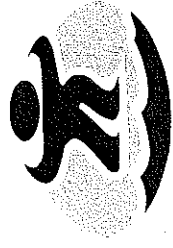
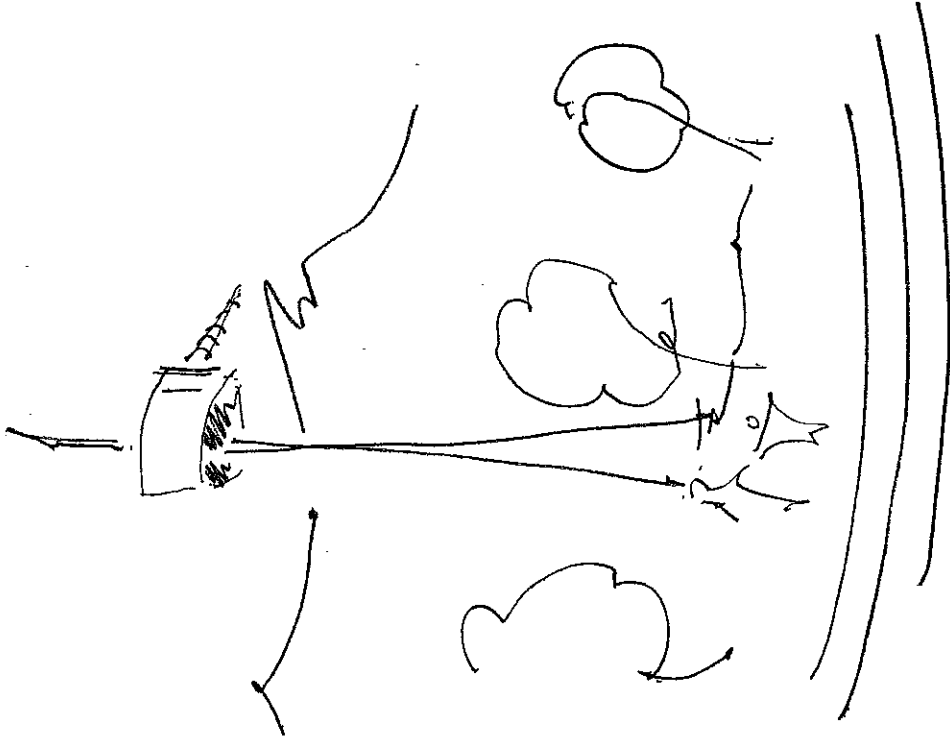


# Proposals for the Millennium

*The Key to Unlock the Future of Fort Regent*



J E R S E Y

**Sport Leisure  
and Recreation**



**The Sport, Leisure and Recreation Committee** wishes to present its exciting proposals for the future of Fort Regent as Jersey's Sports Village. This proposal, if implemented, will rid the Fort of the conflicts that have existed for many years, and will complement the other major facilities on the island such as the bowling centre, Les Quennevais, and the proposed leisure pool complex on the Waterfront.

**The proposals have been developed as part of a Feasibility Study carried out by ROA - Roger Quinton Associates Ltd in conjunction with Saville Jones Architects. These Millennium Proposals form the first phase of the scheme as outlined in that Feasibility Study. The total project would be spread over a number of years. However, without this first phase, the future of the Fort cannot be developed in the way set out in the Feasibility Study.**

#### **Access**

The key to the future success of Fort Regent is the provision of an attractive, high speed, good quality means of access from the town. At present the only pedestrian route is through the Pier Road car park, and via a lift and series of escalators. The vehicular route, which would remain, is via South Hill and Fort Regent Road.

The proposal is to install two high speed, panoramic lifts which would speed customers up the face of the cliff from Snow Hill. Customers would be transported from Snow Hill to the top of the cliff in approximately 20 seconds, where they would arrive at an enclosed glazed platform. This would present attractive views both from the glass lifts and from the platform. From here, visitors would transfer to walkways taking them to an observation gallery, from where they can carry on in the walkways, taking them directly into the Fort, or alternatively go outside and walk around and explore the ramparts. Within 6 minutes of leaving Snow Hill visitors to the Fort's sporting facilities, could be at reception, and ready to play. This will be a tremendous benefit to those who wish to exercise or play in their lunch hour, or straight after work, and will encourage greater use of the Fort's attractions.

At Snow Hill itself, the existing public conveniences and the cable car station could be demolished, and a new piazza created, attractively landscaped, with steps and a ramp leading to the bottom station of the lifts. Provision could be made for new toilets, and the lift station would incorporate information kiosks, all under canopies giving covered access into the lift cars.

The ascent of the cliff face would be rapid, with views out across the town. There would be a maximum waiting time of less than one minute for ascent or descent. The lifts will be external, and will travel up a dressed granite wall, built off the cliff face. At the top of the cliff, the lifts would arrive at the glazed platform, which would have a bridge link directly to the walkways and the observation gallery. These covered pedestrian walkways would also be fully glazed, so as to lessen the visual impact on the Fort, and afford views out. At various points there would be access onto the external ramparts for visitors wishing to wander around the outside, rather than enter the Fort.

### **Reception**

At the entrance to the Fort, visitors would either go through reception and on into the paid activity of their choice, or alternatively would enjoy free of charge, the new Visitor's Centre. This control, or reception, would be fully computerised, and linked electronically with the existing reception. This would enable bookings to be made at either point, and maybe also a point in town (such as Snow Hill). There would then be an area of the Fort, mainly on the inner ramparts, where the public could roam freely, with automatically controlled entry into the various sporting activities.

### **Visitors' Centre**

Within the new north entrance to the Fort, the Visitors' Centre, will include orientation plans and the basic history of Jersey and the Fort. It will form a focus for the historic interest which the Fort provides, together with more general information on the island past and present.

**The centre will provide information, free trail-guides, maps, books and souvenirs for visitors coming to see the Fort as an historic monument and a place of beauty, rather than to participate in sport. At various strategic places around the Fort and its ramparts, interactive, interpretation points will be sited. The intention being to determine all the key points around the Fort, where there is something to interpret - such as an historical event, something about the Fort's design or the people who lived there, and particular views out over the town or harbour.**

There are a number of potential interpretation themes, such as:

- historical and contemporary Jersey
- looking into the Fort and out beyond its walls
- understanding the Fort, how it was used and who lived there
- understanding the Fort in relation to the town and sea around
- understanding the development of the town and issues arising from it, as seen in views from the Fort.

### **Health and Fitness Suite**

Immediately inside the Fort's new north entrance, will be a 'state of the art' health and fitness facility, with a large exercise area comprising the latest cardiovascular and resistance equipment arrayed on two levels, with associated changing accommodation, and dance studio. The existing squash courts will be refurbished.

### **Children's Soft Play**

An important new facility will be a flexible, modern soft play installation, giving young children a safe, supervised and exciting play arena. It will become the island's premier children's soft play facility. This type of facility has become exceedingly popular, and provides a very safe play space, whilst giving them the adventure of a lifetime. It will offer the children of sporting parents, somewhere to go, and also a place for children's parties. Built-in flexibility allows for frequent changes in layout and design, thereby holding the interest of children, and encouraging return visits.

### **Swimming Pool Complex**

A new 25m, 8-lane competition pool, together with a learner/warm-up and diving pool with moving floor and boom, with changing accommodation and spectator seating. This will replace the existing pool, which is now reaching a time when significant expenditure will be necessary to maintain the fabric and modernise. The existing pool can then be demolished, making space for an alternative development, possibly privately funded.

Bringing the pool inside the Fort will help to consolidate the sporting facilities the Fort has on offer. This will create the spin-off gained from having different facilities close together, encouraging customers to take part in activities other than those they might have come to the Fort to use initially.

This will create a flexible swimming facility, allowing the training/learner and diving pool areas to be used for different activities at the same time, and also giving the possibility of using the whole area as a teaching pool for young children, a pool with a ramped floor for those in wheelchairs, and a diving pool. It will be linked to the health and fitness suite.

## **Sports Centre of Excellence**

This would be a unique facility on the island, offering research and testing rooms, linked to training and sports development and sports science. This will help the island's young athletes develop their skills to the optimum level, improving their performance in competitions, islandwide, nationally and internationally.

### **Catering**

At first floor level, behind the pool, the ramparts will be widened to provide a new restaurant and bar area. This will offer good quality catering and bar facilities with views overlooking the pool, and out onto the external ramparts.



## Appendix

### Cost Estimates

The following figures represent an estimate of costs for budget purposes. They are based on the facilities described in the Feasibility Study, and above, and accompanying conceptual layouts. They also take account of the intention to carry out minimal work to the existing structure, except where specifically mentioned, and the fact that new facilities will be accommodated within the existing walls. Most importantly, the Feasibility Study demonstrates that the net revenue cost of the Sports Village will be less than the annual running cost of the Fort as it exists.

The major items are set out below with costs. The following points should be noted.

1. Costings are based on first quarter 1997 prices, with no further allowance for fluctuations. They have been estimated by Alex Sayer Ltd (Quantity Surveyors) in discussion with Mr J Bailey, The States of Jersey's Chief Quantity Surveyor.
2. Costings are based on a good level of building specification.
3. Individual figures should not be considered for omission in isolation as they are interrelated with other elements and could result in additional costs unless fully considered.
4. Costs are dependent on detailed structural and condition survey of the existing buildings.
5. These costings represent the first phase of a three phase scheme, and may incur additional costs should the two subsequent phases not carried on consecutively as part of one construction contract.

## Jersey Sports Village - Phase 1

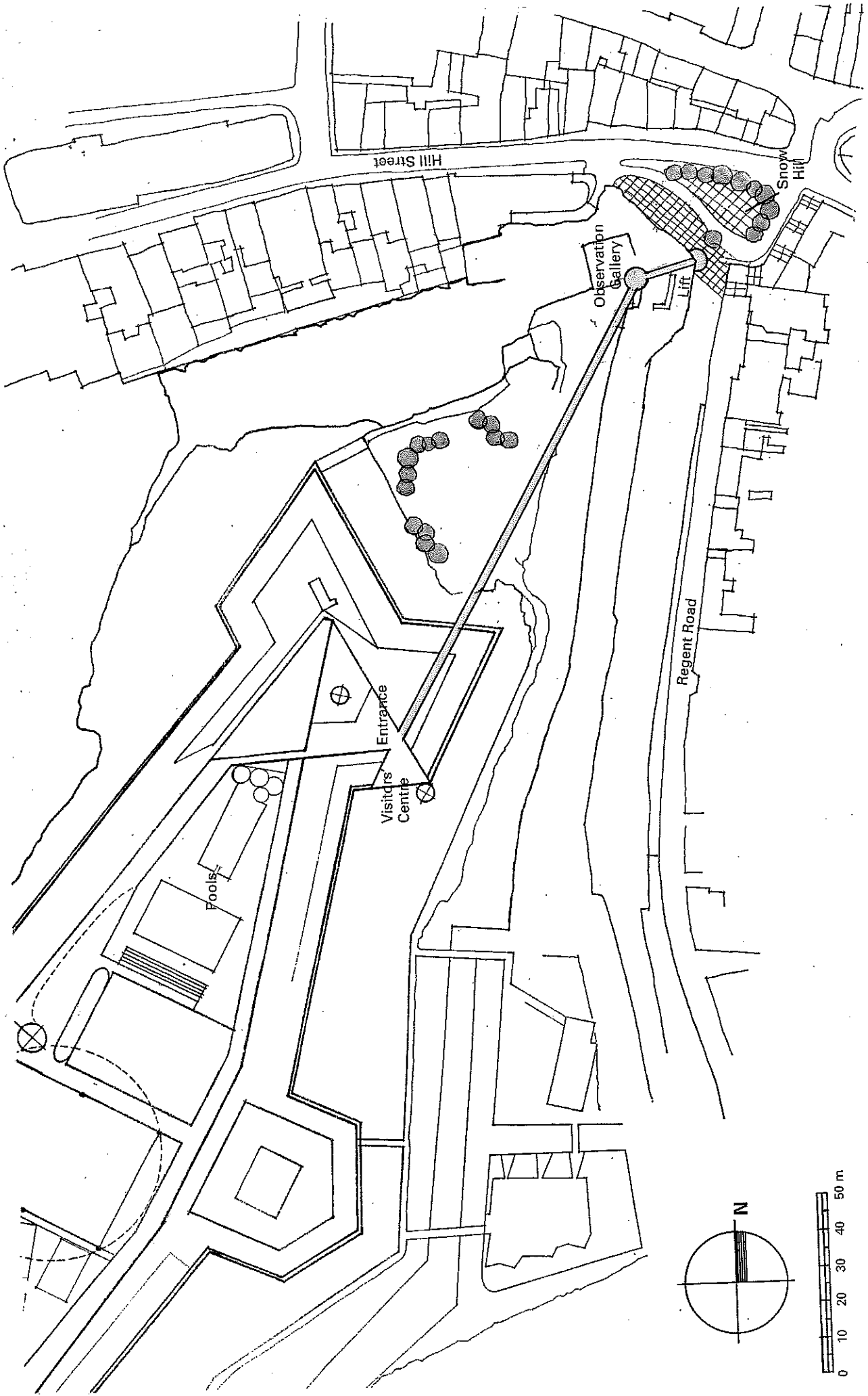
New entrance & access from Snow Hill	£ 1,150,000
Health and fitness/soft play	1,875,000
Swimming/Diving Pools	3,600,000
Sports Centre of Excellence	730,000
Squash Courts	320,000
Visitors' Centre	350,000
Catering (Cafe/Bar)	500,000
Drainage and services	150,000
<b>Sub total</b>	<b>8,675,000</b>
Statutory/Professional fees, etc. say	1,041,000
Contingencies, say	780,750
<b>Total Estimated Cost</b>	<b>10,496,750</b>

These proposals acknowledge the need to encourage a healthy island community, and represent an investment in the health and enjoyment of current and future generations.

The heritage aspects of the proposal will open the Fort to local people and to visitors, enabling them to experience and enjoy the Fort in ways which have not been available previously.

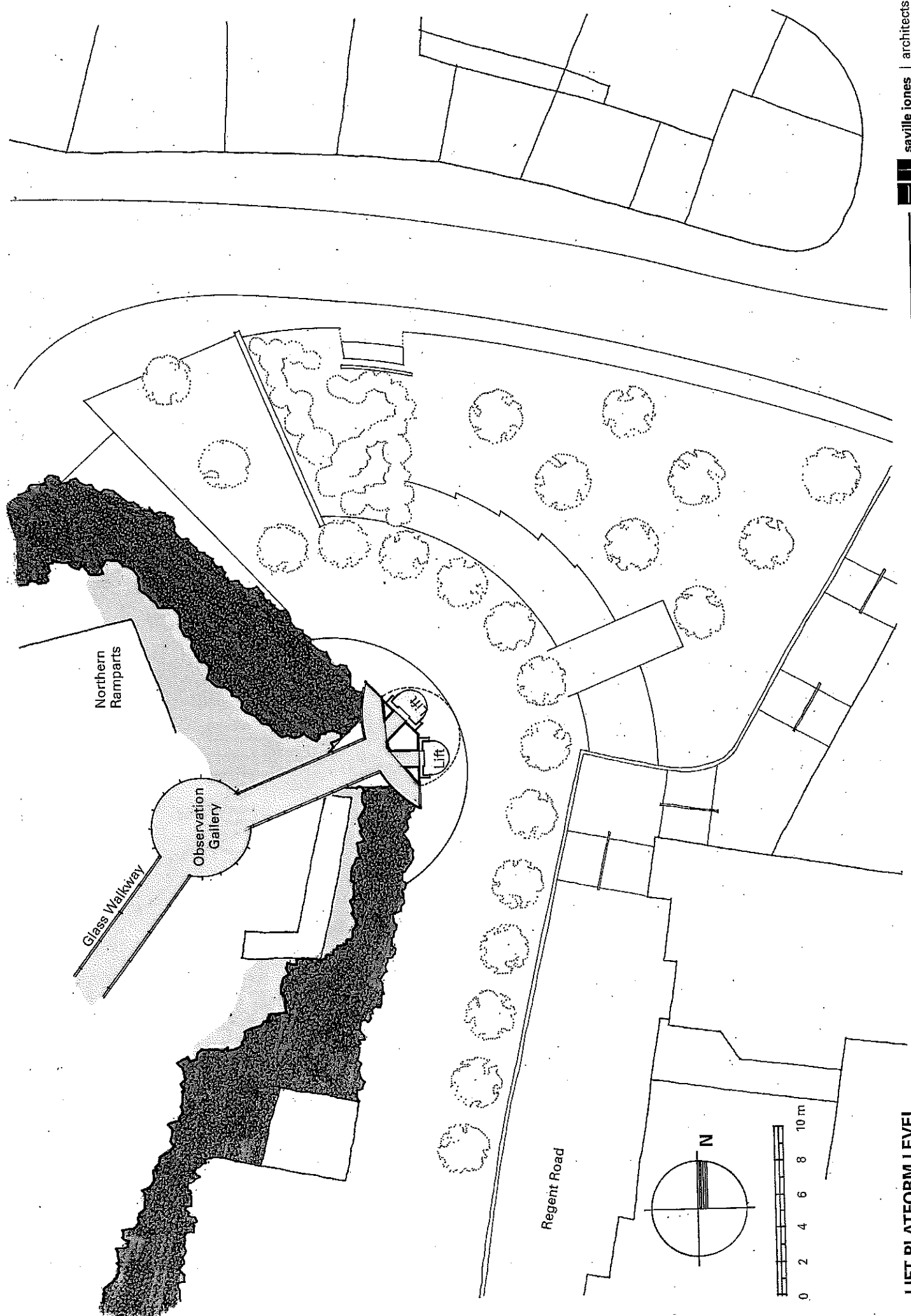
This scheme will determine the course for the Fort as a centre for sports, leisure, and tourism for the next millennium.





SNOW HILL PIAZZA





Northern Ramparts

Glass Walkway

Observation Gallery

LIFT

LIFT

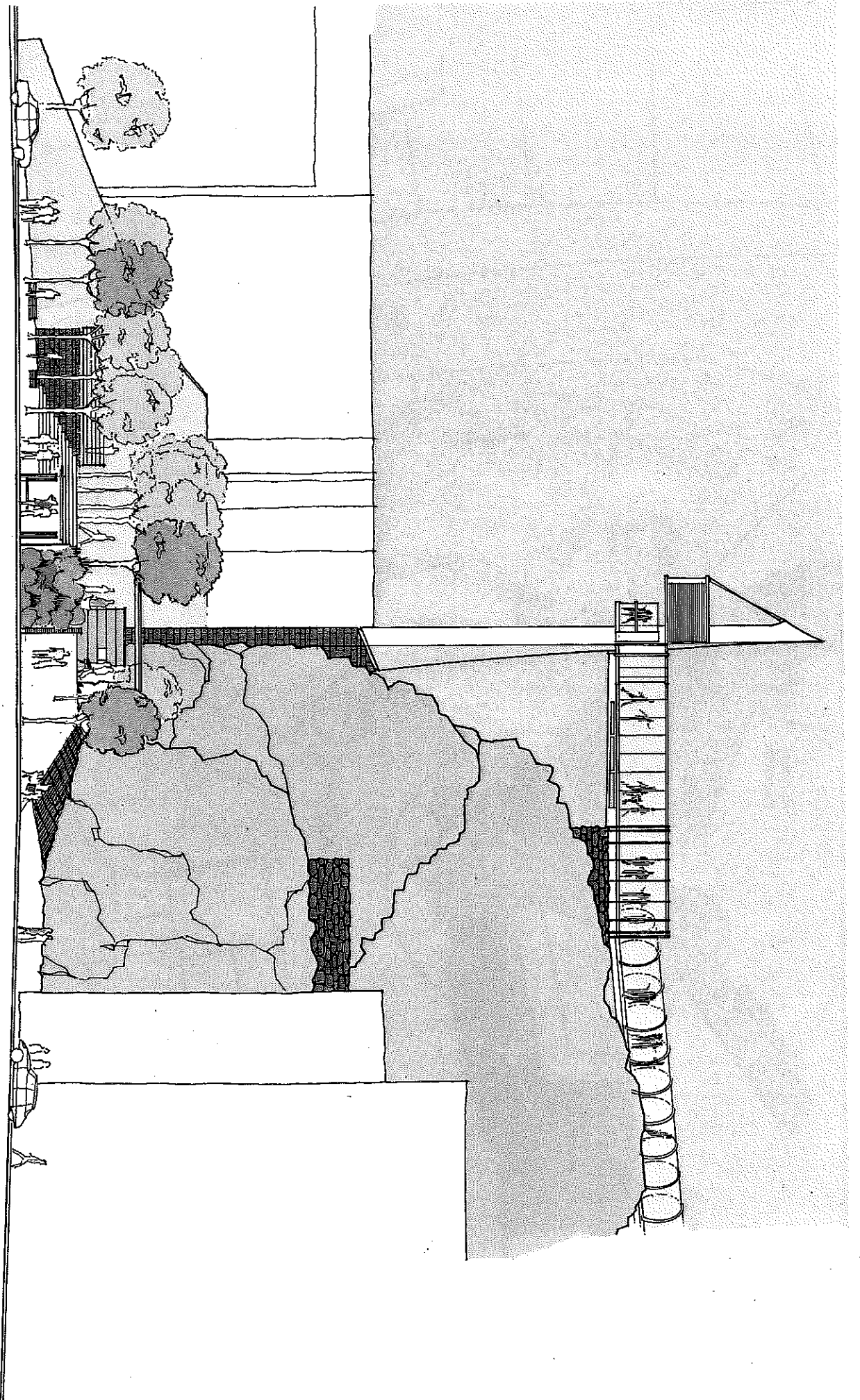
Regent Road

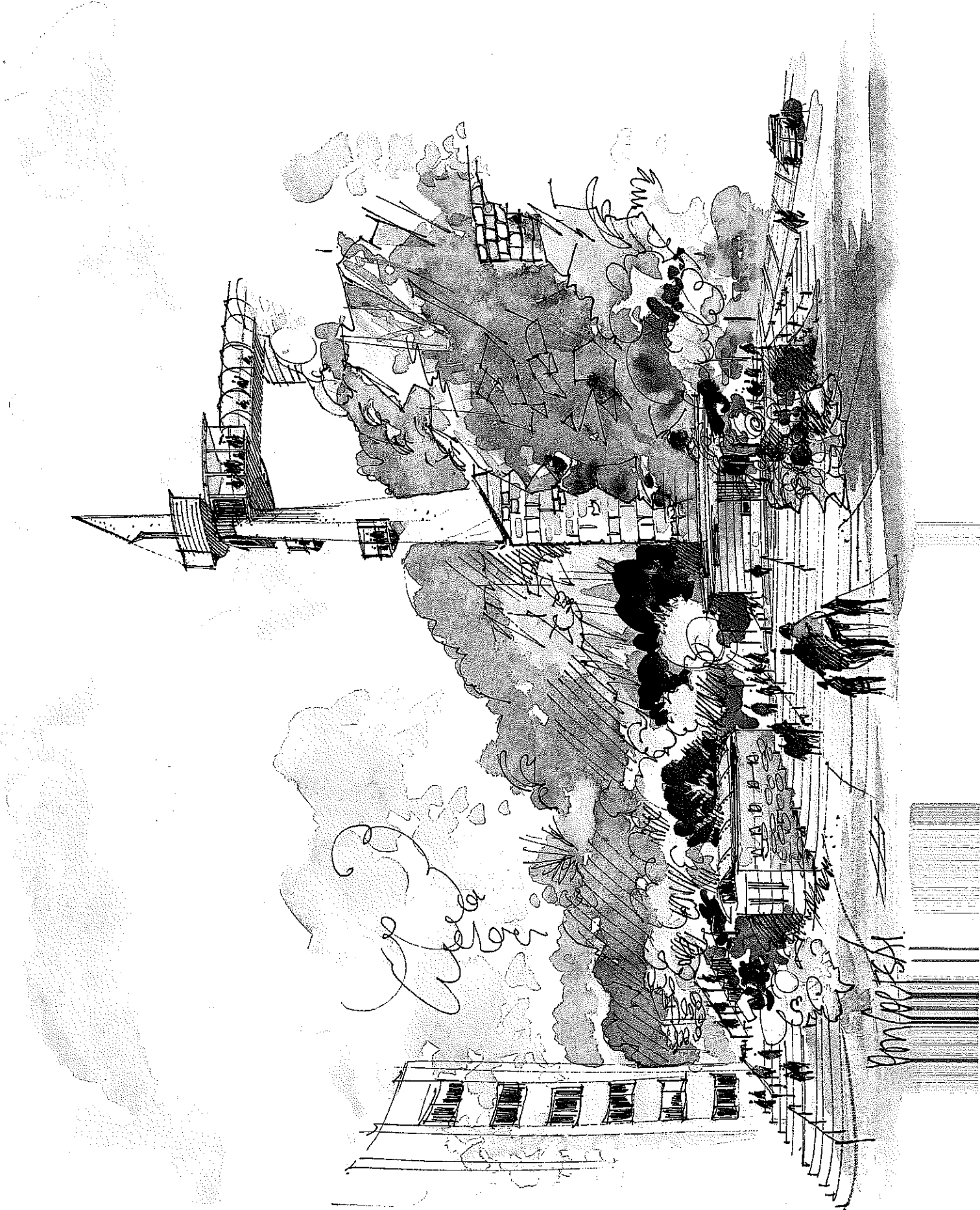
N

0 2 4 6 8 10 m

LIFT PLATFORM LEVEL

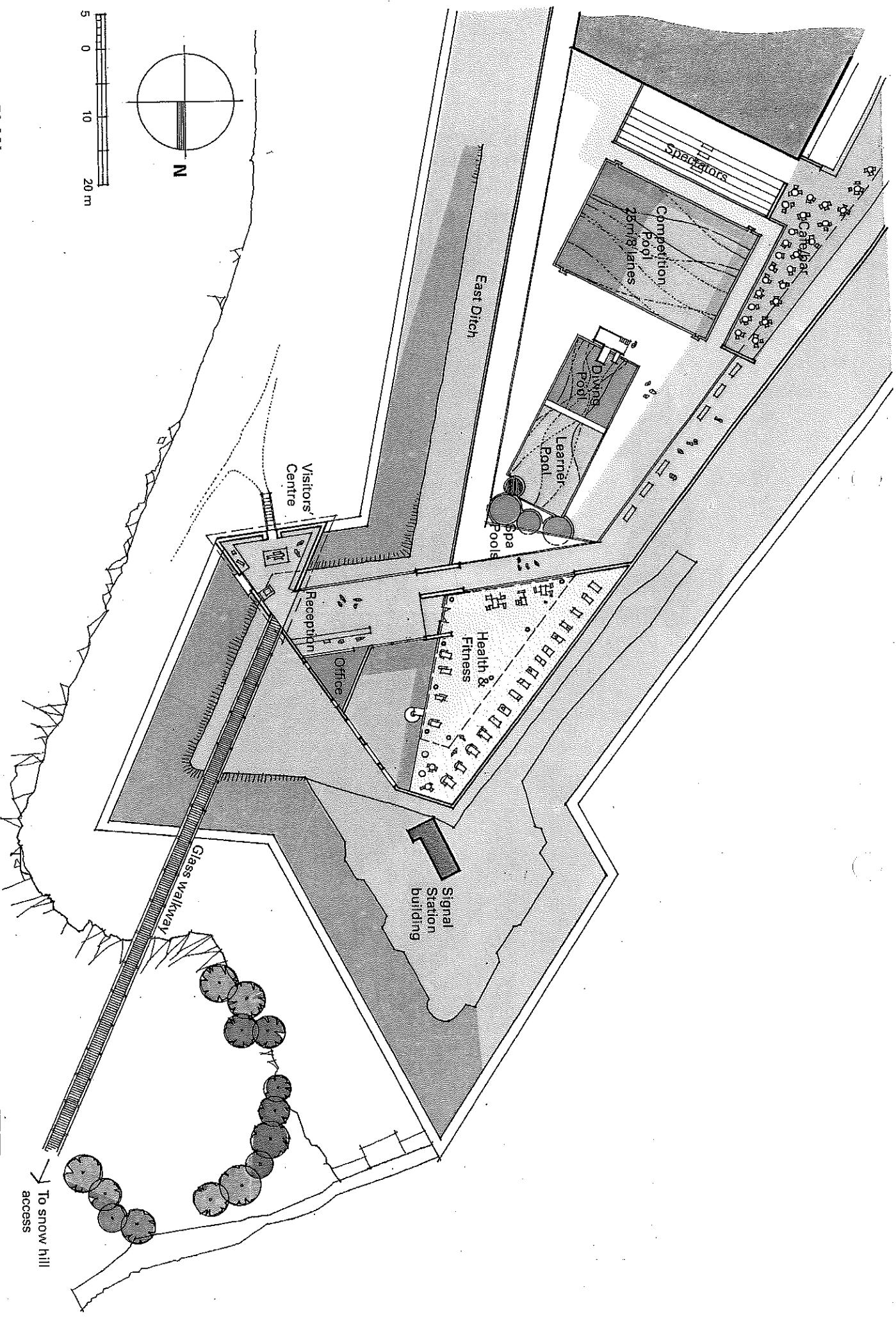
ELEVATION



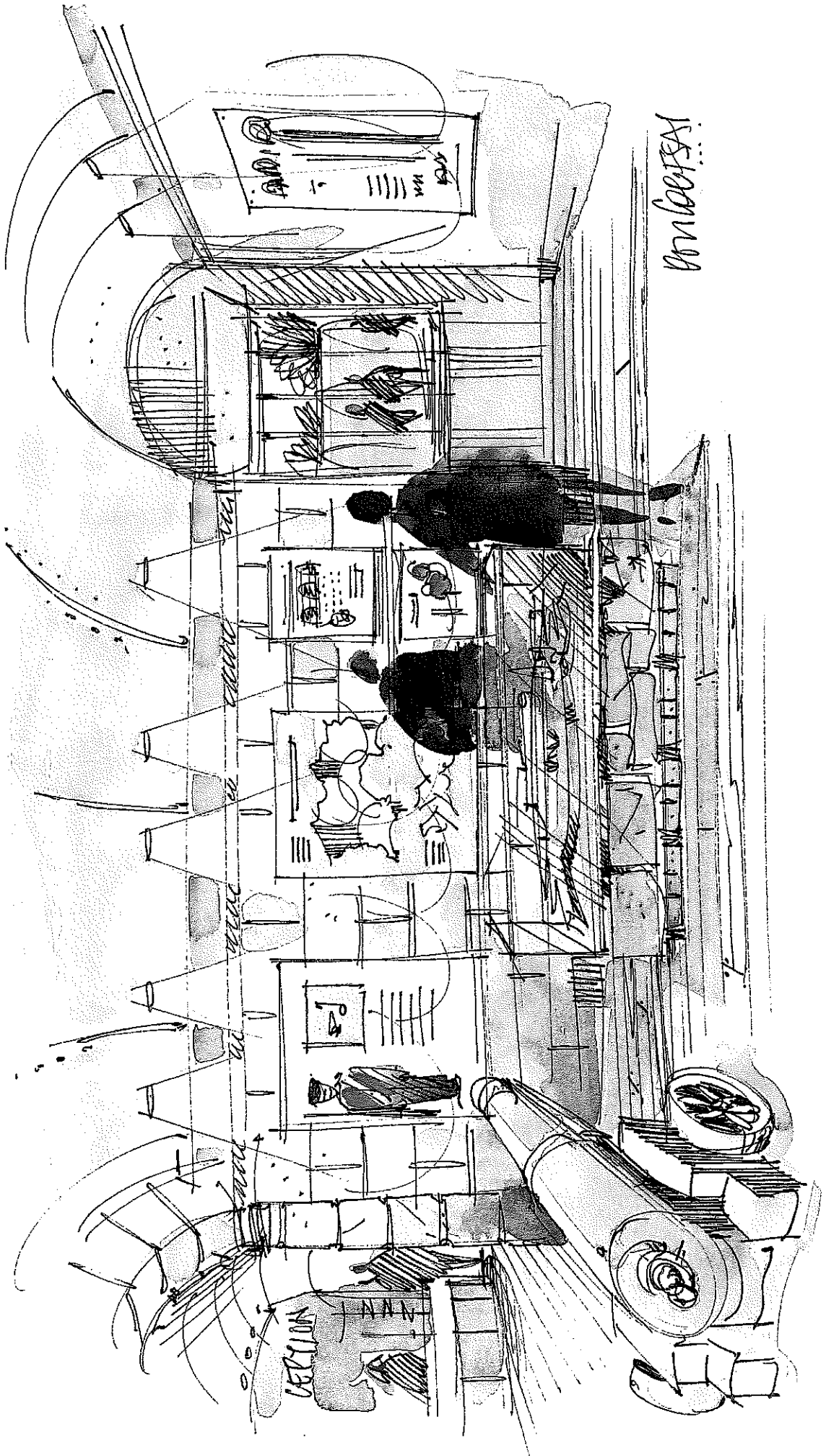


Lila Lila

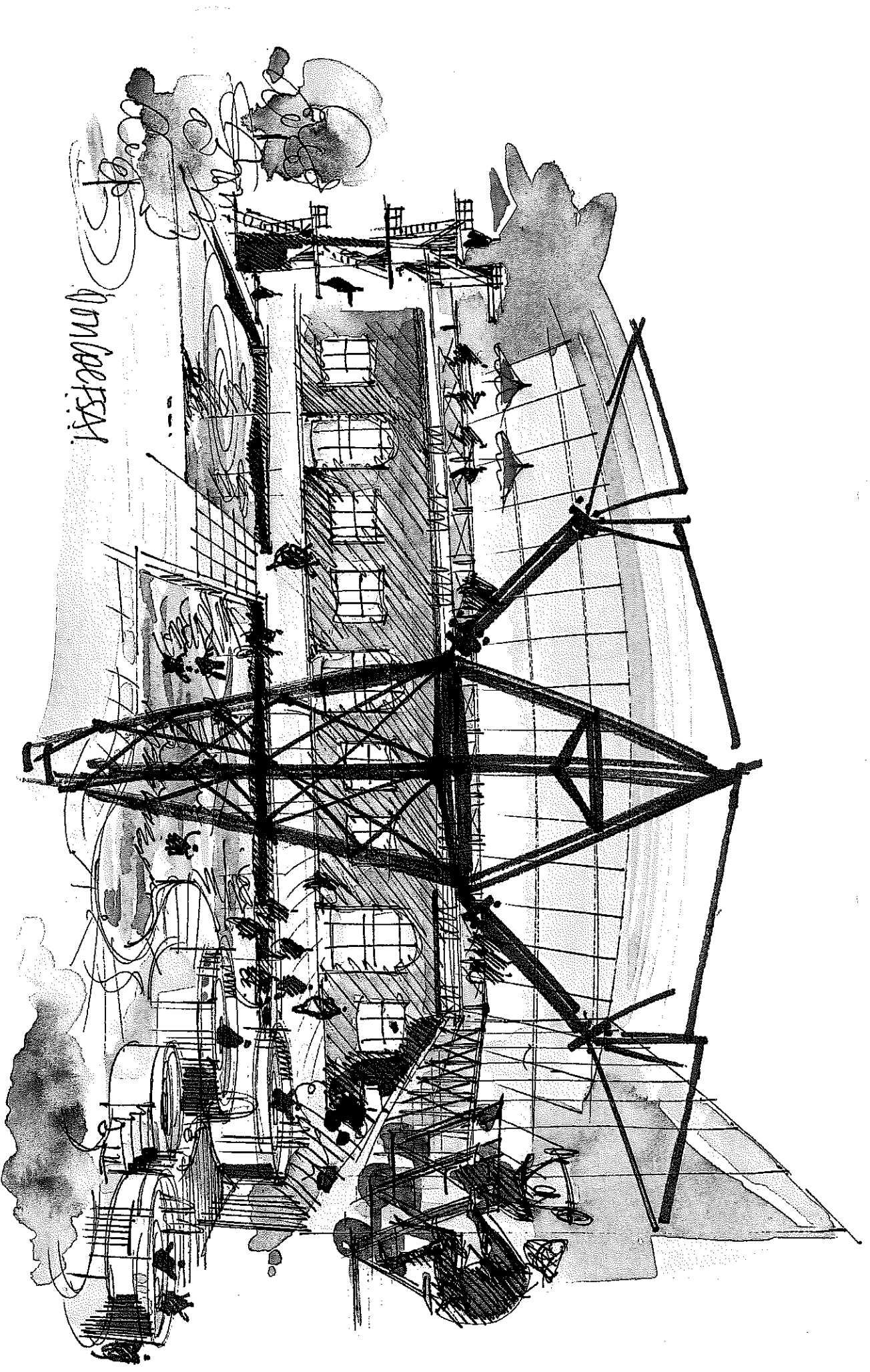
Pompeii



PHASE 1 - PLAN



ambertsa



01/10/2014

ARTIST'S IMPRESSION  
SWIMMING POOLS