

ORIGIN Architecture Studio - Rebuttal

FOR RETREAT FARM PUBLIC INQUIRY

Planning Application P/2017/1023

Demolish glasshouse and ancillary structures in Field 770. Construct 13 No. two bed and 14 No. three bed self-catering accommodation units and ancillary structures with associated hard and soft landscaping. Change of use of resulting agricultural field to car park, including hardstanding and associated works. Widen La Rue de la Frontiere and alter vehicular access. Construct bus shelter and form footpath to South-West of site. Construct terraced seating area to North of existing café. 3D model available. AMENDED DESCRIPTION: Additional plans and documents received in support of submission and in response to representations received. AMENDED PLANS RECEIVED. Environmental Impact Statement (EIS) submitted. FURTHER AMENDED DESCRIPTION: Additional plans received in response to previous Department for Infrastructure highway comments. FURTHER AMENDED PLANS RECEIVED at Retreat Farm, La Rue de la Frontiere, St. Lawrence/St. Mary

Planning Application P/2017/0805

Demolish glasshouses to Field No. L78. Alter vehicular access onto La Rue de la Frontiere. Construct 1 No. four bedroom single storey house, detached three car garage and swimming pool to car park South of Field No. L78 with associated landscaping and parking. 3D MODEL AVAILABLE. AMENDED DESCRIPTION: Additional plans and documents received in support of submission and in response to representations received. AMENDED PLANS RECEIVED at Car Park and Field No. L78, Retreat Farm, La Rue des Varvots St. Lawrence

Prepared by Mark Dennis

13th February 2018

1. INTRODUCTION

- 1.1. The following comments are provided on behalf of the Applicant by Origin Architecture Studio in response to the Proof of Evidence prepared by the Department of the Environment specifically in response to the comments provided under Section 15 – Design.

2. DESIGN OF SELF-CATERING LODGES

- 2.1. The design intent of the proposals for the lodges and the associated ancillary buildings for the self-catering park has been specifically designed to be high quality and to provide a ‘light touch’ encompassing a desire to demonstrate environmental responsibility in this landscaped setting.
- 2.2. The road conditions in Jersey require the production of the lodges off-site and in parts to enable their delivery to and erection on the Site. The manufacturer of the two proposed residential lodge types was specifically selected in acknowledgement of the company’s stated environmental credentials and its’ extensive circa 50 year history and experience within the industry. In the UK context, Omar is one of the UK’s leading manufacturer of Park Homes and Luxury Lodges. The company provides construction solutions for built designs for the self-catering industry. We have chosen Omar because it is able to produce to our design, very high quality and bespoke lodges for the Site in Jersey drawing on their expertise of lighter weight structures in the UK.
- 2.3. Omar’s manufacturing facility is unique in providing a site where the manufacture of all components of the buildings is undertaken from design to completion. Although there is some standardisation in the design, clients are able to customise lodges to create bespoke units that meet client and specific customer requirements. That is so in this matter where the particular design requirement is for environmentally sensitive and visually very attractive lodges in the Green Zone of Jersey.
- 2.4. The company’s environmental production credentials include the use of responsibly sourced structural materials. The use of highly insulated construction, low energy lighting and green energy eco options on mechanical

and electrical installations. Its Environmental Management Systems, aim to minimise the potential environmental impact of the company's activities, ensuring that operations minimise impacts on the environment through manufacturing activity.

- 2.5. Clients are able to specify the quality of materials and components. There is a selection of materials available, all carefully chosen in liason with myself to ensure the longevity and optimum durability of products to achieve low maintenance and life time construction in Jersey.
- 2.6. The pre-fabrication of the units maintains high quality and very good control over the materials and the construction process.
- 2.7. The company has advised that it is able to modify their standard range of homes simply and efficiently, to design and build completely bespoke homes to suit every need.
- 2.8. This benefit of bespoke manufacturing has been promoted and incorporated into the design of the proposed lodges at Tamba Park to incorporate a living green sedum roof, (which can only be applied once the lodges have been assembled), sustainable timber cladding, solar thermal hot water and solar pv collection, rainwater harvesting and high efficiency heat pump technology to deliver the specific solution envisaged, ensuring that the design of the lodges is site specific, unique and totally integrated into its particular restored landscape setting at Tamba Park.
- 2.9. The bespoke nature of the product proposed by these Applications enables construction methodology to be used that incorporates the best of available modular construction technology, craftsmanship and quality control of materials and construction, with minimal embodied energy to achieve the highest quality, innovation, design and style, reflective of the client's drive to provide a unique quality of experience for the proposed self catering accommodation.
- 2.10. Omar do not provide specific project designs and details in advance of a commercial order being placed, due to the commercial sensitivity of product information. This is the primary reason why further specific construction detail

is not yet available. It is simply not commercially or financially viable for the client to invest and formalise an order for the delivery of the lodges to allow the definition of the finer detail, in advance of the planning permission being gained. Generic information has been identified within the application drawings, sufficient to allow a planning assessment, against relative policies. It is however considered that any additional detail required of the units can be defined once the order is placed and can be subject to the further control of the Planning Department through a condition of the planning permission should permission be granted.

3. CONSTRUCTION METHOD

- 3.1. Analysis of the product detail from publicly available information and through discussions with the company it has been identified that:-
- 3.2. The lodges are constructed in the UK in modular sections. These are then delivered to Jersey and transported along its narrow roads to the Site as a series of components. The components are then erected on the Site and fixed to the ground onto concrete pads. The lodge units will be required to be delivered to the Site as a number of components in order to physically fit on the Jersey road infrastructure and will likely require P30 licences for their delivery. The finished units are over 6 metres in width.
- 3.3. Their construction incorporates a wheel-based chassis to allow lodges to be precisely located onto their pads on Site, so that structures can be then fixed into their correct position over point load foundations.
- 3.4. Once the building sections are aligned they are fixed and connected together and sealed along the junctions to provide a weather-tight envelope. This solution maximises the prefabrication opportunities and reduces the on-Site construction works, required to complete them. Conversely, the lodges cannot be removed without being destroyed.
- 3.5. At Retreat Farm the sedum roof matt will be installed on Site as this maximises the success of the survival of the plants, minimising their time from source to final position.

- 3.6.** The lodges will require localised support/fixing points at the two ends in addition to the four wheels to each chassis, ensuring that the building is securely affixed to its foundation points. This is provided on Site. The foundations are localised to accommodate the point loads of the frame ends and wheel axle points.
- 3.7.** Once the lodges are fixed in position they will also be physically connected to the ground and to utility services, power, water and drainage - foul and surface, and the green technology options connected. This connects the lodges in position and ties them physically to their location. A final architectural finish is built around each of the buildings to conceal the void below floor level from view.
- 3.8.** Images sourced from Omar direct illustrate the construction of the modular buildings on their chassis framework.



- 3.9.** The lodges, once attached to the ground and the services, become permanent structures, which require construction works to complete them on site. Once they are constructed they are not able to be disassembled without a significant amount of destruction of their fabric and materials.
- 3.10.** The green units proposed for the ancillary accommodation will be constructed in a similar manner. These structures are delivered in more component parts, because of the delivery logistics requiring a greater amount of building works to physically construct them on site.

4. THE LANDSCAPE

- 4.1.** The landscape setting of the individual lodges and the wider landscape setting of the proposal has been a key design driver and the nature of the lodges respects this situation as they are designed to appear as discrete small scale

individual structures in a restored landscape in contrast with the dominating large scale single glasshouse structures on the Site.

- 4.2. The replacement of a large glasshouse with much smaller, discrete individual structures set within a specifically designed landscape setting results in an enhancement of the Site and the wider landscape setting (see my Proof of Evidence – AB14 and [REDACTED] evidence – AB16).
- 4.3. The structural landscaping to enable access, reinforce and reinstate field boundaries, provides significant planted buffers (10m to the northern boundary) and introduces new ecological assets (wildlife corridors through the site), which has influenced where lodges might be located.
- 4.4. A strategic landscape framework prepared by [REDACTED] (Drawing ref: 1290 rev 01, included within my Proof AB14) explains that each lodge will be set within its own landscaped area, to provide quiet formal and informal privacy and amenity spaces for visitors. Each lodge has a private and more public area.
- 4.5. The arrangement proposed is a function of the proposed use of the Site, the importance of landscape as a structural design feature providing meaningful intimate enclosures for the private enjoyment of visitors and also public areas for quiet and relaxed enjoyment.
- 4.6. The detailed specification of landscaping will be provided should planning permission be granted. Landscape proposals will be informed by the recommendations provided by Nurture Ecology, to increase opportunities for local biodiversity through the introduction of new planting.