



The Design of Homes
Scrutiny Office
Morier House
St Helier
JE1 1DD

22 January 2007

Dear Sir,

Thank you for the opportunity to make observations on current house design. My comments are listed below.

Expected longevity of a building

The environment is damaged every time a house is demolished and re-built, being wasteful of both land fill and building materials. Far better to build to a standard whereby the structure can last for many decades rather than expect it to be demolished or in need of drastic and expensive refits in less than 50 years.

Use of wooden cladding

This is undesirable for two reasons. Firstly it requires significant maintenance in order not to go black within a short period of time (eg Langford in St Saviour) and secondly as the wood flexes (as a result of temperature variation and /or wind), water penetrates behind the cladding which causes further problems (see window cills in Pier Road).

Size of Accommodation

It is detrimental to one's standard of living to be cooped in undersize accommodation. New builds invariably lack built-in cupboards in order to create an impression of space. For a mere extra 3 or 4 feet per room, people's practical arrangements could be significantly improved.

Flexibility of living arrangements

If a house is spacious enough and adaptable to most people's needs, then it will not be so necessary for

- 1) the accommodation to be altered
- 2) the householder to search for another home

In other words, think ahead whilst not compromising the present.

Use of plastic windows

The manufacture of plastic is highly dependent upon a dwindling reserve of oil. Once taken out, a plastic window will rarely be re-used. Wood, by contrast is a renewable resource. Wooden frames can last for a hundred years, can also be repaired more easily and recycled with fewer consequences for the environment.

Aesthetics

I note the current tendency of architects to design to impress rather than to blend. In a cityscape perhaps this is understandable but in an island of noted beauty I feel it is appropriate to enhance the locality rather than trample roughshod over the landscape. A building should always be considered in context.

Thank you for considering the above and I look forward to hearing the outcome of your discussions.

Yours faithfully,

A handwritten signature in black ink that reads "Stephen Evans." The signature is written in a cursive, flowing style.

Stephen Evans