

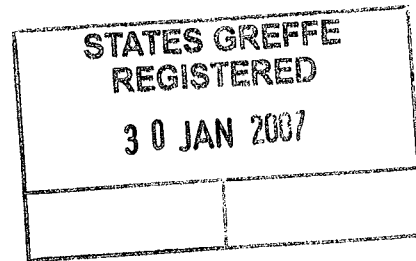
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**building  
design**

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

27<sup>th</sup> January 2007



Dear Members of the Panel,

Responding to the request for information regarding design standards for homes we would like to put forward some observations but if felt appropriate would like to talk further with the Panel to give a more detailed opinion.

We feel that it is necessary to consider first the category's of housing which we break down into four:

- i) Starter Homes for single persons.
- ii) Starter homes for families.
- iii) Sheltered (retirement) Housing.
- iv) Others.

Our primary thought is for youngsters wishing to get their foot on the ladder. These units should not be too large as to push their cost outside their reach, but square footage does not necessarily mean good planning of space, good design of the space is of paramount importance, making it something people desire, not just afford.

Units thereafter should be designed to allow the climb through the market to be a good progression, and here consideration need also to be given to the cost of selling and buying vis-a-vis Estate Agents and Lawyers fees. Units designed to allow progression should be designed in a way that they cannot be extended thus taking them back out of the market. In some form, possible control of cost linked to a general price rise/ inflation would not go amiss being reintroduced.

Once one has reached retirement in many cases the need for larger accommodation is no longer a requirement and good sheltered type housing is needed, where the social environment plays a key role in people's wellbeing.

I was responsible for the design and planning of Avalon in St. Clement and Oakland's in St. Saviour, the former of which has a very long waiting list for entry. I am also at present working on the possible design of a sheltered village subject to a States land rezoning proposal, but am aware that various Ministers are talking of 650sq ft units for one bedroom accommodation, the one bed units at Avalon started at 520sq ft, although this does need a little tweaking as the standard for bathroom accommodation has altered slightly. Here in particular it is not the size of accommodation of the apartment but the facilities to be created as part of the development, which are important. It is about creating a community, where persons over 60 can enjoy their retirement together in a way which helps to prolong a healthy life.

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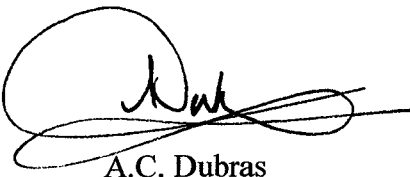
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Pushing up the floor area for a unit is more costly on the sale price of the unit, and it potentially reduces the number of units you can get on a site. The latter also being cost to the Island as it means that more land needs to be built on to satisfy need.

Also when designing estates they should be designed to have a mix of user types, other than the sheltered home, from one bed through to family homes and homes outside the early home buyer market, (first time buyer not being the appropriate word as we are promoting people moving up through the ranks).

Should you be interested in talking through the elements of individual design then I would be happy to make myself available to talk with the Panel. It is best contacting me on the mobile 07797 721055, but point out that I shall be off Island from 23<sup>rd</sup> February to 6<sup>th</sup> March 2007.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A.C. Dubras', with a large, stylized flourish that loops back under the signature.

A.C. Dubras