

# **SUBMISSION FOR THE PUBLIC ENQUIRY**

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**New Build Sheltered Accommodation  
Field 622  
St Ouen**

**Project No: 4591**

**June 2013**



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## Summary

This document contains a written description of the brief, site analysis, description of the site, together with design philosophies that culminated in the submitted design. Included in the text are elements pertaining to consultations which have led to basic design decisions together with strategic detailed proposals.

Items discussed are as follows:-

- Location,
- Brief,
- Engagement with Key Stakeholders,
- The Site,
- Charter of the area,
- Character and Design of the Proposal,
- Noise and Disturbance,
- Light,
- Privacy,
- Traffic and Road Safety,
- Car Parking,
- Site of Historic Interest,
- Design Principles,
- Refuse Collection Philosophy,
- Access to the Site,
- Ecological,
- Historic and Archaeological Features,
- Wildlife,
- Marsh Area,
- Utility Services,
- Waste Management,
- Contamination,
- Additional information.

## **Introduction:**

A planning application was made on 22 November 2010 by the Parish of St Ouen for the construction of 19 no sheltered accommodation units on Field 622, St Ouen (P/2010/1717). This application was made following the recommendation of Peter Thorne and Kevin Pilley of the Planning Department to submit an application, which was to be considered/determined under the auspices of the 2002 Island Plan as a departure from that Island Plan's current policy framework, noting that the Proposal would be subject to a public inquiry before the Minister determined the matter and that the Minister, if he chose, would then take the Proposal forward to the States for final endorsement. Subsequent to this, the Jersey Island Plan 2011 has come into existence and therefore, the framework of the possible rezoning of Field 622 has altered, however the general requirement for information to support the rezoning of the site under Proposal 15 and Policy H5 essentially remains similar, where the main thrust of the requirement is to prove that there is a need.

What follows is a submission to support the rezoning and current application so that the rezoning can be referred to a public inquiry, via the Planning Department Policies Unit, in order to push forward the Proposal.

## **Location**

The site is located on the eastern portion of field 622, accessed from La Rue de la Croute in St Ouen. The site is west of the village centre, close to La Route de Vinchelez.

The site gently falls from the northwest corner to the southwest corner with a level difference of just under 3m from corner to corner.

The site is located adjacent to existing houses on the east side with a private roadway running north-south along the boundary of the field together with residential properties to the north on La Rue de la Croute.

Existing dwellings to the north and east of the site are predominantly two storey; some of historic note, some of granite and traditional construction but the majority of modern construction with render and concrete tiled roof finishes.

There are no watercourses, streams or tributaries in the vicinity.

## **Brief**

The Parish of St Ouen has had a programme of providing sheltered accommodation for the island for a number of years and this proposal represents the continuation of this provision.

The Proposal is for over 55 rented sheltered accommodation with a split in the development of 55% open market rental and 45% affordable rental. This proportion of open market provides additional funding for the costs of the development together with future long term funding for maintenance and the running costs of the sheltered accommodation. This model has recently been adopted and approved in the Parish of St Peter on field 633, where the previous Minister approved the rezoning of this field with the proposed percentage split. The Parish of St Ouen feels that this example and approved rezoning would be an ideal model to simulate onto field 622.

The Parish has required that the layouts of the units follow the principles of the Joseph Rowntree Foundation and that they be set out in courtyards to provide communal hubs and meaningful landscaped areas. Car parking is to surpass the planning requirements, providing adequate car parking for both able and disabled spaces. The site is to be provided with a

communal building to act as a social meeting point to provide a communal hub to the development and other residential properties within the Parish.

The proposed buildings are to be energy efficient, utilising solar energy and having high insulation values to minimise running costs.

The site is to be bounded by quality landscaping, providing green screening to the adjoining properties and a diversity in landscaping design within the development.

### **Engagement with Key Stakeholders**

The Parish has undertaken a full and comprehensive assessment of engagement with the submission of a planning application which has been advertised and has been issued to the key stakeholders, advertised to residents and relevant States departments. As part of this consultation we, the architects, have had information from Transport and Technical Services with regard to drainage and the Proposal meets their satisfaction. We have also discussed the Proposal with the Ambulance Service and the States of Jersey Police and have amended and adapted the scheme to meet their requirements.

There has been a full consultation with the Parishioners via Parish Assemblies; agendas and minutes have been issued separately.

This consultation has proven that the majority of the Parish and Parishioners want, require and have voted in favour of the Proposal.

### **The Site**

It is important when proposing a development in the countryside to ensure that the land that is being chosen has been done so correctly and with due consideration. The Parish and us have been through a very long and time consuming exercise where we have considered numerous fields and locations for the proposed sheltered accommodation and have come to the conclusion that this location on field 622 is the most worthy. The reasons for this are that it is located within the heart of the Parish's village and it has good, safe and existing pedestrian links to the shops, community centre, Parish Hall, doctors' surgery, pharmacy, Village Green, Public House, bus stop and post office. It is also located within boundaries of the urban fringe and, more importantly, the site is under the ownership of the Parish, which makes the scheme more viable than purchasing from third parties.

Therefore, the proposition for the rezoning of this site is felt to be correct and that the selection of this field has been through a due process.

### **Character of the Area**

The character of the area, as can be seen from the photographs contained within our submission, is varied to say the least. It is predominantly made up of one and two storey modern day rendered houses with a small number of what could be described as more old Jersey vernacular. The proposal has been kept to one end of the field for legal reasons but it was also felt that the development would be more appropriate to be kept close to the more modern developments that have occurred in St Ouen. Therefore, we feel that the character of the area has no particular clarity or style in terms of architecture and that the proposal being put forward is highly appropriate.

## **Character and Design of the Proposal**

We have gone to great lengths in order to ensure that a single storey development of small units has an individual design character. It is important within these schemes to create a community around a courtyard. It is felt that a light design with the use of modern materials is appropriate for housing the elderly as it brings vitality and a modern feel to living.

## **Noise and Disturbance**

Noise and disturbance during the construction process is not a material planning matter and is only a short-term event. Within the Regulations of Construction, the Environmental Department set down stipulations with regard to noise, dust, disturbance, fumes, etc which any future contractor will have to comply with during the construction process.

With regard to noise and disturbance from the eventual built scheme, we would argue that this will be very low as these residents are not the type that would be revellers in their very nature. Also, this classification of development has a low ratio of car numbers to properties which also reduces possible disruption from vehicles.

## **Light**

Due to the positioning and the height of the proposed buildings there will be no overshadowing to the adjoining properties.

## **Privacy**

You will note that within the proposal it is all single storey. Also, the site falls away from most of the existing residential properties. It is an established understanding that there is no overlooking from single storey dwellings on to existing dwellings. It should be noted that there is an existing road between the proposed and the majority of the existing dwellings have high banks and vegetation. Therefore, their privacy is already compromised.

Michael Felton Limited has produced a plan to provide a green screen to the boundaries.

## **Traffic and Road Safety**

As stated above, the ratio of cars to dwellings for this type of building is low in comparison to residential. The traffic movements for this type of residence is not normally within the peak rush hours as most people are retired. This therefore tends to suggest that the traffic movement numbers will be low and out of peak times. Therefore, the impact on the existing road network will be minimal.

The vision splays that have been provided from the site are sufficient and meet Transport and Technical Services' requirements. Therefore, access and egress, if acceptable to them, should be acceptable to the Planning Department.

We and the Parish have an agreement to improve the main road junction onto La Route de Vinchelez which will be implemented if planning permission is received for both proposals.

## **Car Parking**

The car parking provided exceeds that required by the Planning Department. It should also be noted that a high number of disabled spaces have been provided.

## Site of Historic Interest

We do not believe that this field is of historic interest. The boundary walls in one section of the field are of no importance and need to be adapted for road safety.

## Design Principles

The philosophy behind the proposal is to provide a single storey residential development based around courtyard groupings to provide a low density, minimal impact and acceptable massing, providing a recognisable residential scaled scheme.

The designs have been grouped and positioned to enhance and reinterpret by extending the urban grid, providing a landscaped swathe between the existing residential and the proposed, minimising the impact on the character of the area. The access road into the site has been placed between the development and the existing eastern private roadway which effectively increases the space between existing and proposed buildings.

The landscaping has been developed by Michael Felton Limited (Landscape Architects) to provide a high quality planting scheme to visually reduce the impact between the existing residential and new and softening the division between development and agricultural field. The existing field banking to the north and east has been added to and planted, reproducing and enhancing the countryside character. To the west a new field bank has been incorporated which contains raised planters to soften the transition from residential to agricultural field, also providing raised areas for residents to easily manage. Units located along the northern and westerly boundaries are provided with garden storage boxes and low level planting beds, whilst units facing onto the communal courtyards are provided with low level planting beds only. Garden storage areas will be allocated within the ancillary bin store areas. These facilities will allow residents to grow and maintain their own plants and produce.

We noted that the planning consultation response from Marc Woodhall of the Environment Division dated 23 December 2010 was in support of our proposals for the landscape as it was a positive addition to providing a natural habitat for the wildlife, hedgerow connectivity and conservation. We noted that Michael Felton Limited has used hawthorn as a standard tree around the perimeter in addition to it being used as a component in the hedgerow mix, also containing oak, ash and sweet chestnut; also using a variety of malus (flowering crab-apple) internally as their scale and size is appropriate to the design of the buildings. We noted that the species highlighted by Mr Woodhall in his letter had been reflected in the management plan and also the planting plan.

CGI's have been produced to analyse the visual impact and are within the submitted drawings.

Open spaces within the proposal have been created to provide internal private courtyards to create social hubs for residents with a central communal facility that operates as a focal point and provides security via surveillance.

Each basic unit is designed to have two bedrooms; the second bedroom being a flexible room that can be either used for a carer, relative, visitor or ancillary space to the living accommodation, allowing for adaptation to living space and/or bedroom. The bedroom/bathroom relationship has been designed to allow future installation of hoist between bed and shower. Kitchen/living room relationship has been orientated to allow ease of access for different levels of mobility and access.

As the site falls from the northeast to the northwest, the landscaping has been carefully levelled to ensure that all properties can be accessed via wheelchair and the individual units will have flush thresholds both front and rear to continue the ability for wheelchair users to access buildings and use open spaces.

One unit of accommodation has been increased in size to provide a third bedroom. This unit is to be designated as caretaker's accommodation however this has the flexibility of also being an over 55's unit for residents who require larger accommodation.

The communal facility has been designed to incorporate disabled toilets, toilets and a kitchen facility, allowing continued use for various functions. The position of the communal facility is in the centre of the site, providing a focal point and hub for the residents. It also provides security to the entrance and main access points.

The proposal is to construct the properties with timber frames to enable the provision of super-insulating the envelope, providing U-values which will surpass the byelaws requirements. Heating systems will be augmented by solar panels for the heating and hot water. Pressure testing of the units will be required in order to enhance the thermal resistance of the envelope. Mechanical ventilation systems will be installed to deal with condensation, which will have heat recovery.

External envelopes will be a mixture of brick, block rendered and manmade fibre panelled clad, providing a palette of materials giving visual, colour and individual identity. Roofs will be constructed in natural slate with black ridge tiles, fascias and soffits will have integral gutters, providing smooth lines to the roof. Windows will be aluminium thermally broken double glazed units to add to the energy efficiencies of the buildings. The community building will have a zinc metal roof, fascias, soffits and gutters.

It is felt that visual identity is important on developments of this type. Therefore parts of the building will be clad in planking by Hardieplank, which is a manmade fibre timber lookalike coloured board. These come in a variety of colours which will give blocks/units individual identity. The landscaping will also be designed to coordinate with this colour identity.

The site is also provided with two bin areas which have been sized to allow for Eurobins together with space for future recycling requirements and tenant storage.

To the northeast corner a substation has been provided in order to upgrade and enhance the local electricity network. This is positioned to accommodate the requirements of the Jersey Electricity Company Limited.

### **Refuse Collection Philosophy**

The roadways have been designed to accord with the Planning Guidance for Refuse Lorries Turning Circles, Public Services Department's Technical Guidance, "Roads Servicing Small Housing Developments, Issue Date 24 August 2003" Type C road providing 6m radiuses and dimensions for turning heads. Entrance and access raisers have been matched to this requirement to ensure suitable manoeuvring of refuse lorries in and out of the scheme. Bin stores have been placed around this turning head to allow for easy pick ups and collections.

Guidance for quantities of refuse collection has been based on 80 litres per person per week, which equates to 3,040 litres. The provision would be approximately three 1100 litre Eurobins. The bin accommodation provides space for at least six plus areas for future recycling of glass, paper, etc.

### **Access to the Site**

The site is accessed off La Rue de la Croute. TT&S has been consulted and it has confirmed that these roads have a speed limit of potentially 30mph however they are designated within the Parish as Green Lanes. We have therefore calculated the road speed at 35mph for the visual splays. This has provided visual splay requirements of 48m however the scheme provides 50m. Therefore access in and out of the site meets and surpasses TTS' and the Parish's requirements.

## **Ecological, Historic and Archaeological Features**

As the existing site has been used for hundreds of years as an agricultural field, there are no ecological, historic or archaeological remnants. Therefore no proposals have been put forward in regard to these issues.

## **Wildlife**

The field is a commercially farmed field at this time. Therefore, there is no indigenous wildlife that lives within the field. The proposed dwellings will have no more impact on the wildlife than that which would be there via agricultural usages.

The scheme is proposing an increased buffer zone around the development in terms of trees, hedgerows, etc which will propose natural habitats for the wildlife which is over and above that which exists at the moment.

## **Marsh Area**

Although the site is located near to the marsh, it is not on the marsh or adjacent to it and therefore should have no effect.

## **Utility Services**

The site is serviced with mains water, foul drainage, mains electrics and telecoms.

The Jersey Electricity Company Limited has confirmed that a substation is required and therefore the proposal has made provision for this facility.

Foul drainage will be via gravity to the west of the site, through the remaining portion of field 622, entering the public mains foul drainage in La Rue de la Croute near the junction of La Route du Marais. We have had comments from Transport and Technical Services, dated 16 December 2010, confirming that this is acceptable.

Surface water will be dealt with on site via soakaway. Our engineers, Rothwell and Partners, believe that with the flexibility of being able to utilise the field as a whole for a future drainage system, this means that we will be able to overcome any surface water issues that may arise. Therefore, surface water will not be an issue.

## **Waste Management**

A waste management plan has been undertaken and is contained at the end of the statement.

## **Contamination**

As the site has been permanently used for agricultural purposes, ie field, the risks of contamination are felt to be low and therefore there has not been a provision for this issue.

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## Additional Information

Perspective drawings, sketches and materials have been illustrated within the planning application. Materials will be as follows:

- Roofs to Residential Units: Natural blue/black slate, black cement ridges and hips
- Roof to Communal Building: Zinc metal, standing seam
- Gutters: Zinc metal, integral with metal downpipes
- Elevations: Combination of brick plinths, painted render facades and Hardieplank features
- Windows: Powder coated aluminium
- Doors: Timber clad metal finished security by design doors
- External Finishes: Refer to external plans