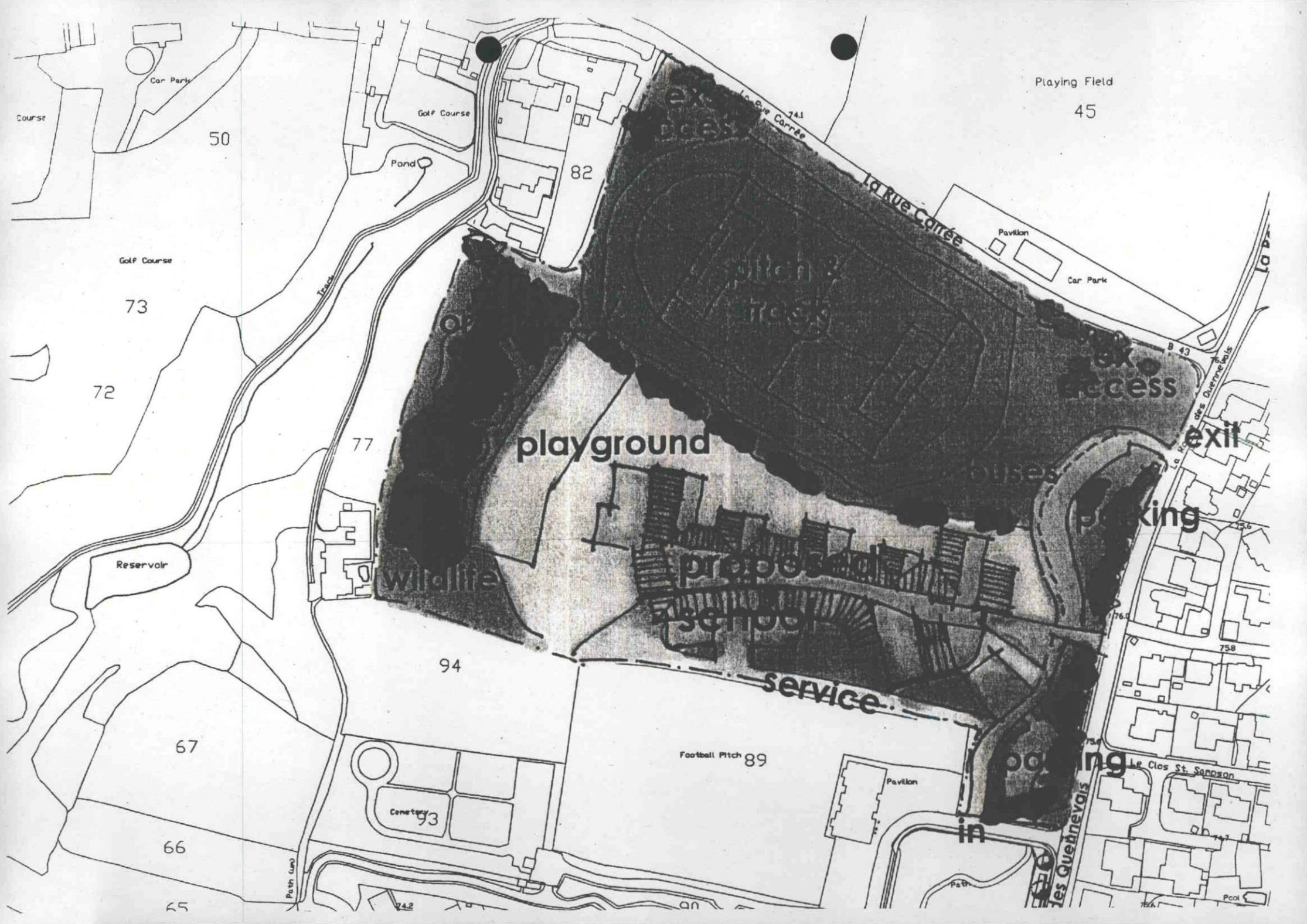


APPENDIX J

JERSEY ARCHITECTURE COMMISSION FEEDBACK



Playing Field
45

50

Golf Course

Pond

82

La Rue Carrée

Pavilion

Car Park

Golf Course

73

72

77

playground

exit

Reservoir

willie

proposed
school building

parking

94

service

67

Football Pitch 89

Cemetery 93

Pavilion

in

parking

66

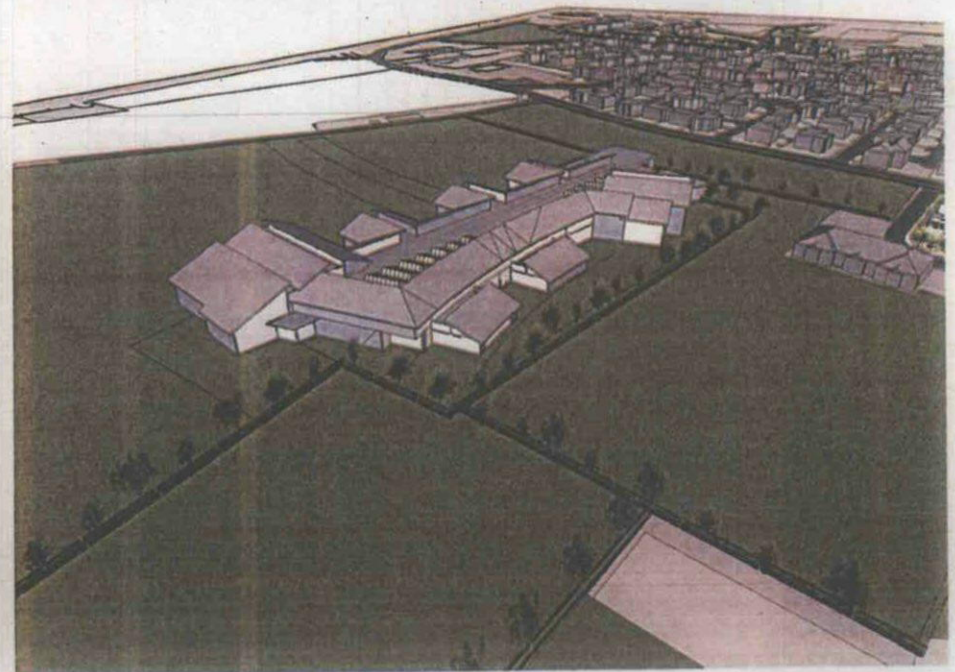
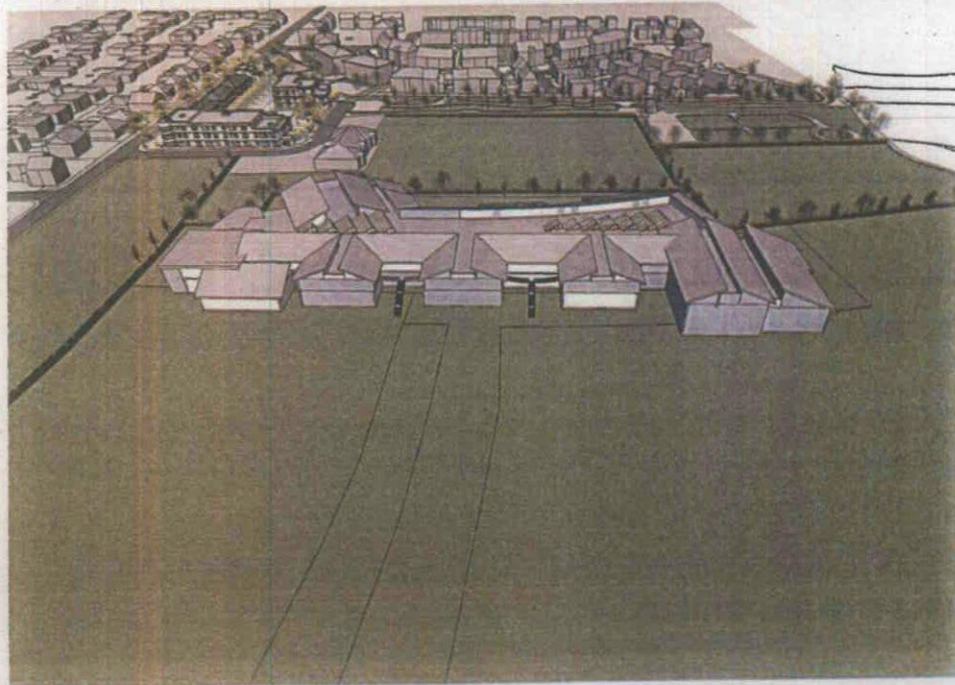
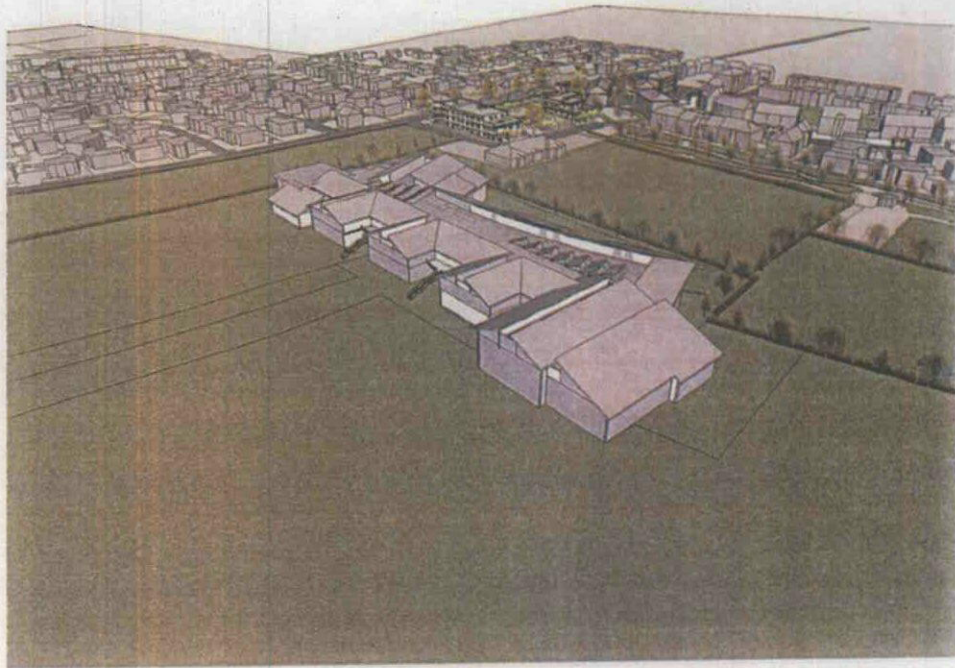
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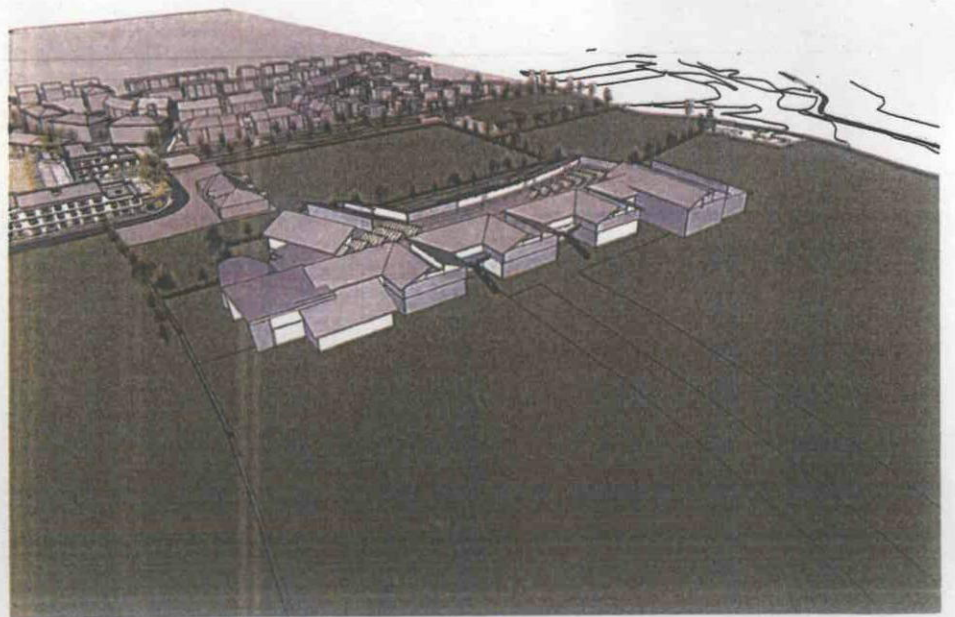
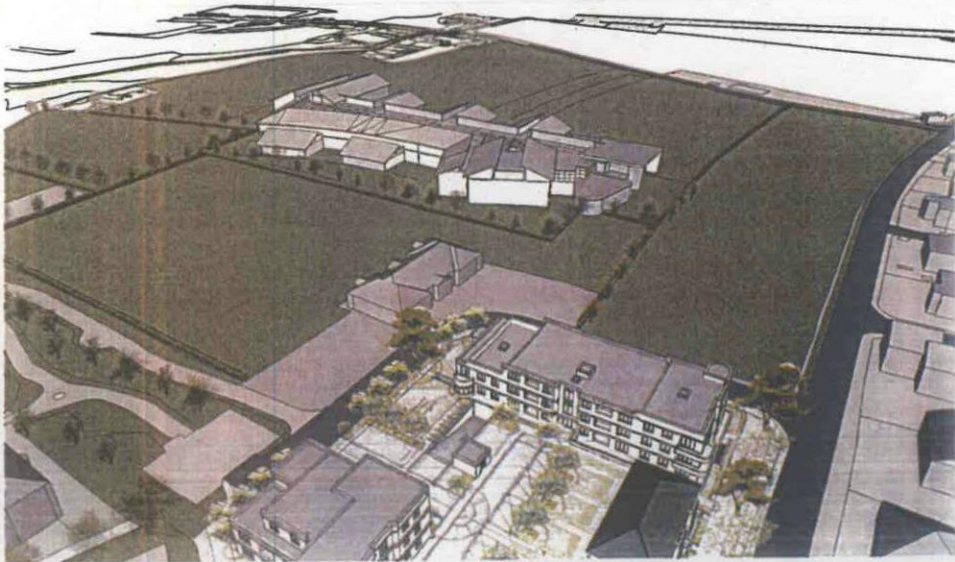
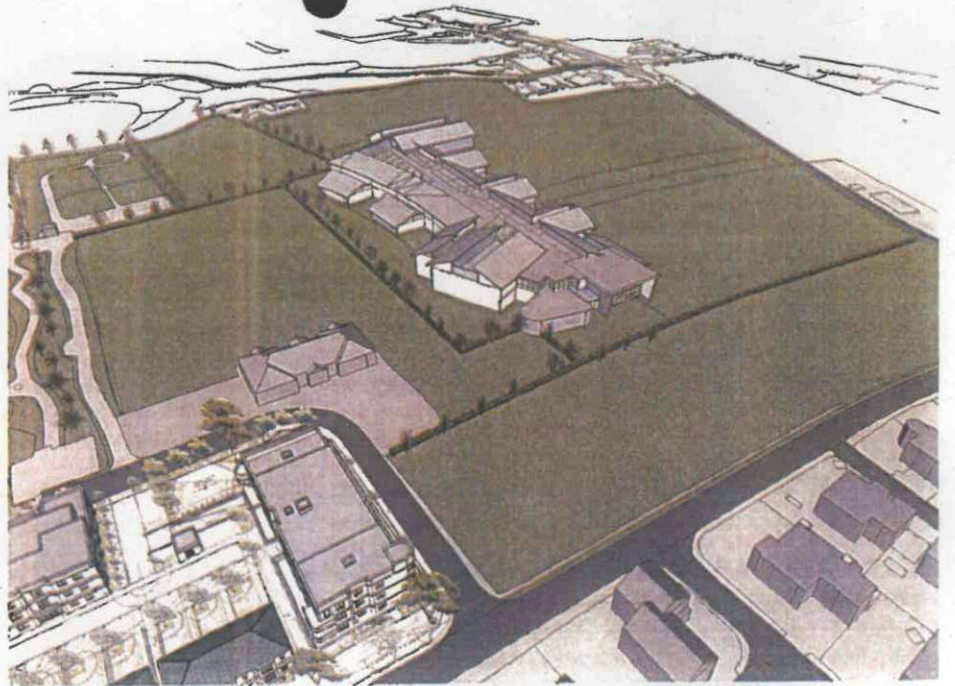
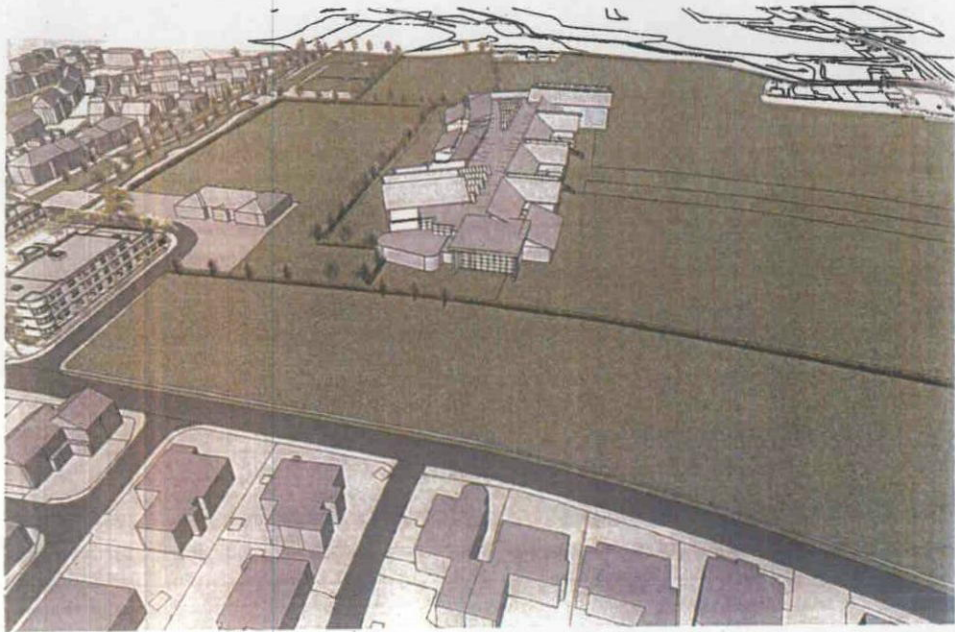
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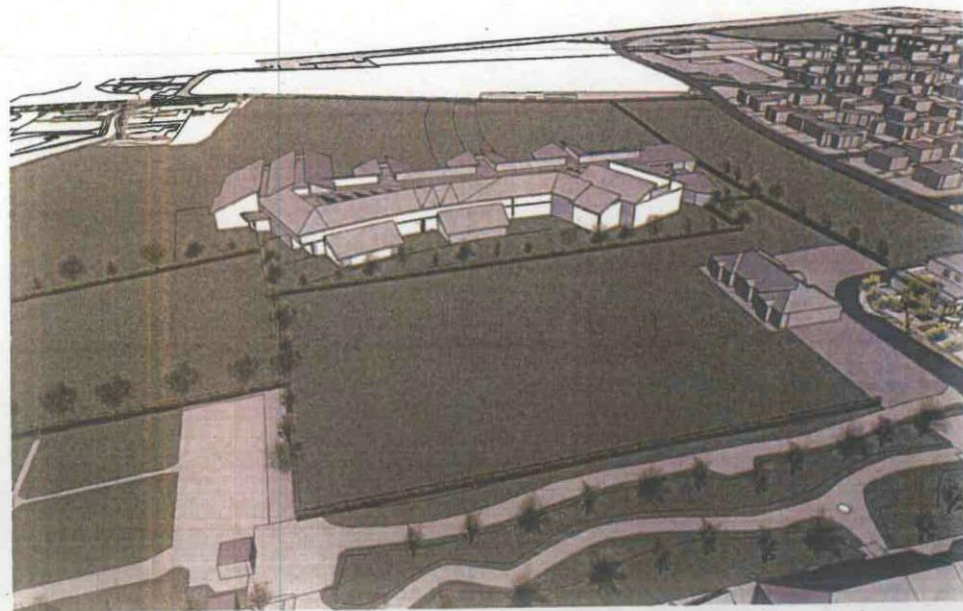
Path (up)

Les Guennevais

Pool







JERSEY ARCHITECTURE COMMISSION

Date of Design Review: 13 May, 2016.

Commissioners Present:

Antony Gibb
D Prichard (Chair)
S Hart
R Williamson (EO)

Les Quennevais School, St Brelade.

Applicant Attendees:

Barry Freeman (Architect)
Richard Cheal (Property Holdings)
Richard Glover (Property Holdings)
Paul Letch (Deputy Head)

Planning Officer

Peter Le Gresley

Background

The project was previously presented to the JAC in March 2016. Notes from that meeting was circulated to the Commissioners.

The Scheme

The architect reminded the Commission that the scheme had been the subject of a full consultation exercise with the community. There had been widespread support for the school on the site selected. The orientation of the school had also been chosen to maximise the gap between the housing to the south and the airport development to the north. The school has to accommodate 750/850 pupils and it will also serve the Island's disabled pupils in secondary education. The school will also accommodate community uses outside normal school hours. There has also been strong support from the Parish to maintain the "gap" between the housing on the south side and the airport.

The architect illustrated a remodelled scheme with the school running on a north south orientation as had been suggested by the Commission at the earlier meeting. In their view this closed the "gap" which ran contrary to the preferences expressed within the consultation exercise. The Deputy Head explained how the "street" concept was favoured against the atrium approach in terms of building plan and how much of the plan form had

emerged through visiting other schools and reviewing their effectiveness in the Jersey context. Teaching children in direct sunlight was not favoured as it reduced concentration levels and it was anticipated that external breakout areas would only be used in the summer term. The new building with the "street" would open out to a landscaped area which would be populated with facilities to encourage the use of the space. The entire scheme had been greatly informed by visits to the Cornelius Vermuyden School in Canvey Island. The restrictions imposed by the Green Zone had also encouraged the position of the school as presently illustrated in that it was considered there was significantly less impact on landscape character with the school placed adjacent to the existing housing. Notwithstanding therefore the comments made at the previous meeting by the JAC a review of the consultation outcome and the remodelling work done to test the north/ south orientation option had not prompted a desire to change the proposed alignment of the new school.

Policy Background

The site is within the Green Zone but the project is seen as a piece of key infrastructure. In the view of the applicant the present plan respects the zoning by attempting to minimise impact upon the landscape.

The Response of the Commission

- The Commission noted the rationale promoted by the applicant regarding the orientation and location of the school but agree to differ on the merits of the adopted approach. They are of the view that a north /south orientation would deliver significant advantages to the quality of the teaching environment. It was noted that the Canvey Island School is orientated North-South. They are of the view that the proposed north facing courtyards would work more effectively on either the southern and western sides of the building if the school was moved off the southern boundary or had its orientation moved through 90 degrees. This would require a relocation of the proposed service road which presently is shown running along the southern side. The Commission consider this key move would be to the advantage of the teaching environment. It was noted that the playing field to the south of the proposed school was not in the ownership of the school and was a separate entity and would not be part of the school grounds.
- The Commission were of the view that the elevational treatment remains unclear and is still to be fully developed. They note that this is a very large building and that whatever approach is finally adopted it will need to be very carefully considered. At present there is not enough information has been provided for the Commission to form a judgement on the merits of either the design or the external finishes.
- The Commission consider that the details of the landscaping and ecological plans need to be synchronised with the design and layout of the building and should be integrated at this stage and should not form part of reserved matters in such a significant public development .

- The Commission are not able to comment in detail on the proposed roof scape. The model shown to them built to assist planning the layout would have also been useful in understanding roof form.

Conclusion

The Commission are aware of the rationale adopted in relation to location and orientation but do not agree that it represents the best option for the new school. They remain of the view that the new building might be more responsive if oriented North-South and would derive operational benefits from changes in that respect. This move would also allow the hall and sports centre to share the same car park thereby reducing the need for vehicles to penetrate the site. It is also likely to give more civic presence to the school. The Commission also were of the view that the access to the new school appeared to be from a side road which seemed complicated and reduced the importance of this new community building. Road priorities may need to change here. The development of a coordinated landscape frame work is important at this time so that the built form and the landscape can be more effectively integrated. Although brick has been mentioned, together with zinc roofs and timber cladding, the external finishes and elevational treatments are not yet available. The integration of the sports hall into the form of the building looks challenging and the final form of the roof scape will be important in this respect alongside the design and form of the roof on the sports hall itself. The Commission noted that in the presentation the architect had made mention of a policy requirement to retain a green strip along the road side to accommodate pedestrian and cycle traffic. This should still be possible with a reorientation of the school not withstanding the construction of the most recent housing development south of the site seems to have prevented this link running further southwards.

JERSEY ARCHITECTURE COMMISSION

Date of Design Review: 18 March, 2016

Commissioners Present:

Andy Theobald (Chair)
Mike Waddington
Sara Marsh
Antony Gibb
R Williamson (EO)

Les Quennevais School, St Brelade.

Applicant Attendees

Barry Freeman (Architect)
Richard Chill (Property Holdings)
Richard Glover (Property Holdings)

Planning Officer:

John Nicholson

Background

The existing Les Quennevais School requires replacement and the present building is not capable of rehabilitation. Three sites were examined as part of an extensive consultation exercise and the present site has been selected as the preferred option.

The Scheme

The school will be required to accommodate 750/850 pupils and will also be used for community purposes. It will contain a public library and will have to be capable of selective use outside normal school hours. It is proposed to have a single front entrance with parking for 85 cars with provision also made for buses. Externally within the grounds it will have an all-weather pitch with landscaping and planting as part of its new landscape setting. It is proposed it will be finished with brick, slate, aluminium and zinc. . It has been modelled on the Cornelius Vermuyden School in Canvey Island. The headmistress has

been closely involved in the new project. The site plan suggests a largely two storey building on an east -west axis.

Policy Background

The site is within the Green Zone but the new building is recognised as a piece of key public infrastructure. The location of the new school has been fixed in the southern section of the land in an attempt to integrate it with the housing to the south.

The Response of the Commission

- The Commission noted the very elongated form of the plan which by necessity "spreads" the school on the site. They also questioned why the crescent shape of the school contains no more than the service access. They consider that the opportunity to "hold" activities and elements within this form is being lost and that this space could contribute significantly to the life outlook and activities within the new school. The Commission recommend strongly that the agent consider this matter again even though it may require some alteration to the position of the building on the site and a relocation further north.
- The Commission were concerned with the clear difference in character and appearance apparent in the northern and southern elevations. They are very different in character and appearance. They would benefit from a more coherent and co-ordinated design approach to give more consistency in the project and should adopt a holistic approach which expresses Jersey relevance in design and in the approach to landscaping work.
- The Commission questioned the tightness of the courtyard spaces on the northern elevation between the proposed wings and the extent to which that space and the quality of the classrooms could be beneficially used by the school. The northern and western elevations of buildings can be inhospitable spaces and the site is exposed.

Conclusion

The Commission recommend that the plan of the building becomes more responsive to its orientation and aspect and that the southern crescent looks to frame and hold space and activities that will positively enhance the experience and quality delivered by the new school. This suggests amendments to the site plan from which real benefits could be derived and amendments to the internal plan which might locate external teaching spaces

on the south side which are "held" by the building form. The very different nature and appearance of the two main elevations should be revisited and some coherence given to the overall approach. This should be combined with a landscaping plan that would soften the views from the north and reduce the perceived length and scale of the building. Building a sense of "Jersey relevance" in both the building and landscape framework will help set the large project more easily into its context.