Contents

1. Terms of Reference and Membership

1. To review existing and emerging policies and advisory notes concerning the design and specification of residential accommodation and to consider any social, economic and environmental implications arising.

2. To review the rules, procedures and specifications contained within the Building Bye-Laws (Jersey) 2004.

1.1. Membership as at review start

Deputy R. Duhamel

Deputy G. Baudains (resigned from Panel 31st February 2007)

Connétable K. Le Brun

Deputy R. Le Hérissier (resigned from Panel December 2006)

Deputy S. Power (resigned from Panel 13th March 2007)

1.2. Current Panel Membership

Deputy R. Duhamel, Chairman

Connétable K. Le Brun

Connétable S. Crowcroft

Deputy P. Le Claire

2. Executive Summary

This report is based around two separate themes critical to the success of homebuilding – community and design. It draws on many influences external to the island, as well as taking evidence from local residents and developers.

The findings of the report are mainly positive with many examples of existing good practice in Jersey. The Panel has sought to build on this solid base with a number of innovative suggestions.

The first theme to be explored is that of community. First and foremost, people need their home to be part of a community. Planning practices over the years have not always encouraged community development with large housing estates built with no regard to leisure activities or shopping facilities.

Rural sites in Jersey should only be developed if they are close to existing developments and can provide residents with a range of amenities. Urban and suburban sites should also pay attention to local facilities. Communities work best where there is a variety of residents, both in terms of age and income level. The island plan required new housing sites to be developed as a mix of first-time buyer and social rented housing. Developers have been allowed to separate out the mix on particular sites, undermining the principle of mixed tenure. Recent suggestions of developments specifically aimed at the elderly in rural locations are unlikely to provide residents either with sufficient amenities or with a mix of neighbours to interact with.

Combining commercial and residential developments often provides an attractive development with good facilities for residents. The value of this type of development can be further improved by providing an ownership structure in which the residents take shares in the commercial activities, enabling them to influence both the type of commercial venture and its management.

Involving the public in developments at an early stage ensures that local considerations are taken on board and that new houses and flats meet the residents' needs. The parish authorities can play a valuable role here - coordinating residents' groups and ensuring that developers and residents work together. Recent technological developments include an IT system that allows both planners and residents to add suggestions to a set of working plans and the ability to produce 3-D models quickly and easily.

High quality design is not just a matter of looking good, form and function are both important and sustainability is a key issue for building today. The report does not address the details of solar panels, grey water systems and the like as these are adequately referenced in the Department's Planning Advice Note.

However the Panel would like to see the Department sponsor the building of an "eco-house" – this would provide an opportunity for builders and suppliers to experiment with new materials and techniques. With an increasing awareness of environmental issues, an "eco-house" could be used for a variety of purposes, as well as trialling of building techniques. For example, local school children could conduct a project to compare the effectiveness of various types of insulation material in wall construction.

Modern technology has provided us with the opportunity to increasingly work from home and for older people to remain at home independently, even when quite frail. Building design needs to adapt to the variety of uses required from a living space. The Lifetime Homes Standard is a useful tool in this area but designers also need to consider the use of configurable spaces, to allow buildings to change during the lifetime of the occupier.

Motor vehicles are a dominant factor in many residential areas at present, with a large proportion of external amenity area dedicated to traffic circulation and parking. The concept of “home zones” has been adopted by many European countries – residents still use their cars but priority is given to pedestrian access and to creating areas for play and recreation. There are many ways to create parking facilities that are still convenient, yet allow a “car free” area around residential developments.

Jersey is a small island and unspoiled countryside is a precious commodity. Good quality design combined with high building standards should be insisted upon so that existing built up areas are used to their full potential, ensuring that rural areas remain available for everyone to enjoy. Modern designs should be used to complement our traditional vernacular architecture.

With the prospect of an increasingly erratic climate, it is important that new building does not create additional problems at times of heavy rainfall. Products are now available that allow surface water to soak through the surface treatment into the ground below. Green roofs also help to reduce the impact of rainfall on the drainage systems as well as providing other environmental and design advantages.

Internal design is also important – the use of steel framed buildings allows much larger windows to be incorporated into modern designs. Open plan living areas can be provided, leaving the occupant free to choose their own layout. As household sizes reduce, and more and more people live on their own, many people will be living in small flats and houses. Design features to enhance small spaces, such as large windows and double height rooms need to be incorporated whenever possible.

The Panel has drawn extensively on its two visits, to London and to Vienna, to understand these issues and to help identify many of the solutions suggested in the report.

There is an ongoing requirement to monitor progress in design and building techniques and the Panel will continue to address specific areas in more detail in the future.

3. Summary of recommendations

Recommendation 1

Greenfield development should only be considered where the site is contiguous to an existing nucleated settlement and where the improvement of the neighbourhood amenities is an integral part of the development brief.

Recommendation 2

Distinct “village neighbourhoods” should be designated within the main built-up areas and a long term development plan drawn up for each over the next five years. The development plans should seek to create sustainable nucleated communities through the provision of appropriate local amenities.

Recommendation 3

The Panel recommends that to avoid social polarisation, development schemes should, wherever possible, be mixed in tenure (including shared equity), income levels, family types and age-groups and incorporate good design to promote lifelong homes.

Recommendation 4

The Panel recommends that developers be encouraged to provide for ownership structures that allow the owners of residential properties to be able to own a share in the commercial elements forming part of the same building or development.

Recommendation 5

The Panel believes that all opportunities to engage the public and communities in the process of development should be taken. Software tools and 3-D modelling should be used whenever possible

The Panel further recommends that parishes should take the lead in coordinating events to allow residents of a defined neighbourhood to participate in the planning or redevelopment of local areas

Recommendation 6

The Panel recommends that the planning department maintain its interest in good design and take further steps to promote high design principles amongst local architects and developers

The Panel further recommends that the Department and Minister should keep themselves informed of developing design policies in other jurisdictions

Recommendation 7

The Panel recommends that the department sponsor the building of an eco-house to provide a showcase for sustainable techniques and materials for local builders and developers.

Recommendation 8

The Panel recommends that the Department investigate the introduction of the Code for Sustainable Homes to be applied to new residential developments

Recommendation 9

Building techniques which allow for easily reconfigurable spaces should be encouraged as an efficient way of providing true “lifetime homes” for people at all stages of their life.

The Panel further recommends that the Planning and Environment Department adopt the Lifetime Homes Standard for all new buildings as soon as is practicable

Recommendation 10

The Panel recommends that the ‘home zone’ approach adopted by many United Kingdom authorities should be supported locally

Recommendation 11

The Panel recommends that prefabricated building techniques should be promoted as these can reduce costs of building, particularly where labour costs are high.

Recommendation 12

Given high quality design, modern and traditional building form can complement each other and local architects and designers should be encouraged to draw on the best of modern design with minimal restriction.

Recommendation 13

The Panel believes that developments in the built up area should focus on improved design and increased amenity space whilst maintaining and, where appropriate, increasing, the level of density.

The Panel further recommends that alternative measures for density should be included in guidelines, in addition to the standard definition of habitable rooms per acre

The Panel further recommends that the current practice of regarding large rooms as two or more habitable rooms should be withdrawn

Recommendation 14

The Panel recommends that landscaping plans should be fully integrated into the main building development, not just seen as an “add-on” and that the planting of mature and semi-mature trees should be encouraged.

Recommendation 15

The Panel recommends that all developments consider the use of porous membranes and other design features to reduce the amount of excess water entering the drainage system.

Recommendation 16

The Panel recommends that all new developments should seriously consider providing parking at basement or semi basement level or under a pedestrian platform.

The Panel further recommends that the requirement for parking attached to a unit of accommodation should be further relaxed to provide for increased living space and amenity space and that this change of emphasis should be linked to improved public transport links and services.

Recommendation 17

The Panel recommends that the Department promote the use of green roofs in appropriate developments and that, in general, flat roofs should be seen as a positive design feature, providing amenity space in the form of roof gardens or terraces for residents.

Recommendation 18

The Panel recommends that an increasing use of glass should be encouraged in residential designs

Recommendation 19

The Panel recommends that where residential developments are built to minimum size standards, the department should impose high design standards on the overall development and ensure that a generous amount of amenity space is provided throughout the development.

The Panel also recommends that developers be encouraged to emphasize volume within a development by increasing ceiling heights and providing double height rooms in developments, wherever appropriate.

Recommendation 20

The Panel recommends that the department should encourage developments to include some open plan living units and accommodation shells

Recommendation 21

The Panel recommends that the use of sliding doors should be encouraged in the design of small residential units

4. Sense of community

4.1. Introduction

The planning system in Jersey contains regulations and advice on the construction of houses and flats to a reasonable standard of building, but there is less advice to ensure that the facilities and amenities needed to create a community are available. The Panel believes that the focus of design is primarily on the provision of new buildings. It considers that equal emphasis must be given to the spaces around them, to provide an opportunity for community and sense of ownership to develop. The Panel considers that all new housing developments should be designed as part of a sustainable community. The provision of good access to local amenities such as schools, libraries, shops and public transport are essential to support a community. The Panel accepts that a finite amount of land is available and it suggests that the design of new homes should respond to this pressure by adopting the concepts of lifetime homes and flexible use.

New developments should create a 'sense of place'., The development of village type areas should be undertaken in the context of an overall plan for the wider area to ensure integration of the new housing with existing buildings. Considerations should include mixing residential and commercial elements and providing for a mix of age groups and, extendable or adaptable family units

The Communities and Local Government Department released a video in 2003 entitled 'Where do you want to live?' The video examines the views of local residents to see what it was they wanted from a community. The following key requirements were outlined by individuals from four separate locations Oakridge, Basingstoke, the Millennium Village and Newark [1] -

"A place where there's a good public transport system"
"Near the workplace"
"Good shops"
"A post office and a chemist"
"Well I look for somewhere with parks"
"Somewhere that's got a community"
"Good schools, good education"
"Somewhere to look out on wonderful greenery"

The Communities and Local Government Department suggests that sustainable communities are

> *'places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.'*

The Panel endorses that view and believes that in order to achieve a sense of community it is essential to involve that community in the early stages of design and development. It also considered that a mixed community approach to developments is favourable as it provides an opportunity to bring together households with mixed incomes, types and

[1] http://www.communities.gov.uk/index.asp?id=1139953

tenures. This helps to achieve a de-concentration of deprivation and so prevent or significantly reduce social and economic segregation.[2]

4.2. Green Field development

The Panel accepts that a significant number of homes are required to meet the current and expected demand. It has concerns with regard to the development of countryside sites without a long-term Island strategy in place. It believes that it is essential that any change to the current classification to greenhouse sites would be inappropriate without careful consideration of the impact that an unplanned urbanisation of the countryside might have.

The Panel is concerned that though the principle to provide people with the opportunity to purchase their own home is laudable, the lack of an overall amenity plan means that new developments will not be in a position to provide the building blocks required for successful community living.

The Panel considers it is essential that outlying areas should be considered in a wider context and the developments in these areas are designed as part of a well thought-out nucleated settlement strategy. It believes that well designed urban districts and neighbourhoods succeed because they recognise the primary importance of the community and the network of spaces between buildings that determine the layout, form and connectivity of the outlying areas to the main town.

The Panel accepts that 'community' as a concept is difficult to define and even more difficult to put into practice; however, from its fact-finding visits both to London and Vienna, the Panel concludes that a successful community development should be secure and crime-free, offer access to schools, shops, entertainment and employment, and facilitate the creation and maintenance of supportive social networks. The quality and availability of public spaces and services also has an impact on the cohesion of neighbourhoods.

Areas recently developed are moving increasingly towards single purpose buildings. To combat this, the Island should be trying to create compact, mixed and integrated neighbourhoods which are properly managed and co-ordinated. The approach and design used must take into account the impact of social changes, deliberate or otherwise.

The Panel believes that good design includes consideration of the needs of the whole population and that everyone, including retired individuals, should be afforded the opportunity to live in a mixed community close to central services.

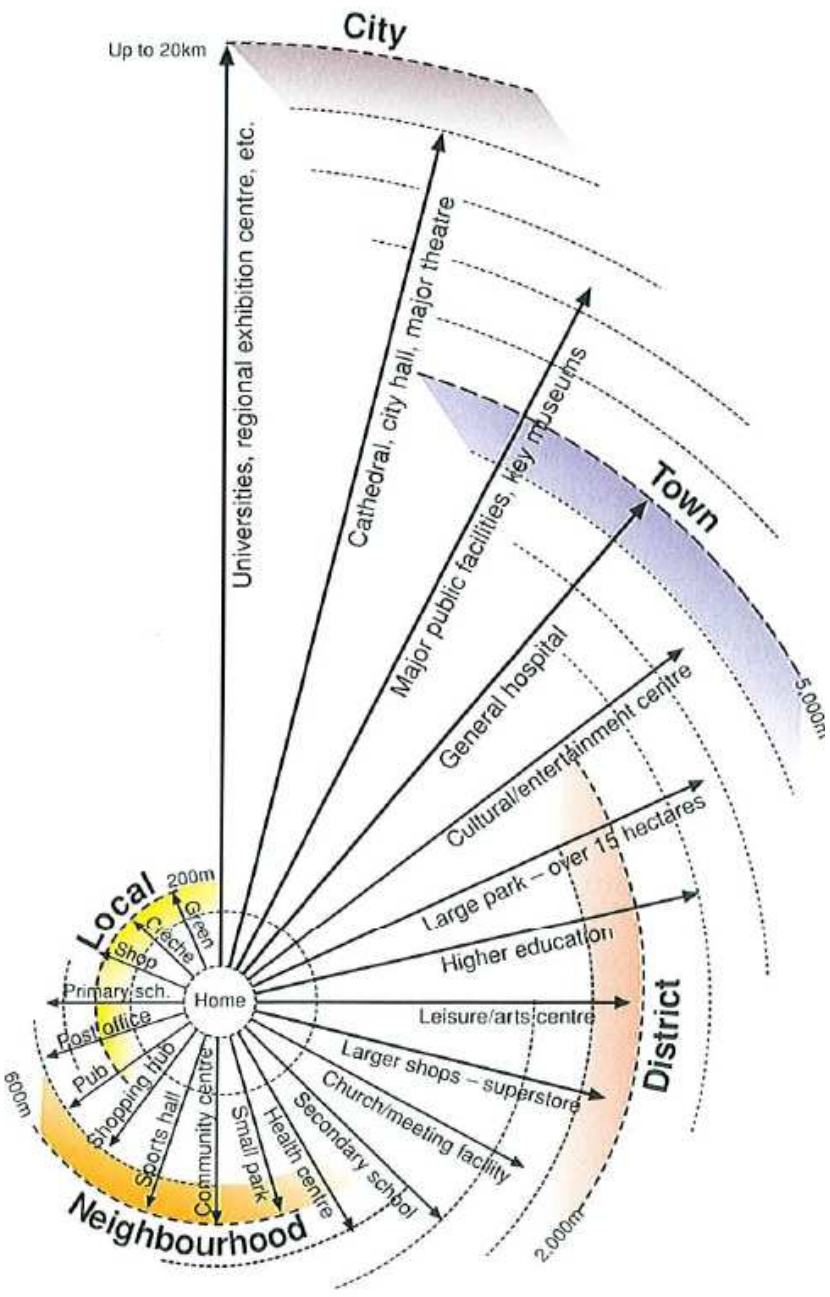
The Panel considers that the lack of nucleated community amenities, coupled with an out-of-date and inappropriate public transport network, increasing car dependency, results in a weakening sense of community. Development of an overarching plan should provide for effective transport links from all nucleated communities to promote the reduction of dependency on privately-owned cars.

Lord Rogers makes use of a diagram, first developed by the University of the West of England, in his book, Sustainable settlements guide'. The diagram shows a spiral of acceptable distances from the home to community amenities such as green areas, crèche, shop, primary school, etc. This is a simple and effective way of understanding the amenities that are necessary to provide for communities of different sizes.

[2] A decent home: definition and guidance implementation June 2006

		Possible facility – Catchment population	
4–10km radius	City facilities	Stadium	City
		Cathedral	City
		City hall	City
		Theatre	City
2–6km	District or Town	Sports centre	25,000 – 40,000
		District centre	25,000 – 40,000
		Library	12,000 – 30,000
		Health centre	9,000 – 12,000
400–600m	Neighbour hood	Community offices	7,500
		Community centre	7,000 – 15,000
		Pub	5,000 – 7,000
		Post office	5,000 – 10,000
150–250m	Local hubs	Primary school	2,500 – 4,000
		Doctor	2,500 – 3,000
		Corner shop	2,000 – 5,000

This chart is indicative and is based upon city-scale urban areas. Catchments will vary in specific areas.



Recommendation 1

Greenfield development should only be considered where the site is contiguous to an existing nucleated settlement and where the improvement of the neighbourhood amenities is an integral part of the development brief.

4.3. Regeneration of urban and suburban sites

The Panel has concluded from its research and fact-finding visits both to London and Vienna, that four areas are key to changing the attitude of local communities and achieving successful regeneration –

- Transport integration.
- Reshaping local centres.
- Improving community facilities.
- Housing renewal and adaptation.

The Panel believes that each area to be developed needs analysis of its particular characteristics. The following elements are put forward as factors to be considered in any area renewal strategy.

- Increased mix of uses
- Re-design of suburban centres
- Re-development of brown-field sites
- Selective increase in density of housing
- Sustainable transport (cycle and pedestrian networks)
- Participation and community involvement
- More positive and creative urban design guidance
- Environment and green spaces improvements
- Housing maintenance, improvements and mix of tenure and types
- More efficient and accessible facilities and public services.

The Panel believes that a flexible approach must be taken to the use of buildings. The provision of homes or units of accommodation should not only focus on new build, but also examine concepts of re-design and re-use of old buildings, warehouses, unused office spaces or any other style of building no longer used. A successful mix of uses is achieved where the uses are compatible one with another and interact with each other positively.

Urban and suburban developments should move away from design focussing on the car. The Panel believes that such a move will, to some extent, require a culture change but considers that it can be achieved by ensuring that new developments provide good transport links and actively encourage the use of alternative transport through the provision of storage space to facilitate the use of bicycles, and car-sharing schemes.

The Panel concluded that the most effective and dynamic architecture that it had viewed placed emphasis on community planning; and focused on the layout of houses/homes, , the recreational requirements and amenity space, the impact on local houses already adjacent to the site, roads and other infrastructure. Often, external parking is provided either on the periphery of the development or underground,. Diversity of layout, building form and tenure can contribute to making successful living and working environments.

Buildings of different sizes and types allow for different uses and tenures to be accommodated over time. The Panel strongly suggests that to promote social inclusion, social housing should not be distinguishable from private housing by its design, nor should it be banished to the least attractive site.

Sub-dividing large sites into smaller development plots, each with direct access to public roads or spaces, can help create diversity, especially if different approaches to design are adopted, together with a team of architects. Narrow plot frontages can allow small-scale shopping and commercial activities to flourish and adapt to changing needs. Mixed tenure should be actively encouraged to ensure that high density areas reflect the diversity of naturally evolving community living.

The Panel believes that making development projects, especially their inner areas and peripheral schemes, more attractive as places to live is an essential part of urban regeneration.

They can also provide an opportunity for residential development to become more sustainable. This covers not only the environmental dimension but also the social aspects of sustainability in terms of cohesive neighbourhood communities. It is possible to develop and redevelop in such a way that environmental and social dimensions reinforce each other and the Panel viewed evidence of this in Vienna and London, where many of the schemes had environmentally friendly designs and achieved a strong sense of community.

The Panel believes that a more systematic approach needs to be taken to the redevelopment of existing urban and suburban areas. Producing an overall plan for a specific area, and then working towards the plan over a number of years, enables existing buildings and facilities to be updated and improved and ensures that the physical infrastructure of each area is correct

It is considered essential that an overarching plan of areas identified as suitable for improvement should be developed, to ensure that the staged development of an area would be steadily working towards the agreed vision for the area.

Within the context of an overarching plan, the Panel suggests that incremental change to areas such as Georgetown can be an effective way to bring about renewal. This need not be physical in form: examples include – improved community services, modernised bus networks and better use of existing facilities. It can also be achieved by small-scale physical change, both refurbishment and redevelopment.

The Panel accepts that the redevelopment of the town outskirts will not provide a quick and easy answer to housing problems. However, with considered increase in density and design, combined with amenity and quality of life concepts, the increase of units in those areas could make a significant contribution over time, provided that a set of detailed community strategies are put in place to stimulate change.

The Panel accepts that its recommended approach could potentially slow the development of some areas due to a requirement for redevelopment to take place as part of an overall scheme. It accepts that market forces will apply pressure requiring a continuation of the current piecemeal development approach but it suggests that a more strategic area approach will reduce urban sprawl.

The Panel finds that Planning Advice Note No. 1 addresses many of the individual issues relating to improving units of accommodation, but that it does not provide an overall strategy for a generic improvement to the design of homes in the context of redeveloped areas.

Recommendation 2

Distinct "village neighbourhoods" should be designated within the main built-up areas and a long term development plan drawn up for each over the next five years. The development plans should seek to create sustainable nucleated communities through the provision of appropriate local amenities.

4.4. Tenure

It is essential that any significant developments should provide for a mix of tenures and types of accommodation available to maintain a varied community. The Panel is concerned about the social impact of developments targeted to one particular demographic sector of the population.

Shared equity, sometimes called shared ownership, was introduced to help people who cannot afford to buy a home outright. Through shared ownership it is possible to buy a share of the property and pay a rent on the remaining share that is not owned. Gradually further shares can be purchased until the home is owned outright.

The Housing Corporation's leaflet *Have you heard about shared ownership?* explains the shared ownership schemes offered through registered social landlords, such as Stadium Housing Association, and financed by the Housing Corporation in the UK. Shared equity schemes encourage tenants to take responsibility for their properties through shared ownership and improve the sense of community[3].

The Panel notes through its research that there has been strong support by the United Kingdom government for mixing tenure on newly built housing estates to achieve both social and income mix. It is suggested that the planning system be used to deliver tenure mix, primarily through planning agreements or some form of 'master planning'.

The Panel is aware that some attempts at tenure-mix have been made locally albeit in a limited way. The local approach is similar to that frequently adopted in the UK whereby housing for outright sale is alongside but separate from social rented property. Only recently have planners in the UK appear to have attempted to encourage a greater level of integration. It is accepted that the main concern of developers has been the saleability of such estates.

Although tenure mix may assist in producing a demographic and social mix it will not, on its own, ensure greater interaction between residents. Because of the market position of most of these housing developments, serving either the 'starter end' of the market or the 'young professional', income mix will be limited. Policy makers, and in particular planners, should consider the importance of the integration of tenures and also introducing a mix of property sizes and types as elements in achieving greater social mix.[4]

The Panel has viewed a number of residential developments which are combined with commercial enterprise, both on its fact-finding visits and through research. It considers that this is an effective use of space and resources and assist with the development of nucleated communities. For example, a residential development could include a number of commercial units and owners purchasing the residential units would be offered a share

[3] http://www.loonscape.com/home_ownership.html
[4] http://www.jrf.org.uk/knowledge/findings/housing/0126.asp

in the ownership of a commercial unit. The commercial units would be let with a committee of owners overseeing the choice of tenant.

Recommendation 3

The Panel recommends that to avoid social polarisation, development schemes should, wherever possible, be mixed in tenure (including shared equity), income levels, family types and age-groups and incorporate good design to promote lifelong homes.

Recommendation 4

The Panel recommends that developers be encouraged to provide for ownership structures that allow the owners of residential properties to be able to own a share in the commercial elements forming part of the same building or development.

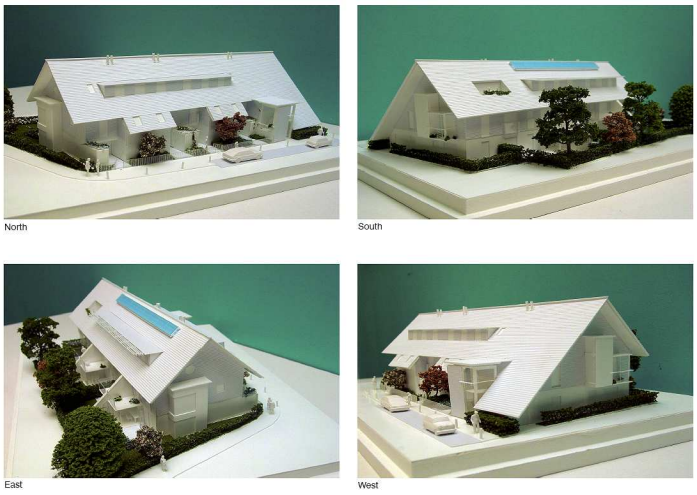
4.5. Involving residents

The concept of sustainable community developments co-designed by the owner-occupiers who will live there has recently been launched in the UK. The architect and software developer Slider Studio is heading a team that will develop a multi-user software tool that would allow future residents, architects, developers and planning officers to collaborate on the construction of new homes.[5]

The process is called *"enabled self-procurement",* and the team believes it could be a viable alternative to volume housebuilding. The 13-month project includes architect Mae and the University of East London's architecture department, with support from Cabe, Design for Housing and the London Thames Gateway Development Corporation.

Prospective owners will be able to participate in the planning of both individual units and Community facilities provided on the new developments.

The Panel was encouraged by this new approach which it believes takes the matter of off-plan purchasing to a more dynamic level and will help to promote social responsibility and a sense of community within any developments treated in this way.



The Panel viewed a large architectural exhibition during its fact-finding visit to Vienna and identified some of the benefits of using scale models for proposed developments. The Panel has become aware of new technology which could provide a cost-effective option in the production of models for new developments at what is considered to be an acceptable cost.

The benefits of modelling can be seen in the example to the left which

[5] http://www.bdonline.co.uk/story.asp?storycode=3088972

provides a full view of all of the elevations. Rapid proto-typing is a three-dimensional printing process where models are created as a series of layers and laid down one by one.

There are a variety of techniques available, including using resin and sheets of specially treated paper. Suppliers include Z Corp 3D.[6]

It was noted that the estimated purchase price of a rapid print machine is around £30,000 -£50,000. The Panel believes that the cost of such technology means that the production of models for all developments could become common.

Parish authorities are ideally placed to coordinate this type of community development, bringing together developers and local residents as well as prospective owners.

Recommendation 5

The Panel believes that all opportunities to engage the public and communities in the process of development should be taken. Software tools and 3-D modelling should be used whenever possible

The Panel further recommends that parishes should take the lead in coordinating events to allow residents of a defined neighbourhood to participate in the planning or redevelopment of local areas

[6] http://www.zcorp.com/industries/architecture.asp?ID=2

5. Examples of successful community developments in the United Kingdom and elsewhere

5.1. Meridian South, Hither Green, Lewisham, London. 2001.

The demolition of a hospital gave the residents of the general area concerns over the likelihood of piecemeal development. The response to these concerns by the developer was to arranging a design competition for the 4.7 hectare site.

Creating an urban village accessible by foot and knitted into the local community with generous public spaces produced a master plan built around a central public piazza. The retention of a water tower and six of the original hospital buildings maintained landmarks and historical references. The complex houses a leisure and health club, shops, café and offices along with a doctor's surgery, crèche, living and work dwellings and 521 new homes.

5.2. The Duchy of Cornwall - Newquay - February 2007

A comprehensive sustainability strategy for the Newquay Growth Area, to the east of the existing town, has been submitted to Restormel Borough Council, to be considered as part of the forthcoming Independent Examination of the Council's new Local Plan. This project will provide for growth on the successful project undertaken in Poundbury. The

photographs show the use of soft landscaping and pedestrianised focus applied to the development.

The scheme aims to control and minimise carbon emissions by generating renewable energy on site and maximising the energy efficiency of buildings. It is hoped that the development, with a significant proportion of homes classed as affordable, will also help to diversify and strengthen the local economy.

The development will include a mix of shops, offices and community facilities, including a new primary school, alongside integrated private and affordable housing. It is expected that approximately 850 homes would be built on Duchy land, with a similar number of jobs created.

The development will include a range of measures designed to reduce its environmental impact and encourage sustainable lifestyles for those who live there:

- Shops, services and local amenities within walking distance and the provision of cycle routes.
- Provision of live/work units and integration of businesses offering employment and enabling more people to work closer to home.
- Use of locally sourced and some reclaimed materials where possible during the construction process.

A Building Code for the Newquay Growth Area[7] will ensure that developers are working in accordance with the overall vision of sustainability for the project. The Building Code is supported by a Pattern Book which documents existing Newquay architecture and will help to ensure the Growth Area is distinctively Cornish in style. The Panel notes that the concept of a pattern book is supported by the Minister for Planning and Environment.

[7] http://www.duchyofcornwall.org/designanddevelopment_newquay.htm

5.3. Karl-Marx-Hof – pedestrian amenity space

The Panel viewed the Karl-Marx-Hof development on its fact-finding visit to Vienna. The development was built between 1927 and 1930 by city planner Karl Ehn. It holds 1,382 apartments (with a size of 30-60m.² each) Only 18.5% of the 1,000 m. long, 156,000m.² large area was built-up, with the rest of the area developed into play areas and gardens. Designed for a population of about 5,000, the premises include many amenities, including laundrettes, baths, kindergartens, a library, doctors' surgeries, and commercial offices. Whilst some of the design features may not be appealing to modern architects, the social provision of amenity space and the inclusion of private balconies for residents provides an example of good practice that can still be drawn upon today.

The Panel considers that the focus of the development is still very relevant in today's society and represents a forward-thinking approach. The quality of the build was such that it is still of a good standard and provides the mixed-tenure residents with large amenity spaces and facilities.

5.4. Seldown

The Panel is aware of many developments in the United Kingdom and throughout Europe that have been designed to provide high-quality lifestyles in an environmentally friendly way. The 86 homes constructed in the borough of Seldown, Poole are a mixture of flats and houses. A proportion of the homes are being promoted as live/work homes which include work space.

Of particular interest to the Panel with regard this scheme is the mixed tenure approach which includes rental, shared-ownership and full ownership.

The homes at Seldown incorporate a range of environmental features. Each property was constructed using energy efficient building materials that have high levels of insulation. They are also fitted with facilities that reduce water use, low-energy light-bulbs and large south-facing windows.

The housing scheme has a strong pedestrian focus, allowing just 60 car-parking spaces for the entire development. A permit for a parking space is required, with owners of environmentally friendly vehicles paying half the normal rate. A car club is also in place,

with the local Housing Association providing two environmentally friendly cars for hire to all residents.

A travel plan, central to the eco-village way of life, provides direct walking routes into the town centre and promotes the use of public transport. Lockable covered storage is also provided for 172 bicycles and plans are well underway for a Bicycle Users Group. All new residents receive a travel pack which includes public transport maps, timetables and a special offer from the local bus companies.[8]

5.5. Greenwich Millennium Village

In 1997, English Partnerships took on the commitment of transforming Greenwich Peninsula – previously the site of the largest gas works in Europe – into a thriving, 21st Century community. Greenwich Peninsula is one of the largest development sites in London and one of Europe's biggest regeneration projects.

English Partnerships has invested over £200 million in acquiring, reclaiming and developing the site. The importance of a natural environment has also been recognised by English Partnerships throughout the development at Greenwich Peninsula. Three main areas of parkland have been created, including an ecology park, and extensive works have been carried out to improve the riverside environment.

The first residents, who were previously on Greenwich Council's housing waiting list, were welcomed to their new homes in December 2000 by the Deputy Prime Minister. 671 homes are already built and occupied, including a number of live/work units. A state-of-the art integrated school and health centre funded by English Partnerships opened in 2001.

Greenwich Millennium Village has won more than 30 awards to date.

The master plan for GMV has been created to give priority to people over cars. Through the use of carefully designed gardens and communal space, the Village is rekindling the traditional appeal of London parks, streets and squares.

Metcalfe Court is positioned around an attractive communal landscaped courtyard garden. This podium cleverly conceals parking and motorcycle spaces underneath, ensuring the external street scenes remain uncluttered and aesthetically appealing.

[8] http://www.creatingexcellence.org.uk/uploads/design/DesignChampionsBrochureHA.pdf

Many of the apartments benefit from their own outdoor space in the form of patios or decked balconies which overlook the landscaped grounds. The Village Square has been designed to function as the Heart of the Village, a vibrant and unifying element for the whole development at the intersection between the two existing parks (Central Park and Southern Park), it is a distinctive space for everyone: a small selection of shops, and a café set around an attractive landscaped square. The man-made Swan Lake and Ecology Park provide a haven for wildlife and areas of natural beauty for both residents and visitors to enjoy.

The car-parking is kept hidden and off-street within the complex and the garages are hidden from view, one on the periphery and one in the centre.[9]

Each home is designed to maximise space and light. The use of split levels, sliding walls, outsides space and private entrances is designed to provide adaptability and to meet the needs of a range of lifestyle possibilities.

The apartment buildings aim to provide a range of housing types to encourage a mixed community. The design of these homes gives priority to people over cars and the developments are located with accessibility to public transport and local facilities. The aim is to provide the buyer with a choice of size, design and price of home within a socially mixed community and greener environment to enhance quality of life.

5.6. Tredegar Estate, Tower Hamlets, London

Examples of excellent low rise developments can be found in many locations and the Panel considered the Tredegar Estate, Tower Hamlets, London which focused on intersecting planes in contrasting materials and colours to be one of those. The design includes generous window openings aligning with the surrounding street pattern to emphasise the views, transparent entrances and stairwells, useable balconies for all flats and surrounding landscaping. The overall aim is to provide connectivity between inside and outside environment.

[9] http://www.union-gmv.co.uk/assets/pdf/Uniontwo_Brochure.pdf

5.7. New Wembley development

The New Wembley development commenced in 2003 combines the need for density with amenities to facilitate community living. It represents sustainable design and will include some of the best practices applied in Swedish developments.

The project includes innovative features such as vacuum waste collection to allow for collection from central point, as far as possible exposed balconies are designed so that they can be enclosed to provide winter gardens.

The development has a communal heating system and grey water is recycled for irrigation. Parking has not received a high priority in the development as it is adjacent to a major transport hub; however, extensive cycle storage and a car club system have been included.

6. What is Good Design?

6.1. Introduction

The Panel considers that good design should aim to provide attractive places for people to live that meet the needs of residents and at the same time be considerate of the environment.

The design of new homes in sustainable communities should actively seek to minimise the residents' impact on climate change, through the inclusion of energy efficiency technology and the use of sustainable building products. It should consider the protection of the environment, by minimising pollution on land, in water and in the air and minimise waste and dispose of it in accordance with current best practice in the United Kingdom.

The Panel considers that with regard to development projects the design should aim to, as far as possible, protect and, if appropriate, improve bio-diversity (e.g. wildlife habitats) and in doing so create cleaner, safer and greener neighbourhoods (e.g. by reducing litter and graffiti, and maintaining pleasant public spaces). Architects should pay attention to materials longevity and energy consumption and long term building maintenance and usage.

Good design should focus on the development of a community and provide for user-friendly public and green spaces with facilities for everyone including children and older people and sufficient range, diversity, affordability and accessibility of housing. It should consider appropriate size, scale, density, design and layout, including mixed-use development.

The Panel suggests that, in order to achieve good design, high quality, mixed-use, durable, flexible and adaptable buildings, using materials which minimise negative environmental impacts are essential. The existing features, climatic variations and orientation of a site also need to be considered.

6.2. Departmental Initiatives

The Planning Department has various strategies to encourage good design in Jersey developments**.**

6.2.1. Design Statements

Policy G4 of the Island Plan 2002 dealt with design statements in support of applications for planning permission. The purpose of the supplementary guidance would be to clarify the circumstances in which a design statement should be submitted, and to explain more fully what their content should be.

The supporting text and Policy G4 of the 2002 Island Plan are as follows –

"Design Statements

4.15 A design statement may be requested to accompany planning applications at the discretion of the Planning & Environment Department. Certain types of proposals will, however, always require a statement:

- *any development (other than minor alterations) in the Zone of Outstanding Character;*
- *any development that directly affects a Site of Special Interest (or proposed SSI); or*
- *a building more than five storeys high.*

4.16 The design statement will provide the (Minister) with justification for the design and the likely impacts on the landscape and built environment. The design statement is intended to be as much a facilitating mechanism to promote design quality as it is a controlling mechanism.

4.17 The design statement will cover all aspects of design and not simply the appearance of a building, structure or space. In the wider interests of sustainability, the applicant should have regard to the nature and origin of construction materials, the energy inputs required for construction and the lifetime energy requirements of the development. A construction and energy audit will therefore form a part of the design statement.

8. Policy G4 – Design Statements

Where a development is likely to have a significant impact on the quality and character of the physical and visual environment due to its location, scale or type of development, the Planning & Environment Department will require an applicant to submit a design statement with the planning application.

The design statement should provide details as to how the development responds to the need for quality design and in particular should, where appropriate, set out:

1. *the principles of the design, describing how the design will enhance, re-interpret and complement the character of the area;*
2. *how the proposed development satisfies the requirements of any relevant development brief or planning framework;*
3. *a detailed landscape and visual impact assessment;*
4. *the extent to which the proposal retains or creates open space and evidence of its appropriateness in terms of the intended end users of the development; and*
5. *the construction materials to be used and their origins, the energy requirements for the construction of the development and an energy forecast for the life of the building."*

Notwithstanding the statement in paragraph 4.15 of the Island Plan, the Minister advised that he would wish to have Design Statements produced for most applications. To that end, Design Statements are required for any development comprising more than 200m^2 of new building (gross internal area).

In addition to the requirements of the above policy, the Minister requires that Design Statements should contain the following information:

1. a written statement describing fully the proposal and the underlying design principles;
2. a detailed site appraisal accurately indicating –
    - the height and shape of adjoining buildings on and around the site,
    - local architectural details and materials,
    - points of access,
    - spaces between buildings,
    - changes of levels, existing trees and vegetation, and boundaries and their means of enclosure,
    - ecological features such as watercourses, ponds and wildlife habitats,
    - known historic buildings or structures, which should be surveyed in detail if they are directly affected by the proposals,
    - orientation,
    - local utility services, including those on site;
3. perspective drawings, annotated sketches, drawings and photographs, physical or computer-generated models identifying the key features of the site and its context, any potential impact on adjoining properties and how these can be mitigated; and the design principles of the proposal (it is recognised that for smaller and less complex proposals not all of the above will be necessary – the Department can advise on what is necessary when giving pre-application advice).

The aim of the submission of design statements with planning applications would be to assist further in achieving the Minister's principles. They should demonstrate that good design had been taken into account in preparing proposals. They would and should analyse the site and its context, set out the design principles that have been adopted and demonstrate how the design solution achieves the objective of good design.

Design Statements would have two particular advantages:

- The preparation would enable the designer to think about design in a structured manner, so that all relevant matters would be taken into account in the design such as respect for its surroundings, how it would improve the environment and so on.
- It would enable those considering the applications, whether they are clients, observers or decision-makers, to gain a clear understanding of what matters had been considered by the designer, and what the rationale was for the proposed design solution.

6.2.2. Design review group

The Panel is aware that the Planning and Environment Department's Design Review Group was set up to review the design of proposals before or shortly after the submission of an application.

The Panel was advised that the Design Review Group comprises the Minister for Planning and Environment, an architect and Senior Planning Officers from the Planning Department. The Group meets on a fortnightly basis to consider a list of 8-10 of the latest potentially controversial development projects or those which require design input. The purpose of the group is to provide architects with comments and conclusions on proposals in an effort to ensure consistency of design. Informal notes of conclusions and suggestions are retained.

6.2.3. Appointment of a Department Architect

The Panel is aware that, as part of the Minister for Planning and Environment's wish to restructure the planning system around 'good design', a new post of Department Architect has been created and Mrs. Sara Marsh, a qualified and experienced architect, has been appointed to the post.

Mrs. Marsh is a member of the Royal Institute of British Architects and has 4 years' experience of working within the Department as a Development Control Officer at a senior level. Previously she worked in private practice on a number of award-winning design projects. The purpose of the new role is to work with the design profession, agents, developers and the wider community to promote the Minister's approach to design and to enhance the quality of development on the Island.

The Department Architect will be responsible for injecting 'good design' principles into the planning process and for co-ordinating and providing design advice on specific applications. She will play a key part in the delivery of the new Design Guide designed to provide a clear steer to applicants and will lead the Department's Design Review Group.

6.2.4. Architecture Week

Architecture Week, including the Jersey Design Awards, is a biennial joint initiative of the Minister for Planning and Environment and the Association of Jersey Architects. The most recent week – from 2nd to 7th October 2006 – featured a series of lectures by prominent international architects, backed by discussion groups which involved the people of Jersey in the debate on what constitutes 'Good Design'. It was part of the Minister for Planning and Environment's aim to raise the overall quality of design of building in Jersey, an objective which was wholeheartedly supported and endorsed by the AJA.

> *"The importance of high quality design cannot be over stated" said Planning Minister, Senator Freddie Cohen. "Jersey has a proud architectural heritage which we should celebrate. At the same time we must be aware of how we can use innovative thinking in new buildings to reflect the character of the Island and to ensure Jersey's place on the architectural map. It is important that we maintain the impetus of this initiative."*

The siting of 6 stacked shipping containers in the Royal Square, and a series of breakfast discussions on current local design issues – such as the St. Helier Waterfront – provided a

forum to engage with the public and helped to raise awareness and interest in the significance of architecture on our environment.

The Panel considered that the event produced valuable feedback and information to the Design of Homes review. It was evident that many professionals in Jersey engaged in home design were looking for direction for the future. Deputies Power and Duhamel both gave public presentations during the week.[10]

Recommendation 6

The Panel recommends that the planning department maintain its interest in good design and take further steps to promote high design principles amongst local architects and developers

The Panel further recommends that the Department and Minister should keep themselves informed of developing design policies in other jurisdictions

6.3. Sustainability

The Panel has considered alternative approaches to sustainable communities in terms of both density and tenure and has noted the success of the approach at the Millennium Village at Greenwich.

Both the layout of the overall site and the construction of individual dwellings should be considered by the developer and the design team at the feasibility stage of major social housing projects. Alternative sketch proposals should be investigated and tested against the assessable outputs for site design considerations outlined in the Ecohomes checklist (existing buildings) or the Code for Sustainable Homes (new buildings)[11].

A key objective of all new housing developments should be to consider the design of housing as part of a sustainable community rather than in isolation from the community as a whole.

Sustainable development should meet the needs of present and future generations. The development of car free residential areas is being encouraged in urban areas as part of an urban design strategy for overall development. Good access to local amenities such as schools library and shops and public transport links are credited in the Ecohomes / Code for Sustainable Homes rating and all public spaces should be accessible to all members of the community. New housing should be designed to respond to the interlinked concepts of ‘long-life’, ‘loose fit’ and ‘low energy’ (Urban Task Force 1999). Dwellings have to be more flexible than in the past to meet modern social and economic needs and future changes.

The Doncaster Design Centre at Sheffield Hallam University outlines the following as required and aspired to with regard to sustainable building and community.

[10] A full copy of the Powerpoint presentation produced by Deputy S. Power can be found on the Scrutiny website.
[11] www.breeam.org/filelibrary/ecohomes_2006_developersheets_version1.1_-_aug06.pdf

‘CONSIDERATIONS

Creating a ‘sense of place’ and links with the wider community.

Location of development sites should take into account gains in energy efficiency through housing occupants being able to use safe attractive walking and cycling routes, public transport and reduction in car dependence.

A safe pedestrian environment day and night with reasonable walking distances to local amenities (Design out crime).

Consider potential of mixed use for the development and social mix of age groups. Extendable or adaptable family units of accommodation, to provide for flexibility requirements; (e.g. young adults living with parents due to expense of living away from home).

A larger proportion of single persons are now living in Urban Areas. Accommodation requirements for families with younger children (need for garden and supervised play space).

‘Building for Life Standard’ - Produce a design and access statement early in the design process and develop in detail for the planning application.

ASPIRATIONAL CONSIDERATIONS

Consumer led demand for community composting and recycling/ growing home produce.

Shared car use/ ownership schemes especially for higher density developments.

Community involvement in new developments to engage with the wider ‘sustainable community’

Meeting areas and provision in the public domain on major schemes for all age groups (e.g. play areas, skateboarding, water amenity space, teenage meeting areas).

Phasing of development on major schemes should minimise disruption to community facilities. ‘

At the Panel hearing of 12th February 2007 the Minister for Planning and Environment stated the following -

‘The eco-development we saw in the suburbs of Vienna, while it has no architectural relevance to Jersey, could just as easily be in Jersey, developing the community spirit we saw over there; the sense of social responsibility. I think that my views are changing. I believe fundamentally that homes should have, as you know, reasonably sized rooms where people can get from those rooms what they

expect, so that means a bedroom where you can fit a bed in; you do not have to move the bed to get out of the room; where you do not have to have specially cut-down furniture; really fit for purpose, but I think that we need to shift and move our requirements more in tune with environmentally conscious living. We cannot on the one hand have an environment policy around ECO-ACTIVE, for example, and not be conscious of ensuring that we have the best environmental credentials in our new homes, and I think we are going to be moving as quickly as we can towards that.'

The Panel endorsed that view.

The Panel is encouraged by the moves by the Minister of Planning and Environment to facilitate the increased used of energy saving technologies through initiatives such as relaxing the requirement for planning consent to install solar panels.

The Panel is conscious that people are becoming more aware of their environment and that individuals in their homes create substantial CO_2 emissions. Space and water heating can often be very inefficient and wasteful of energy. The Panel believes that is essential that development must focus not only on excellent design with regard to form and function but also on the inclusion of the appropriate technologies to ensure that they have a minimum impact on the environment.

The Panel is aware of a number of companies that focus on developing communities that have a low or carbon neutral impact.

Neighbourhoods designed and developed in a more holistic way will have: -

- Less costly physical infrastructure because the buildings will use fewer resources
- Reduced social costs because of stronger community organisations
- Better quality public spaces because of better long-term management
- Less costly buildings to live and work in because of reduced energy and resource use.

The Panel is disappointed that many modern buildings have such a short life expectancy given that there are local houses built up to 200 years ago that are still in use today. It questions why, with improved technology, we continue to accept a disposable attitude to homes.

In order to achieve sustainable buildings, notice must be taken, not just of the ongoing energy needs of the house, but of the long-term future of the structure itself. Building methods should be adopted to provide strong, durable buildings which can be remodelled and refurbished from time to time.

Submissions made to the Panel drew attention to the need for

1. more response to climate change and the introduction of more environmentally friendly technologies to reduce the carbon impact of buildings;
2. increased thermal insulation levels as a matter of course;

The planning advice note contains many suggestions for sustainable and environmentally friendly methods of construction and services for domestic dwellings.

It is important that environmentally friendly designs, (in particular high thermal insulation) is incorporated into social rented housing and first-time buyer houses. Energy prices are likely to rise in comparison with other costs in the future and it is important that low income families are able to take advantage of the most appropriate building techniques available.

An additional area of concern drawn to the attention of the Panel was that of respecting the character of older buildings and respecting their historical value, whilst not allowing that value preventing the introduction of environmentally friendly improvements like solar panels to those buildings. It was suggested that on the basis that most very old buildings have been adapted over time, the evolution of those homes should continue beyond the introductions of electric light and central heating into energy saving technologies.

The Panel visited BedZED, in Beddington, Sussex. ZED stands for zero energy development, the designer, Bill Dunster, adopted a design philosophy, whereby he advocated low energy usage, self-sufficiency in energy generation, super thermal insulation (including a 300mm void between outer and inner courses), and super efficient glazing. Photovoltaic cells reduced the need for generated electricity.

The complex includes a grey water waste recycling centre by means of a reed bed. The roof treatment is sedum grass which acts as insulator and water trap.

The Panel considered that a similar type of design might be suitable for the Island and was encouraged to see the use of rooftop garden initiatives incorporated in the design.

The Panel notes the House of the Future St. Fagan's, Cardiff as an encouraging and inspirational project designed by architects Jestico and Whiles.

Commissioned by The National Museums and Galleries of Wales and BBC Wales and completed in December 2000, this new house is an exemplar of low-energy design.

The design is directly informed by the key issue of sustainability with the use of local low embodied energy, natural and recycled materials. It challenges the energy profligacy of much current volume house building.

The house is proposed as a model for the future, capable of reproduction and repetition in a multitude of configurations and is designed to be flexible and capable of adaptation. It is also designed to be carbon neutral and relies on a strategy of sensible energy use. [12],[13]

[12] http://www.archsearch.co.uk/h-+1JKy2Qf7=7lI06vpoL3-/practices/83/1.html
[13] http://architecture.about.com/od/periodsstyles/ig/House-Styles/contemporary-2533692.htm

Recommendation 7

The Panel recommends that the department sponsor the building of an eco-house to provide a showcase for sustainable techniques and materials for local builders and developers.

Recommendation 8

The Panel recommends that the Department investigate the introduction of the Code for Sustainable Homes to be applied to new residential developments

6.4. Lifetime homes and live/work spaces

The Panel has considered the lifetime homes concept and the draft guidance notes produced by the Minister of Planning and Environment's Department in respect of disabled access to buildings.

The Panel was conscious of the drive to promote 'Lifetime Home' and the UK regulations that support this aim. It was aware that the concept was the incorporation of 16 design features that together would create a flexible blueprint for accessible and adaptable housing in any setting.

The purpose of the Lifetime Homes concept would be to increase choice, independence and longevity of tenure, vital to individual and community well being.

Lifetime Homes features

Level/gently sloping entrance
Covered front door with outside light
Easy to reach switches/sockets etc.
Living room at entrance level
Wider doorways
Open space in downstairs rooms
Accessible bathroom fittings
Downstairs toilet
- with space for shower
Car parking space close to entrance
Low level easy-to-open windows
Space downstairs for a bed
Strong walls in bathroom & toilet for grab rail
Provision for house/stair lift
Extra wide parking space
Removable wall panel for en-suite bathroom

The Panel was also aware that part of the lifetime home ethos was to provide easily accessible communal stairs and lifts which are fully accessible for wheelchairs.

The guidance notes when finalised will be applied to at least 5% of units on developments in excess of 20 units of new build property.

The Panel heard evidence from Mr. M. Waddington, Association of Jersey Architects on the 16th February 2007 and discussed some of the issues relating to the concept of lifetime homes. It agreed that there was room in the market for a first time buyer step onto the homeowner ladder but considered the possibility of moving on from that first stage to a slightly different life time solution.

Mr. Waddington suggested -

> *'One thinks of a lifetime home front door, perhaps ground floor access, all the rest of it. How do you integrate that into a vibrant townscape, where most of the accommodation is going to be above the ground floor level? So, there is the prospect perhaps of live/work units, which have not surfaced in Jersey in a big way yet, and really, there are some solutions there; some lateral thinking in terms of planning flexibility, zoning, could encourage that sort of use. It would be very tempting to think that the town park might be a catalyst for some of that thinking.'*

The Panel would encourage a more dynamic and innovative approach to the concept of lifetime homes that are capable of providing an owner with the option of expanding their living environment to accommodate their changing needs.

Lifetime homes are not sheltered housing. It is important to maintain balanced communities and that requires people of different ages to be living in the same neighbourhood. The concept of lifetime homes is, however, well-suited to this aim. Modern building techniques are available that allow the structure of the building to be supported through external walls. This leads to the possibility of reconfiguring spaces through moving internal walls as the needs of the household change. A family with young children can create additional bedrooms. Alternatively, an office could be created for the home owner to work from home. In later life, alterations can again be made to provide for easier access to bathrooms and upper floors

Internal hallways and corridors are often narrow in modern homes. Internal passages at ground floor level would seem to be unnecessary in most homes and consideration should be given to designs that both maximise usable space and minimise pinch points to increase accessibility.

The lifetime homes standard is ideally situated to multifloor buildings, which provide communal access at street floor level and then access to individual floors through high-quality lifts. Living accommodation is then all available on a single level, again maximising both useful space and accessibility. Larger buildings also lend themselves to the provision of a resident concierge or warden to provide increased security and provide a first port of call for more vulnerable residents.

It is important to be aware of needs of wheelchair users but also to consider that homes will last 100 years and that technological advances will see many new walking aids in that timescale. Based on a UK survey, the number of wheelchair users in Jersey is estimated to be between 1000 and 1500.

Recommendation 9

Building techniques which allow for easily reconfigurable spaces should be encouraged as an efficient way of providing true "lifetime homes" for people at all stages of their life.

The Panel further recommends that the Planning and Environment Department adopt the Lifetime Homes Standard for all new buildings as soon as is practicable

6.5. Home zones

A home zone is a residential area in which traffic management is undertaken to ensure that the residents have priority over vehicles and residents are involved with the planning and maintenance of amenity areas. The home zone concept can be seen in practice in the UK and other European countries and is supported by the Joseph Rowntree Trust. The approach allows authorities to ascertain what the expectations of the residents are for the area and encourages engagement with the community. The Panel considers that the main benefit for people would be the opportunity to reclaim amenity areas currently used exclusively for vehicular movements to allow for a greater range of activities. Distinct design features encourage self-enforcing speed restraint by drivers and have been seen to be effective locally with the introduction of street-calming measures such as in Green Street.

The Panel believes that many streets and development areas could be identified as "Home Zones" and be designed to allow local people to use the space rather than being dominated by the needs of passing local traffic. The areas within a zone should be designed or re-designed for social use, where residents have the opportunity to use the area for a variety of purposes, only one of which is for the movement and parking of motor vehicles.

Children's play, social interaction, walking and cycling will all become part of the normal use of the street, communal area. Vehicle movements remain important, but the vehicle will be regarded as a "slow-moving guest" rather than the dominant feature of the street. The vehicle access and movement within a home zone would be designed to be safer, to look better and to have attractive places for children to play and people to meet.

They should be designed to achieve an improved quality of life by building the environment around the needs of people rather than traffic.

A very successful Home Zone project has been that in MethLeys, Leeds. As well as improving the environment for local residents, the project has increased unity activity and teams of neighbours get together once a month to tend to the new planting.[14] .

A 1998 article in The Times commented on the concept of Home Zones stating that –

"These zones go far beyond ordinary traffic calming.

[14] www.methleys.org.uk/homezones/home

Beyond their clear, large signs would be a 10mph speed limit and features to remind motorists that they are no longer on drivers' territory, but in someone else's communal front yard ... the law would state that in these zones drivers give way to pedestrians and cyclists, and are held wholly responsible for any injuries they cause. The whole area would effectively be one big zebra crossing ..."

The feedback from communities and the roll-out in other areas seems to support a similar view that the local community can interact in a safe and relaxed atmosphere where amenity space is given a high priority. That is achieved by literally bringing the garden out onto the street and providing the possibility for a sense of ownership outside the immediate home area.

Involving the community in any such scheme is essential and success can be seen in countries other than the U.K. Sweden and Denmark have long been supporters of a home zone type approach.

'There is a widely-held belief that where residents have a say in what happens to their housing environment this is more likely to result in sustainable long-term solutions. In Scandinavia there are many interesting examples of user involvement. In Denmark most social housing is provided by non-profit making housing companies, legally required to manage their housing stock through local residents' committees, and similar administrative structures exist in Sweden. These committees have extensive powers to make changes to housing green space, and even to raise rents or take out loans to pay for the changes. Implementation is often carried out by skilled caretakers, who live on site. Frequently the local committee also administers the housing company's maintenance budget; the work is also carried out by the caretakers, ensuring local accountability.'[15]

The approach was in response to a lack of provision of green space in many housing developments, both social and private, where the demarcation of public and private space was frequently very poor and the result was often a bleak underused landscape that was difficult for residents to control or oversee, and which consequently could become the setting for crime and anti-social behaviour.

Recommendation 10

The Panel recommends that the 'home zone' approach adopted by many United Kingdom authorities should be supported locally

[15] http://www.neighbourhoodsgreen.org.uk/ng/casestudies/conference/sheffieldUniversity5.asp

6.6. Modular Building Methods

One way to reduce construction costs in Jersey may be to increase the use of pre-fabricated construction. The new style of pre-fab focuses on high levels of insulation and is energy efficient.

The Panel is aware that Ikea already furnish many UK homes, and now the Swedish company is about to start providing the homes themselves. Gateshead is the site for the first UK development, a wholly owned subsidiary of affordable housing group Home. It has the exclusive licence to build the Scandinavian timber-framed Bok Lok homes in the UK with building starting in summer 2007.

The Panel has viewed some pre-fabricated style buildings on its fact finding visit to London at "Container City". Set in former Trinity House workshop complex and maintenance facility on the lower Thames, and opposite the Millennium Dome, Container City takes a bold and imaginative approach to low cost accommodation. Standard 40' shipping containers are erected in a lattice type structure, without any attempt at softening the image. Building with modified containers provides a suitable and very affordable solution for any short term housing problem. Built as one level or stacked up to 6 levels, units can range from 30 square metres up to a maximum of 120 square metres. The homes are shipped as standard sized shipping containers: no special transport is needed.[16]

[16] http://www.tempohousing.com/tempohousing/about_us.html - #

Bluebase also use the standard dimensions of shipping containers, although this company creates purpose-built units, an accommodation module which is 40 feet long and a core module which is 20 feet long.[17] All elements can be easily assembled and taken apart. These units have been used at Murray Grove to make key worker accommodation. London has endorsed this type of development as a source of affordable compact design and it appears to be acceptable and successful.

This type of accommodation may have an application in a temporary capacity in urban or industrial areas within Jersey.

Submissions from the public include the view that more experiments should be undertaken in respect of timber framed or prefabricated homes to speed up the building process and reduce costs.

Recommendation 11

The Panel recommends that prefabricated building techniques should be promoted as these can reduce costs of building, particularly where labour costs are high.

6.7. Traditional and modern design

The Panel is mindful that the Minister for Planning and Environment has indicated a preference towards the use of designs focused on the Jersey farmhouse principle or, at least, an increased reflection of traditional local architecture in new developments. Whilst it is considered that traditional architecture has a role in the design of Jersey homes, the Panel questions the approach and remains unconvinced that this type of design would always result in the best use of the available land.

In addition, it has some concerns that the external appearance would be the only aspect of the Jersey farmhouse principle adopted; that there would be no reflection of that style of design internally, and that traditional room sizes and uses in such designs would not be

[17] www.bluebase.com/mas.htm

re-introduced. Historically, the ground floor would be used for animal stabling with living accommodation above.

The Panel believes that new development should be in keeping with the context of the area; that said it does not believe that design should be constrained by the architecture in situ. It considers that traditional and contemporary design mix can enhance areas.

The Panel accepts that the positive features of a place and its people contribute to its special character and sense of identity. They include landscape, building traditions and materials, patterns of local life, and other factors that make one place different from another. The best places are memorable, with a character which people can appreciate easily.

Many of the places which we now think of as being pleasantly distinctive, grew naturally in response to local circumstances, and the community in those locations has developed over a period of time. Where such distinctiveness is ignored, new development may reflect what developers consider to be marketable. Some contextual design can simply reflect more of the same and focus on the standard practices and products of the building industry, or the latest design trends. Development design that responds sensitively to the site and its setting will result in more innovative and unusual buildings.

The Panel supports the ethos that designing for local distinctiveness involves the creative reconciliation of local practices on the one hand; with the latest technologies, building types and needs on the other. There is no reason why character and innovation should not go together. New and old buildings can co-exist happily without disguising one as the other, if the design of the new is a response to some aspect of the traditional building. Imitation for its own sake is of little value. Good design draws from traditional forms and materials and interprets them in a modern idiom.

The Panel has viewed individual schemes where the external appearance of a building is reflected in the interior finish, such as this chapel renovation which was featured on the television programme ‘Grand Designs’ and which has introduced large skylights to increase daylight and to allow for the inclusion of an internal garden.

The architect came up with a bold, modern design for the old building that included an interior garden with exotic plants, a suspended central staircase and a series of low bridges. However, to maintain a connection with the traditional building and also the local environment, he developed a colour scheme based on local materials and buildings.[18]

The Panel believes that local materials can be used in conjunction with modern technology to ensure that new build, refurbished and change of use properties can be developed to represent a traditional and contemporary design mix. It considers that the key factor to ensure the success of such an approach is the innovation of that design, the quality of the materials and the craftsmanship of the construction team.

[18] http://www.channel4.com/4homes/ontv/grand-designs/houses/C/cornwall.html

Another example of traditional with a contemporary twist was a terrace house project in Hackney. This is the sort of approach which could even be undertaken to modernise a building with a listed façade. There has been no change to the front of the building and it remains within the context of the street, but the treatment at the rear has provided for open-plan living, and through the introduction of glazing and light and the roof-space terrace, the home now provides the owner with the lifestyle they sought without requiring a move from the area.[19]

The Panel concluded that it is essential that all of the issues outlined in the 'Urban design in the planning system: towards better practice' guide should be considered carefully when new developments are in the concept stage.[20]

Recommendation 12

Given high quality design, modern and traditional building form can complement each other and local architects and designers should be encouraged to draw on the best of modern design with minimal restriction.

6.8. Density

Density and Mix	
The amount of development on a given piece of land and the range of uses.	The density of a development can be expressed in a in a number of ways. This could be in terms of plot

[19] http://www.channel4.com/4homes/ontv/grand-designs/houses/H/hackney_gallery.html
[20] By Design DTLR Commission for Architecture and the Built Environment – Urban design in the planning system: towards better practice.

Density influences the intensity of development, and in combination with the mix of uses can affect a place's vitality and viability.	ratio (particularly for commercial development), number of dwellings, or the number of habitable rooms (for residential developments).
Scale: Height Scale is the size of building in relation to its surroundings, or the size of parts of a building or its details, particularly in relation to the size of a person. Height determines the impact of development on views, vistas and skylines.	Height can be expressed in terms of the number of floors; height of parapet or ridge; overall height; any of these in combination; a ration of building height to street or space width; height relative to particular landmarks or background buildings; or strategic views.
Scale: Massing The combined effect of the arrangement, volume and shape of a building or group of buildings in relation to the other buildings or spaces.	Massing is the three-dimensional expression of the amount of development on a given piece of land.[21]

The Panel accepts that building land is at a premium, and that with ever-increasing demands on a finite amount of space, some difficult decisions are required. Development at relatively high densities provides one solution to this problem. The majority of suburban developments (e.g. Maufant Village, Clos de Roncier) are built at densities of 65 habitable rooms to the acre, which is equivalent of approximately 13 three-bedroom houses to an acre. A high density development such as The Berkshire hotel site in St. Helier has a density of approximately 330 habitable rooms to the acre, equivalent to about 165 one-bedroom flats to the acre.

The Panel considers that good design and high quality finish together with consideration of issues such as privacy and amenity space can provide accommodation at high density which provides excellent housing and welcoming homes.

This photograph was taken by the Panel on its fact-finding visit to London in 2006 and provides an example of high density accommodation providing a mixture of private and public amenity space together with hard and soft landscaping. Again the centre of the development focuses on the resident and not transport.

The Panel considers that high density environmentally sensitive developments are achievable and it has viewed evidence of that being achieved on its fact-finding visits both to London and Vienna.

The use of multi-floor buildings in high density areas allows residents to take advantage of the light and privacy achieved on the higher floors.

The standard method of density measurement used in Jersey at present is that of habitable rooms to the acre. a habitable room is a bedroom or a living room. For example,

- A three bedroomed house would normally be identified as five habitable rooms – 3 bedrooms, a living room and a dining room.

[21] Design DTLR Commission for Architecture and the Built Environment – Urban design in the planning system: towards better practice.

- A 1-bedroom flat with identified as 2 rooms – one-bedroom and one living room.

Alternative measures of density include Dwellings per hectare and European countries also measure the amenities per hectare. These can give a more realistic perspective on the impact of a particular development. Density measures are usually calculated on the net residential area which refers to the space within the development but the gross density measure based on the whole neighbourhood residential area gives a better description to the extent of build in community terms.

Much debate is currently under way in the UK and elsewhere on density. The consensus developing is that densities below 20 dwellings per acre are not conducive to the creation of sustainable communities. Another emerging finding is that better designed layout at higher density can provide an environment with more internal residential space per unit, greater localised amenities to bind the community together as well as more useable external space for leisure and recreation.

The Planning Advice Note explains that large rooms (above 250 square feet) are counted as two habitable rooms, with each additional 100 ft.² counting as one additional room. This can lead to reluctance on the part of developers to provide large rooms within new developments and is unnecessarily restrictive.

Recommendation 13

The Panel believes that developments in the built up area should focus on improved design and increased amenity space whilst maintaining and, where appropriate, increasing, the level of density.

The Panel further recommends that alternative measures for density should be included in guidelines, in addition to the standard definition of habitable rooms per acre

The Panel further recommends that the current practice of regarding large rooms as two or more habitable rooms should be withdrawn

7. Examples from Jersey

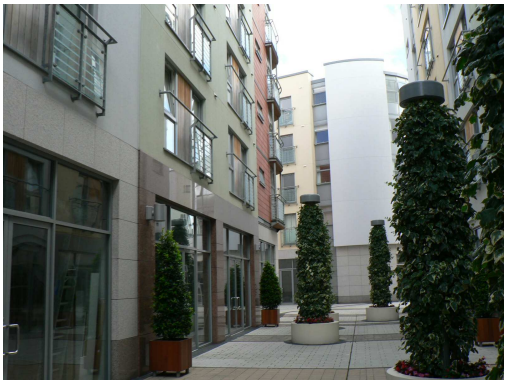
The Panel attended a Planning Applications Panel Tour of Category A Housing Sites on 13th April 2006 to gain insight on the recent style of developments constructed on the Island.

The visit included **16 Belle Vue, St. Brelade** (2 bed flat) .The Panel noted that although the development was relatively new, some residents were seeking to convert roof-spaces to increase habitable space. It was noted that there was a high demand for three-bedroom homes. Parking in out-of-town locations was noted to be a problematic issue. It can be seen that in designing the units as semi detached the space above the small garage could quite easily provide an extension for a much needed leisure/workspace.

The delegation visited **Field 1218, St. Helier** and met with the builders who were being positive about increasing interior storage for houses with no garages. The Panel was able to view a three-bedroom first-time buyer house and social rented housing. It viewed loft spaces and kitchen areas and the possibility of future loft conversions was discussed.

The Panel viewed a studio flat at **Spectrum, St. Helier.** A minimum size build constructed as a first-time buyer home. Issues such as sound insulation and quality of life were discussed, and market demand was noted.

The units have proved popular with single professional people and appear to satisfy a local demand.



The Panel viewed the **Le Coie, St. Helier** site and met with the architect. The brief for the social rented accommodation had required an increase of 17-20% to the minimum room size standard. The delegation discussed the use of external cladding and its longevity and the communal areas.

At **Bagot Manor Farm, St. Saviour** the delegation viewed one home and noted that the residents were content with the room sizes but that there were few amenity spaces available to children.

The delegation also viewed the **Hodge II site, St. Clement**, which had received some attention within its Planning Process Review. The density of development at **Le Marais Low Rise, St. Clement**

was advised to be 77 habitable rooms per acre which represented 10% over minimum size. Over 50m.^{2} of amenity space was provided per unit together with 3 parking spaces. The development had been designed with a courtyard to encourage self-policing qualities and increase security. However most communal areas appeared to be for car-parking and it was inevitable that children would have to make do with a shared use of these areas as play-space.

8. Design elements

8.1. External Amenity Space

External amenity space is an important element of creating a community. This can be seen in the traditional role of the village green and, more recently, in the development of terraced housing in London surrounding a central square, providing a peaceful area for community use.

A project in Notting Hill to provide green amenity space to a densely populated no recreational space area has been very successful and the additional bonus has been a reduction in anti-social behaviour.[22] The marked increase of people in the parks went hand in hand with a marked decrease of neighbour complaints, crime and anti-social behaviour. Tenants began to request transfers into the area rather than out - the neighbourhood had begun to stabilise. The process of involving residents from start to finish had increased awareness around social responsibility.

A good local example of shared amenity space is the Avalon development in St. Clement. Although this development was designed with a specific group of residents in mind, the principles can be applied to a broader range of tenure types.

8.2. Landscaping

The layout of a housing development is an essential part of its good design and designers and architects should pay as much attention to the landscaping of an area as to the

[22] http://www.nottinghillonline.com/

buildings themselves. Such a move would provide an opportunity to develop a community scene. Evidence of well designed landscaping and community amenity spaces was seen at a number of development projects during the fact-finding visits to London and Vienna (Vienna example below left, London example below right).

The Panel is aware of the availability of a significant number of hard landscaping finishes and notes that some local developments have incorporated various surfacing mediums. However it considers that there is scope for further improvement and suggests that developers should always consider a variety of surface treatments as well as conventional tarmac roads and pavements. The Panel suggests that a wider variety of finishes such as porous asphalt, various colours and styles of paving, different colours of tarmac and gravel could provide relief and interest in central amenity areas. Some effort of incorporating such spaces and effects can be seen locally such as at Belle Vue below.

The Panel was of the opinion that generally there was insufficient emphasis on soft landscaping, especially the planting of mature trees within and around developments. This opinion was supported by various public comments. The Panel was aware that there were some excellent examples of merging developments into landscaped areas such as can be seen in Cornwall and in the Newquay growth area plans [23] ventures supported by HRH the Prince of Wales.

The Panel noted the use of offset planting to the side of the Berkshire hotel development in Peter Street as an effective way to create a transition between the public space of the pavement and private space of the flats.

The Panel concluded that it was important to ensure that developments were planned in an environmentally friendly way with a significant increase in mature planting and green areas.

Some of the submissions from the public and interested stakeholders have suggested that not enough emphasis has been place on the use of water or water features to provide a focus point in developments. Water provides the opportunity to produce creative and dynamic ‘sculpture’. The success of such features in amenity spaces is evidenced repeatedly throughout European cities and frequently provides a community area for the residents. Mr. M. Dubras advised in his submission that historically, proposals had been made to provide sea-generated fountains or jets and suggested that such innovation

[23] http://www.princeofwales.gov.uk/newsandgallery/news/hrh_visits_the_newquay_growth_area_499.html

should be investigated. Given Jersey's strong maritime links, this seems to be a suggestion that could add an interesting and appropriate element to the design of local developments.

The Panel has, on its fact-finding visits, concluded that the most used public amenity spaces are those that provide a mix of landscaping. Street and development landscaping to increase greenery and tree-planting has to emerge as an issue of high priority, not only from an aesthetic point of view, but also as an environmentally prudent approach.

The Panel has viewed a number of developments which focus on landscaping both hard and soft to introduce interest to buildings and to provide a green lung within developments.

The Panel agrees that some of the developments in Jersey have achieved a good mix of hard and soft landscaping providing pleasant amenity space for the residents. In addition it notes that the parking for some developments is on the outskirts of the development and it believes that this approach should become standard.

The Panel notes that the Belle Vue development has taken on board some of those concepts through the placement of cars on the periphery of the site allowing for a pedestrian-only central amenity space.

The Planning Advice Note recommends landscaping in new developments but also suggests that security could be compromised if trees or other vegetation obscured sightlines across developments. Whereas security must always be taken seriously, it would be unfortunate if planting schemes were rejected (or not put forward at all) because of a perception that planting needs to be only at a low level.

Recommendation 14

The Panel recommends that landscaping plans should be fully integrated into the main building development, not just seen as an "add-on" and that the planting of mature and semi-mature trees should be encouraged.

8.3. Drainage Schemes

The increase in paved areas and buildings as the island has become more built up has resulted in an increase in the amount of water that "runs off" these hard surfaces and creates the possibility of flooding or a breakdown of drainage systems. Heavier storms and unpredictable rainfall patterns, possibly due to global warming, may exacerbate this problem over the next few years.

Various techniques are now being developed to address this problem and to create surfaces which will absorb water and reduce the risk of flooding

> *'Sustainable drainage systems (known as SUDS) offer an alternative approach to traditional drainage. SUDS employ a whole suite of techniques to effectively manage drainage at source including dry ditches (swales), detention/attenuation ponds, and integrated constructed wetlands, all of which aim to detain run-off and release it slowly into watercourses or to ground. Source control techniques are also increasingly popular - such as the use of porous (as opposed to impermeable) paving and 'green roofs' which allow rainwater re-use.'*

Concerns about climate change, flood risk management and the need to positively respond to the impending Water Framework Directive has meant that organisations throughout Europe are beginning to encourage and the promote the implementation of SUDS a sustainable drainage system.[24]

Another approach is that of 'Green Streets', designed to reduce water runoff which has been introduced in the Pringle Creek Community of Salem.[25] The key to green streets runs contrary to typical road building, in which the goal is to push water away from the road quickly. The traditional surface is slick to repel water, curbs direct the water along edges of streets and deep gutters capture it and channel it to the drainage system. Green streets are generally narrower to eliminate unnecessary pavement. The porous asphalt soaks in the rain, where it drains to the soil below. Large swathes of land – called bio swales – next to the roads are planted with grasses, bushes and mosses that absorb water and filter contaminants, such as oil that leaks from cars.

"Ninety percent of the rainwater that falls on Pringle Creek Community will be returned to the aquifer," said developer Don Myers of Sustainable Development Inc. "This is a wonderful way to manage rainwater."

Recommendation 15

The Panel recommends that all developments consider the use of porous membranes and other design features to reduce the amount of excess water entering the drainage system.

[24] http://www.bournestreampartnership.org.uk/suds.htm
[25] www.pringlecreek.com

8.4. Parking Requirements

The Panel is aware of the current regulations in respect of parking provision required in new developments as outlined in Section 2.9 of *Planning Advice Note No. 1 – The Design of Homes* (November 2005) which relates to car parking. The section contains two principles (Nos. 18 and 19) that relate to the number of parking spaces and the location of such spaces.

Principle 18

> *"Adequate and convenient parking space provision shall be made within new housing developments for both residents and visitors, in a visually satisfactory manner, in accordance with the Minister's Guidelines."*

Principle 19 (Alternative Parking Arrangements) of the 2005 report dealt with the location of parking spaces on developments and read as follows:

> *"Residents' parking spaces in new housing developments should always be near to the homes they serve and open to natural surveillance. Most proposals for new houses will continue to provide for residents' parking within the curtilage of the houses. However, in appropriate circumstances where there are flats and terraced housing being proposed, consideration should be given to more flexible and innovative parking arrangements, including suitably designed communal parking areas located in close proximity to the homes and 'car clubs', to enable reduced parking provision."*

The Panel considers that a change of approach to the provision of parking and its location within developments is essential if quasi-villages are to become communities.

A major issue of concern to the Panel is the provision of hard landscaping for parking in the centre of developments, a more community focussed approach would be to make the central amenity space a pedestrian area and to move parking either underground or to the periphery of any development.

The community approach taken with many of the social housing schemes in Vienna focuses its attention on social amenity space which lends itself to the engendering of a community spirit and provides for a safe car-free environment for the residents. Vehicles are moved to the outer edge of schemes, developed underground, either fully or in part, and on some complexes are designed so that parking is at the rear of homes. The emphasis is placed reducing the impact of cars. Many of the developments viewed on the fact-finding visit to Vienna provided parking with gardens above, parking for residents through the elevation of parts of the development up onto stilts, and a variety of other methods.

The Panel again draws attention to the reference to security issues within the planning advice note. Whereas it fully accepts the need for adequate security, it does not believe that design of new developments should be constrained by the requirement for residents to be able to see their cars from their own properties. Secure parking can be provided in a variety of ways and the emphasis should be on creating a pleasant environment for residents.

The Panel is aware of a number of alternatives to providing parking spaces within the domestic curtilage.

Underground Parking: there has been reluctance in recent years to approve developments that required extensive excavation. The disposal of inert waste in Jersey is limited at present to the land reclamation site at la Collette. However, over the last few years various local contractors have developed methods for recycling inert rubble. This has uses as secondary aggregate or can be used to manufacture new building blocks. Subsoil can be mixed with compost to create valuable topsoil. The Panel believes that underground car parking should be seen as a viable alternative to surface level parking.

Car Clubs: This would involve a local 'fleet' of vehicles that could be reserved by those paying an annual fee for membership of the club. The Panel is aware of schemes where car clubs are in the process of being introduced, such as the new Wembley housing development and West Country examples from before. Locally, Dandara (Jersey) Ltd. has recently introduced an electronically managed car club scheme at its Spectrum development with vehicles charged out at £5.00 per hour.

Stacking spaces: The Panel was encouraged by a recent innovative approach introduced by a local property agent of a space-saving car-stacking system. The installation of such a system allows for the maximum use of the space available and can cope with vehicles up to two tonnes in weight and five metres in length.

The photograph below shows the concept in situ in Hilgrove Street, St. Helier.

Recommendation 16

The Panel recommends that all new developments should seriously consider providing parking at basement or semi basement level or under a pedestrian platform.

The Panel further recommends that the requirement for parking attached to a unit of accommodation should be further relaxed to provide for increased living space and amenity space and that this change of emphasis should be linked to improved public transport links and services.

8.5. External Building Design

Appearance: Details The craftsmanship, building techniques, decoration, styles and lighting of a building or structure.	This includes all building elements such as openings and bays; entrances and colonnades; balconies and roof-scape; and the rhythm of the facade.
Appearance; Materials The texture, colour, pattern and durability of materials, and how they are used.	The richness of a building lies in its use of materials which contribute to the attractiveness of its appearance and the character of the area.

The Panel agreed that it is essential that the exterior of a property is considered within the context of its location. For example, Royal Crescent, St Helier now includes a single property with a striking colour scheme. Does this add to the variety of the street scene or spoil the elegance of the terrace?

Fact finding visits also provided insight into the use of angled terraces to provide for a reduction in overbearing. This concept is described in the Planning Advice Note although it is not always adopted locally. Such an approach was viewed by the Panel on a number of schemes in London and in Vienna –

This example on the outskirts of Vienna provides all homes with a small garden area to the rear of their property. The angle at which the properties are set to each other provides increased privacy both at the front and rear of each property. A similar approach can be seen at Aubin Lane where the properties have been slightly angled. However, another development off Rue des Pres in St. Saviour completely ignores this approach.

The Panel observed that there appeared to be some reluctance to move away from relatively conventional design and materials and that significant variation in window and door finishes or angles are not common place in Jersey.

Innovative approaches to finishes were seen in some of the developments viewed on the fact finding trip to London. The external finish of the buildings below viewed in Vienna provide an example of adding to the living space available in a unit, increasing light and providing an interesting feature to the building façade. In addition the design does not encroach into the width of the street area.

It was also interesting to note the staged windows at roof level which provide for additional living accommodation. Many of the developments in Vienna use red roof tiles which provide a more textured appearance to the slate which is frequently used in Jersey. The Panel also noted that although the pitch of the roof was relatively steep and as such, more costly than a flat roof, the additional cost was mitigated by providing additional living accommodation in the roof space.

The photographs below again are of a small town street development on the outskirts of Vienna and focus on the use of colour and window variations to create an illusion of separate buildings as opposed to a complete street length development. The colours used are from the same palette and provide subtle continuation.

Many of the developments viewed in the more conventional areas of the cities and towns visited had colour schemes which blended in with the surroundings and maintained visual interest through small design features.

The Panel notes that a number of recent developments have used a mix of colour to provide interest and as a medium to include more variety to schemes, thereby avoiding a dull visual image of houses all looking the same.

Locally the Panel believes that the Berkshire development featured above has provided an example of the effective use of colour combined with form to provide amenity space.

It is important to note that traditional village development results in variety in the treatment of houses, not just with regard to the colour of the properties but in the style of build, the types of rendering used and the doors and fenestration finish.

The Panel noted the use of wooden cladding on the buildings; some of the wooden clad buildings locally appear to have been less than successful due to warping and discolouration. Whilst supportive of the use of varied materials the Panel considers it is essential that the selection of woods to be used as cladding or otherwise should be carefully researched and that any materials used below the wood should be selected to ensure adequate ventilation to permit the wood to breathe and move during seasonal changes in temperature.

The picture of the wooden clad building shows the use of the material against brick as part of an extension. [26]

The Panel notes that wooden cladding has been used effectively on extensions to local homes as seen below -

The Panel supports the Guidance outlined in Planning Advice Note No. 1 and its aim to provide a basis upon which the standard of design within homebuilding can be improved.

8.6. Roofs

During the visits the Panel viewed examples of the use of roof spaces in the form of terraces and or roof gardens. A variety of roof pitches and finishes were used and many of the developments had moved away from the high pitch roof common in Jersey. It was noted by the Panel that construction costs can be reduced when alternative styles such as flat roofs are adopted.

The roof top garden or terrace approach provides for additional private or community amenity space without encroaching on the overall footprint of the development site. Public submissions supported the view that additional consideration should be given to the use of roof spaces as amenity areas.

[26] [26] The green pages 19th April 2007, The Independent

Flat roof developments or individual houses, if constructed to a sufficiently high standard, could in the longer term provide householders with the opportunity to extend upwards.

The Panel considers that a two storey development such as that at Le Marais, St. Clement would have lent itself well to a concept which included roof space terraces or gardens.

Below is an excellent example of the La Cala nightclub in St. Helier maximizing its potential amenity space by developing an attractive glazed terraced dinning area in the form of a winter garden terrace.

Above right we see the innovative use of a roof terrace at a private residence in a densely populated rural beach side location. Private amenity space has been achieved by use of the garage roof and other roof sections to provide for tiered terracing and thereby an increase of amenity space for the occupants.[27]

In built up areas with mixed height developments, more considerations should be given to “grass” roofs. These are in fact planted with various varieties of sedum, which does not need mowing. Maintenance is confined to weeding twice a year.

The Panel noted that Self-builder George Owen put a grass roof from Bauder on his new house in Norfolk to make it blend into the sensitive landscape. A 'leaky pipe' irrigation system keeps the plants alive in droughts, although this is rarely used in the relatively wet Norfolk climate.

> *'The primary purpose of the sedum was to reduce the visual impact of the building from public roads as well as providing additional wildlife habitat.' 'The sedum established quickly, with the selvages growing over during the course of the first summer,' 'It is now well grown in and requires no maintenance at all. The different varieties of sedum flower in different colours throughout the summer, creating a varied and interesting roofscape; in the winter the roof turns bronze-red.'*

[27] photograph kindly provided by J. Rueb, of a family home.

One of the first grass roofs in the UK was the Log House, in Bucklers Hard, Hampshire, which was built in 1964. The building, and the roof, is still in good condition and the property was recently on the market for £2 million.

A very contemporary green roof design to represent the original green space was visited by the Panel on its fact finding trip to Vienna.

The front of the Delugan Meisl building incorporates etched glass balconies with branch design, also below the view of the grassed roof.

From an environmental point of view, green roofs provide green space and wildlife habitat from which both urban and suburban areas can greatly benefit. Living roofs can improve a building's visual impact, enhancing the locality, while creating additional habitat for birds and butterflies.[28] Green roofs are particularly useful at filtering out pollutants from the air. They also provide active insulation, helping keep a building cool in summer, and warm in winter. [29]

[28] http://www.livingroofs.org/NewFiles/Living%20roof%20Bridgewater%20003.pdf
[29] http://www.evergreenroofgardens.co.uk/green_roofs_information/green_roofs_information.html

Recommendation 17

The Panel recommends that the Department promote the use of green roofs in appropriate developments and that, in general, flat roofs should be seen as a positive design feature, providing amenity space in the form of roof gardens or terraces for residents.

8.7. Windows

The Panel was mindful that most Jersey housing developments of small individual units or low rise blocks tend to take a traditional approach to the use of windows. What was of significant to the Panel was the change of emphasis in other jurisdictions from

- bricks and mortar buildings punctuated by relatively small windows: to
- building skeleton frameworks with expansive window areas or glass walls

The increased use of glass provides residences with additional natural daylight and encourages the use of balconies, bringing the outside and inside of the building together.

UPVC window finishes are now available in an extensive range of colours and finishes, no longer restricted to white. The Panel believed that an increase in the materials used for window frames would be welcomed and provide additional interest. It is suggested that consideration should be given to using timber for window replacements, in particular sustainably sourced timber.[30]

Extensive use of glass together with a green roof can be seen on the 2006 Rublevo, Moscow project.

In addition it was concluded that with any artistic use of fenestration the concept of function over form should be adhered to. It was noted that on some recent developments whilst the glass finish had an aesthetic appeal which added to the buildings design the windows were unable to be opened.

[30] http://www.greenstreet.org.uk/index.php?ct=1&filters=f26

Glass can be used as a building material in its own right. The photograph shows a glass extension to an existing cottage, designed by Paul Archer.[31]

[31] http://home2.btconnect.com/paularcherdesign/church.html

The structure of the extension consists of double glazed roof panels supported on 5 ply toughened glass beams. The junction of the stone and glasswork was carefully detailed so that the support brackets are not seen.[32]

The photos below show no change to the front of the building and it remains within the context of the street but the treatment at the rear has provided for open plan living and through the introduction of glazing and light and the roof space terrace the home now provides the owner with the lifestyle they sought without requiring a move from the area.[33]




Recommendation 18

The Panel recommends that an increasing use of glass should be encouraged in residential designs

8.8. Size of units

The Panel is aware of the minimum room sizes approved for Jersey and that the Minister for Housing requires that all social rented accommodation provides 10% more living space than the minimum. The Panel commends this approach but considers that the additional 10% should also be included in private development.

The Panel considers that single bedrooms are too small to accommodate much else than a bed for sleeping and should be discouraged. Double bedrooms throughout would provide a more flexible option. Additionally the minimum size combined floor areas for living, dining and kitchen cannot be described as generous.

	Policy Documents	
	Jersey PPN 6 (1994)	**Draft PAN No.1 (2005)**
Combined floor areas for living, dining and kitchen (2/3 Bed)	24.6	25.83
Combined floor areas for living, dining and kitchen (3 Bed)	29.7	31.2
Combined floor areas for living, dining and kitchen (3/4 Bed)	33.4	35.1
Main Bedroom	12.5	13.1
Secondary Double Bedroom	10.2	10.7

[32] http://www.fluidstructures.com/projects/glass/index.html.
[33] http://www.channel4.com/4homes/ontv/grand-designs/houses/H/hackney_gallery.html

Single Bedroom	6.5	6.8
Single Bedroom in 2 Bedroom dwelling	7.4	7.8
Garden (family home)	50	50
Garden (family flat)	30	30
Garden (non-family flat)	20	20
Garden (Sheltered Unit)	20	20

The Panel viewed a number of apartments during its fact finding visits and found that good design especially through open-plan layout and innovative use of space can provide a high quality environment even though the unit is small.

For example, double height spaces accentuate volume and give the impression of openness and low energy heating in the walls or underfloor reduces the clutter of freestanding radiators. Small units can also benefit from the use of large windows.

The Panel considers that through the adoption of a more open plan style living and consequent move away from single room function designation, increased floor space will result. Narrow hallways, wall voids and connection spaces become too much of an overhead when the overall floor area of a unit is reduced.

The Panel heard evidence from Mr. M. Waddington, Association of Jersey Architects on the 16th February 2007 and discussed some of the issues relating to internal layout and minimum room sizes.

The Panel agreed with the following statement made by Mr. Waddington that a more open approach to design should be taken and it concurred that the issue of volume was one that should receive more attention.

Mr Waddington stated –

> *'As you probably know from Vienna, in Europe they talk about volume and I think that is a really interesting third dimension that we rarely explore. I mean, you can have a tight urban unit, but maybe with a double height space and a small balcony and a bit of roof deck. Suddenly - it is a bit like this room - it does not feel like you are in a very tight space if you have a nice, high ceiling somewhere. So, I think that is an area that a lot of developers have not fully explored and I know in the UK, certainly with loft style living, that is one key selling point. You sell people volume, very often volume with no fittings in it. They do their own kitchens, whatever. It is a way of perhaps economically delivering better space standards.'*

Recommendation 19

The Panel recommends that where residential developments are built to minimum size standards, the department should impose high design standards on the overall development and ensure that a generous amount of amenity space is provided throughout the development.

The Panel also recommends that developers be encouraged to emphasize volume within a development by increasing ceiling heights and providing double height rooms in developments, wherever appropriate.

8.9. Open plan accommodation

Although Jersey does not have old industrial buildings suitable for conversion into open plan, loft style apartments, it would be possible to adapt the concept of loft living and provide opportunities for individuals to purchase an accommodation shell which could be designed internally to their individual requirements. Some Jersey barns have been refurbished in this way.

Another approach would be to consider the potential for a change of use of some of the redundant office blocks in the town centre and to allow buyers to purchase either outright or as part of a co-operative, a whole or part of a floor to develop as they wished. This would provide a potential buyer with an affordable opportunity to step onto the property ladder and to develop the home as and when financially able to do so.

The primary benefit of an open plan design is in the flexibility it gives to arrange the living accommodation to meet particular needs as they arise rather than being dictated by the predetermination of a permanent floor plan of walls, doorways and rooms.

The Panel suggests that some of the new technologies on offer could provide answers to issues of noise which can result in reluctance by prospective residents to opt for open plan living. New movable walls used commercially in office spaces could provide the answer both to sound and open style living challenges. Movable walls can be manufactured to provide sound insulation that is at least as good, if not better, than conventional building techniques.[34]

Recommendation 20

The Panel recommends that the department should encourage developments to include some open plan living units and accommodation shells

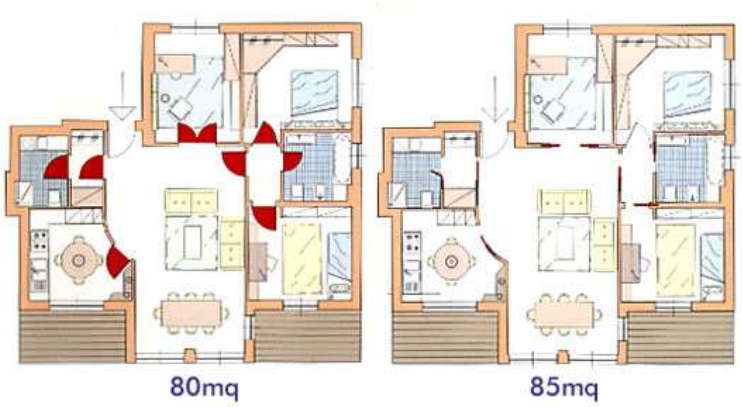
[34] Infinium www.infiniumwalls.com

8.10. Basements and extensions

In the northern United States and Canada, many homes are built with basements that are used as utility rooms, playrooms, family rooms and even to house swimming pools. The Panel believes that more consideration should be given to providing an increased volume of living amenity space by looking at outdoor space on the roof and additional indoor space potentially at basement level. Modern construction methods mean that today's basements are warm, light, comfortable and airy. A basement conversion is particularly suitable for a terraced or semi-detached urban home where adding a conventional extension or going up into the loft is not possible. Although more costly than other improvements, potentially basements could provide an increase to habitable space.

8.11. Sliding doors

The Panel considers that increased and more frequent use of innovations such as sliding doors built in to the walls can provide an excellent space saving solution, particularly suitable for smaller units of accommodation. It is suggested that the use of sliding doors can increase usable space within the unit by up to 6 per cent. For example, a small one-bedroom unit of 500 square foot would gain an extra 30 square foot of usable space.[35] The use of sliding doors not only saves space but also increases accessibility for wheelchair users.



Recommendation 21

The Panel recommends that the use of sliding doors should be encouraged in the design of small residential units

[35] www.Eclisse.co.uk space-saving door concept

8.12. Bathrooms

The Panel has noted that the trend in new houses is to have at least one bedroom with an en suite fitted as standard, in addition to a house bathroom. Even in smaller homes an en suite for the master bedroom is included wherever possible.

Walk-in showers and wet rooms are increasingly popular, as they are streamlined and minimalist. Demand is growing and homeowners are seeking the addition of such rooms as they are both space efficient and environmentally friendly in terms of reducing the amount of water used.

The wet-room relies on a completely water-proof room, which is not difficult to achieve these days given the vast array of materials available, even upstairs on chipboard sub-floors and the concept provide a useful solution for disabled access.

8.13. Services

The Planning Advice Note provides a good summary of techniques to improve the sustainability of a home, with a variety of suggestions for energy and water saving methods. The Panel saw many of these techniques in use at the BedZed development.

The Panel considers that the lifetime home concept of a basic provision such as electrical socket at mid height should be introduced immediately to accommodate the needs of a wider population.

In addition it considers that gas, water and electricity meters should all be provided in a, single, accessible location to allow easy monitoring of resource use.

Broadband wiring should be installed in all new homes as a matter of course and consideration should be given to providing centralised vacuum cleaning facilities. Where this can be installed, it provides benefits for allergy sufferers by ensuring that all particles disturbed by vacuuming process are captured and removed from the atmosphere

8.14. Staircases, hallways, connection spaces

The Panel has seen many examples of space being wasted due to the internal design of homes. Staircases are often located in a small hallway creating narrow spaces with accessibility problems and removing valuable space from the living area.

It believes that staircases should not necessarily be situated within hallways but can often be incorporated successfully into a downstairs living area. In apartment blocks lift areas are often dark and deep within the building. Better design puts lifts (and staircases) into a well lit atrium or to the outside of the building. Glass lift cages offer security and openness.

To the right is an example of a glass fronted stairwell providing natural light at Belle Vue.

8.15. Sound Insulation

High quality design must be functional as well as aesthetic. Modern residential developments often suffer from unwanted noise from neighbours and services (e.g. drainage and sewage pipes). Efficient sound insulation should be considered one of the highest priorities when planning a new development.

The Panel notes that there have been over the last few years, various complaints about the poor level of noise insulation between premises and on occasion the poor level of insulation with regard to noise external to a dwelling. The latter is less of a problem because it is possible to specify requirements as part of the planning process which results in an upgrading of the insulation value of the external envelope of the building. Waterfront Complex, Goose Green Marsh are examples, the aircraft noise zone requirements are another.

Internal building noise is subject to building regulation requirements which take precedence. The Nuisance (Jersey) Law as it currently stands does not cover building function noise. A revised piece of legislation namely the draft Health and Safety Dwellings (Jersey) Law which will go out to consultation shortly will assist with the issue

It is possible that current building regulations standard for insulation between dwellings is still resulting in nuisance or as the Panel suggest the design of the building and the location and treatment of service ducting and location may be part of the issue rather than insulation in isolation.

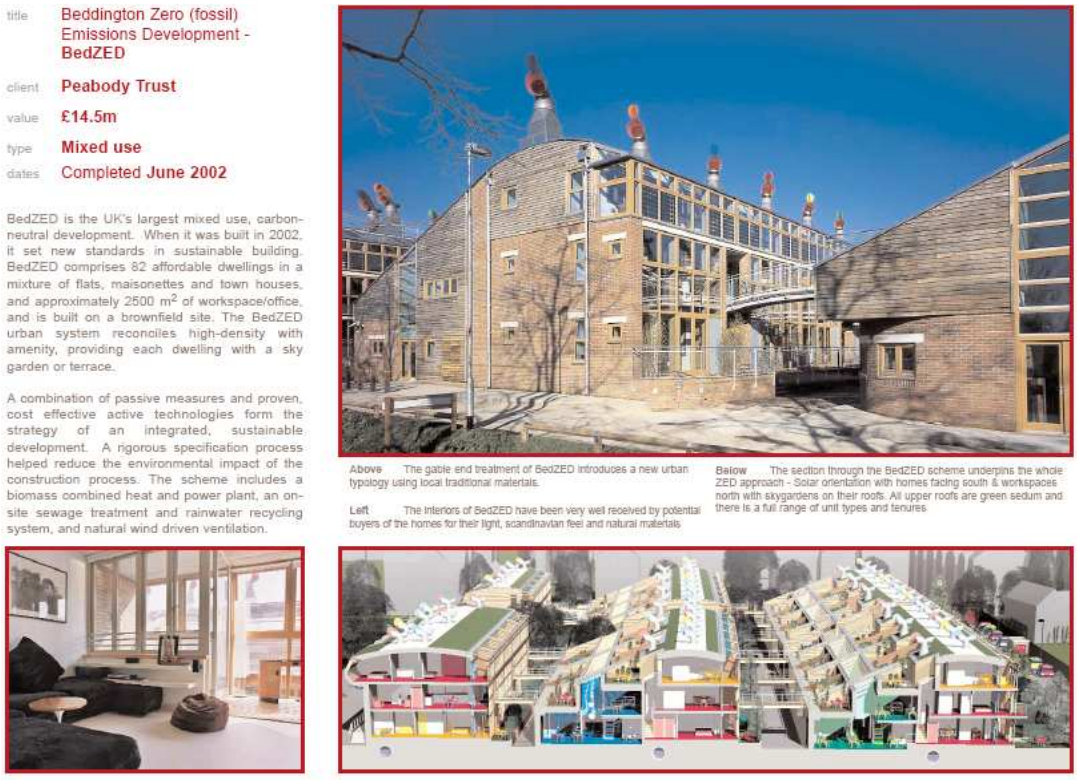
9. Visits

9.1. London

The Panel visited the Greater London area for two days in early August, the delegation included Deputy Duhamel, Chairman and Deputy S. Power accompanied by Mr. Derek Mason a Jersey based Architect.

The first visit was to, BedZED, in Beddington, Sussex. ZED stands for zero energy development. The designer, Bill Dunster, was seen to have adopted a design philosophy advocating low energy usage, self-sufficiency in energy generation, super thermal insulation using a 300mm void between outer and inner courses, and super efficient glazing.

The complex includes a grey water waste recycling centre by means of a reed bed. The roof treatment is sedum grass which acts as insulator and water trap.



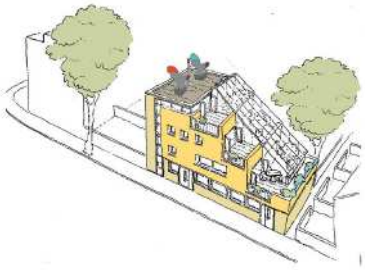
The Panel considered that a similar type of design might be suitable for the Island and was encouraged to see the use of rooftop garden initiatives incorporated in the design. The principal of zero energy was effective with the use photo-voltaic cells, to harness solar energy and reduce the need for generated electricity. The Bowzed development was also visited.

title **BowZED**
client **Yorklake Ltd**
value **£500k**
type **Residential**
dates **Completed August 2004**

BowZED is a block of 4 flats, just off the Bow Road in East London. Each flat benefits from its own south-facing terrace and conservatory, which have enough photovoltaic cells incorporated into the glass to meet at least half of the occupants' annual electricity demand. The other half is planned to be met by a recently installed micro wind turbine mounted on the communal stair tower. This building will generate as much energy from renewable sources in a year as it consumes.

Finished to the high levels you would expect for a modern urban 'for sale' development, the building has also been built to ZEDstandards. This means the levels of insulation and thermal mass are such that no central heating system is required. The flats obtain enough heat from occupants, the solar gain from south-facing windows, and incidental gains from cooking and appliance use. This enables a single 15kW wood pellet boiler to supply the whole block with hot water and back-up heating.

This building shows how a Zero (fossil) Energy Development (ZED) can be delivered on a tight urban site as a conventional development opportunity. The sales prices for the flats achieved by the developer were better than expected, and well above local comparable property showing there is a healthy appetite for eco-housing in the market place.



Diespeker Wharf: - The Panel also visited a development by Pollard Thomas Edwards (PTE), urban renewal architects in the Greater London area, involving a new school and flats above the school. This was done by merging the original school site with another small landlocked piece of ground, and the combined site yielded a new school for Islington and 8 flats that were sold off. The entrance to the flats is separate from the school and there are no overlooking issues. The school classrooms are on the ground floor and the completed development provided a new play area and a school hall.

This project exemplified innovative thinking on a difficult site and the final development achieved multiple uses. The Panel noted that the concept of residential accommodation within the same building as the school could be usefully transferred to the Jersey context and, with the use of a resident caretaker, could allow for extended use of school buildings outside school hours.

The Panel also viewed Harris Wharf (now Angel Waterside), 36 Graham Street, London N1 8JX which was an iconic building completed in 2004 and the subject of design awards.

Angel Waterside is one of several developments in Islington by Grove Manor Homes - this is a joint venture with PTE Services, as mentioned above. In this case, PTEA were both architects and developers who won an open competition held by British Waterways in 1998 for the Harris Wharf site fronting the City Road Basin of the Regent's Canal. The site was formerly a timber storage warehouse and yard owned by C F Anderson & Son. PTE's winning design was for a mixed-use canal side development of 57 flats and 15,000 sq ft of offices, plus a landscaped courtyard and basement parking.

The Panel noted that the development had produced a successful mix of uses including commercial, residential, amenity and parking.

Whilst in London the Panel visited, according to the Architectural review and the Newsnight TV programme one of the most innovative housing projects to be undertaken in the UK for decades. The development by Peter Barber at Donnybrook in London's East End showed car free streets, a variety of units from 1 bed flats to 4 bed houses and live/work spaces built to accommodate a mix of tenures. Large windows, balconies, private courtyards and doors directly off the street into living rooms with the whole ensemble having a pristine white North African appearance.

The development wasn't to the whole Panel's taste but the raw feel was perhaps due to the project's recent completion and once the planting has matured an entirely different ambiance will result. Instead of gating the community, the open car free streets encourage pedestrian permeability and links with the adjacent neighbourhood. The Panel also viewed a variation on the Barber theme at Tanner Street, Barking in Essex and spoke to local residents who suggested that as communities become multicultural it is to be expected that housing and lifestyle influences from abroad will be worked into the local community.

Low rise, high density blocks don't have to be bad residential environments. To see this the Panel visited two English mega structures of early vintage, the Grade II listed Brunswick Centre in Bloomsbury and the Barbican Centre in London city. Both offered amenities for their residents and others in the surrounding neighbourhoods, from shopping to leisure pursuits and cultural facilities in addition to affording the residents a pleasant open aspect over car free areas in busy city

districts. Although both centres have had their critics both are still standing, in good repair and resolutely supported by their long standing, satisfied residents – successful communities in their own right.

With greater residential density there is usually an increase in the availability of funds to be set aside to create pocket parks and the opportunity to display art. The Panel were impressed by many such spaces but one of which especially by Chetwoods architects – The London Oasis www.thelondonoasis.com brought science, art and architecture together particularly well on Clerkenwell Green.

A large independent environmentally powered "flower" sculpture whose petals opened during the day and closed by night and generated energy to run a number of telecommunication pods broadcasting live views of weather patterns over the earth. Visually, stunning and thought provoking.

Friendship House:

Friendship House was designed by MacCormac Jamieson Prichard architects. It is a high density, metal clad university student hostel designed to a tight budget in a less than desirable part of East London.

It was an exercise of strict urban design on a difficult site. The result is a functional building with good external amenity space including a pool and fountain in the courtyard.

Murray Grove:

Murray Grove is an interesting exercise in modular development and unitary construction. The units were pre-fabricated off-site with the dimensions of a standard 40' shipping container. Two together make one unit for a key worker accommodation. London has endorsed this type of development as a source of affordable compact design and it appears to be acceptable and successful.

The Panel spoke to a number of the key worker residents. Their general opinion was that they were very pleased with the accommodation in terms of its affordability and location. It included a pleasant internal courtyard space as well as a communal garden.

Container City:

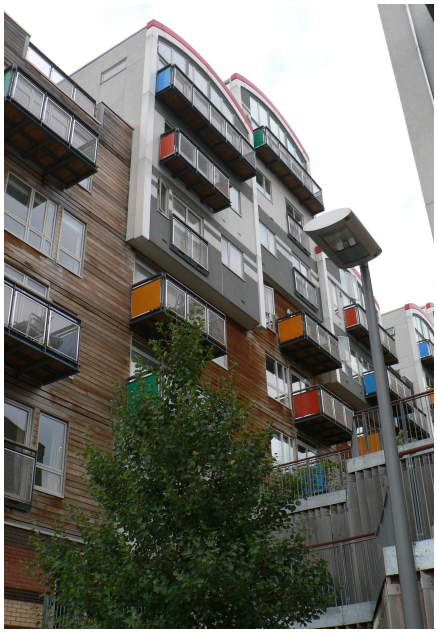
Set in former Trinity House workshop complex and maintenance facility on the lower Thames, and opposite the Millennium Dome, Container City is a more fundamental approach to low cost accommodation. Standard 40' shipping containers are knocked 2 into 1 and erected in a lattice type structure, without any attempt at softening the image

Greenwich Millennium Village:

In 1997, English Partnerships took on the commitment of transforming Greenwich Peninsula – previously the site of the largest gas works in Europe – into a thriving, twenty-first-century community. Greenwich Peninsula is one of the largest development sites in London and one of Europe's biggest regeneration projects.

English Partnerships has invested over £200m in acquiring, reclaiming and developing the site. The importance of a natural environment has also been recognised by English Partnerships throughout the development at Greenwich Peninsula. Three main areas of parkland have been created including an ecology park, and extensive works have been carried out to improve the riverside environment.

The village is being developed by Greenwich Millennium Village Ltd (GMVL), a joint venture between Countryside Properties and Taylor Woodrow. GMVL works in association with its social housing partners, Moat Housing Group and Ujima Housing Association.



The first residents, who were previously on Greenwich Council's housing waiting list, were welcomed to their new homes in December 2000 by the Deputy Prime Minister. 671 homes are already built and occupied, including a number of live/work units. A state-of-the art integrated school and health centre funded by the English Partnerships opened in 2001.

The car-parking is kept hidden and off-street within the complex and the garages are hidden from view, one on the periphery and one in the centre.

This project aims to create an urban village from scratch. The Panel was impressed by the development and considers that it could well be a model for future urban regeneration.

New London Architecture:

New London Architecture (NLA) is a collection of companies, organisations and professionals that have an interest in promoting and improving the awareness of high quality design for the built environment in London to a professional and public audience.

The NLA space is a centre for display as well as a centre for debate and for networking. It is where visitors to London can orientate themselves, where school children can learn about their environment, where communities can be consulted.

A permanent exhibition of a 1:1500 scale model of Central London, surrounded by a display showing a cross section of current building projects, is accompanied by a programme of temporary exhibitions addressing London issues.

The Panel was impressed with the NLA and believes that Jersey would benefit from a 3-D model of built-up areas, and that Jersey architects and developers should be encouraged to participate in public engagement.

9.2. Vienna

Two members of the Panel undertook a successful fact-finding visit to Vienna as part of its Review from the 4th to the 8th February 2007. The attending Panel members were Deputy R. Duhamel, Chairman and Deputy S. Power, who at that time was Lead member for the Review.

The Panel was accompanied for some of its visit by the Planning Minister Senator Cohen and the itinerary was arranged by Derek Mason a Jersey based Architect.

The group was afforded an opportunity to visit a number of exciting and unusual social and privately owned developments. Whilst not all aspects of those developments would be appropriate to Jersey requirements, many of the core concepts of the projects could be transferable.

Of particular interest was the Kamillenweg 1989 Housing Project which examines the energy consumption balance of buildings. The project incorporates solar houses with active and passive use which contributes to ecological living. The development offers privately owned homes with small gardens as well as large communal areas including a small community centre which is managed and maintained by the residents. The project also has a reed bed to enable grey water recycling.

The design focus on many of the projects was on open plan split level living with an emphasis on best use of all the space available. The approach was to reduce the number of internal walls to ensure that use of all floor space was optimised; most of the

apartments and or houses incorporated a small private amenity space in the form of a garden or balcony which was supplemented by communal areas.

Many of the designs incorporated the removal of cars from the centre of developments to provide a circulation free environment and amenity space which lends itself to family and community activities. Many of the projects included playgrounds visible from most of the units, a community hall of some description and or other facilities such as swimming pools, restaurants, cafes, laundry facilities and many more innovative concepts.

The approach to providing car parking in many of the projects visited was that it should be subterranean or located adjacent to the development. Many of the housing estates adopt the principle of creating car free garden areas at their centre to provide a safe environment and amenity space for family and community activities. Cars are parked in basement car parks beneath the buildings or on land adjacent or use made of the excellent public transport systems. In design priority terms people not cars come first.

The visit provided an opportunity to view a modern loft style and open plan living with concepts such as atrium walkways to provide year round amenity space and to promote a social and community lifestyle.

KAMILLENWEG

The Kamillenweg Housing Project by, Siedlung (1989, Reinberg – Trebersburg etc) was initially built as an experiment in ecological construction and community living. The 28 timber clad housing units incorporate both active and passive solar heating and a natural green sedum roof. The development offers privately owned homes their own small garden as well as large communal areas and a community centre which is managed and maintained by the residents. The project also has a reed bed to enable grey water recycling.

The visiting delegation was advised by Mr. Mason that ever since the oil crisis of 1973 architects have been trying to examine the energy consumption balance of their buildings. Solar houses with active and passive solar energy use make an important contribution to ecological living. The original ten houses in the group have been the subject of extensive writing in specialist and popular magazines and are considered important contributions to a new style of housing. The veranda house type consists of light skeletal timber constructions, conservatories towards the south and a massive façade towards the north.

The delegation viewed the internal layout of one of the homes and was provided with a guided tour of the community amenity facilities which were maintained by the residents. Whilst the homes were compact the room sizes were focused on the basic needs of a two child family and provided a private garden with each residence in addition to the communal areas for larger social activity and community interaction.

The interior design focus on this project and on many of the other projects was on open plan split level living with an emphasis on best use of all the space available. This approach reduces the number of internal walls and ensures that living spaces are light and airy.

ZSCHOKKEGASSE, Wohnbau (1992 Hufnagl)

The four storey residential housing block was designed by Victor Hufnagl in 1992, and completed shortly afterwards. In contrast to many Viennese schemes on the urban periphery, this design is based on an inner access courtyard gallery with glassed roofed atrium. The whole theme is one of consistent green including the glazing, doors, lift structure and residents have developed on this theme by adding a large amount of green planting. The glazed gallery approach provides residents with a winter garden style amenity.

The Viennese scheme is based on a mixed tenure approach. Access to the various floors is via open gallery stairwells and lifts. The units on the upper floors of the development benefited from large external balconies. The lower floors had balconies and small garden areas. The average unit size on the complex was 75 square metres.

The balconies and terraces facing this area help to create a variety of divisions. This together with the variety of detail provides a controlled, semi public area. The complex provides signs of the social utopian ideals of Jean Baptiste Godin. Zschokkegasse was striking in the ambience it achieved in the enclosed courtyard area and presented a very welcoming concept. The delegation noted the cleanliness of the whole development and the consideration of the residents for each other with regard to noise. However, most of the delegation noticed that in a mixed development such as this social responsibility was key to its success.

The delegation was invited by one of the residents to view inside her home and saw the practicality that the design offered as a result of private open air garden areas on one side of the properties, whilst providing a covered semi communal area to the north of the properties providing year round amenity space. The delegation noted again the effective use of space within the living area and the split level approach with a minimalist approach to hallways to increase the floor space available to the owner/tenant. The Panel members were hopeful that Jersey would find a way to replicate what it considered to be an excellent development providing its residents with year round private and community amenity space.

The communal areas are operated under very strict rules, the atrium approach results in very little noise being heard from within the flats. The delegation and the Panel upon later discussion agreed that gated communities such as this could provide the necessary facilities to encourage community spirit. The mix of tenure and age groups provided for a balanced community and a safe environment.

Sargfabrik Housing and services co-operative

The delegation visited Sargfabrik developed on the site of an old Viennese coffin factory. It was acquired by a forward thinking group of professionals who promoted an approach to building what is in effect a co-operative residential community complex which is collectively owned and used by their housing association members.

The project was heavily subsidised to allow for the creation of community facilities which include, a café, restaurant, swimming pool, events hall, theatre, and conference room, laundry facilities for use by association members and others in the local neighbourhood.

The residents pay a monthly management fee for services within the complex. The cooperative association is non profit making. When a resident leaves the community chooses the new occupant. The development consists mainly of one or two bedroom units.

The interior design embodies open floor plans with gallery and balcony access on the upper floors with the whole of the unit having a glazed façade to increase light. Units are on average 70 square metres for 1 to 2 people. The walls are heated internally which removes the requirement for freestanding radiators.

The community operates on a semi gated principle; it is open to the public during the day and becomes a closed community in the late evening and overnight.

Due to the immense popularity of Sargfabrik, the association erected a second building called Miss Sargfabrik with the same focus on community living. At the centre of this bright orange building is a huge space containing a laundry, a library and a large kitchen with dining area. Residents have the option of using these communal facilities in addition to their own.

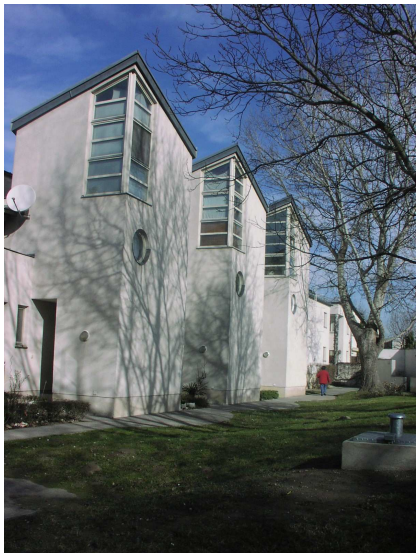
The design focus on many of the projects was on open-plan, split-level living with an emphasis on making the best use of all available space. This approach minimised the number of internal walls to ensure optimal use of all floor space; most of the apartments and houses incorporated small private amenity spaces in the form of gardens or balconies, supplemented by communal areas.

Many of the designs exclude cars from the centre of developments to provide a traffic-free environment and amenity space lending itself to family and community activities. Many of the projects included playgrounds visible from the majority of units, a community hall of some description and other facilities such as swimming pools, restaurants, cafes, laundries and many more innovative concepts.

The preferred location for car parking in many of the projects visited was either subterranean or adjacent to the development.

The visit provided an opportunity to view modern loft style and open-plan living, with concepts such as atrium walkways to provide year-round amenity space and promote a social and community lifestyle.

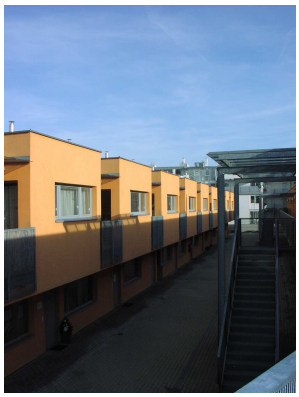
PILOTENGASSE, Siedlung (1989 Krischanitz – Herzog & de Meuron – Steidle)



The delegation viewed this housing complex development constructed in 1989. In contrast to nearby housing in Biberhaufenweg, this medium-sized estate with 200 units had a linear design theme. The three teams of architects involved in the design and development were seeking to achieve a subtle interpretation of terraced housing, using strongly differentiated colours for the individual terraced houses. The delegation noted that high density had been achieved and that a variety of styles provided interest. It noted that once again much of the focus of the development was on the amenity space and access for pedestrians throughout with the provision of both hard and soft landscaping areas. The Panel accepts that whilst the whole concept of the development may not be transferable to Jersey it considers the principle of using more than one architect to design a project provides an opportunity for increased variety.

TAMARISKENGASSE, Siedlung (1993, Rainer)

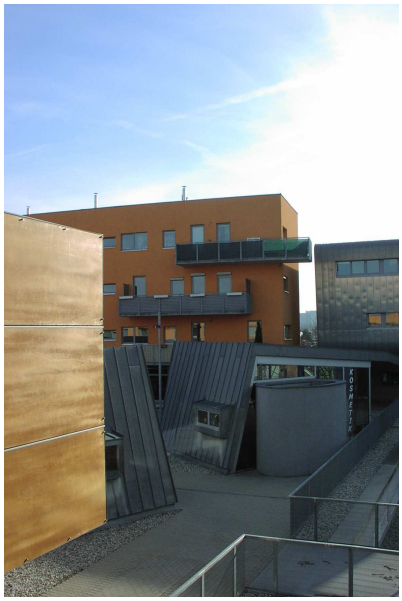
The Siedlung solution for building on the urban periphery utilised low-rise, high-density housing. Whilst the ground level comprised courtyard houses and two-storey terraced houses with a garden for families, flats and maisonettes were situated above to accommodate childless families; the entire scheme was designed to be accessible on foot and incorporated a kindergarten and flats for retired residents at the centre of the site.



However, it was noted that the complex tended towards a heavy use of concrete. The delegation noted that density should not necessarily be the key focus of any development, and whilst all access was pedestrian and vehicles concealed the design lacked aesthetic appeal. Only some aspects of the concept were likely to be relevant to Jersey.

DONAUFELDERSTRASSE 101, (1991 BUS – Architektur, Blazica, Spinadel)

The delegation noted that many of the ideals relating to the development represented a forward thinking approach in terms of designing to provide for the needs of a new society within the developing area. However the mix of apartments, commercial premises and supermarket under the name of “Compact City” was an attempt to generate urban development which was considered to have resulted in quite harsh design. Whilst trendy and colourful it was considered that the design could not conceal shortcomings at the planning level; “Compact City” has been likened to ‘a hi-tech aircraft carrier waiting to go into action.’ Eight female architects were invited to develop building proposals to reinforce female-friendly urban planning by the women’s office of the City Of Vienna. The overall plan for 350 apartments and a children’s day-care centre was realised by various housing societies



This was an example of “theme-oriented” housing. A rethink about Vienna garaging laws led to housing based on a more critical attitude towards the car. Instead of building an

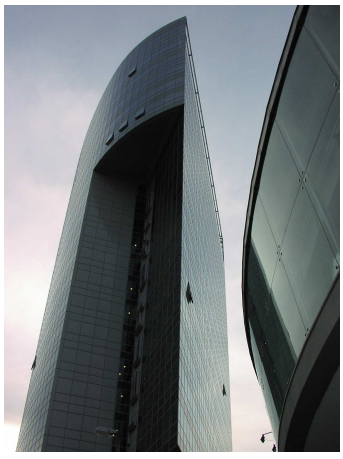
underground garage, the funds saved were spent on alternative facilities such as roof gardens, a children's playroom, a communal sauna and storage space for bicycles at ground floor level. Tenants were given a say in what extensions they wanted, and how the loggias and facades were to be designed. Bicycle repair facilities were organised by private initiative and car-sharing offered.

The whole of **DONAUCITY** is a pedestrian zone

The Panel was advised that urban expansion was needed in Vienna to accommodate the growth in population in the early 1990s. The growth in population was due to the city's increased role as a mediator between eastern and western Europe. The Danube City was to be a bi-polar, second centre for the main city and as such give new impetus to business and investment.

1993 Andromeda Tower

This office and residential tower occupies a special urban position as a gateway to the entire Danube City complex. The elliptical form of the tower responds to the concave building volumes of the UNO City buildings which are in the adjacent complex. Andromeda Tower's external skin is interrupted twice, by a three-storey slanting glass element that houses multi-level lobbies. The four top flours of the tower house flats, with balconies cut into the building.



1994 Mischeck Tower designed by Roman Delugan and Elke Delugan-Meissl

This tower provides housing based on gallery access, the building being set on pillars so that one can see under and through to the other side. It shows another alternative in high-rise building as opposed to the traditional approach which builds up from ground floor level.

Another of the residential towers viewed by the delegation was a 1994 design by M. Cufer and Partners, which provided access to the whole residential complex via a glazed atrium as high as the building itself. A row of maisonette housing faces the city and provides spacious terraces. The atrium tower design was completed by a circular residential tower with windows staggered in a geometric pattern.

The delegation noted that the towers provided a variety of finish and styles in a small area, with differing window placement and shapes and innovative features cutting into the buildings to provide balconies, access and individual design features.

1999 Church 'Christus Hoffnung der Welt' by Heinz Tesar

The Panel visited the small church located within the city reflects innovative and unusual design concepts and met with the Architect Heinz Tesar. The interpretation of light has resulted in an interior that is unexpected; cube-shaped glazed openings in each of the upper corners to let light in were amongst Carlo Scarpa's favourite motifs. The church, itself in the shape of a cube comprises a basement area providing amenity space, with circular windows to all sides supplying the inside of the church with maximum daylight.

The delegation was impressed with the integration of the church design which reflected the contemporary architectural approach to the development of Donaucity.

The Gasometers

This building opposite the gasometers is planned to provide approximately 51,000m^2 of flexible office space; the first part was completed in February 2004. Great trouble was taken with the design of the façade. The small plaza in front of the building illustrates the kind of use that has become common in urban expansion areas.

The Panel visited the Museum Quarter the courtyard site development is an excellent example of high-density inner-city housing of the highest quality. The building regulations permitted utilisation of a very small site to erect three residential towers, marked by an intelligent ground plan. Ground floor and first storey each have a small apartment, with a duplex flat and roof terrace above.

10. Hearings and Submissions

The Panel published two calls for evidence in respect of its review and received a number of responses all of which are produced in full on the Scrutiny Website at www.scrutiny@gov.je. The Panel issued its calls for evidence in December 2006 and again during January 2007.

Most of the submissions received from members of the public and interested organisations followed a theme. Some of the responses received were as a result of a targeted consultation exercise which had provided a structured questionnaire to elicit individual and organisational views.

The recurring and most frequent issues highlighted as matters for concern and requiring improvement were as follows

1. the lack of open amenity space provided within developments;
2. a need for the introduction of increased and mature soft landscaping;
3. the introduction of more water features/sculptures or community seating areas;
4. insufficient space in the accommodation provided and a lack of storage both internally and externally;
5. that more experiments should be undertaken in respect of timber framed or prefabricated homes to speed up the building process and reduce costs;
6. a lack of parking spaces;
7. the location of parking spaces in a development should be the subject of further consideration due to the general lack of amenity space;
8. the use of roof areas as additional amenity space should receive further consideration;
9. the use and apparent preference of rendered surfaces given cost of upkeep in this marine environment as well as normal roadway pollution from dust and traffic;
10. the lack of control over the colours applied to buildings;
11. more response to climate change and the introduction of more environmentally friendly technologies to reduce the carbon impact of buildings;
12. thermal insulation levels should be increased as a matter of course;
13. the use of minimum room sizes as the norm;
14. Suggestions that models should be produced for all proposed new developments;
15. building regulations are all too often used as the building and construction standards, yet these are the minimum requirements for building and construction

16. That the level of regulation relating to design can stifle innovative concepts and prevent experimentation and the introduction of new environmentally friendly technologies;

The Panel would like to thank all individuals and organisations listed below that made submissions to the Review -

Mr. M Dubras
Senator T Le Main
Jersey Homes Trust
Mr. H Baudains
Standing Conference of Women's Organisations of Jersey
Mr. E Le Quesne
Mr & Mrs D Rybarczuk
Mr. R Bisson
Les Vaux Housing Trust
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