

STATES OF JERSEY



MILLENNIUM TOWN PARK: RAILINGS

Lodged au Greffe on 20th June 2011
by Deputy D.J. De Sousa of St. Helier

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

to request the Minister for Transport and Technical Services to delay the installation of railings around the Talman site area of the Millennium Town Park until work on the Park is complete and an assessment has been made of the impact of the closure of Gas Place.

DEPUTY D.J. DE SOUSA OF ST. HELIER

REPORT

It was always the intention for Gas Place to close. The St. Helier Roads Committee accepted the argument put forward from the Co-op and Indigo Surgery to keep the road open. There was naturally an outcry from the Friends of the Park Group. Due to this, the Roads Committee have decided to do an impact survey in the time that Gas Place has to close for work on the Park. Bearing in mind that this road has already closed 2 or 3 times in the past 2 years. None of the businesses complained at that time that they lost business. The Minister for Planning and Environment has expressed concern that if the road is open, a child may be involved in an accident. The Minister has stated that he does not want that on his conscience. Hence the plan for railings.

After the impact study has been carried out, if the road is to remain shut there will be no need for railings. This will also save money in the budget for other things in the Park for the public good. The Minister has also said that he will take guidance from the Police – they have said that anything can be used, even hedging. If there has to be a boundary, then why not a natural one (and this is a cheaper option)?

There are many other arguments that will come out when this proposition comes up for debate.

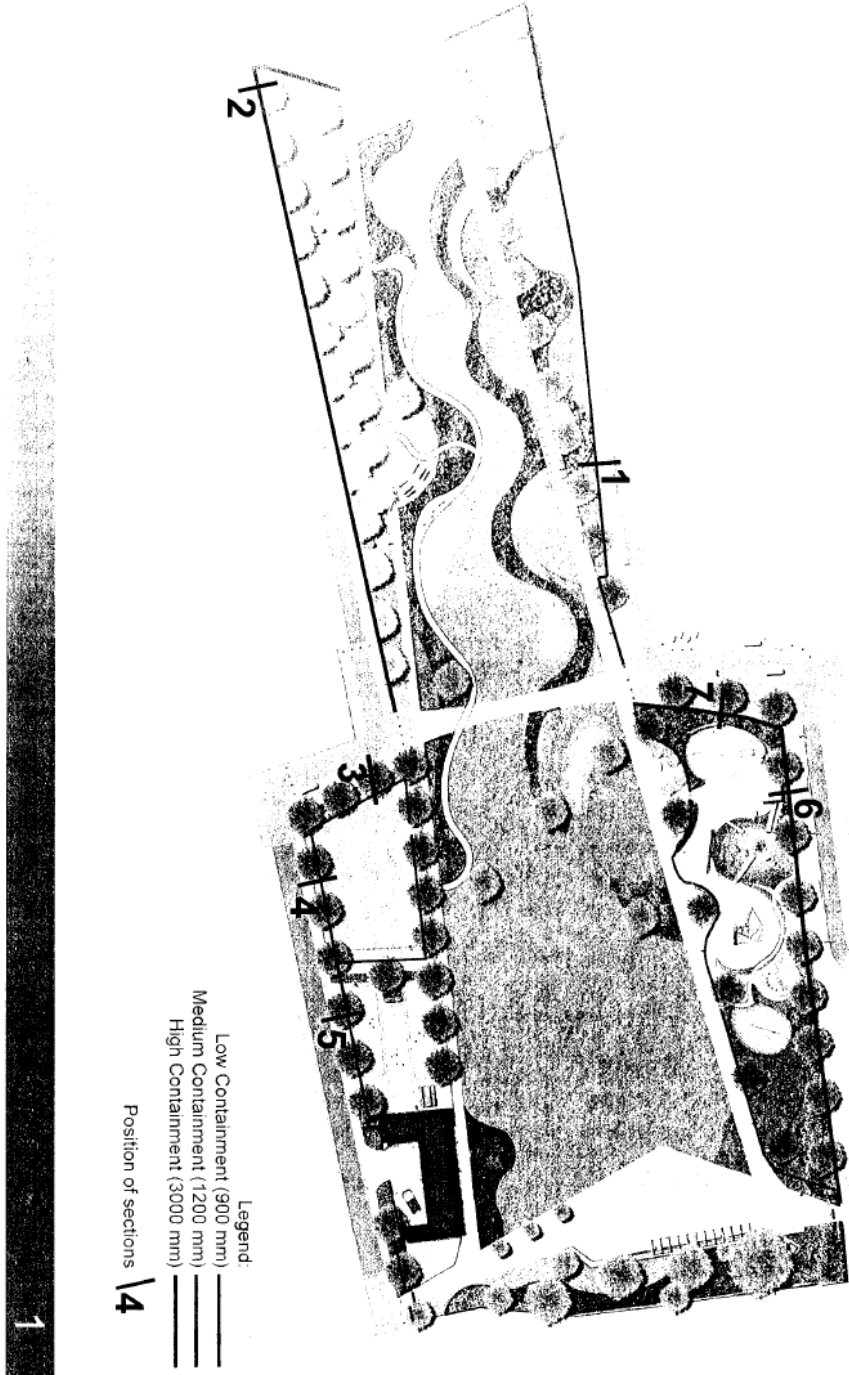
Financial and manpower implication

I don't believe there is either a cost or manpower impact as this is simply asking the Minister to wait until he has all the facts. In fact this may end up saving money, as the railings put forward are not only costly, but will also need regular maintenance.

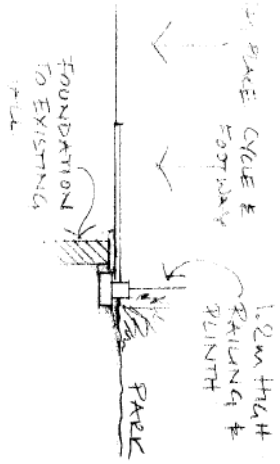
This proposition is supported by the following members –

Connétable of St. Helier
Deputy J.A. Martin of St. Helier
Deputy J.A. Hilton of St. Helier
Deputy P.V.F. Le Claire of St. Helier
Deputy T.M. Pitman of St Helier
Deputy S. Pitman of St. Helier
Deputy A.K.F. Green M.B.E. of St. Helier.

Millennium Town Park
Containment around the Park: Typical Sections



Millennium Town Park
Railings as Containment: Gas Place - Section 1



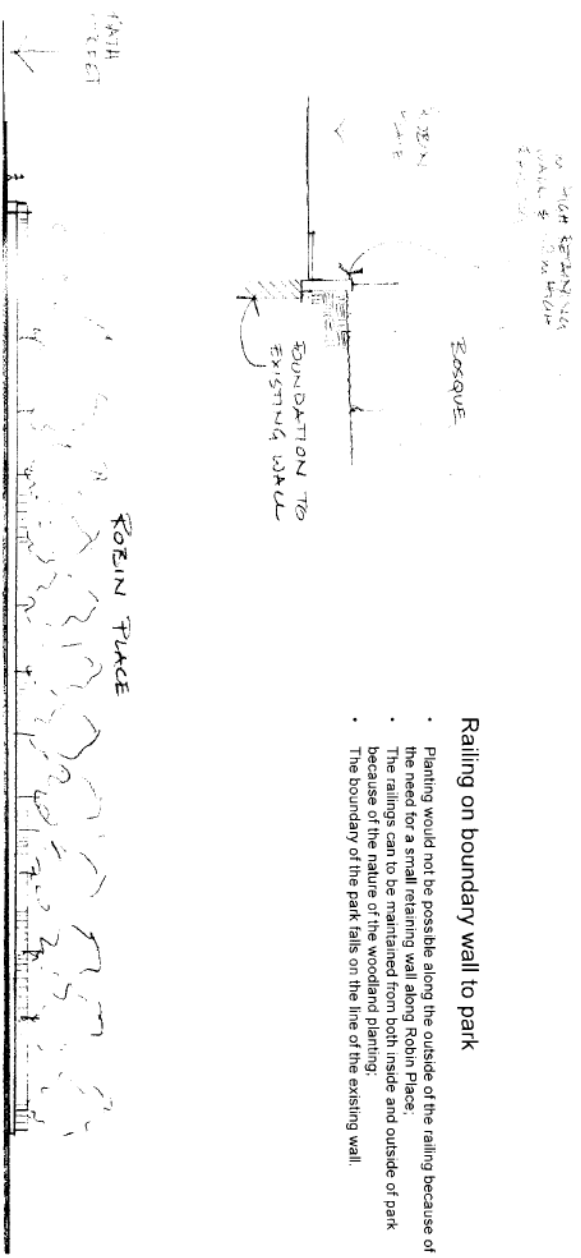
Railings on the park boundary

- This allows the railing to be maintained from the outside of park boundary;
- Planting would be on the inside of the park
- Please note the boundary of the park does not fall on the line of the existing wall

Millennium Town Park
Railings as Containment: Robin Place - Section 2

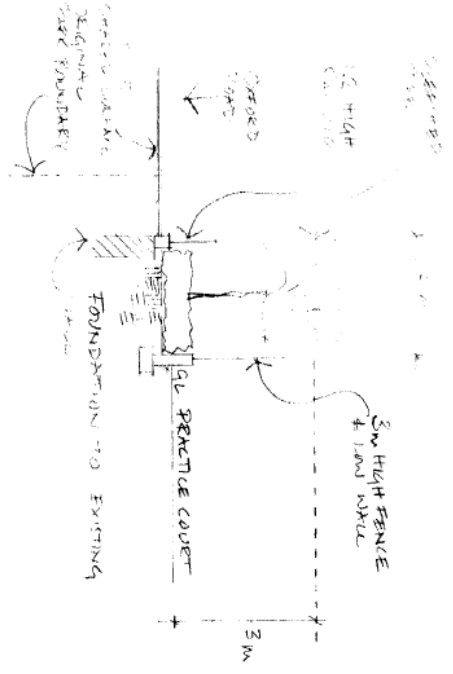
Railings on boundary wall to park

- Planting would not be possible along the outside of the railing because of the need for a small retaining wall along Robin Place.
- The railings can to be maintained from both inside and outside of park because of the nature of the woodland planting.
- The boundary of the park falls on the line of the existing wall.



Section showing rake of retaining wall along Robin Place
 Height of wall at Bath Street = 1m
 Height of wall at Oxford Road = 200mm
 Constant fall of 1:53

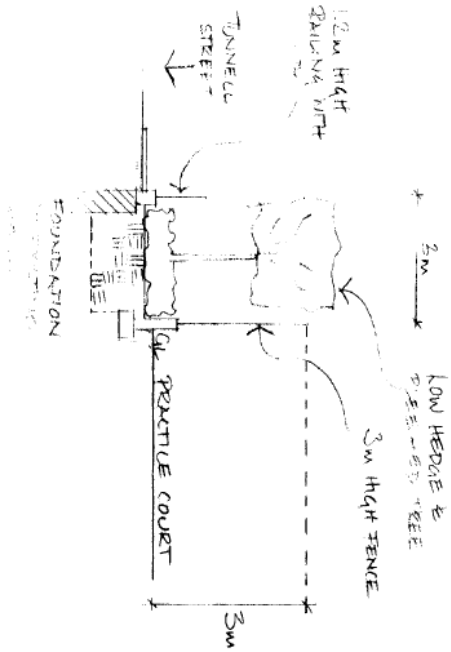
Millennium Town Park
Railings as Containment: Oxford Road (south) - Section 3



Sports fencing set inside the park boundary
Railings form new park boundary on existing wall

- This allows for a planting strip that maintains the proposed trees between the existing wall foundation and the Practice Area.
- The retaining wall and fence are screened by the planting.
- The Practice Area is reduced in size.
- The shared surface on Oxford Road is extended.
- There will be two lines of fencing making the area difficult to maintain, it may become a litter trap.
- The fence line may fall on the line of the existing wall although this may vary along the length of this section of street.

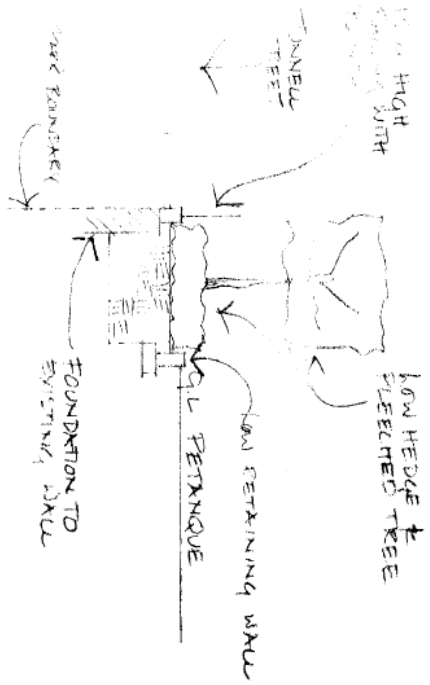
**Millennium Town Park
Railings as Containment: Tunnell Street - Section 4**



**Sports fencing set 3 metres inside the park boundary
Railings on the park boundary**

- This allows for a planting strip that maintains the proposed trees between the existing wall foundation and the Practice Area;
- The low shrub planting will screen the small retaining wall;
- The proposed pleached trees will screen the high sports fence;
- There will be two lines of fencing making the area difficult to maintain, it may become a litter trap.

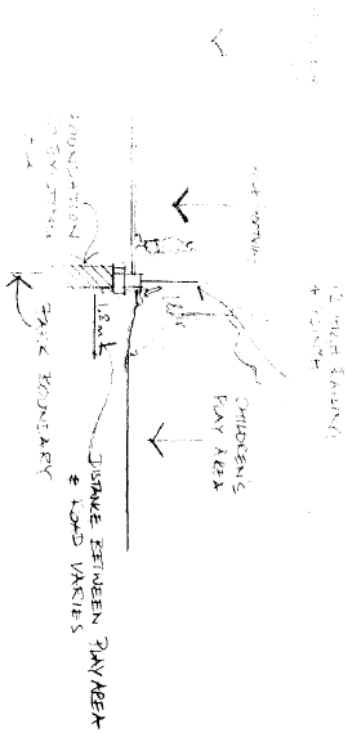
Millennium Town Park
 Railings as Containment: Tunnell Street - Section 5



Small retaining wall inside the park boundary
 Railings on the park boundary

- This allows for a planting strip that maintains the proposed trees between the existing wall foundation and the Petanque area;
- The low shrub planting will screen the small retaining wall;
- The small retaining wall in front of the Petanque area and the railings on the park boundary make the area more difficult to maintain, it may become a litter trap;
- The fence line is on the existing wall

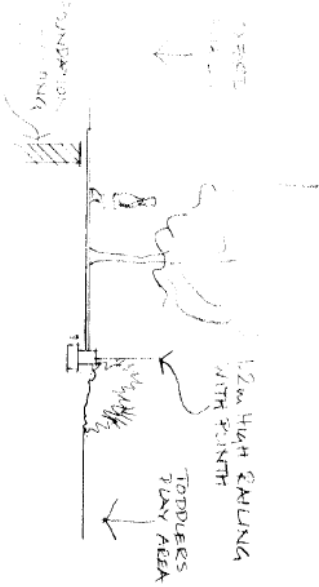
Millennium Town Park
Railings as Containment: Oxford Road / Indigo House Section 6



Railings set on the park boundary

- Planting would not be possible along the outside of the railing as the Children's Play Area is very narrow at this point.
- Bringing the railings into the park by about 1 metre would reduce the size of the Children's Play Area.
- Please note the boundary of the park falls only partially on the line of the existing wall.

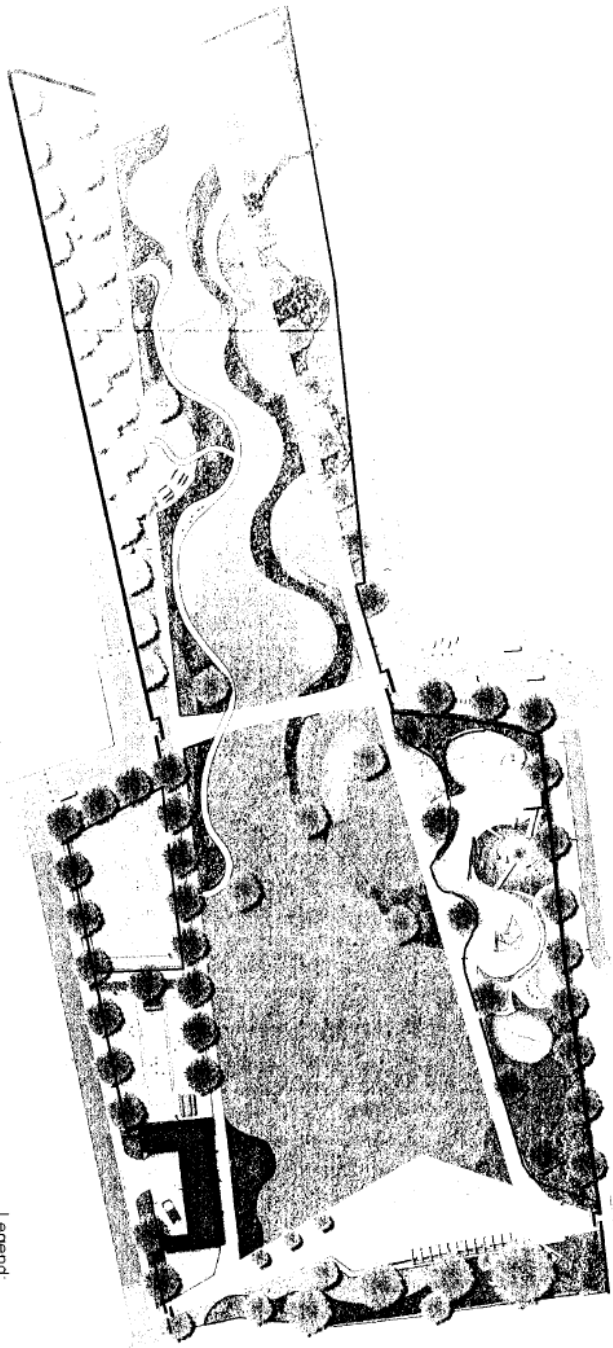
Millennium Town Park
Railings as Containment: Oxford Road (north) - Section 7



Railings and pinth set on the park boundary

- There is no planting strip between the footway and the railings.
- The size of the play area is increased.
- Planting is still maintained within the park.
- Please note the fence line does not fall on the line of the existing wall.

Millennium Town Park
Containment around the Park:
Indicating the position of the Staggered Pedestrian Barriers



- Legend:
- Low Containment (900 mm) ———
 - Medium Containment (1200 mm) ———
 - High Containment (3000 mm) ———
 - Staggered Pedestrian Barriers - - - -