

Design Statements

December 2006

proportion
colour
modern
scale
traditional
form
materials

About Supplementary Planning Guidance

Supplementary planning guidance builds upon the provisions of the Planning and Building (Jersey) Law 2002 and the policies in the Island Plan 2002 and provides more detailed advice on the way in which the provisions of the law and Island Plan policies are likely to be interpreted and applied. It can also provide clarification about how the planning system operates.

Guidance documents are prepared in consultation with interested parties and/or those who might use them and, in appropriate circumstances, will only be adopted following public consultation.

This guidance does not replace the law and does not have the same status as the policies in the Island Plan, which remain the first consideration when making decisions on development proposals. It will, however, be a material consideration in the determination of planning applications and can be given substantial weight.

The current supplementary planning guidance is listed and can be viewed on the States of Jersey website www.gov.je/PlanningEnvironment/Planning. Documents which pre-date electronic production will be added to the website for viewing or downloading following review, as appropriate. Hard copies of all supplementary planning guidance can be obtained from Planning and Building Services, Planning and Environment Department, South Hill, St Helier, JE2 4US. Telephone: 01534 445508 email: planning@gov.je

Introduction

The Minister for Planning and Environment is determined to raise significantly the standard of building design in the Island. He has introduced a number of initiatives to achieve this aim, including fostering a close working relationship with the architectural profession in Jersey, making it the theme of Architecture Week 2006 and setting-up a Design Review Group in the Planning and Environment Department. He also proposes to restructure the planning department to ensure there is greater focus on high quality design in new buildings.

Design Principles

Early in his term of office, the Minister adopted, on an interim basis pending the results of consultation on this document, a set of design principles, which has evolved as follows:

“The Minister has made it clear that he has very particular objectives for the design of new buildings and other developments in Jersey.

The following bullet points reflect his aims in this respect, and should be regarded by applicants, the Planning Applications Panel and the Department as his design policies:

- *We should aim for the highest standards in the design of new developments in Jersey;*
- *High standard traditionally designed schemes, modern interpretations of traditional schemes and modern architectural schemes should all be encouraged. The emphasis must be on quality.*
- *New buildings should generally be designed having regard to their context. They should be appropriate to their surroundings, from which they should draw reference, in terms of building form, mass, height, materials and so on;*
- *New buildings should reflect their relevance to Jersey. This may be achieved in a number of ways, including:*
 - *the modern interpretation of familiar or traditional architectural details;*
 - *form;*
 - *the proportion of windows and doorways and the relationship between solid and void on elevations;*
 - *colours; and*
 - *the materials used*
- *In the residential sector in particular, the Minister would prefer to see developments that are reasonably spacious and will be amending the existing Design of Homes guidance to this effect, following consultation with the Environment Scrutiny Panel.*
- *Proposals for larger schemes should be properly and accurately illustrated, within their context, and represented by physical models, 3D computer models, and photo montages.”*

Design Statements

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

Design Statements have two particular advantages:

- Their preparation enables the designer to think about his design in a structured manner, so that all relevant matters have been taken into account in the design, such as respect for its surroundings, how it improves the environment and so on;
- They enable those considering the applications, whether they are clients, observers or decision-makers, to gain a clear understanding of the matters that have been considered by the designer, and what the rationale is for the proposed design solution.

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

Island Plan 2002

The supporting text and Policy G4 of the Island Plan are reproduced below:

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.

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 is keen to see Design Statements for most applications. To that end, Design Statements will be required for any development comprising more than 100m² of new building (gross internal area (GIA)).

In addition to the requirements of the above policy, 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, position 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 the means of enclosure

- ecological features such as watercourses, ponds and wildlife habitats
 - historic buildings or structures, which should be surveyed in detail if they are affected by the proposals
 - orientation
 - local utility services, including those on site;
3. an environmental statement dealing with waste management, type and sourcing of construction materials, water consumption and how the proposed building meets the increasing need for thermally efficient structures. In particular it should demonstrate best practice in terms of energy efficiency, minimising carbon emissions and demand on limited resources, such as water
 4. perspective drawings, annotated sketches, sketch details and notes of materials for any significant architectural features
 5. drawings, photographs and an accurate physical model identifying the key features of the site and its topographical context, any potential impact on adjoining properties, how these can be mitigated, and the design principles of the proposal

NB. It is recognised that for smaller and less complex proposals not all of the above may be necessary – the Department can advise on what is necessary when giving pre-application advice. For smaller developments of up to 1000 square metres gross internal area, a computer-generated 3D model will normally be an acceptable alternative to a physical model. For non-residential schemes over 1,000 sq.m. and for residential schemes of 5 units or more, a physical model will be an absolute requirement. Models may also be required for replacement dwellings on sensitive sites, such as those within the Green Zone or Zone of Outstanding Character.

Basic principles

The Department's Design Review Group has been set up to review the design of proposals before, or shortly after, the submission of an application. Its twin objectives are to ensure that the quality of design is raised, and to ensure that there is a consistency of approach to design matters within the Department.

It has identified a number of common themes when assessing design proposals. The best proposals are:

1. Simple – a clear exposition of a single design philosophy
2. Not overdeveloped – too many proposals suffer from being too overbearing on their neighbours, having too large a building footprint, and often involving too much excavation
3. Respectful – of their neighbours, the local context and the site/area topography
4. Have local relevance, even if contemporary in design.
5. Apply the principle of sustainability

Design Guidance

The Planning Department is working in conjunction with the Association of Jersey Architects to produce an illustrated guide to good architectural design. When published, this will provide clear illustrations and examples of how the Minister's principles can be, and have been, applied in practice.

Useful contacts

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