

# **Transfer of an additional area at Charles Park to the Parish**

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For consideration by the Parish Assembly  
on 30 October 2024 at 7:00pm

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## **PARISH OF ST HELIER**

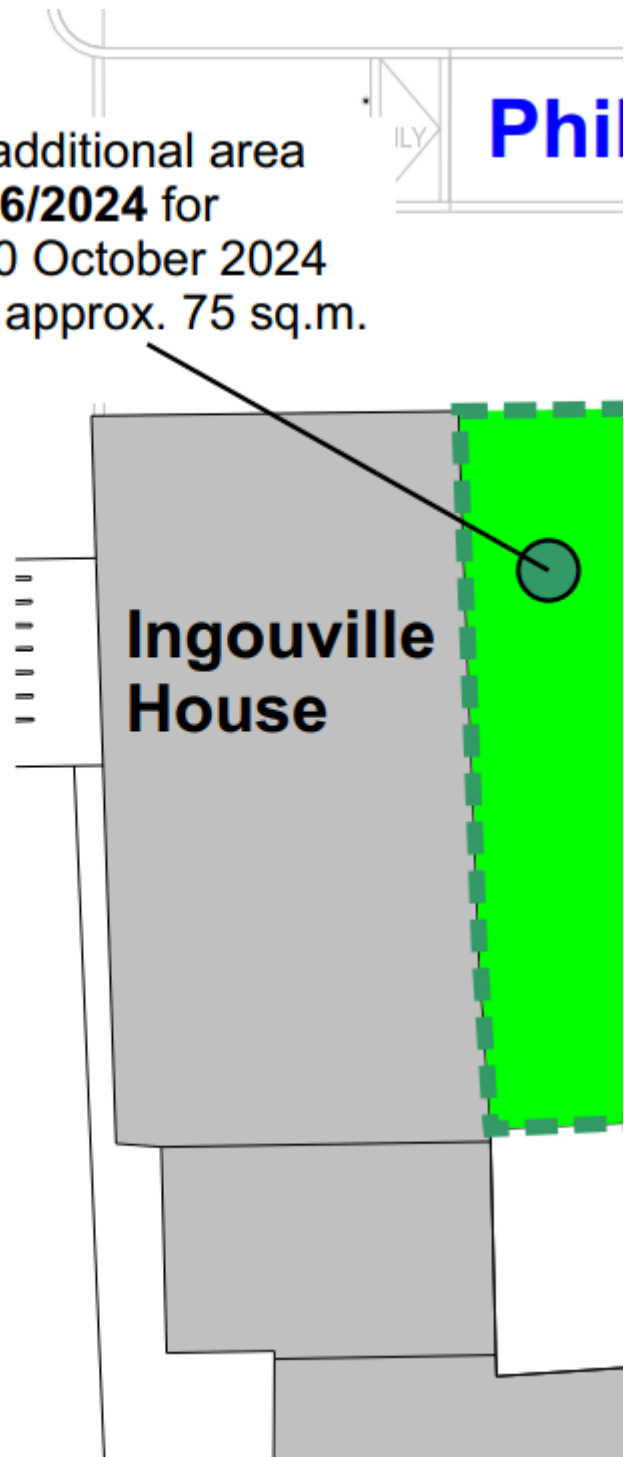
**P.06/2024**





Charles Park

Proposed additional area  
**Projet: P.06/2024** for  
adoption 30 October 2024  
measuring approx. 75 sq.m.  
(807 sq.ft.)



### **PROPOSITION**

**PARISHIONERS** are asked to take into consideration and if deemed advisable:

To approve a recommendation of the Connétable and Procureurs du Bien Public to take ownership of the additional area in Charles Park.

The Assembly is to instruct the Connétable and at least one Procureur du Bien Public to pass contract, with Andium Homes paying all reasonable legal costs associated with the transfer.

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## **REPORT**

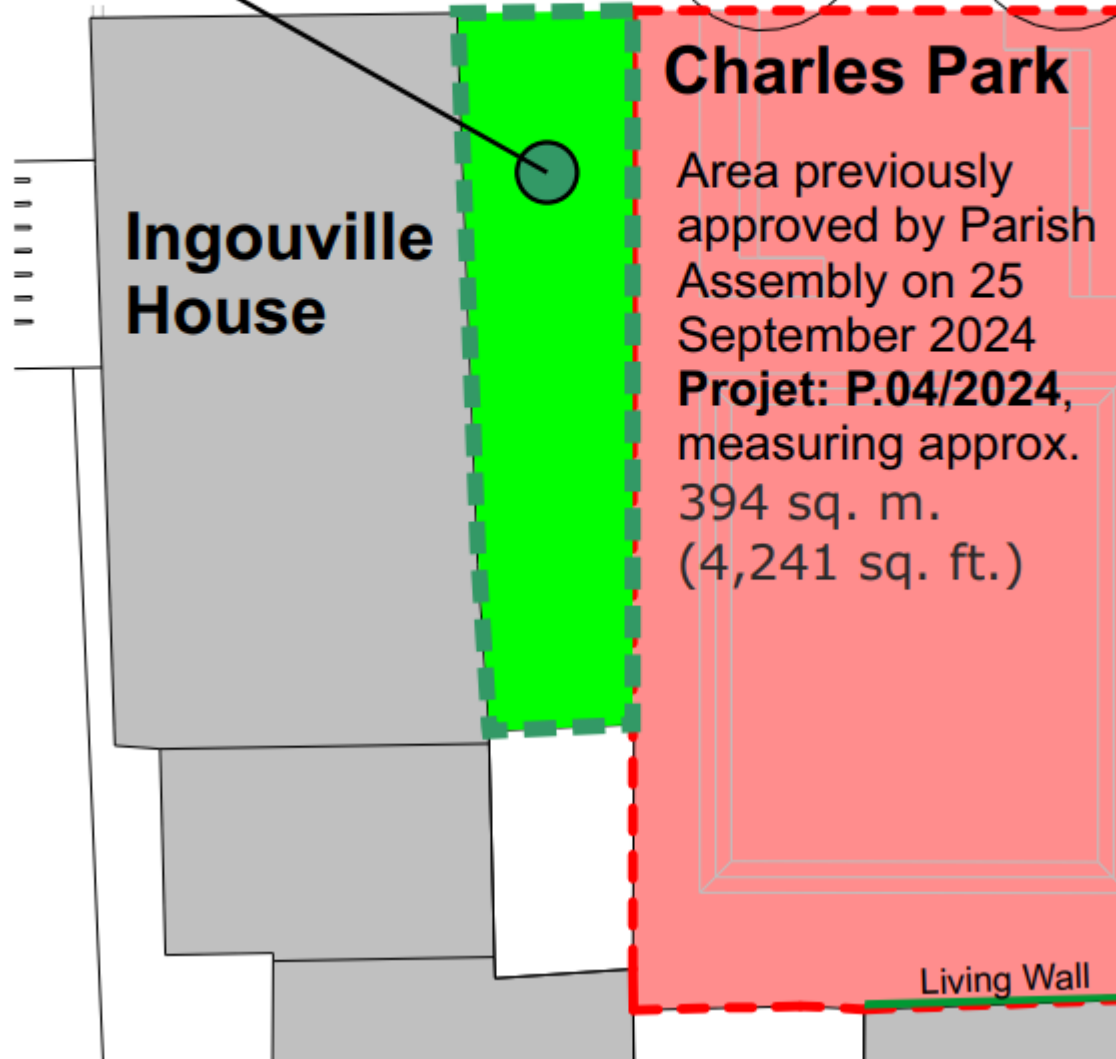
### **Background:**

At the Parish Assembly held on 25 September 2024, the proposition P04/2024 was approved by the Assembly which was to transfer Charles Park to the Parish which is shown shaded red in the below plan. Please refer to appendix 1 for the previously approved projet.

Andium Homes having undertaken further title searches have established that there is an additional area located east of Ingouville House measuring approximately 75 sq.m. (807 sq.ft.) shown shaded green below that they wish to transfer to the Parish at no cost.

Proposed additional area  
**Projet: P.06/2024** for  
adoption 30 October 2024  
measuring approx. 75 sq.m.  
(807 sq.ft.)

PHILLIPS STREET  
**Phillips Street**



**Charles Park**

Area previously  
approved by Parish  
Assembly on 25  
September 2024  
**Projet: P.04/2024**,  
measuring approx.  
394 sq. m.  
(4,241 sq. ft.)

Living Wall

Acquiring this section of land will be beneficial for the Parish as this would be used for alfresco that would help offset the ongoing maintenance cost for the square.

All legal costs associated with these transactions will be met by Andium Homes.

The transfer of the above area will only be completed once all outstanding snagging identified by the Parish has been addressed and the satisfactory completion of legal checks.

**Appendix 1:** Previously approved Projet P.04/2024, at Parish Assembly on  
25 September 2024

**Transfer of Charles Park to Parish and gift of additional footway widths to Providence Street, Charles Street & Ann Street footways**

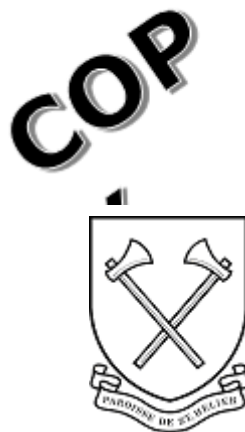
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For consideration by the Parish Assembly  
on 25 September 2024 at 7:00pm

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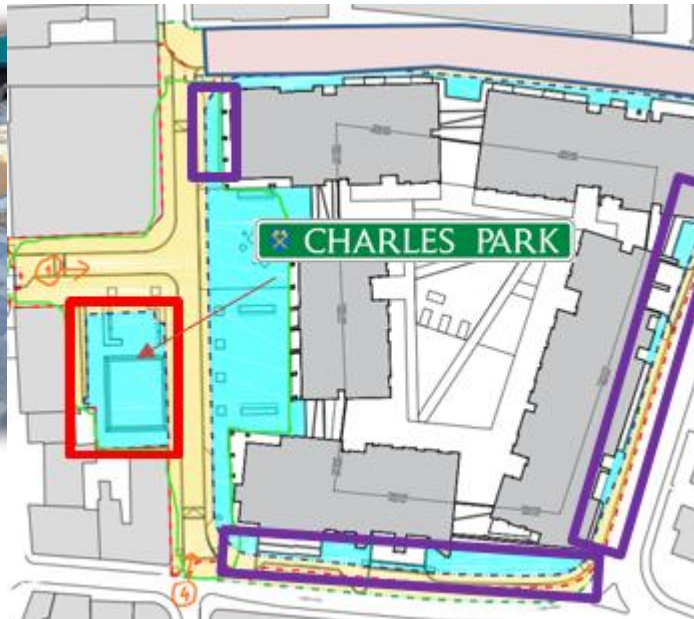
**PARISH OF ST HELIER**

**P.04/2024**





Charles Park



Approved 25.09.

**Red** = Charles Park,  
**Purple** = additional footway widths

### PROPOSITION

**PARISHIONERS are asked to take into consideration and if deemed advisable:**

1. To approve a recommendation of the Connétable and Procureurs du Bien Public to take ownership of Charles Park.
2. To approve a recommendation of the Roads Committee to accept the gift of land which has been developed footways extension to the Parish footways around Cyril Le Marquand Court to Providence Street, Charles Street and Ann Street.

The Assembly is to instruct the Connétable and at least one Procureur du Bien Public to pass contracts, with Andium Homes paying all reasonable legal costs associated with the transfers.

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## **REPORT**

### **Background:**

Andium Homes completed the “Cyril Le Marquand Court” development in late 2023 which included the provision of a new public open area named Charles Park.

#### **1. Charles Park**



*Living wall*

Charles Park is located opposite the Jersey Arts Centre and is approximately 394 sq. m. (4,241 sq. ft.).

The Parish has been offered ownership of Charles Park by Andium Homes at no cost. It will also include the adoption of a living wall which is located on the gable wall of the Earl of Granville.

#### **2. Footway widening** *(to Charles Street, Ann Street & Providence Street)*

The Parish has been offered land which has been developed footways extension to the Parish footways around Cyril Le Marquand Court to Providence Street, Charles Street and Ann Street as some of the footway is currently under the ownership of Andium Homes.

## **Approved 25.09.24**

If approved, the footway widths will increase and will vary by road. The approximate areas that are being offered to the Parish are as follows:

**COPY**

- Providence Street: 99.8 sq. m. (1,074 sq. ft.)
- Charles Street: 172 sq. m. (1,851 sq. ft.)
- Ann Street: 85 sq. m. (915 sq. ft.)

### **Financial:**

Whilst the transfers will not result in any purchase or legal costs for the Parish, they will lead to a slight increase in the Parish's annual operating costs.

**Charles Park:** The additional cost of maintaining Charles Park in terms of cleaning, maintenance and upkeep should be offset in part by new al-fresco permit income that is expected. It is also hoped that event space bookings will generate additional income, but this has not yet been tested or quantified. In return the Parish will secure an outside public event space that offers opportunities to bring our communities together.

**Footway widening:** The Parish already has a duty of care to maintain the existing footways that are on Parish by-roads (Providence Street, Charles Street and Ann Street), and the additional footpath width will be a marginal additional cost. Equally, it is proposed that the road safety benefits and improved pedestrian access will outweigh any additional marginal costs to parishioners, as well as protecting these areas of land from further development.

**Legal costs:** All legal costs associated with these transactions will be met by Andium Homes.

The Transfer of the above areas will only be completed once all outstanding snagging identified by the Parish has been addressed and the satisfactory completion of legal checks.

**Approved 25.09.24**

Appendix 1: **Site Plan**



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**Approved 25.09.24**

