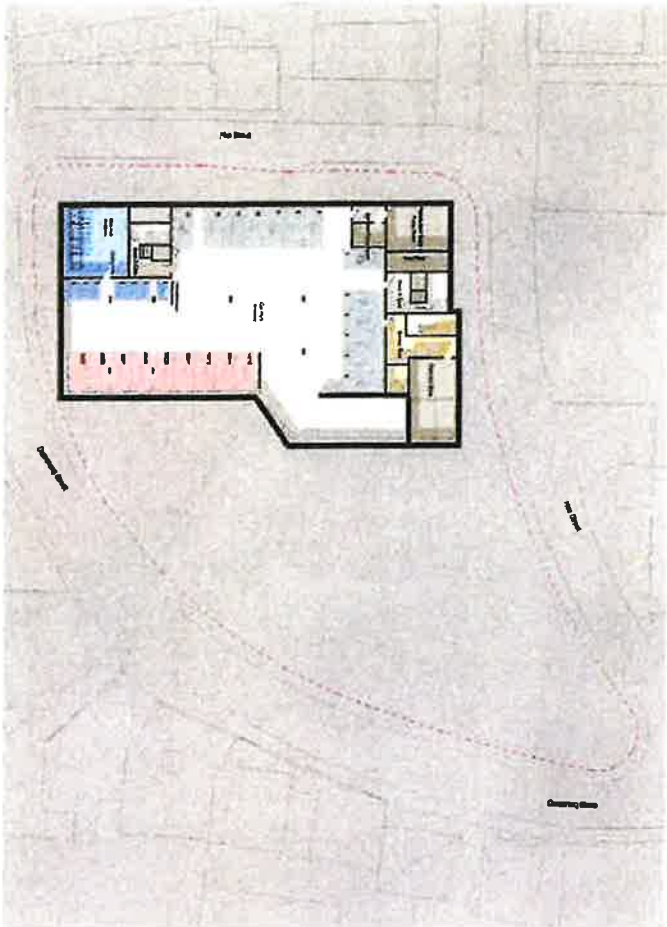
- 1 Opportunity:** Potential to develop Hue Court landscaped area in conjunction with Andium Homes. Areas for play, Areas for urban greening.
Connection: Key relationship with new pedestrian square. Opportunity for seamless transition
- 2 Opportunity:** Potential to develop public square and event space. Renewal of pub alfresco space
Connection: York Lane existing pedestrian route
- 3 Opportunity:** Controlled access into Hue Street and 1-way traffic movement to create pedestrianised environment.
Connection: Key link in connecting York Lane and Pitt Street
- 4 Opportunity:** To continue Pitt Street public realm improvements
Connection: Access through to Kings Street and key link for sustainable travel connections
- 5 Opportunity:** Potential to develop De Gruchy public realm / garden area
Connection: De Gruchy store with access through to Kings Street



DUMARESQ STREET REGENERATION

CHARACTER

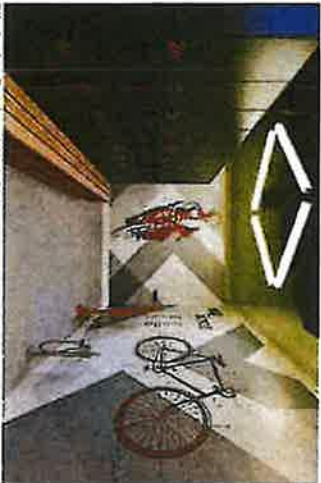
A VIBRANT MIX OF USES AND LIVEABLE PLACES



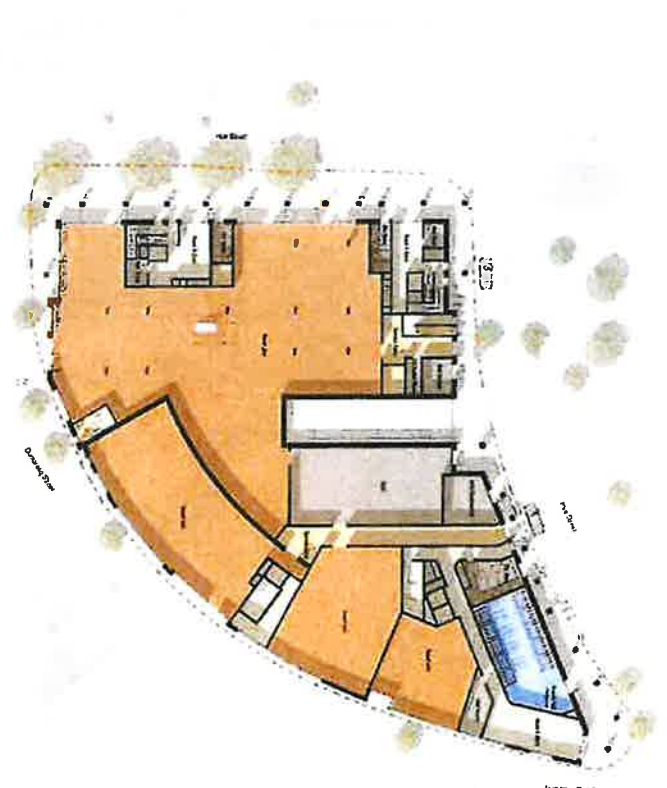
Basement Floor



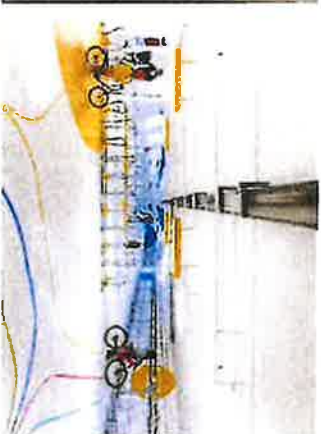
Bike Racks and Lockers



Bike Locker, Repair and Wash Stations



Ground Floor



Bike Racks

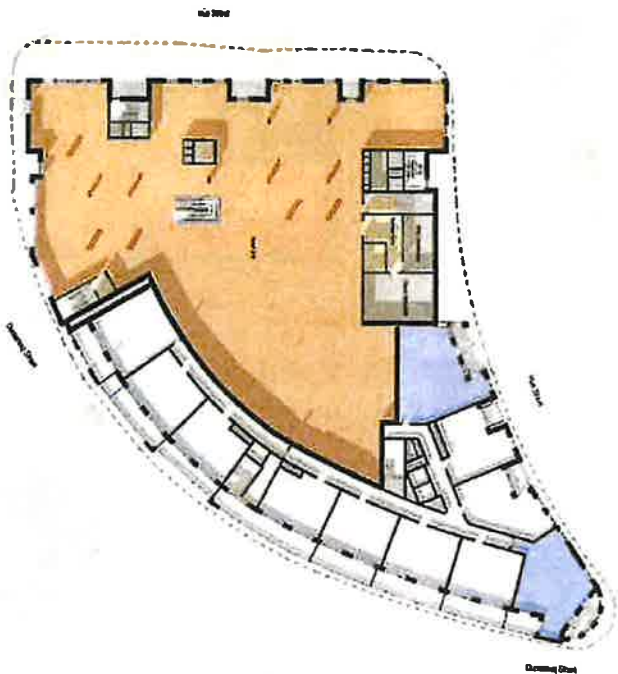


Double Bike Stack Racks

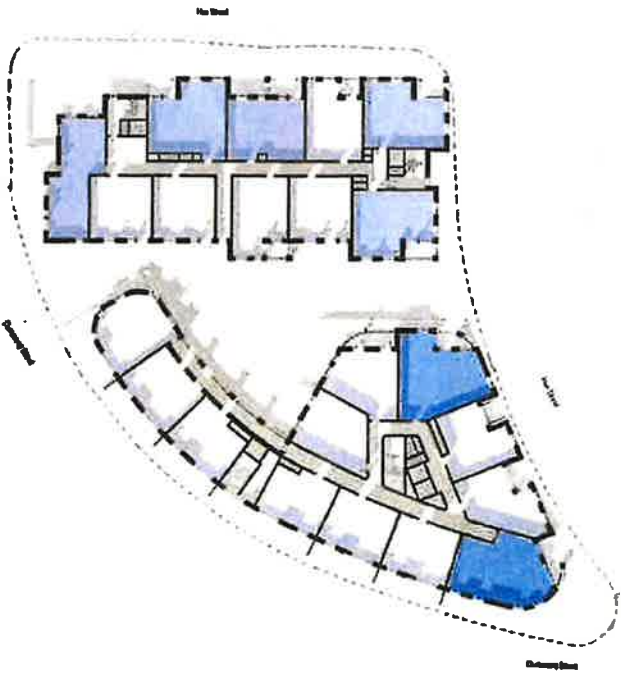
- ☐ Ancillary Spaces
- ☐ Bike Hub
- ☐ Bin Space
- ☐ Circulation
- ☐ Circulation Retail
- ☐ Plant

CHARACTER

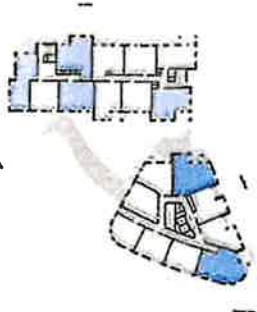
PROVIDING A WIDER RANGE OF
APARTMENT SIZE AND LAYOUT



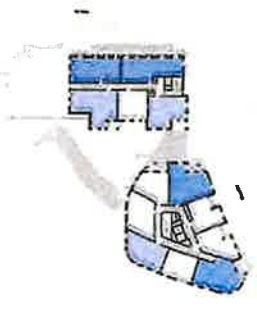
First - Second Floors



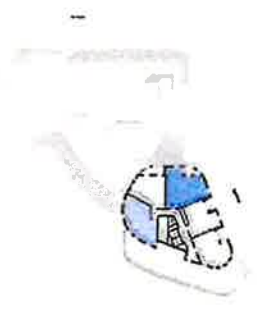
Third Floor



Fourth Floor



Fifth Floor



Sixth - Eighth Floors



Ninth Floor

DUMARESQ STREET REGENERATION

CHARACTER

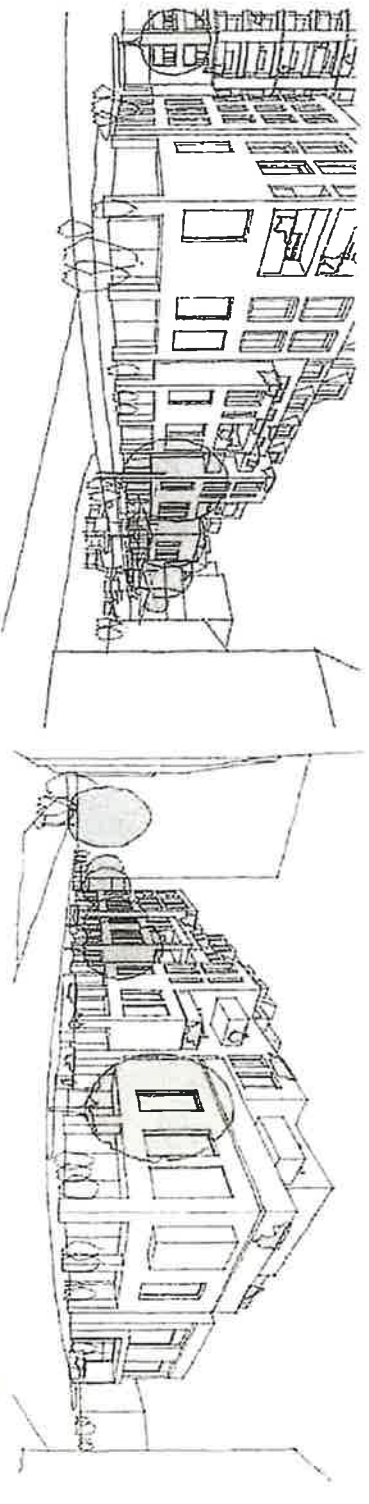
IMPROVING THE SETTING OF HUE STREET

The proposals for the building at Hue Street aim to better reflect the scale and character of the Listed buildings opposite, to ensure that the new development does not overwhelm or diminish their importance within the street scene, to improve their setting and to create a more legible, liveable place.

The new building at Hue Street will improve the existing setting of the Listed buildings opposite and will add to the character of the area with a contemporary but contextual addition to the street scene.

The proposals for this building include:

- A two storey limestone clad corner at the south-west that responds to the scale of the existing buildings and expresses the primary retail entrance with material enrichment and detail;
- A limestone clad ground level colonnade that defines the main retail frontage and creates the opportunity for a sheltered route around a newly active public realm;
- Brick clad bays that create rhythm and articulation and contain deeply recessed balconies and roof terraces for apartments;
- Render clad infill facade with cantilevered balconies forming a backdrop to the livelier brick bays at the street edge; and
- Set back metal clad mansard roof and dormers that reference some of the traditional roof forms found in larger buildings around the Town Centre.

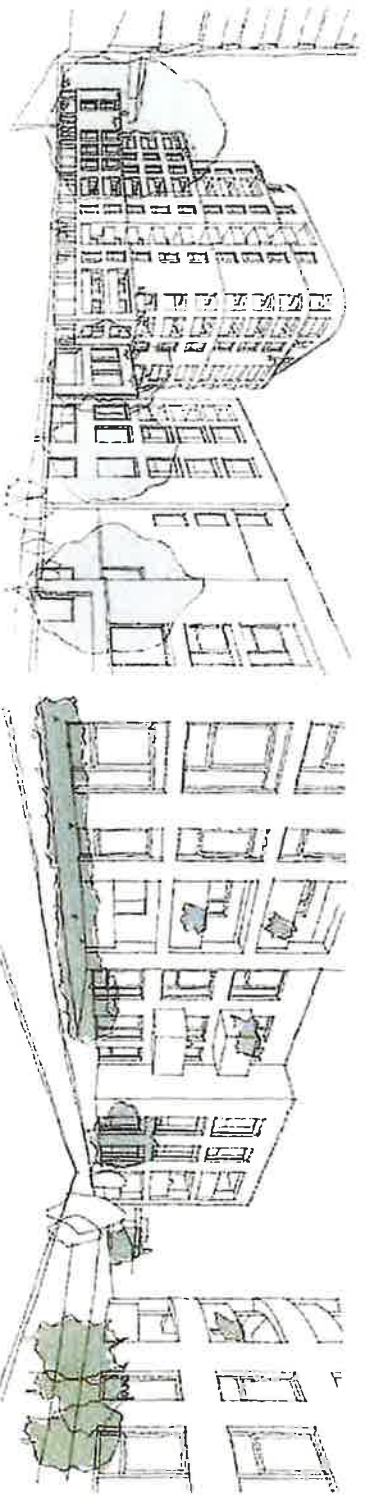


CHARACTER

MAKING DUMARESQ STREET A DISTINCTIVE PLACE TO LIVE

The proposals include a distinctive, taller building at the north-east corner of Hue Street and Dumaresq Street that responds to the scale of Hue Court and references the curved form of the existing Romerils building with a curving, stepped form that includes;

- A colonnaded edge at the corner of Hue Street and Dumaresq Street to improve pedestrian access and clearly express the main residential entrance to the development;
- A 3 storey limestone clad base that continues the datum of the existing elevation at Dumaresq Street and creates a defined base for the taller building;
- Light tone terracotta cladding at the upper levels with darker coloured recessed balconies and window reveals to heighten the sense of depth and modelling; and
- Set back upper levels to accentuate the stepped form, reduce the visual impact of the building at the approach from Union Street and create large, planted roof terraces for residents.

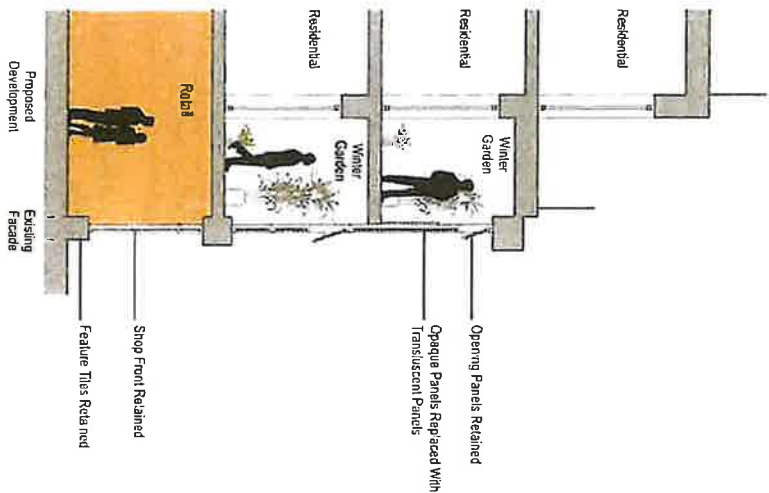


CHARACTER

RETAIN, RE-USE AND REINTEGRATE THE EXISTING ELEVATION AT DUMARESQ STREET

A key principle of the development is to retain, re-use and reintegrate the principle elevation of the original 1963 building at Dumaresq Street. The proposals for re-use include:

- Repairing and re-using the existing Crittal glazing system;
- Carefully adapting this to accommodate changes to the retail space and new residential lobbies at ground floor level; and
- Re-purposing the glazed façade at first and second floor levels to create a series of private wintergarden spaces for new apartments created behind.



DUMARESQ STREET REGENERATION



CLIMATE

A SUSTAINABLE FORM OF REGENERATION THAT HELPS TO PROTECT OUR ENVIRONMENT

Romeriils and our project team recognise the responsibility we have towards achieving a sustainable form of regeneration and development that protects our environment. We are also committed to ensuring that the long-term social and environmental aspirations of the project are achievable and deliverable.

We are therefore exploring a number of biodiversity initiatives that will help us to meet and exceed the requirements of the Bridging Island Plan and make our development a more sustainable, liveable place including:

- The use of green and blue roofs as a sustainable solution to help attenuation of surface water run off and reduce the risk of flooding;
- The use of green infrastructure to increase biodiversity, allowing wildlife to access nearby habitats whilst also creating a natural and aesthetically pleasing environment which promotes health and wellbeing for residents and the wider community;
- Street level rain gardens to help conserve water and manage the flow of surface water run off, to create natural habitats and urban cooling, to control pollution and to improve air quality;

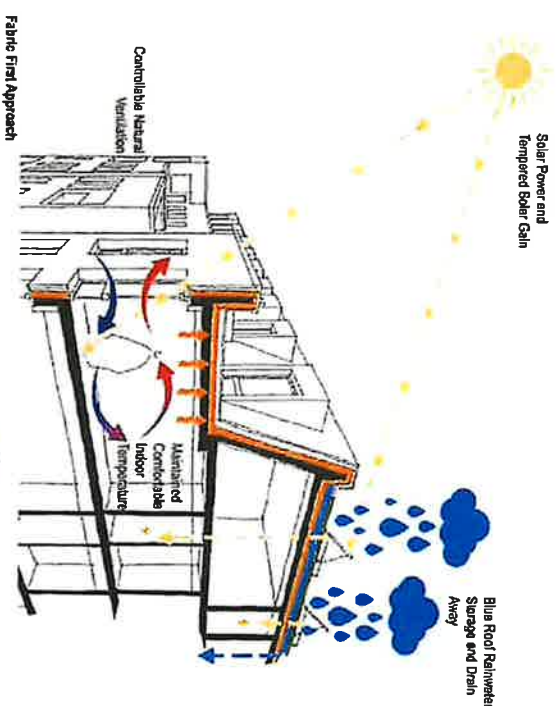
Fabric First Approach

With our project team, we are also exploring ways in which we can ensure that the development is sustainable over the longer term. We are therefore developing targeted proposals to respond to the specific policy requirements identified in the Bridging Island Plan.

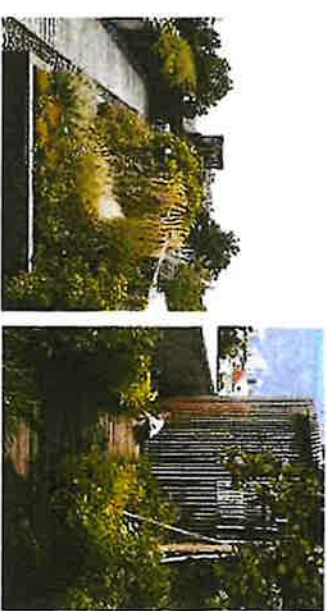
The key goals for the proposed development are:

- To achieve in excess of 20% reduction in target energy rate for new developments through fabric first approach and inclusion of low-zero carbon technologies;
- A BREEM target of 'excellent' rating sought for the non-residential spaces, exceeding the requirement of very good rating;
- Domestic water consumption is to be minimised, achieving less than 105 ltp/day for the dwellings, and a 12.5% reduction for the non-domestic areas when compared to the 'notional baseline'.
- Whole Life-cycle Carbon (WLC) assessment and Site Waste Management Plan produced to ensure waste is minimised from demolishing through to completion;
- WLC assessment undertaken to show embodied and operation emissions have been minimised. Listed facade retained showing commitment to reducing waste, and re-use of existing building where feasible;

DUMARESSO STREET REGENERATION



Fabric First Approach



Green roofs increase the retention time of the storm run off reducing the risk of flooding



PV Panels



Rain Gardens

COMMUNITY

CREATING A VIBRANT, LIVEABLE COMMUNITY

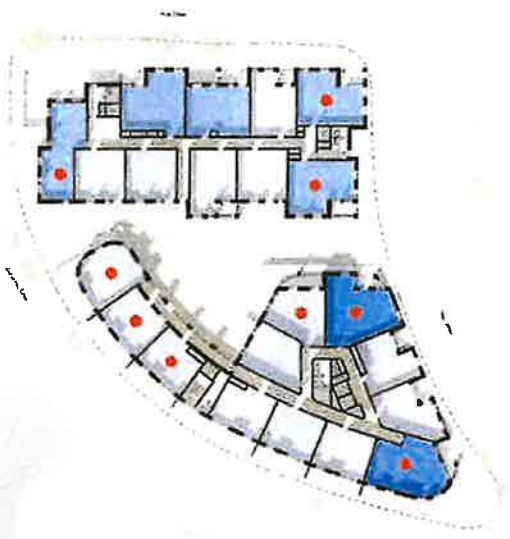
Our ambition is to create a thriving, vibrant place where people want to live. The upper levels of the development will provide approximately 95 new homes and a key priority for Romerils is to ensure that these homes will offer a better choice and quality of urban living and create a better sense of community by:

- Providing an appropriate mix of units that will meet housing need and create a more vibrant, sustainable community;
- Ensuring that at least 15% of the new homes will be made available for affordable purchase;
- Providing a wider range of apartment size, layout and configuration;
- Meeting and exceeding required internal space standards;
- Maximising the number of dual aspect units, with at least 40% of units being dual aspect;
- Reducing internal corridors and maximising opportunities for daylight and ventilation to corridors and stairs;
- Providing all apartments with useable private terraces and balconies; and
- Maximising the use of external roof areas to provide additional shared amenity space for residents.

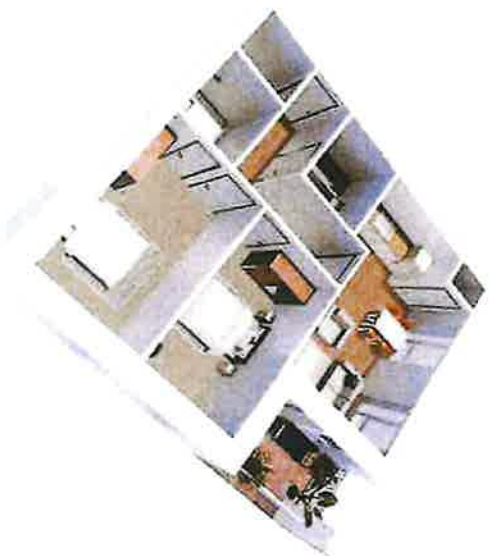


Typical 1 Bed Apartment - 53sqm

DUMARESQ STREET REGENERATION



Dual Aspect Apartments



Typical 2 Bed Apartment - 64sqm



Typical 3 Bed Apartment - 78sqm

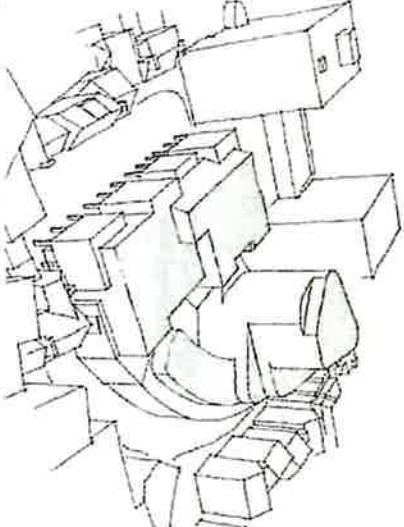


COMMUNITY

PROVIDING AN ACTIVE URBAN ROOFSCAPE

We are also committed to investing in a form of development that will improve the health and wellbeing of those who will live there. As well as ensuring that all apartments are appropriately planned and designed to ensure that residents can live comfortably, we also want to provide well-designed communal areas and shared spaces where residents can meet and engage and spaces that will promote a sense of community.

The roofscape of the development will provide residents with a series of private and shared amenity spaces to enable access to outdoor social gathering, play and quiet retreat. The use of both biodiverse and intensive green roof systems will allow these areas to be planted to encourage wildlife and to maximise the ecological value of the development.



Enhancing the Ecological Value of the Site



Roof Planting



Roof Planting



Intensive and Biodiverse Roof

Terraces with Integrated Furniture and Planters

Engaging Communal Roof Gardens

COMMUNITY

CREATING A MORE LIVEABLE NEIGHBOURHOOD

Places With Purpose

The proposals include the creation of a flexible space at the northern end of Hue Street in the form of an open, public piazza that will extend the usability of the new and existing spaces bordering this. This could provide more alfresco space for the Post Horn pub, space for pop-up traders, Parish events and concerts or performances that could appropriate the south gable of the Hue Court tower as a backdrop, stage setting or projection screen.

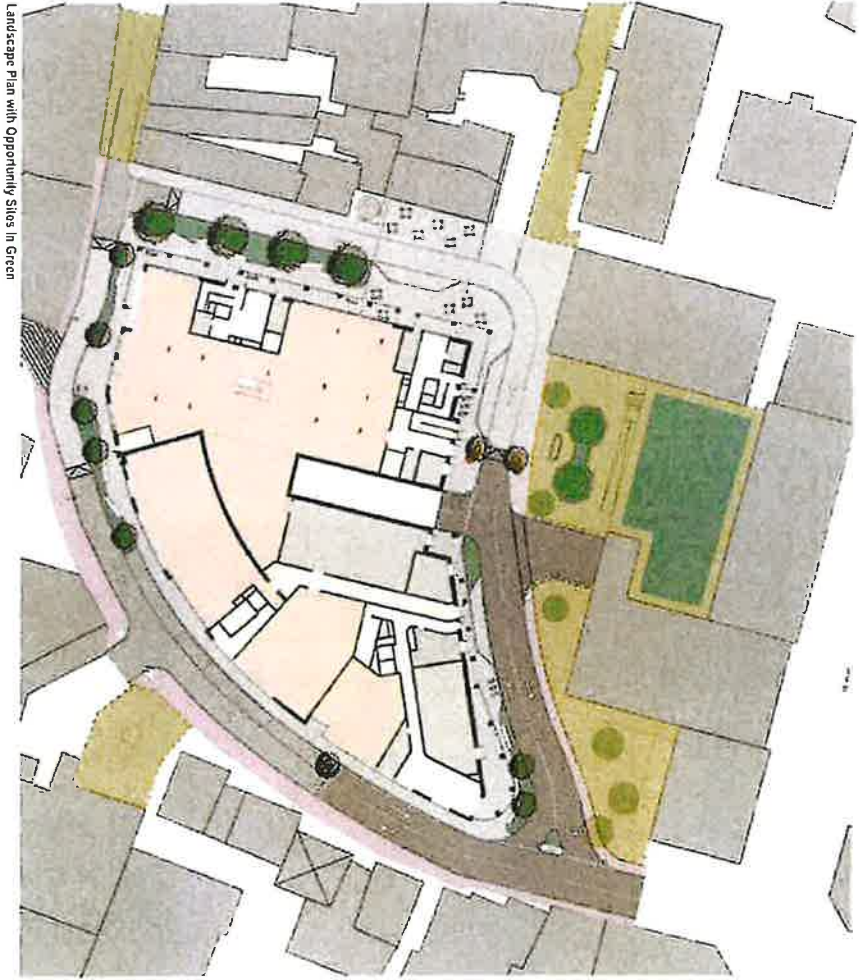
Street Greening

At the southern end of Hue Street we are proposing to introduce urban planting and street level rain gardens with tree planting for natural shading and a sense of landscape enclosure. In addition to providing environmental benefits this green fringe provides an opportunity for integrated street furniture and moments of rest and social gathering for the community. On-street parking will be removed and vehicle movements minimised to transform the existing street character and make this a place for people.

Opportunity Sites That Could Enable Wider Impacts

Alongside the ambitions we have to reduce vehicle impacts, provide more space for pedestrians and cyclists, and create active streets and urban landscape that will make the entire site a better place for the community, there are also opportunities beyond the site to improve and regenerate the public realm, including:

- Improving the pedestrian route from York Lane to Hue Street;
- Pedestrianizing the link from York Street to Dumaresq Street;
- Re-imagining De Cuchy's Yard as an outdoor cafe space;
- Reinforcing the green edge at the south-east corner of Hue Court; and
- Creating a new pocket park between the Hue Court towers extending to Union Street.



Landscape Plan with Opportunity Sites in Green



Public Use Across Public Plaza

Social Congregation Space

Opportunity for Pop up Events

Alfresco Spill Out

Integrated Seating and Pedestrian Priority

DUMARESQ STREET REGENERATION

COMMUNITY







PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

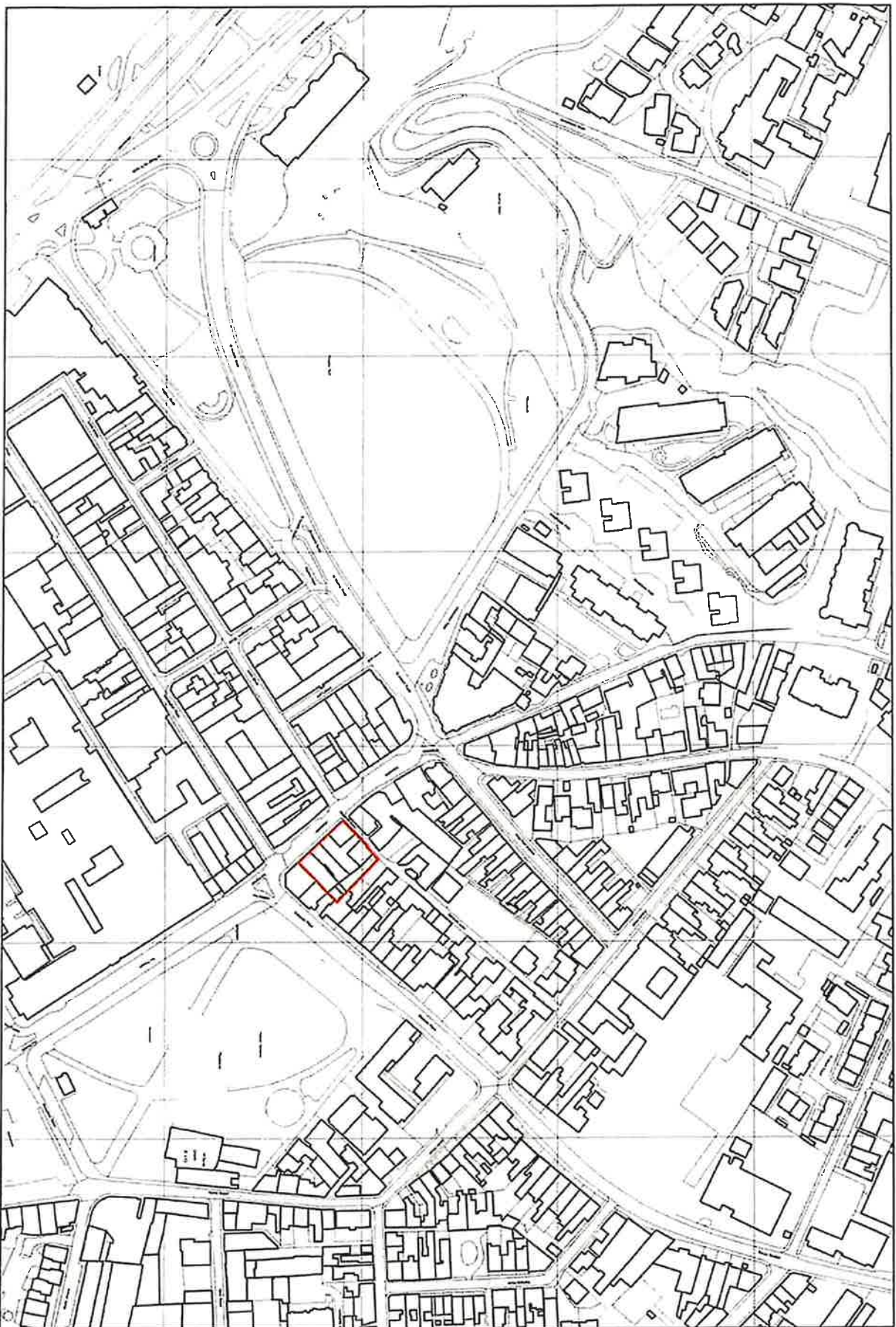
Road Committee Report

Proposed redevelopment of Romeril,
Dumaresq Street/Hue Street

Page 1 of 2

ate of request: 19 October 2022	Road reference & title of report: 067 Dumaresq Street & 098 Hue Street (North) Proposed redevelopment of Romerils
Address: Romerils Dumaresq Street St Helier	Requested by: Romerils & Axis Mason
Location map: 	Photograph/street view: 
Brief introduction/summary: <p>Romerils and Axis mason are here today to do a presentation on their proposed redevelopment of their Romerils store in St Helier. The presentation is to the Roads Committee and St Helier Deputies to show the proposals and capture any questions or concerns that Committee and the Deputies may have.</p> <p>There will be Public Consultation Exhibition on Monday 31st October and Tuesday 1st November at the Town Hall.</p>	
Summary of the proposed development: <p>As part of the continuing evolution and modernisation of their business, Romerils have an opportunity to relocate the remaining trade elements of the business from Dumaresq Street to a more appropriate trade-focussed location.</p> <p>This creates an opportunity for Romerils to consider a more comprehensive scheme for the regeneration of their site at Dumaresq Street to provide a modern, 21st century retail offering focussing on homewares, lifestyle and DIY, together with much needed new homes located within a highly accessible, sustainable location in the centre of Town. The regeneration proposals have been configured to enable Romerils to continue to trade on site throughout the redevelopment and will include;</p> <ul style="list-style-type: none"> • Retention of the Grade 4 Listed façade at Dumaresq Street • Demolition of the remaining retail and warehouse structures • Development of a new 2 -storey retail space on the western part of the site at Hue Street above a basement car park accommodating 25 – 30 cars + motorcycle parking • Approximately 28 new apartments above this • Development of a new single storey retail space behind the retained Listed façade at Dumaresq Street • Approximately 72 new apartments above this • Approximately 170 bicycle parking spaces • Public realm improvements including pavement widening and street greening at Hue Street and Dumaresq Street 	





2020

4-10 Cheapside
& Byron Cottage

LOCATION PLAN

SCALE 1:2500

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J 57

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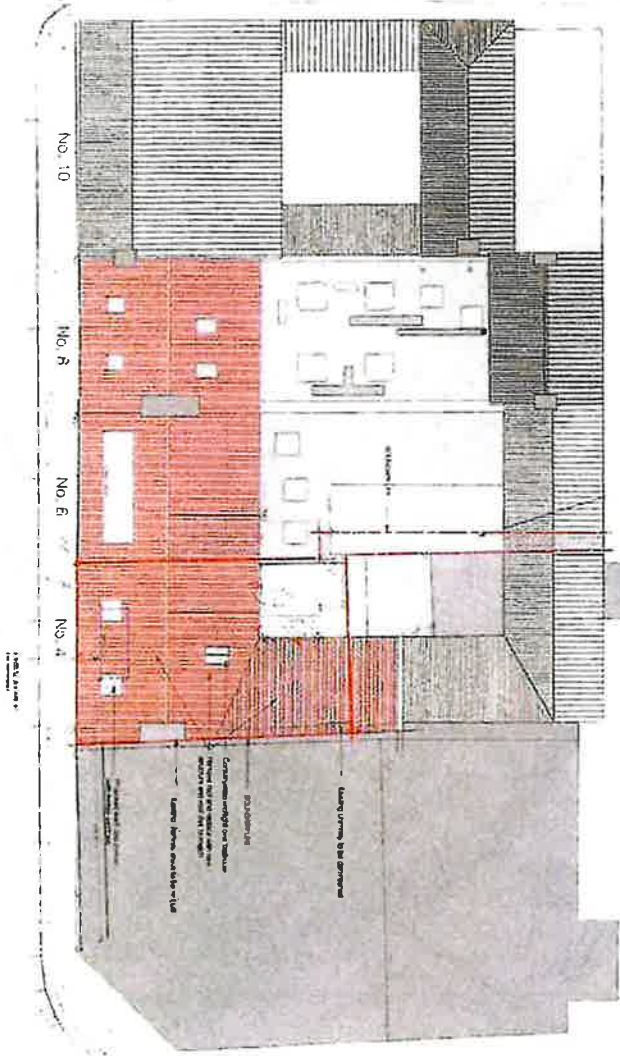
RIVA
ARCHITECTS



ELIZABETH LANE



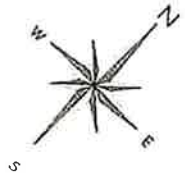
LEWIS STREET



CHEAPSIDE



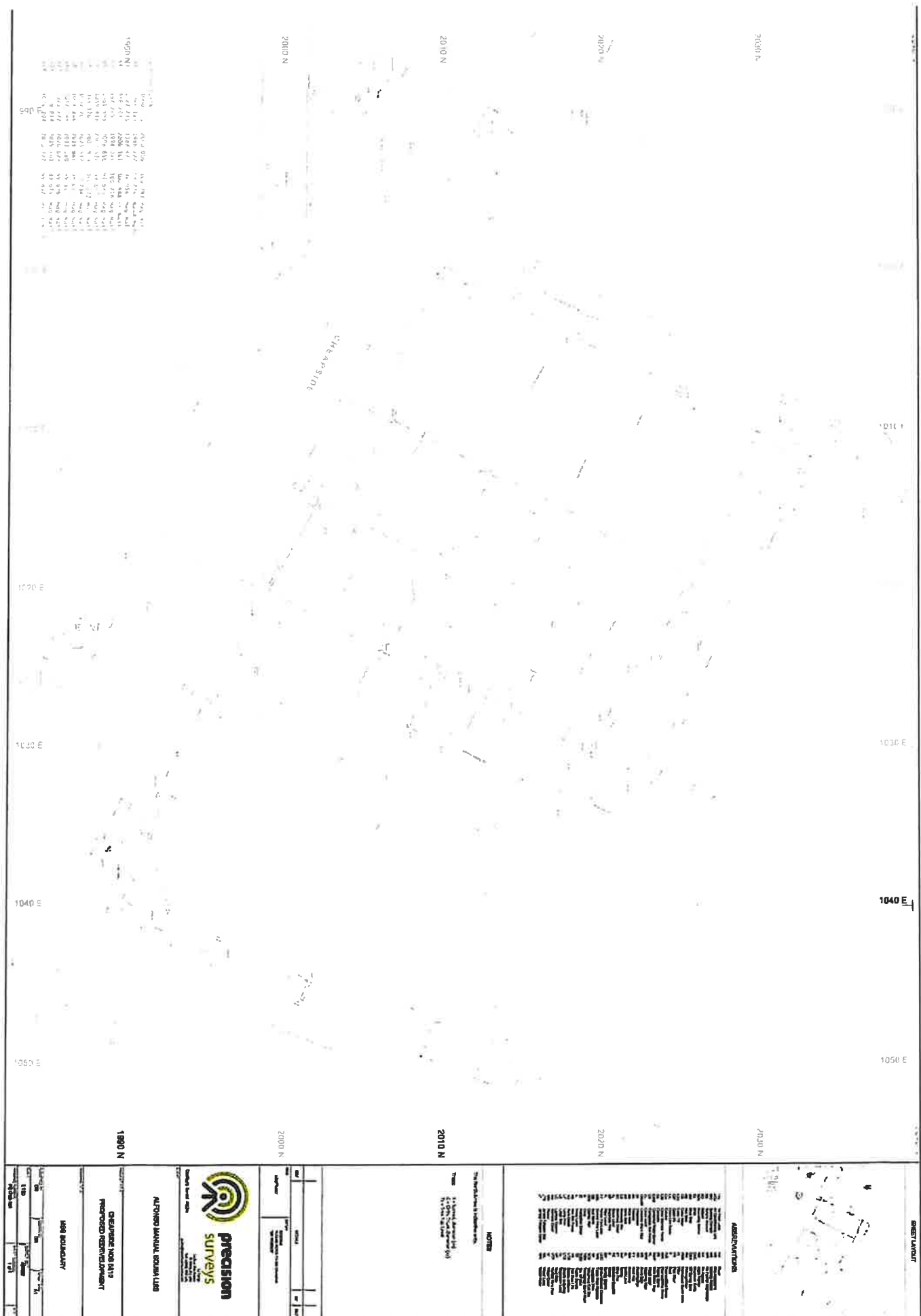
ELIZABETH PLACE



License No.
157
Approved: March 2018

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Project Name: No 4 Cheapside	
Project Ref: 157	
Site Plan	
Scale: 1:100	Scale: 1:100
Area: 100 sq m	Area: 100 sq m
Perimeter: 100 m	Perimeter: 100 m
Volume: 1000 m ³	Volume: 1000 m ³
Architect: RWA Architects	
Date: 15/03/2018	



Licence No.
J 57
Approved Under Town & Country Planning Act 1990

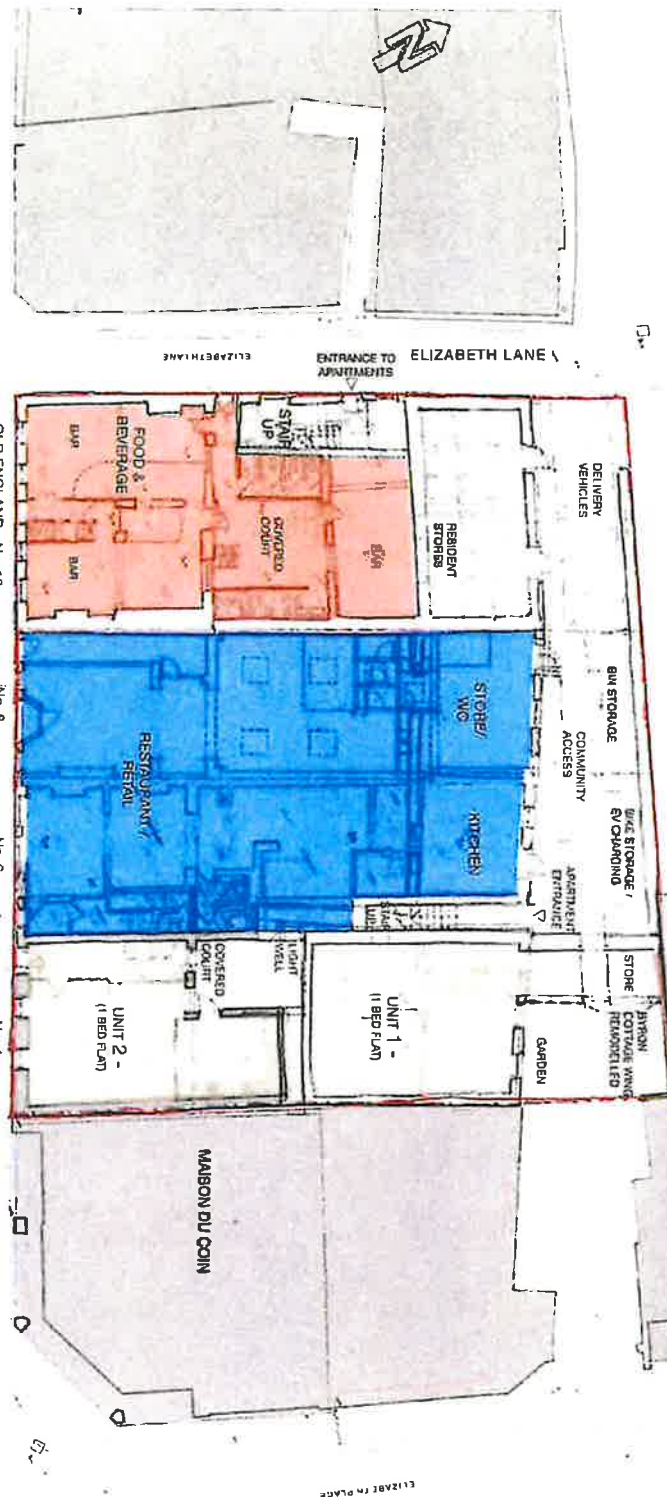
PROPOSED YIELD:

GROUND FLOOR

Old England Bar - 132m² GIA
Restaurant/Retail - 268m² GIA
Bin Storage, Stores, Delivery
space

Residential:
Unit 1 (67m²) - 1 Bed Flat
Unit 2 (60m²) - 1 Bed Flat
Resident Stores,
Bin & Bike Storage

TOTAL
Old England Bar - 132m² GIA
Restaurant/Retail - 268m² GIA
Residential
- 14 No. Units



PROPOSED GROUND FLOOR PLAN 1200 (A3)



DATE	REVISION	BY	DATE
12/01/2021	1	12/01/2021	12/01/2021
12/01/2021	101	12/01/2021	12/01/2021

Proposed Redevelopment
4, 6, 8 & 10 Cheapside
& Byron Cottage,
St Helier, JE2 2PG

PROPOSED GROUND FLOOR
SITE PLAN

RMA ARCHITECTS

Licence No.
J 57
Expiry Date: 31st May 2019

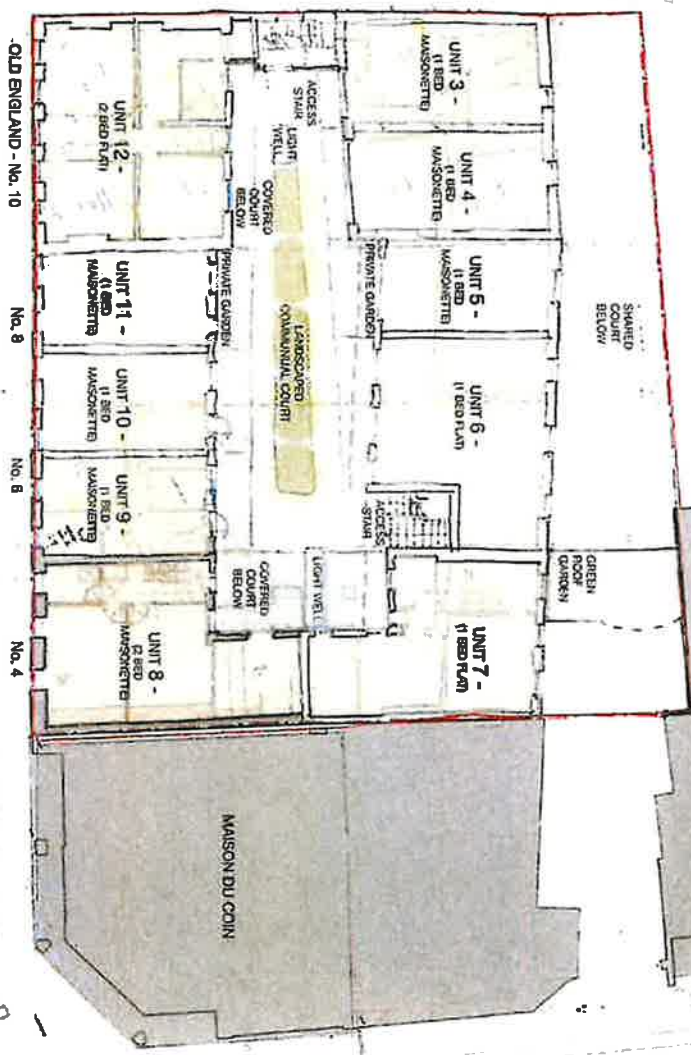
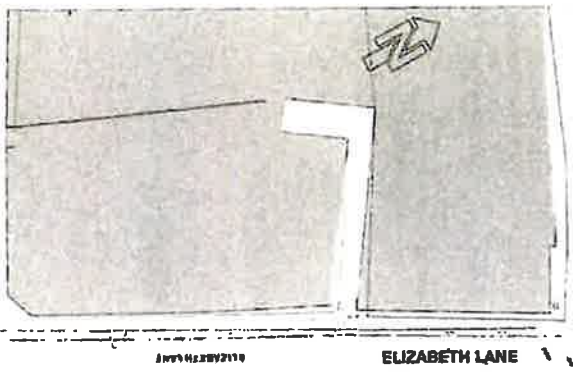
PROPOSED YIELD

FIRST FLOOR

- Residential:**
- Unit 3 (60m²) - 1 Bed Maison
 - Unit 4 (60m²) - 1 Bed Maison
 - Unit 5 (54m²) - 1 Bed Maison
 - Unit 6 (55m²) - 1 Bed Flat
 - Unit 7 (62m²) - 2 Bed Maison
 - Unit 8 (62m²) - 2 Bed Maison
 - Unit 9 (55m²) - 1 Bed Maison
 - Unit 10 (55m²) - 1 Bed Maison
 - Unit 11 (55m²) - 1 Bed Maison
 - Unit 12 (71m²) - 2 Bed Flat

TOTAL

Old England Bar - 132m² GIA
 Restaurant Retail - 288m² GIA
 Residential - 14 No. Units



CHEAPSIDE

CHEAPSIDE

PROPOSED FIRST FLOOR PLAN 1:200 (A3)

LEWIS STREET



Proposed Redevelopment 4, 6 & 10 Cheapside & Byron Cottage, St Helier, J22 9HG	
Drawing Title PROPOSED FIRST FLOOR SITE PLAN	Scale 1:200 @ A3
Date 05/07/2023	Sheet No. 1007
Author B	Checker JA
RIVA ARCHITECTS	

NOTES:
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PROPOSED YIELD

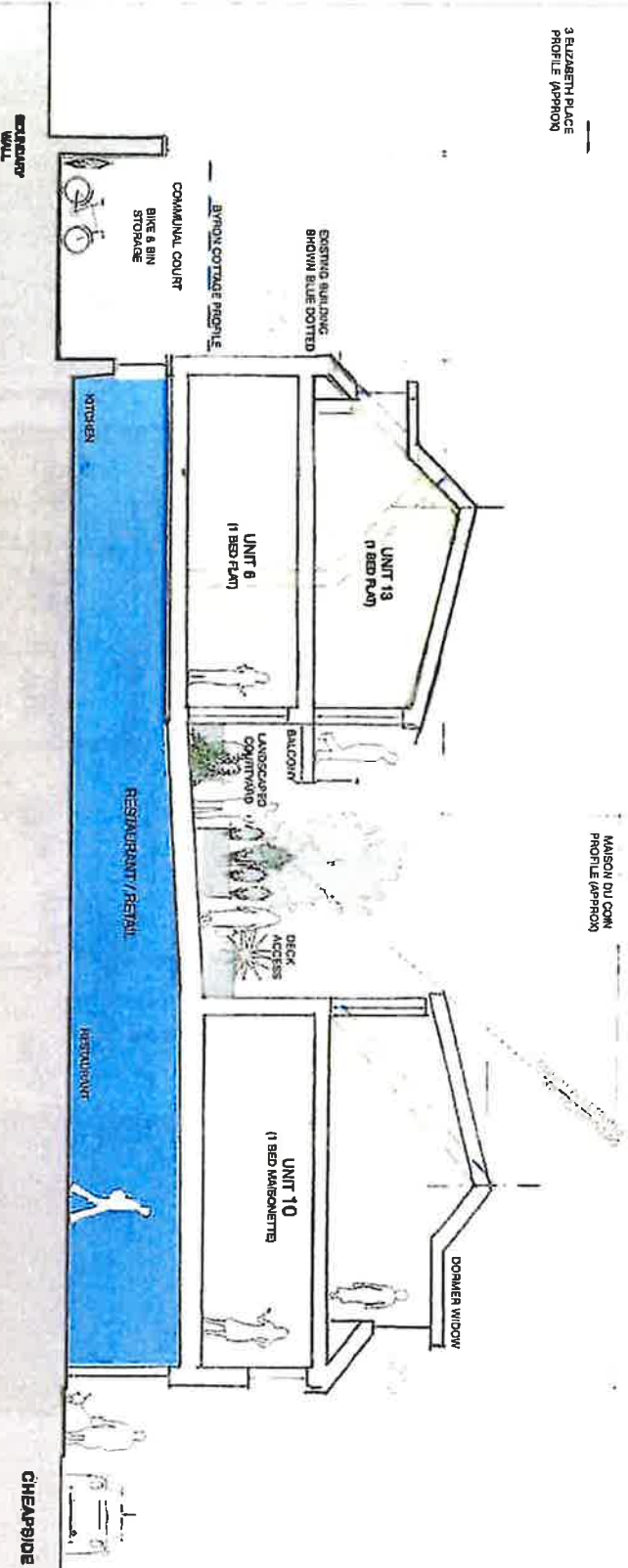
Old Enfield Bal - 132m² GIA
Restaurant/Retail - 268m² GIA
 Bin Storage, Stores, Delivery space

Residential:

- 6 No. 1 Bed Flats
- 8 No. 1 Bed Maison's
- 1 No. 2 Bed Flats
- 1 No. 2 Bed Maison's

TOTAL - 14 Units

**Resident Stores,
Bin & Bike Storage**



PROPOSED SECTION 1:100 (A3)

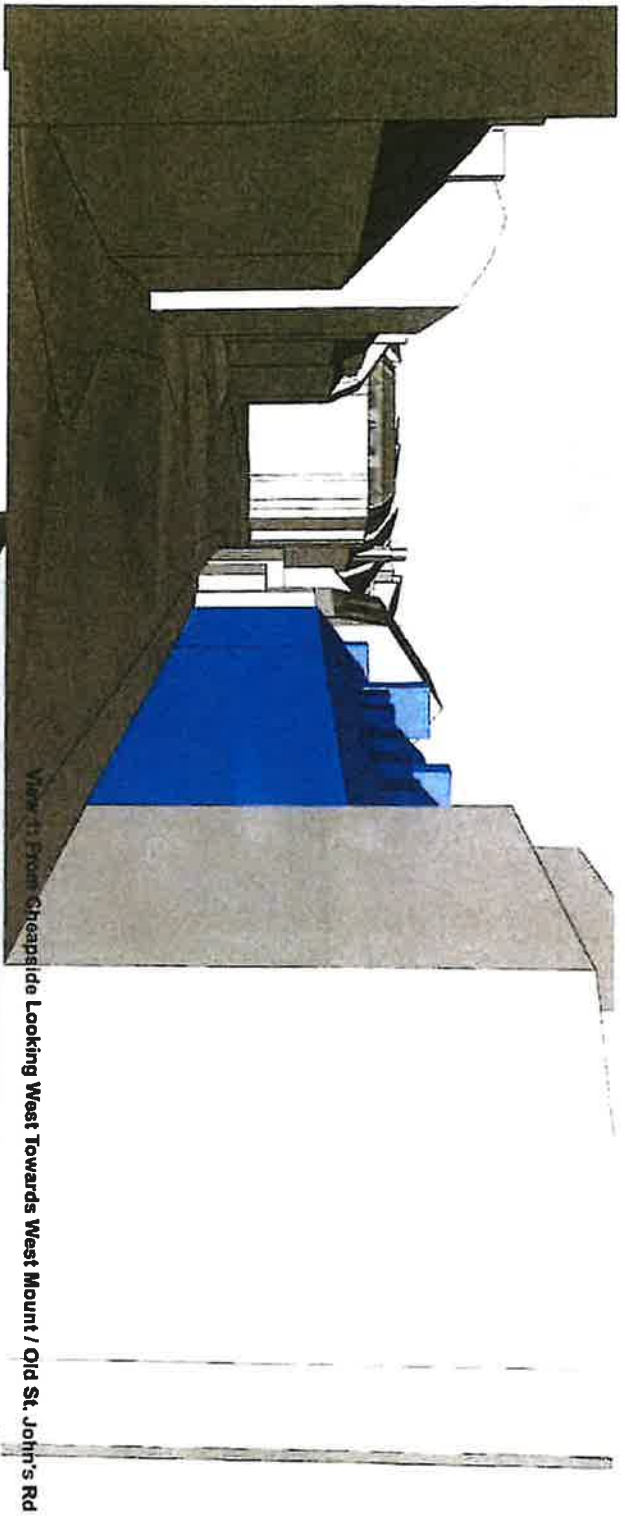
**Proposed Redevelopment
4, 6, 8 & 10 Cheapside
& Byron Cottage,
St Helier, JE2 3PG**

Planning

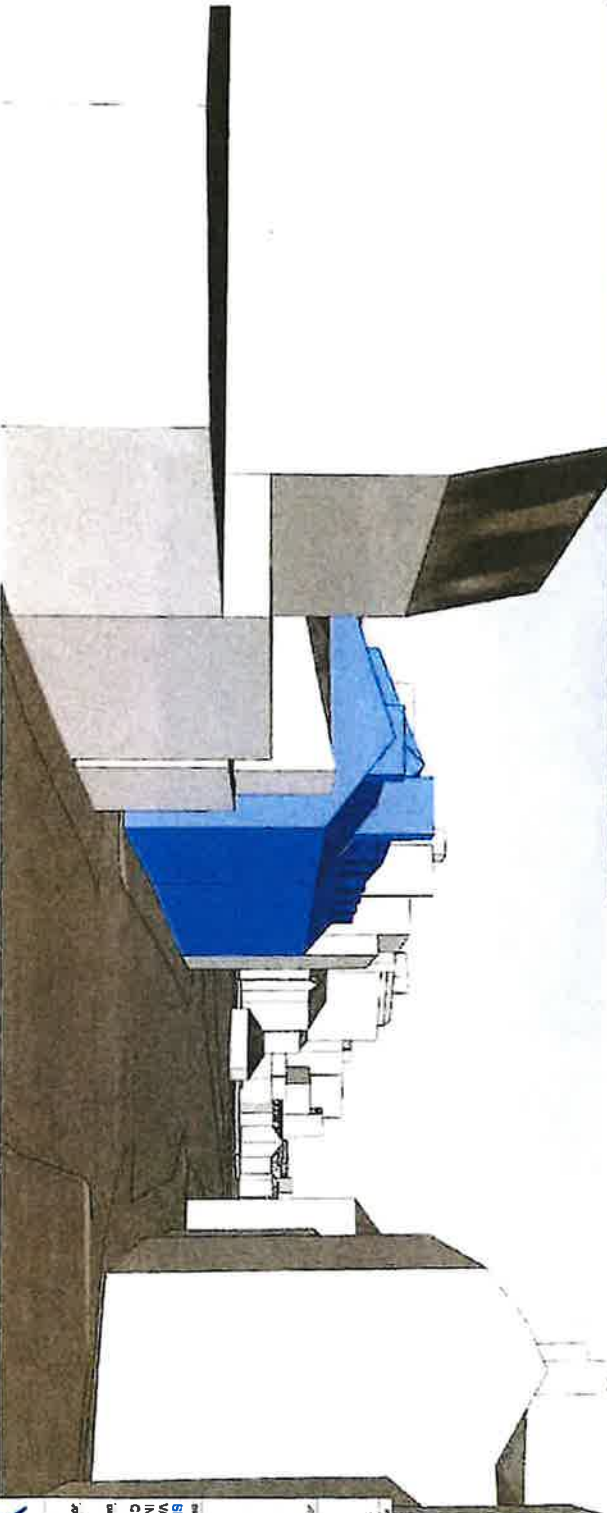
PROPOSED SECTION

Unit	Area	Volume
8PT 201	1:100 B A3	
1007	105	11

RIVA ARCHITECTS
 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 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View 1: From Cheapside Looking West Towards West Mount / Old St. John's Rd



View 2: From Cheapside Looking East Towards the Parade

Project Name	Proposed Redevelopment of 4 - 10 CHEAPSIDE
Client	La Mont Solicitors, 61 Bunsell
Architect	Antenna Holdings LTD
Design Stage	SKETCH SCHEME
Content	VARIOUS 3D VIEWS OF PROPOSAL IN SITE CONTEXT
Drawn By	SK 04
Checked By	JA
Date	September 2021
Scale	1:500
Notes	1. FOR INFORMATION ONLY 2. NOT FOR CONSTRUCTION 3. NOT TO BE USED FOR ANY OTHER PURPOSE

RYMA ARCHITECTS

4-10 CHEAPSIDE: AERIAL VIEWS OF PROPOSAL



ADDITIONAL VIDEO: www.fox.com for the TV special, www.fox.com for the full film.



ANNUAL VISITOR 2 : Looking down towards the North East, from above Pough's Pit



AERIAL VIEW 2: Looking down toward the South End from above God St. James Place



AERIAL VIEW of 1200-ft-long Brown Line South Viaduct, from above Riverside Park.

REF	DESCRIPTION	DATE
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Licence No.
J 57
LONDON & SOUTH EAST

PROPOSED YIELD:

GROUND FLOOR
 Old England Bar - 132m² GIA
 Restaurant/Retail - 268m² GIA
 Bin Storage, Stores, Delivery
 space

Residential
 Unit 1 (57m²) - 1 Bed Flat
 Unit 2 (60m²) - 1 Bed Flat
 Resident Stores,
 Bin & Bike Storage

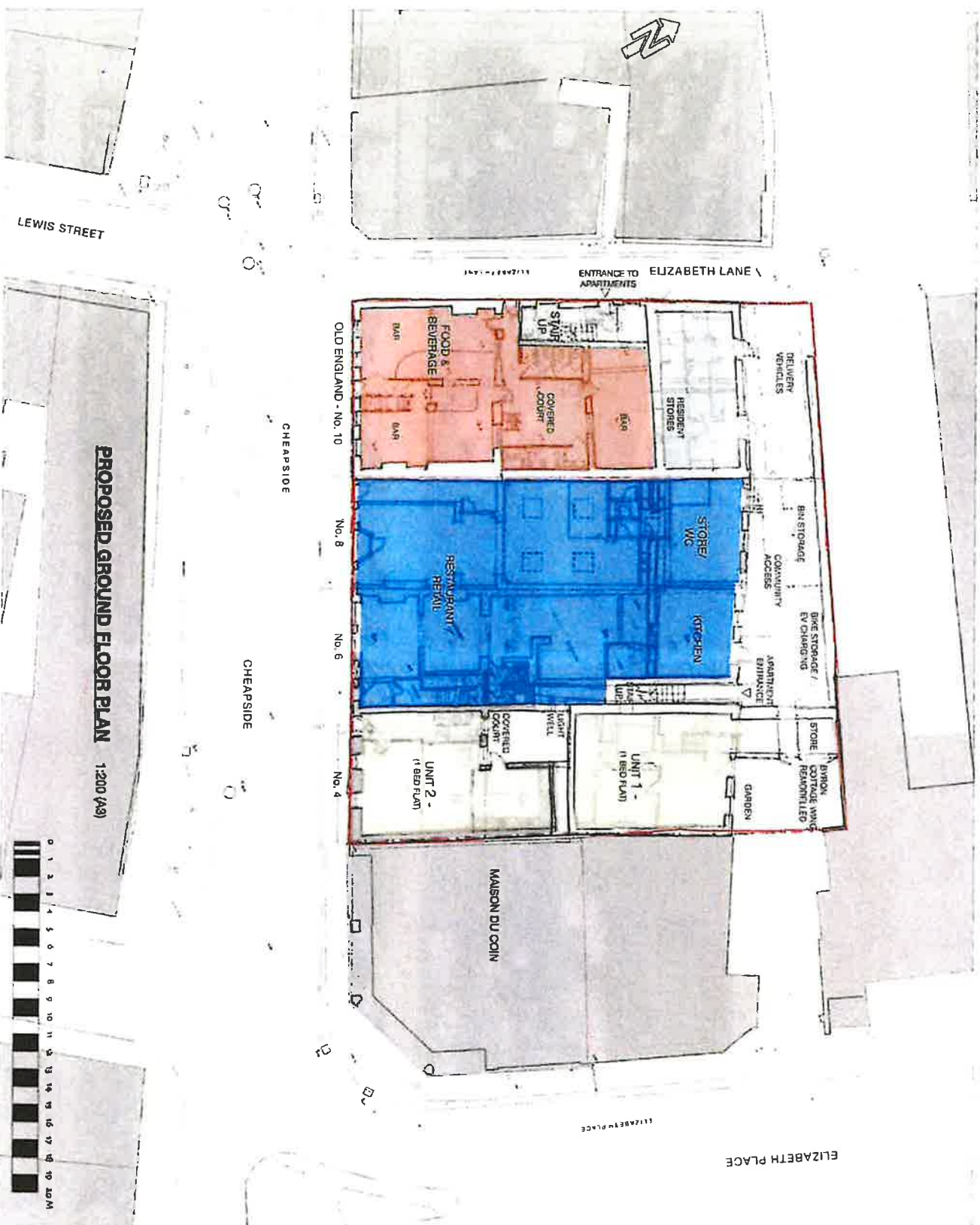
TOTAL
 Old England Bar - 132m² GIA
 Restaurant/Retail - 268m² GIA
 Residential - 114m² Units

Proposed Retail/Restaurant
 4, 6, 8 & 10 Cheapside
 & Byron Cottage,
 Street J22 J26

**PROPOSED GROUND FLOOR
SITE PLAN**



Area	Area	Total
Bar	132m ² GIA	
Restaurant	268m ² GIA	
Residential	114m ² Units	
TOTAL		514m² GIA

RPA AECOM-TECHS



PROPOSED GROUND FLOOR PLAN 1:200 (A3)



Date of request: 16 November 2022	Road reference & title of report: 032 Cheapside Proposed redevelopment of 3-4 Cheapside & Byron Cottage
Address: 3-6 Cheapside	Requested by: Riva Architects
Location map: 	Photograph/street view: 
Brief introduction/summary: Carlo Riva of Riva Architects is here today to present to the Committee the proposals for the redevelopment of 3-6 Cheapside and Byron Cottage.	
Summary of the proposed development: <p>The proposals comprise of the rationalisation of the Ground Floor Retail and Restaurant accommodation, and the improvement and extension of the Residential accommodation above.</p> <p>The site currently provides accommodation for up to 37 people our 6 large dwellings, with no parking, poor amenity space and limited Storage facilities.</p> <p>The proposals seek to rationalise and improve the accommodation around a raised landscaped courtyard for up to 32 people in 14 smaller Apartments accessed from the rear access court or Elizabeth Lane.</p> <p>The proposals include improvements to bike storage, EV charging, amenity space and storage facilities. In line with the Planning Department's recommendations, parking is not considered necessary for the site, however improvements to the bike storage and delivery area are.</p>	
Officer initial comments: <p>The below advise was provided to the applicant when they discussed the scheme with Officers.</p> <ol style="list-style-type: none"> 1. Any improvements for pedestrians, i.e. Jersey zebra crossing at the junction of Cheapside/Elizabeth Lane giving pedestrians priority. 2. Cycle parking provision (1 per bedroom) + electric charging, the cycle storage should ideally include a working area and bike wash for residents of the units. 3. Visitor cycle parking provision, 4. Cycle connectivity to the cycle network – this requires discussion with IHE, 5. Any improvements for bus users - this requires discussion with IHE, 6. Car parking and serving of the units, if there is any takeaway service what is being implemented to address pick up/collections. 7. I note the proposed unloading bay/serving bay in Elizabeth Lane, we will need clarification that visibility splays will work (For pedestrians and vehicles), that any vehicle using this bay will under no circumstances overhand the narrow pavement, that there is sufficient space for turning, please check your turning circles as the Lane is very narrow. The use of the bay will require 	



PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

Road Committee Report

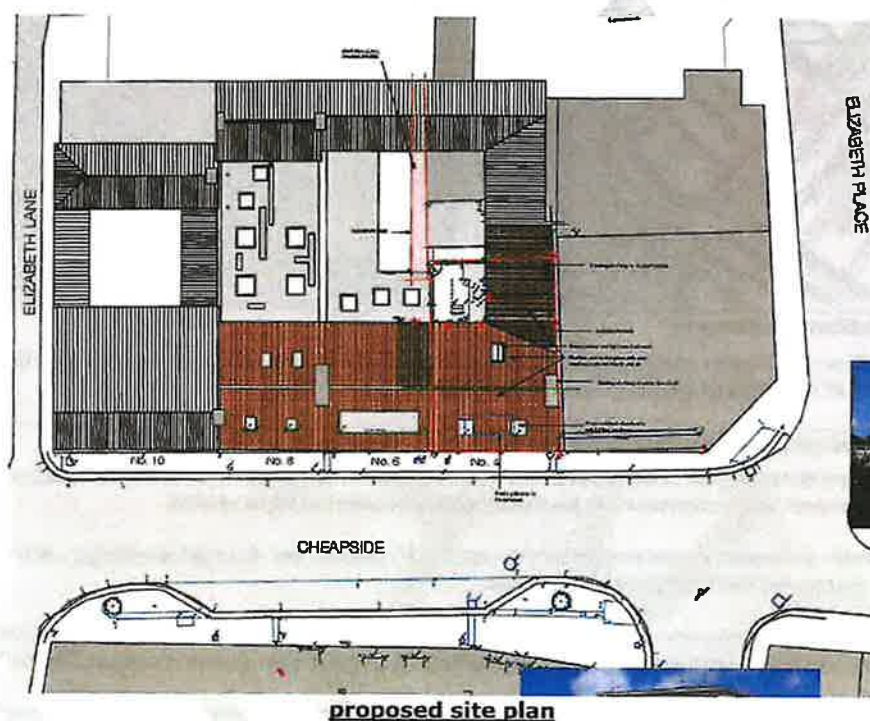
Proposed redevelopment of
3-4 Cheapside & Byron Cottage

Page 2 of 2

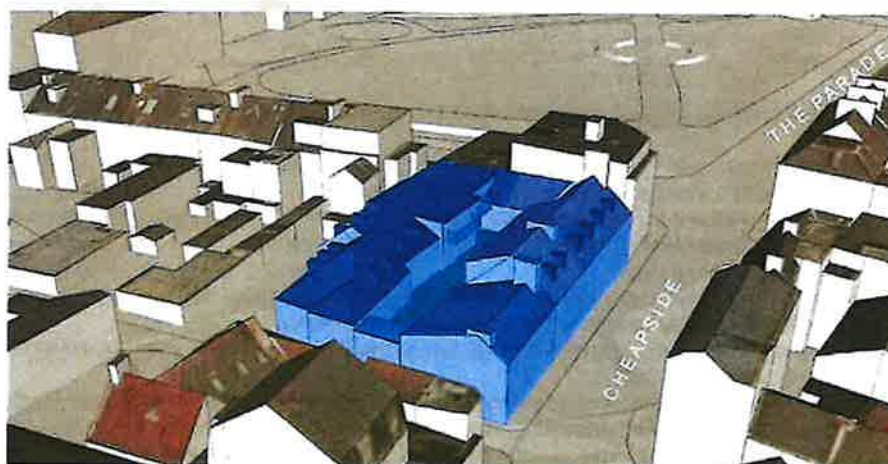
vehicle to reverse into the bay, how is this monitored and policed to ensure that they do indeed reverse into the space as parking front first will create a significant road safety risk?

8. Brief details of any environmental improvements you are proposing to address climate issues. Greening the streets such as trees, ensuring that parking spaces and cycle spaces have access to electric charging, car/cycle share club (I.e. Evie).
9. Refuse and recycling strategy will need to be agreed and discussed with our Refuse Manager at our Public services department. I note that if there is a vehicle in the unloading bay (Elizabeth lane) it will not be possible for the bins to be wheeled past the parked vehicle, therefore how will this be managed on bin collection day – this needs to be discussed with the Refuse Manager.

For clarification the roads that are under the Parish administration in the immediate vicinity are Elizabeth Lane and Lewis Street whilst Cheapside and Elizabeth Place are all Government of Jersey Roads (IHE) and therefore I recommend that you also consult with IHE directly.



proposed site plan



3-Dimensional image of proposed site

1. La Maison du Mont au Pretre, La Route du Petit Clos, St. Helier, JE2 3FX

P/2022/1154

Demolish single-storey extension to North elevation. Construct 1.5-storey extension to North elevation. Various external alterations to include the installation of rooflights to West and East elevations.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that proposal is for the replacement of the existing extension with a new 2-storey extension links to the existing property. There are two parking spaces within the yard and a new entrance/exit onto La Route du Petit Clos – The applicant advises the new entrance is under construction as previously approved under P/2019/0708.
2. The car parking spaces are to have Electric charging points.
3. It is noted that the applicant advises that they have commenced the works to the new entrance as part of the original P/2019/0708 applications, however as the driveway and alteration to the entrance are shown in this new application the Committee requests the following:
4. That the applicant must comply with the visibility requirements as set out in 'Access onto the Highway – Standards and Guidance' as produced by Infrastructure, Housing and Environment which is available online at: <https://www.gov.je/travel/roads/pages/roadhousingdevelopment.aspx>
Everything in the visibility areas so formed including gates, pillars, walls, and plants growth to be permanently restricted in height to 900 mm above road level in perpetuity.
5. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.
6. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.

The applicant must contact the Parish of St Helier Infrastructure department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.
7. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes liaising with the appropriate utility company. Obsolete ditched kerb and footpath entrances are to be removed with the kerbs and footpath lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property that red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier Infrastructure department. Only Parish approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

8. Applicant is to note that the cost for removal and relocation of any street furniture or utilities for example: lamppost, bollards, bike racks, etc. and subsequent making good to road and pavement surfaces due to this application is to be at the applicants cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

9. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager. As it is noted that the proposed car parking space will affect the refuse facility

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1154>

2. The Powerhouse, Queens Road, St. Helier, JE2 3AP

RC/2022/1127

Vary condition 14 (the proposed retail element of the building shall be used only for the sale of durable goods) of permit 592/LA (Refurbishment and alterations to redundant power station to create offices and retail areas. Demolish existing buildings to south and replace with single storey extension) to allow 500sqm of food retail at The Powerhouse.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is for a variation of Condition 14 of permit 592/LA to allow 500 sqm of food retail at Powerhouse.
2. Committee has concerns that providing a supermarket in this location will introduce a further increase of traffic to the area, as it is noted that the junction exiting out onto Queen's Road is currently a very busy without the proposed supermarket. Placing a supermarket will significantly increase traffic, delivery/serving and parking demands for the site. The applicant must provide a Traffic Assessment and liaise with the Government of Jersey Infrastructure, Housing and Environment to agree the necessary mitigation that will need to be introduced if the application is approved.
3. As part of the Traffic Assessment, a review of the current cycle parking provision should be undertaken with a view to improve the cycle parking provision on site, ensuring there is facilities for larger cycles such as tricycle/cargo or similar large cycles.
4. That the refuse store/collection arrangements, refuse separation and recycling strategy are agreed in detail with the Parish Refuse Manager.
5. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=RC/2022/1127>

3. Polperro, Les Grands Vaux, St. Helier, JE2 4NB

P/2022/1183

Construct single storey extension to East elevation. Install 2no. rooflights to East, 1no to South, 1no West and 1no to North elevations. Alter vehicular access onto Les Grand Vaux.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is for the internals alterations and changes to the vehicle access.

2. That the applicant must comply with the visibility requirements as set out in 'Access onto the Highway – Standards and Guidance' as produced by Infrastructure, Housing and Environment which is available online at: <https://www.gov.je/travel/roads/pages/roadhousingdevelopment.aspx>. Everything in the visibility areas so formed including gates, pillars, walls and plant growth to be permanently restricted in height to 900 mm above road level in perpetuity.
3. That any new or altered access must be surfaced in a hardbound material, such as concrete or asphalt, (not loose stone or gravel) within 2m of the public highway, and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.
4. The kerb and footpath must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the applicant. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first - this is to avoid damage to the kerbstones from vehicle movement.

The applicant must contact the Parish of St Helier's Infrastructure Department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.
5. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.

The applicant must contact the Parish of St Helier's Infrastructure Department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.
6. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes, liaising with the appropriate utility company. Obsolete dished kerb and footpath entrances are to be removed with the kerbs and footpaths lifted, which will result in making good to the asphalt for the full width and length of the dished area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier's Infrastructure Department. Only Parish-approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.
7. Applicant is to note that the cost for removal and relocation of any street furniture or utilities, for example: lamppost, bollards, bike racks etc, and subsequent making good to road and pavement surfaces due to this application, is to be at the applicant's cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1183>

4. 66, New Street, St. Helier, JE2 3TE

P/2022/1184

Change of use of rear portion of Class C (Office) to Residential to create 1No. 1 Bed Apartment. AMENDED DESCRIPTION: Change of use of part of Class A (retail) to Residential to create 1No. 1 Bed Apartment.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the rear portion of the property is proposed to be converted to a 1-bedroom unit. It is noted that a bicycle store will be provided for this unit with electric charging.
2. That the refuse store/collection arrangements, refuse separation and recycling strategy are agreed in detail with the Parish Refuse Manager.
3. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1184>

5. 10, Tech Supplies, Payn Street, St. Helier, JE2 3QN

P/2022/1207

Change of use from Class C (Office) to create 4 no. one bed apartments.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is for a change of use of Office to residential converting the First and Second Floor from office space to residential units creating a total of 4 no. 1-bed units. The Ground floor is proposed to remain as retail. The applicant also proposes to provide 3 no. cycle parking spaces.
2. The applicant must increase the cycle parking provision so that there is at least 1 cycle space per bedroom (4 no. total minimum) and the applicant is also to provide sufficient space for larger cycles such as tri-cycle/cargo. The cycle spaces should also include electric charging facility. The cycle provision should also be sufficient to provide cycle parking for the retail unit (staff)
3. As part of public realm improvements to the area, the Committee requests that the applicant funds the construction of a permanent zebra crossing to replace the temporary crossing that has been provided on Sand Street.
4. That the refuse store/collection arrangements, refuse separation and recycling strategy are agreed in detail with the Parish Refuse Manager.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1207>

<p>6. 54, St. Saviour's Road, St. Helier, JE2 4LA</p> <p><i>Convert shop and bedsit to form a one bedroom residential unit.</i></p> <p>The Roads Committee has examined plans for the above submission and comments as follows:-</p> <ol style="list-style-type: none"> 1. Committee notes that the proposal is for the conversion of a shop to a bedsit flat. 2. The applicant is to provide cycle parking with electric charging (1 no per bedroom) 3. That the refuse store/collection arrangements, refuse separation and recycling strategy are agreed in detail with the Parish Refuse Manager. 4. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road. <p>https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1235</p>	<p>P/2022/1235</p>
<p>7. Bellingham Travel, Bath Street, St. Helier, JE2 4SU</p> <p><i>REVISED PLANS to P/2021/0573 (Construct first and second floor extension to form 1 No. One bed and 1 No. Two bed residential units. Various internal and external alterations to existing development): Change of use of part of first floor from Class A - Retail and construct second floor extension to create 2 No. 2bed residential units. Demolish 2no. existing staircases and relocate residential staircase to South elevation. Create 1No. WC to retail. Internal alterations to ground floor.</i></p> <p>The Roads Committee supports this application.</p> <ol style="list-style-type: none"> 1. Committee notes that this is a request to extend First and Second floors to create 1 No. one bed unit and 1 No. two bed unit of accommodation. The ground floor remains as an existing a commercial (retail) unit. It is noted that the applicant will provide bike store for each unit and create a bin store. It is noted that the property is in the Core Retail area. 2. Committee requests that the cycle parking provided Includes electric charging for e-cycles. 3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager. 4. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road. <p>https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=RP/2022/1265</p>	<p>RP/2022/1265</p>

8. 80, Rouge Bouillon, St. Helier, JE2 3ZU

P/2022/1279

Construct two storey extension to South elevation to create 2no. one bed apartments.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the proposal is to create a further 2 no. 1 bed units on the existing site which currently comprises of 7 no. bedroom. Therefore, with the proposed units it increases the overall number of bedrooms to 9 bedrooms. It is note that there is no car parking and no cycle parking provided.
2. Committee requests that the cycle parking provided includes electric charging for e-cycles. There must be at least 1 cycle space per bedroom, and it should also include cycle parking for the existing units. Ideally a total of at least 9 no cycle parking spaces should be provided with electric charging and space for larger cycles such as tricycle/cargo cycles.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
4. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1279>

9. 1, 37 Windsor Terrace, St. Marks Road, St. Helier, JE2 4LD

P/2022/1282

Lay tarmacadam to existing parking area.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the applicant is planning to lay tarmacadam to the parking area accessed off Oxford Road.
2. That all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used.
3. The kerb and footpath must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the applicant. This is a Parish of St Helier set condition which must be undertaken by the applicant prior to the parking space being used. The Parish will not allow access across the footpath by the applicant/owner without this work being undertaken first - this is to avoid damage to the kerbstones from vehicle movement.

The applicant must contact the Parish of St Helier's Infrastructure Department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

4. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footpath for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the applicant/owner prior to the parking space being used.

The applicant must contact the Parish of St Helier's Infrastructure Department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footpath. All necessary works are to be at the cost of the applicant.

5. The applicant must remove obsolete service boxes that are no longer used to provide a service to the applicant's site or alternatively realign/renew service boxes, liaising with the appropriate utility company. Obsolete dished kerb and footpath entrances are to be removed with the kerbs and footpaths lifted, which will result in making good to the asphalt for the full width and length of the dished area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good to the footpath. Although in some instances, the applicant may need to reset granite footpath paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier's Infrastructure Department. Only Parish-approved contractors are permitted to work on the public road/footpath. All remedial works are to be at the cost of the applicant.

6. Applicant is to note that the cost for removal and relocation of any street furniture or utilities, for example: lamppost, bollards, bike racks etc, and subsequent making good to road and pavement surfaces due to this application, is to be at the applicant's cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1282>

10. 13, Royal Square, St. Helier, JE2 4WA

P/2022/1306

Change of use of first floor from Class C - Office to create 1no. two bed apartments.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. Committee notes that the applicant is planning a change of use from office to a two-bedroom unit of accommodation. There is no cycle or car parking provided.
2. Committee requests that cycle parking is provided at least one cycle parking space per bedroom with electric charging.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
4. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1306>

P/2022/1308

Demolish existing development and construct 9 No. One bed, 33 Two bed, 10 Three bed and 4 No. Four bed residential units with associated landscaping.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Committee notes that the applicant proposed to demolish the hotel and construct and new residential development comprising of:

56 no. residential units comprising of:

- 4 no. one bed apartments residential units
- 4 no. two bed apartments residential units
- 3 no. three apartments bed residential units
- 20 no. two bedroom maisonettes
- 13 no. three bedroom maisonettes
- 7 no. three bedroom houses
- 5 no. four bedroom houses

There will be:

- 108 no. cycle parking spaces within the underground basement car park. All dwellings will have cycle parking spaces with access to electricity charging points.
- *65 no. car parking spaces provided.
- *18 no. car parking spaces will be stacked catering for the Town Houses. All parking spaces will be served by passive electric vehicle charging infrastructure.

2. Committee notes and supports the applicant's proposal that all parking spaces will be served by passive electric vehicle charging infrastructure, there will also be the provision of 7 No. Evie car spaces (Electric car club) and space for 8 No Evie cycle bike share at the front of the property. There will also be the provision of electric charging points for electric bicycles provided within the basement.

Committee recommends that bicycle washing facility and bicycle workshop bench in is provided for residents to service their cycles.

3. The applicant will be providing a covered bus shelter at roadside as there is an existing bus stop outside the property. The applicant will need to discuss the exact location with the Government of Jersey Infrastructure, Housing and Environment as it is noted that the bus shelter seems to be set back from the edge of the road within the applicant's site. The Committee recommends that a bus pull in bay is created to keep traffic on the ring road moving, it is not clear if this is the intention.
4. 5 No. visitor car parking spaces are being provided to the front of the site at grade fronting Rouge Bouillon and three cycle hoops for visitor cycles. The existing entrance and exit to the existing site will be unaltered.
5. Servicing for the development will be via the front on the site as at present using the front access road between the front of the building and visitor's car parking

6. Committee recommends if some motorcycle parking can be provided on site with electric charging for electric motorcycles.
7. That the refuse store/collection arrangements, refuse separation and recycling strategy is agreed in detail with the Parish Refuse Manager.
8. That notwithstanding the above comments, this submission should be referred to Infrastructure, Housing and Environment since the road in front of the property is a Government Main Road.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2022/1308>



PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

MINOR WORKS REPORT

Prepared: Head of Infrastructure

Issue date: 09 November 2022

Version: 10/22

Minor works carried out in the last month:-

Note: The minor works team (Small works) and Road Crews also assist the department by undertaking works that relate to the Parish building portfolio which is not identified in this report)

Roads:

1. Parade Garden: Replaced bollard and patched tarmac
2. Brighton Rd: Patched tarmac
3. Grande route de Mont A 'Labbe: Patched tarmac
4. Dorset St: Replaced water channel
5. Upper Midvale Rd: Replaced water channel
6. Brighton Rd: Replaced water channel
7. Columbus Rd: Replaced water channel
8. Clairvale Rd: Replaced water channel
9. Roussel St: Replaced damaged bollard
10. French lane: Reset granite slab
11. Minden Place: Patched tarmac
12. St Andrew Park: Reset bollard
13. Clarendon Rd: Patched tarmac
14. West hill: Placed tap on bollards
15. Old St John Rd: Patched tarmac
16. Westmount Rd Patched tarmac
17. Minden Place: Repaired kerbs and repointed
18. Various locations: Attended to SID's
19. Cenotaph: Removed benches
20. Various locations: Tagged and removed bikes
21. Richmond Rd: Put up dog fouling sign
22. Cemeteries: Placed new signs in new display units
23. St Andrew Park: Fixed benches
24. Various locations: Collected bikes
25. Byron Lane: Replaced no entry sign
26. La Collette Gardens: Removed old Signs
27. Seale St: Replaced no left turn sign
28. West Hill: Replaced faded signs
29. Westmont Rd: Replaced drop bollard

Buildings:

1. West Park Bunker: Barriered off hole in floor
2. Seale St offices: Fitted door closer and erected signs
3. Depot: Fixed roof leak
4. Lempriere St: weekly Alarm test
5. Town hall: Dump items and moved office
6. Town hall: Collected shredding
7. Depot: Weekly Alarm test
8. Town hall: Changed toilet seat
9. Lempriere St Flat: Assessed ICCS for fire alarm
10. Westmount Nursery: Attended to job as requested
11. Mont A L'abbe cemetery New: Replaced toilet roll holder
12. Nelson St: Unblocked urinal
13. Depot: Attended to broken benches
14. Depot: assisted PHS to remove boiler
15. Depot office: Glued down carpet tile
16. The Parade toilets: Replaced lamp outside of WC
17. First Tower park: Replaced window handle
18. St Helier house: Twice weekly security check
19. Depot: Placed whiteboards on walls
20. Town hall: installed door stops for safe
21. The Parade WC's: replaced toilet roll holder
22. Nelson St: Repaired slide bolt on gate



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MINOR WORKS REPORT

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Issue date: 09 November 2022

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Events:

1. Royal Square: Delivered 50 and collected barriers
2. Various location: Put up Christmas lights
3. Almorah Chapel: Sorted and stored Christmas lights
4. La Collette: delivered and collected chairs
5. Removed bunting



PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

ROADS COMMITTEE: LIVE MATTERS REPORT

Prepared: Head of Infrastructure

Issue date: 08 November 2022

Version: 10/22

A. The below table identifies actions that Roads Committee have requested from Parish of St Helier Infrastructure department.

#	Request Date	R/Com ref	Detail/description	Status	Officer	Approx. due date	%
1	16.04.21	N/A	ROUSSEL STREET: JEC contacted the department to provide on street electric charging point in Roussel Street.	Awaiting legislations changes – this is with IHE – out of our control.	AS	TBC	95
2	27.01.21	4/21	SOUTH HILL PARKING NEAR TA: South Hill parking – request for additional parking.	No further progress	AS	TBC	20
3	11.11.20	127/20 100/20, 94/20, 91/20	VALLEE DES VAUX GARDENS: Renaming the gardens.	No further progress, this can be looked at with the proposals for Vallée des Vaux	TBC	TBC	0
4	11.11.20	98/20, 84/20	PARKING POLICY: Committee to agree to a parking policy for St Helier.	Planning update: 06.09.22 – No further progress We will be in touch about the revised draft standards and come and talk to the Roads Committee about them when we are in a position to do so.	SA	TBC	0
5	14.10.20	86/20, 44/20, 265/19, 172/19, 202/18	ST JOHNS ROAD: This is an IHE Road, one PoSH Roads Committee member and Officer sit in the IHE lead project board.	The Project Board are meeting on 16.11.22 (same day as RCom, update will follow.	AS	TBC	80
6	20.05.20	29/20	LE MASURIER DEVELOPMENT, BATH STREET AND RUE DE FUNCHAL: Proposals for the public realm finishes include a turning point at the exit point of the Nelson Street Car Park.	Axis Mason and traffic engineer are reviewing the crossing to make sure no risk to public.	AS	N/A	0
7	20.05.20	28/20	ANN COURT PUBLIC REALM IMPROVEMENTS: Providence Street (Parish ownership) and the new public square. Access to Providence Street, will be closed.	Providence street is closed works are on-going. Proposal will go to RCom to formalise on the restriction on Providence street.	AS	N/A	50
8	12.02.20	29/20, 36/19	PHASE 2, SPEED LIMIT REVIEW: Committee agreed to implementing full speed limit changes to all 59 no. Roads at Sept RCom meeting.	Waiting legislation changes. In the mean time Infrastructure working out programme to advise IHE	SA/AS	TBC	60
9	06.09.21	N/A	LA RUELE RAUVET: Investigate closing this road to motor vehicles access. Proposal to come to Roads Committee.	Proposal to make this road as no access to motor vehicles is to go to Committee in the Future, as the road is currently very narrow and not sufficient for pedestrians and cars. Priority to be given to pedestrians. Scheme to go to Committee for consideration.	AS	TBC	0



PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

ROADS COMMITTEE: LIVE MATTERS REPORT

Prepared: Head of Infrastructure
Issue date: 08 November 2022
Version: 10/22

#	Request Date	R/Com ref	Detail/description	Status	Officer	Approx. due date	%
10	15.09.21	N/A	UNION STREET: SC requested the relocation of the Road Name sign in front of the WW1 memorial	Investigate with JHE alternative location of Union Street road sign.	AS	TBC	0
11	Sept 21	TBC	LA POUQUELEAVE: Deputy Inna Gardener has requested that pavement widening from the Almora Cemetery to D'Auvergne School be investigated.	This project has been delayed until 2023/24. Request for Zebra Crossing outside of School agreed at July RCom. Traffic Engineer appointed on the crossing.	AS	2022/23 Nov 22	0
12	Nov 21	TBC	OLD TRINITY HILL: Small RPZ zone	Constable has asked Town Centre manager assistant to proceed with public engagement.	AS	2022/23	0
13	2018	TBC	HAVRE DES PAS – RPZ: Request for RPZ Zone in Hdep area	This request has been included in the project register for 2022/23. Waiting on Constable to approve appointment of traffic engineers.	SA	2022/23	0
14	2021	TBC	SOUTH HILL OFFICES Address Roads Committee requirements following the planning application submitted by SoJDC	On-going conversations with SoJDC regarding public realm improvements, land valuations and legal issues.	SA	On-going	25
15	17.01.22	TBC	GROSVENOR STREET Email from the Constable reference unloading bay	Request for unloading bays on Grosvenor Street. We will commission Traffic Engineer report.	AS	TBC	0
16	02.11.21	TBC	ROADS LAW REVIEW GROUP Officer attending regular meeting with JHE and other island parishes reps.	Regular meeting with POSH officer and other island parishes to discuss proposed law changes to roads laws	AS	TBC	N/A
17	11.11.21	TBC	USC STORE, DON STREET Public realm improvements	Public realm installation to be organised once an update given to the internal fit-out.	AS	TBC	10
18	Jan 22	N/A	GAS PLACE Replace Tarmacadam surface outside hairdressers with granite paving (we have granite paving in stock) to tidy up area.	Existing tarmacadam surface outside hairdressers to be replaced with granite to time in the two areas following the closure of the Gas Place to through traffic.	AS	Autumn 2022	0
19	Mar 22	N/A	LE BRETON LANE The Constable has committed to a parishioner that Le Breton Lane and associated area will form part of a further Neighbourhood area making this the 6 th area.	Any changes to Le Breton Lane should be looked at holistically. The changes requested should form part of the Neighbourhood improvement study to consider. A further zone will need to be created and funding will need to be reviewed for this additional zone.	SA	TBC	0
20	September	N/A	GREAT UNION STREET Review street with Community Support team to look at introducing 15 min time restricted parking.	SA to meet with Community Support manager to review and draft proposals for RCom	SA	TBC	0
21	September	N/A	SCAFFOLD EMBARGO REVIEW Department is reviewing the embargo list	Review of the scaffold embargo is underway by the department, to go to RCom in the near future.	AS	TBC	15



PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

STREETS & ROAD INSPECTORS REPORT

Prepared: Head of Infrastructure

Issue date: 07 November 2022

Version: 10

Streets Inspector issues for last month:

- Working with Anthony to make an Infrastructure app.
- Inspections carried out and work forwarded to Roads team.
- A board licenses information being reviewed for 2023.
- Service meeting with IHE
- Juraf Meeting.
- Meetings with utilities regarding proposed work.
- Daily trafficworx permits.
- Day to day enquiries from the public regarding general issues.
- Monthly service meeting with utilises discussing any issues.
- Dealing with Embargo requests.
- Road resurfacing list out for tender.
- Undercliffe Road nearly finished.
- Embargo changes report 1st draft complete.

Scaffolding & Trafficworx updates:

- 1 Number of live scaffolds in St Helier as of this month. 53No.
- 2 Number of traffic works requests processed in St Helier for this month. 46No.

(1422) Roads Inspectors report:

Vingtaine	Title	Name	Surname
Vingtaine du Mont à l'Abbé	Mr	Edward	Lindsey
Vingtaine du Mont à l'Abbé	Mr	Mario	Pirozzolo
Vingtaine de la Ville	Ms	Fiona	Mesney
Vingtaine de la Ville	Mr	Jason	Lagadu
Vingtaine de Haut du Mont au Prêtre	Mr	Eberhard	Stegenwalner
Vingtaine de Haut du Mont au Prêtre	Ms.	Sarah	Richardson
Vingtaine du Mont Cochon	Mr	Bob	Morris
Vingtaine du Mont Cochon	Mrs	Eileen	Morris
Vingtaine de Bas du Mont au Prêtre		vacant	
Vingtaine de Bas du Mont au Prêtre	Mr	Daren	O'Toole
Vingtaine de Rouge Bouillon	Mr	Martyn	Gallery
Vingtaine de Rouge Bouillon	Mr	Michael	Channing

