



ANDIUM
— HOMES —

Masterplan (Draft Contents)

August 2021



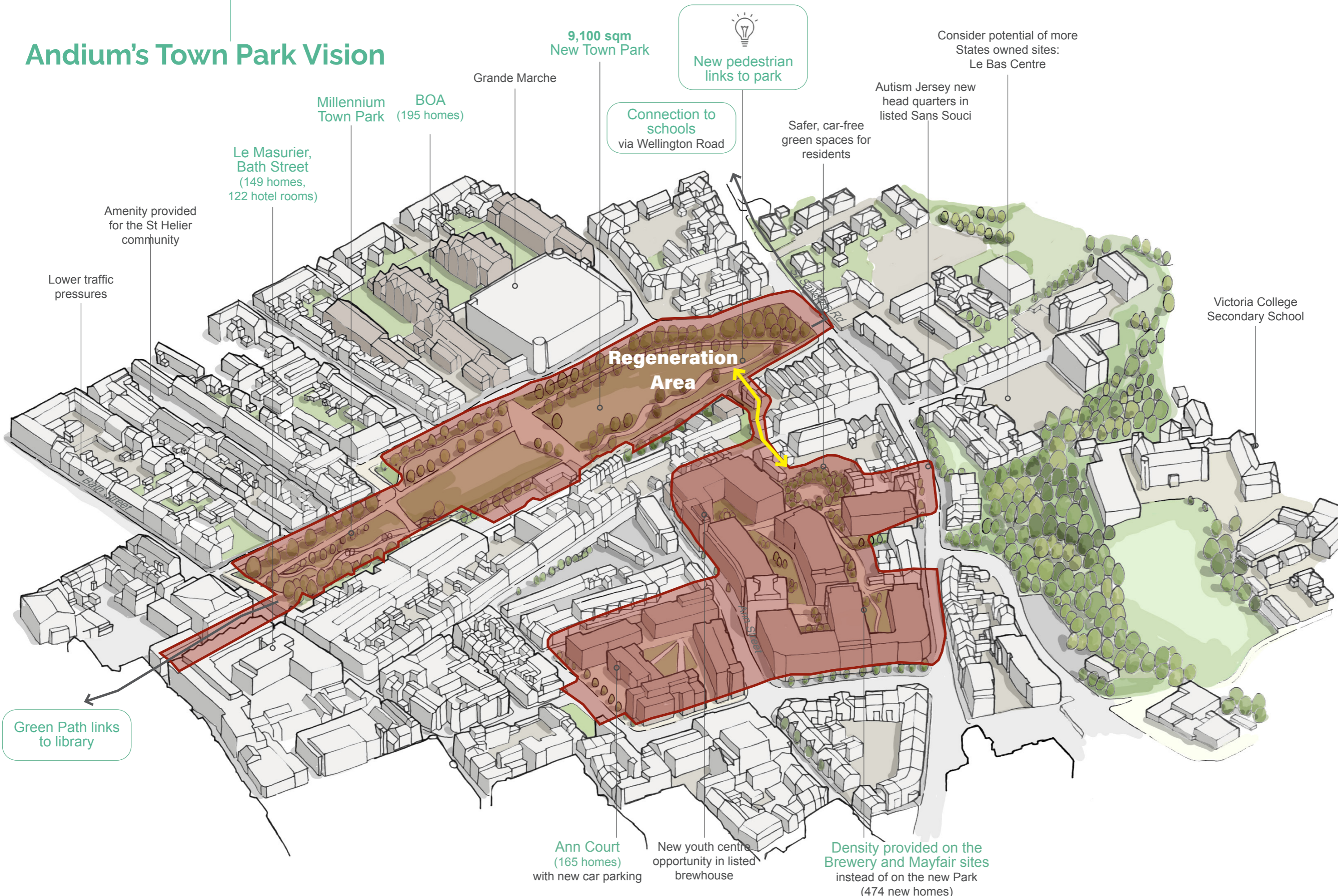
Andium's Town Park Vision



- Site key**
- ① Ann Court
 - ② Ann Street Brewery
 - ③ Mayfair Hotel
 - ④ Belmont Court
 - ⑤ Le Masurier site, Bath Street
 - ⑥ BOA
 - ⑦ Le Bas Centre

Summary

Andium's Town Park Vision



9,100 sqm
New Town Park


New pedestrian
links to park

Consider potential of more
States owned sites:
Le Bas Centre

Millennium
Town Park
BOA
(195 homes)

Le Masurier,
Bath Street
(149 homes,
122 hotel rooms)

Amenity provided
for the St Helier
community

Lower traffic
pressures

Connection to
schools
via Wellington Road

Safer, car-free
green spaces for
residents

Autism Jersey new
head quarters in
listed Sans Souci

**Regeneration
Area**

Victoria College
Secondary School

Green Path links
to library

Ann Court
(165 homes)
with new car parking

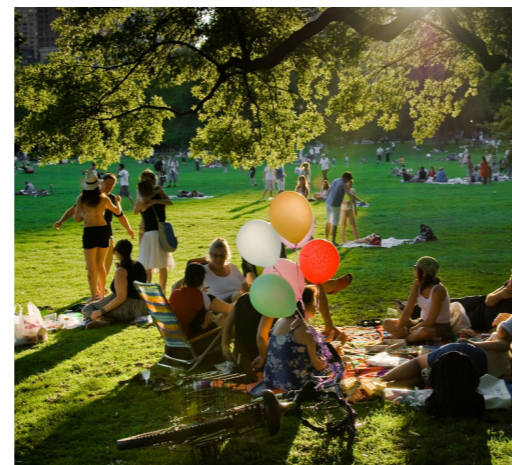
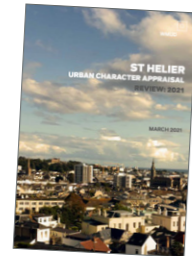
New youth centre
opportunity in listed
brewhouse

Density provided on the
Brewery and Mayfair sites
instead of on the new Park
(474 new homes)

What's coming next?

A bigger vision

New approach ?
Bigger vision ?



↑ The existing Millennium Town Park
→ Precedent for the new Town Park extension

A new park in the heart of St. Helier

↓ The proposed extension to the Town Park?



↑ Community benefit

- Community infrastructure
- Support residential amenity
- Liveable developments
- Support well-being
- Connect with nature

“ ...There was a widely held view that pedestrians in St. Helier needed a better deal: they should be exposed to less hostility and a better pedestrian environment should be created that was safer; easier to use; convenient and pleasant... ”

The planning balance

The Gas Site

P.114/2017 was adopted by the States Assembly and required Andium Homes as landowner, to achieve the following redevelopment criteria:

- for a significant extension to the Town Park;
- for high quality residential units including affordable homes;
- for below surface public car parking for up to 200 vehicles;
- at no cost to the public purse.

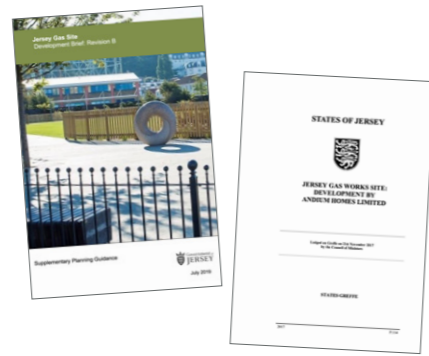
These objectives were embedded in a development brief for the site, which identified other planning constraints such as impact on neighbours, heritage and significant below ground infrastructure.

The project as envisaged in P.114 has now come to a dead end.

The only financially viable planning application was refused permission due to the potential impact on Grade 1 archaeological heritage.



↑ Megalithic avenue excavated in 1952 outside the site area.



Project data for Jersey Gas Site:

- 1 PP/2016/1414 - Approved**
 Single storey basement
 253 apartments, 209 car spaces, 0 sqm Town Park
- 2 PP/2019/0809 - Approved**
 Single storey basement
 122 apartments, 272 car spaces, 5,480 sqm Town Park
- 3 PP/2020/1001 - Refused**
 Double storey basement over west of site only
 122 apartments, 314 car spaces, 5,480 sqm Town Park

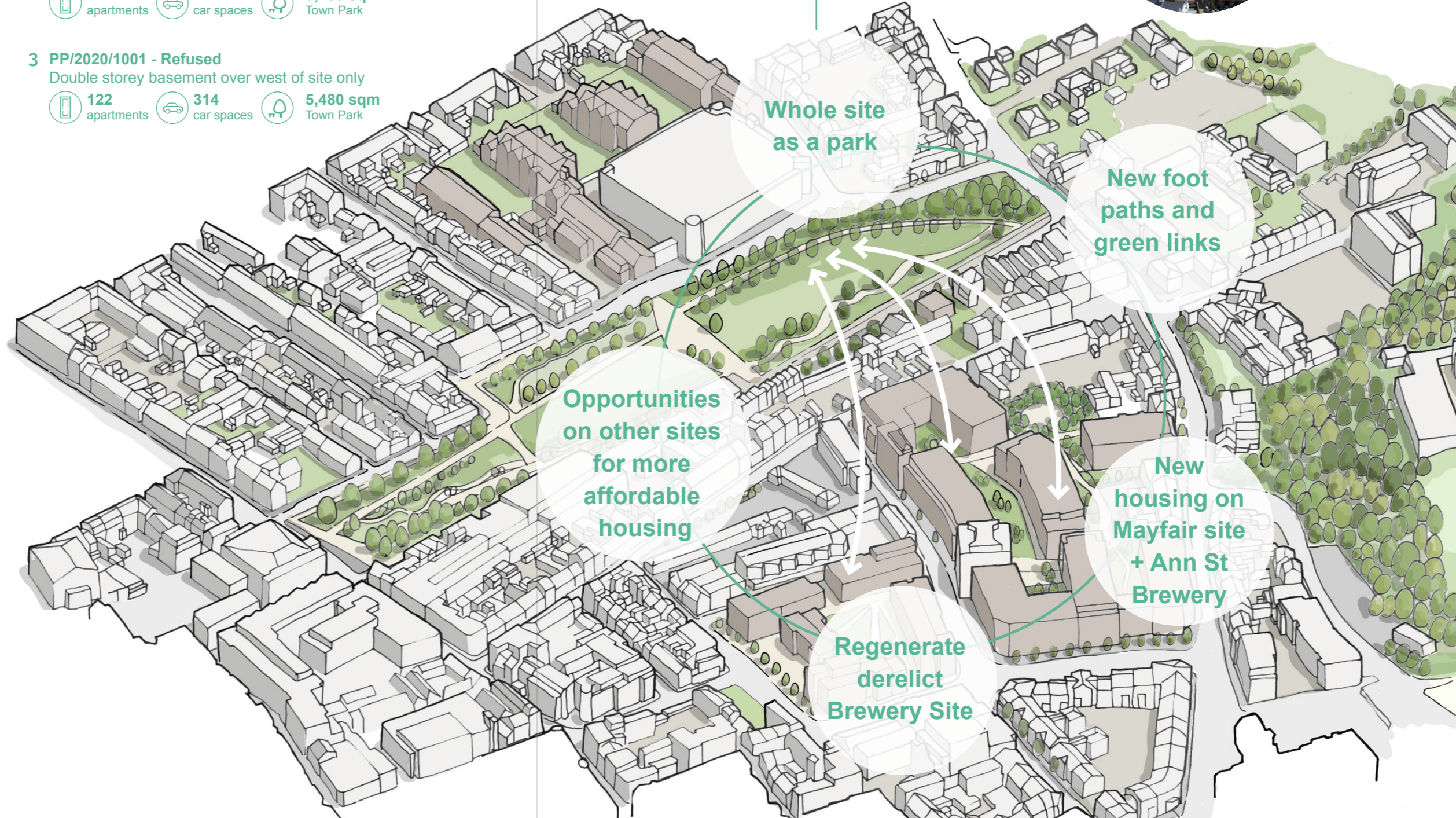
Andium Homes must now look at meeting the challenge in another way:

- Deliver the whole of the site as a complete Town Park;
- Look beyond the site boundary and deliver high-quality regeneration of neighbouring sites for affordable housing;
- Support more sustainable modes of travel and enhance pedestrian links;
- Look for opportunities to offset costs with new projects.

New approach

Jersey Gas Town Park New extended Town Park

- + 9,100 sqm Town Park
- + Preserving any archaeology on the site



Whole site as a park

New foot paths and green links

Opportunities on other sites for more affordable housing

Regenerate derelict Brewery Site

New housing on Mayfair site + Ann St Brewery

The North of St Helier Masterplan

The 2011 North of Town Masterplan and the story

The 2011 North of St Helier Masterplan took a pragmatic look at the interventions that could be made in the north of town area and identified sites that could be developed by the States or private developers.

The masterplan proposal:

- Kick start regeneration
- Improve public realm
- Create cycle routes
- Link to schools
- Significant car parking

* The North of Town Masterplan needs reviewing as change is need.*

Sites identified in the North of Town Masterplan 2011

- 1 Improvements to Bath Street
- 2 Bath Street to Halkett Place pedestrian links
- 3 Town Park
- 4 Ann Court
- 5 Belmont Gardens
- 6 Minden Place Development
- 7 Jersey Gas Site
- 8 Le Masurier Bath Street
- 9 Ann Street Brewery

Additional sites

- 10 Mayfair Hotel
- 11 Le Bas Centre
- 12 BOA
- 13 Belmont Court



What has been done?

- ↓ Le Masurier site - planning & on site
- ↓ Ann Court - planning & on site
- ↓ BOA - approved

BOA
planning approved
PP/2015/1538

- 195 apartments
- 195 parking spaces

Ann Court
on site | Andium Homes
PP/2017/0730

- 165 + 4 apartments retail
- 90 resi / 137 shopper parking spaces

Bath St
on site | Le Masurier Ltd
PP/2019/0711

- 149 apartments
- 122 bed hotel
- 130 parking spaces
- + Ped link to Halkett PI

What's changed in policy since 2011?

- Make St Helier a more desirable place to live, work and to do business
- Transport accounts for 51% of on-island carbon emissions
- Under-supply of housing circa 2,200 units in 2011-20 Island Plan
- At least 7,010 dwellings needed 2021-30



Challenges and opportunities

The planning balance

All projects will have challenges and opportunities

Aspirations for a significant extension to the Town Park, across the whole of the former Jersey Gas site can be delivered by joining projects together and thinking beyond site boundaries for the benefit of the wider community.

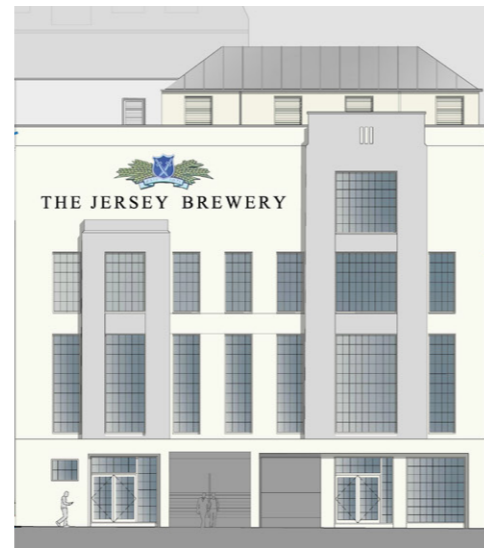
The Grade 1 listed archaeological interest under the Jersey Gas site can remain untouched, aligning with the strong desires of the Historic Environmental Team.

Individual challenges will remain, lower grade listed buildings to Simon Place would be replaced by affordable housing as part of the comprehensive regeneration of the redundant Ann Street Brewery site which has been derelict for 20+ years.

Higher grade listed buildings including Sans Souci (Grade 3) and the iconic Brewhouse (Grade 3) will be restored and their long term future secured through partnerships with the third sector (with Autism Jersey to occupy Sans Souci, and the Brewhouse converted into a youth centre). Without these active futures and significant investment, their condition will continue to deteriorate, and they will have no viable future.

The residential units originally envisaged for the Town Park site can be delivered on other States-owned holdings, such as the La Bas Centre, and Westaway Court, in partnership with Andium Homes.

Pressing housing needs, particularly in the affordable sector can still be met by the delivery of the Mayfair and Brewery sites where 475 units are currently envisaged.



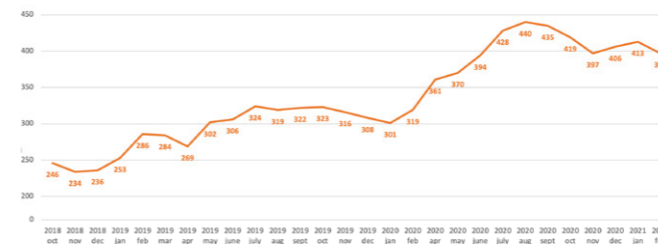
↑ The Brewery building existing and proposed (Dandara)



↑ Grade 3 listed Sans Souci as existing
→ Sans Souci as proposed (Dandara)

Band One of the Affordable House Gateway has grown by 50% in the last two years. This includes people who are currently homeless, under eviction notice, in staff accommodation where their employment has finished, suffering urgent medical issues, staying in a hostel or shelter, or forced to live apart from family because accommodation is not suitable.

Housing Gateway Band 1



✓ Joining these issues together can deliver a comprehensive package to realise the potential of this sector of St Helier. The objectives expressed in the North of St Helier Masterplan a decade ago can be delivered in an up-to-date framework taking account of current policies and needs.

Ann Street Brewery Site P/2020/1578

271 apartments

163 parking spaces

Brewery (Youth centre) + Sans Souci (Autism Jersey)
Grade 3 listed buildings restored

Mayfair Hotel P/2020/1677

204 apartments

54 parking spaces

Other sites in the vicinity



+ 9,100 sqm
Town Park



+ Preserving any archaeology

