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CASE STUDY

LES SABLONS ST. HELIER, JERSEY

<p>Key facts</p> <p>Project Les Sablons, St. Helier, Jersey</p> <p>Value £120m</p> <p>Client Le Masurier</p> <p>Architects Sheppard Robson</p>	<p>Structural Engineering</p>
	<p>Civil Engineering</p>
	<p>Earth Sciences</p>
	<p>Compliance Monitoring</p>



MIXED USE SECTOR

The area in the heart of town for this mixed use scheme will become known as Les Sablons, which means the windblown sand and will respect the old harbour wall within the development.

Development company Le Masurier say that the Les Sablons' vision is to create a vibrant place to visit, stay, eat, drink and shop.

The scheme stretches from 31 to 41 Broad Street to 19 to 21 Commercial Street. The area was once earmarked for the firm's proposed £150 million 'J1' development, which included six storeys of offices.

A new walkway and a large landscaped vibrant courtyard will deliver a pedestrianised connection through from the centre of town to Liberty Wharf and will include landscaping with trees and plants and artwork created by local artists who are acclaimed internationally.

The £120m planned development will regenerate two acres of St. Helier which will include a 103 bed Wilde Aparthotel by Staycity, a total of 238 homes, and around 10,000 sq. ft of retail and commercial spaces for restaurants and shops has been included in the scheme.

Visit Jersey has described the plans as 'a major boost to tourism' and say the idea could be worth £8.9 million a year to their industry.

Sustainability is central to the development. Within the design careful consideration has been given to both the environmental impacts of the scheme and the wider social and economic outcomes. The new community and social space at the heart of the development will help to bring new life to this part of the town centre.

RoC consulting is engaged to provide the civil and structural design for the development that comprises four separate buildings ranging in height from 5 to 8 storeys. RoC has also undertaken a condition survey of the listed sea wall structure and provided design advice for the retention of the listed façade to Broad Street.

A planning application was lodged in March 2022. Developers say once approved work potentially starting within the first four months of 2023 and the project potentially being completed by 2025.

