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LE SQUEZ HOUSING REDEVELOPMENT

PREPARED ON BEHALF OF THE STATES OF JERSEY HOUSING DEPARTMENT

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INTRODUCTION

DESIGN BRIEF / DESIGN STRATEGY

Commissioned by the Housing Department, the design team for Phase II of the Le Squez housing estate redevelopment led by Dyson and Buesnel Architects were tasked with providing the Housing Department with a sustainable, mixed tenure development that is fully integrated into the wider community.

The strategies adopted to achieve the aims and aspirations of the Housing Department have included a review of the surrounding area, the preparation of a coherent masterplan and a considerable amount of pre-application consultation with Education Sport & Culture other key stakeholders and the existing residents together with a public exhibition as described and illustrated in this document.

APPLICATION FEES

We have been advised by the Housing Department that the Planning Fees for this application have been agreed between Housing and the Planning Department. Being set at 50% of a standard application.

PERCENTAGE FOR ART

The Housing Department will look to the Planning Minister for guidance and advice in respect of the provision for a voluntary percentage for art contribution given that the development proposals are for the development of social rented properties.

By agreement it would be preferred that any % for art provision be used within the Le Squez estate rather than be placed in a fund for use elsewhere on the island.

FAST TRACK APPLICATION

Given the nature of the development proposals to provide much needed family accommodation to States' tenants and the current economic climate this project would seem ideally suited to be fast tracked through the Planning System.

The development proposals and the construction works will clearly benefit Jersey's economy and construction industry and Housing have a clear wish to develop the site as soon as practically possible.

PLANNING LIAISON

Dyson and Buesnel Architects and representatives of the Housing Department have had several meetings with Tony Gottard & Sarah Marsh in respect of both the redevelopment of Phase II and the masterplan.

Through these meetings we received advice in terms of planning policy, density, context both now and in terms of possible future developments in the surrounding area. We have also agreed the parking requirements for Phase II and were actively encouraged to undertake the pre-application consultations / presentations. All of which have been well received and informative.

DYSON AND BUESNEL

108 HALKETT PLACE
ST. HELIER
JE2 4UH

Planning & Building Services
States Offices
South Hill
St. Helier
JE2 4US

Proposed Housing redevelopment - Phase II
Le Squez Housing Estate, Le Squez, St. Clement

Dear Sirs

Please find enclosed our application for the next phase of the redevelopment works proposed at the Le Squez Housing Estate, which have been prepared on behalf of our client the States of Jersey Housing Department. At this time the formal submission consists of three parts as noted below and illustrated on the 'Application' page of this brochure: -

1. Phase II of the Housing Department's regeneration of the Le Squez Housing Estate to provide 76 Units of accommodation
2. Alterations to the existing road network to facilitate the future phases of the redevelopment and the pedestrianisation of part of the existing road network
3. The closure of 'School Road' to facilitate the development of the Community Square and the direct link with FB Fields.

The application as submitted makes reference to the masterplan for the remainder of the Le Squez Estate, some adjacent buildings and parts of the surrounding areas. This masterplan has been developed through a consultation process & liaison with various key stakeholders who include Education Sport & Culture. It represents the works undertaken to date and accompanies this application with the aim of establishing the context against which the formal applications can be assessed and to establish the framework for the ongoing redevelopment of the Le Squez Estate and the surrounding areas. Once agreed as the framework with your department additional formal applications would follow as and when we are directed to do so by the Housing Department.

Yours Sincerely
For and on behalf of
Dyson and Buesnel (Chartered Architects) Limited

Colin E. Buesnel BA (Hons) Dip Arch (Hons) RIBA
Director

PRESENTATION DRAWINGS

Also contained within the submission are two copies of the 5 No presentation drawings. It is the intention that copies of these drawings will be put on public display by the Housing Department in a number of locations during the application process.

3D CAD MODEL

These development proposals have been developed using a 3Dimensional CAD programme, which in turn has been used to generate the enclosed 3D visuals. Consequently the design can be viewed from any angle / viewpoint and we would offer the Planning Officer assigned to this application and the Planning Panel if deemed appropriate the opportunity to visit our offices to see what is effectively a interactive computer model.

INTRODUCTION

DESIGN TEAM / KEY STAKEHOLDERS / DRAWING REGISTER

CLIENT

States of Jersey Housing Department

STATES DEPARTMENTS / OFFICERS

Housing
Education, Sport & Culture
Transport & Technical Services

PARISH OF ST. CLEMENT

Connetable Len Norman
Parish Roads Committee

COMMUNITY HUB WORKING GROUP

Deputy Sean Power
Deputy Andrew Green
Deputy Ann Dupre
Deputy Ian Gerns
Connetable Len Norman

Carl Mavley Housing Department
Rudley Montgomery Housing Department
Colin Buesnel Dyson and Buesnel Architects
Jeremy Harris Education Sport & Culture
Isobel Wood Samares School
Nola Hopkins NSPCC
Jane Donald Youth Service
Sandra Winnie Youth Service
Rev. David Shaw Youth Project Advisory Committee
Mitch Courtyard Youth Project Advisory Committee

EMERGENCY SERVICES

STATES OF JERSEY FIRE AND RESCUE SERVICE
Contact Mr Martyn Maguire
Group Manager

AMBULANCE SERVICE

Contact Mr John Sutherland
Station Officer Paramedic

SUBMITTED DRAWING REGISTER

405.07/P01 GA Site layout - Digital Survey
405.07/P02 GA Site layout - Current Status
405.07/P03 GA Site layout - Application Works
405.07/P04 GA Site layout - Masterplan
405.07/P05 GA Site layout - Phase II Development Works
405.07/P06 GA Site layout - Ground Floor Plan (1o/2)
405.07/P07 GA Site layout - Ground Floor Plan (2o/2)
405.07/P08 GA Site layout - First Floor Plan
405.07/P09 GA Site layout - Second Floor Plan
405.07/P10 GA Site layout - Third Floor Plan
405.07/P11 GA Site layout - Fourth Floor Plan
405.07/P12 Site Sections / Elevations (1o/4)
405.07/P13 Site Sections / Elevations (2o/4)
405.07/P14 Site Sections / Elevations (3o/4)
405.07/P15 Site Sections / Elevations (4o/4)
405.07/P16 Dwelling Types (House Nos 1-7, 14-21)
405.07/P17 Dwelling Types (House Nos 8-10)
405.07/P18 Dwelling Types (House Nos 11-13)
405.07/P19 Dwelling Types (House Nos 25-27)
405.07/P20 Dwelling Types (House Nos 28-31)
405.07/P21 Dwelling Types (House Nos 28-31)
405.07/P22 Dwelling Types (House Nos 32-34)
405.07/P23 Dwelling Types - 1&2 Bed Flats (1o/2)
405.07/P24 Dwelling Types - 1&2 Bed Flats (2o/2)
405.07/P25 Perspective Views (1o/2)
405.07/P26 Perspective Views (2o/2)
405.07/P27 Aerial View - Development Proposals

DESIGN TEAM

ARCHITECT
Dyson and Buesnel (Chartered Architects) Limited
108 Halkett Place
St. Helier
JE2 4UH

STRUCTURAL ENGINEER

B.S.C. Consulting Engineers
Beaumont Structural Consultants Ltd
Gosse Green Marsh
La Rue de Craulin
St. Peter
JE3 7BU

QUANTITY SURVEYOR

Tillyard
2nd Floor, Commercial House
Commercial Street
St. Helier
JE2 3RU

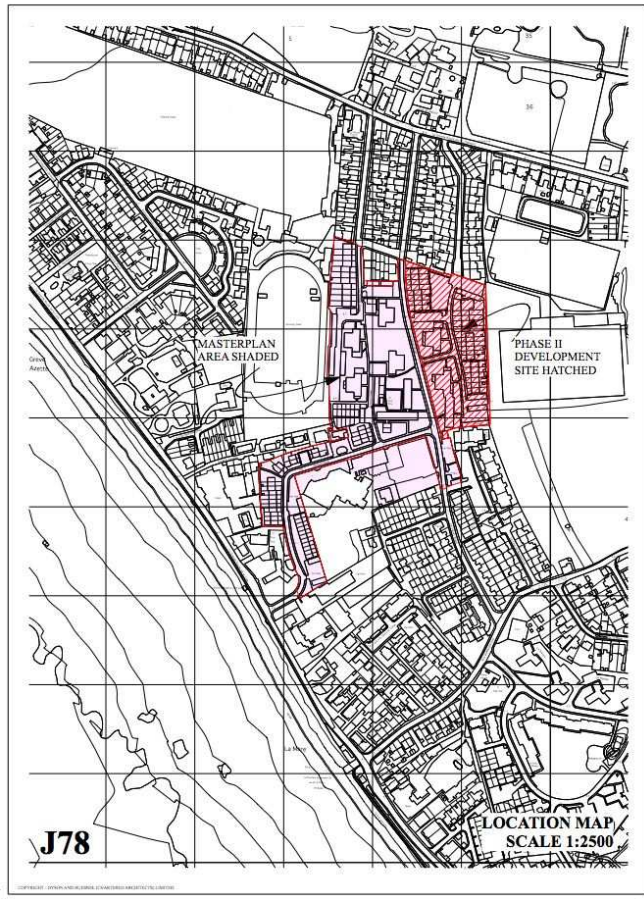
M&E


Building Services Section
Property Holdings
States Offices
South Hill
St. Helier
JE2 4US

LANSCAPING

Transport & Technical Services
Parks & Gardens Section
States Offices
South Hill
St. Helier
JE2 4US

DESIGN TEAM / KEY STAKEHOLDERS / DRAWING REGISTER





SITE PLAN - CURRENT STATUS

LE SQUEZ REDEVELOPMENT

PUBLIC CONSULTATION

Prior to preparing the formal planning application and with the encouragement of Tony Gottard from the Planning Department, The Housing Department has instigated a public consultation process for both the Le Squez Masterplan and the detailed design of Phase II.

This process initially took the form of a presentation / public consultation held within the Le Squez Estate in November 2008 when the 6No presentation boards (as illustrated) were presented in an open exhibition together with a CAD 3D model.

Residents of the Le Squez Estate and the immediate surrounding areas were advised of the exhibition by means of a posted advert, key stakeholders were also advised, and additional copies of the Masterplan were made available for display at:-


- Samaras School
- The Good Companions Club
- Cyril Le Marquand House

FEEDBACK

Representatives from the Housing Department & Dyson and Buissonel Architects were on hand throughout the public consultation and as with all public forums a wide variety of views were expressed on the initial ideas / concepts.


All attendees were encouraged to complete and return the 'Your Comments Please' leaflet copies of which were also delivered to the Estate residents and were also available at Cyril Le Marquand House

Generally the feedback has been positive in terms of the aims and aspirations of the Housing Department to regenerate the Estate. The closing of the 'School Road' with the focus on pedestrians were well received, with community facilities high on the agenda, although the suggestion of a pub was not so well received.




DESIGN BRIEF - CONCEPTS

LE SQUEZ REDEVELOPMENT




LE SQUEZ REDEVELOPMENT

RENDERED IMAGE (MODEL OF THE PROPOSED DEVELOPMENT)




SITE CONSULT - ANSWERS

LE SQUEZ REDEVELOPMENT



SITE CONSULT - MASTERPLAN

LE SQUEZ REDEVELOPMENT



YOUR COMMENTS PLEASE

LE SQUEZ REDEVELOPMENT

All drawings illustrated reduced from A1 Full sized versions available if required

PUBLIC CONSULTATION



OBSERVATIONS

Site visits & analysis of the existing estate identify the variety of typical problems associated with housing developments of this type.

As illustrated these include :-

- Unnecessary barriers
- Unobserved parking areas and garages
- Undefined open spaces
- Poor quality community buildings
- Parking on amenity areas
- Dominant roads (Tarmac surfaces)



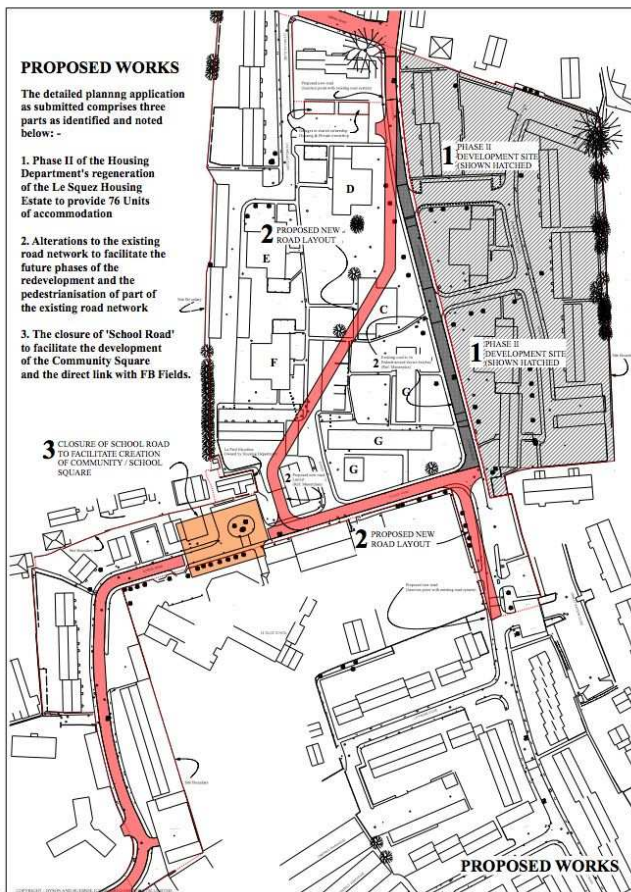
EXISTING PHOTOGRAPHS

PROPOSED WORKS

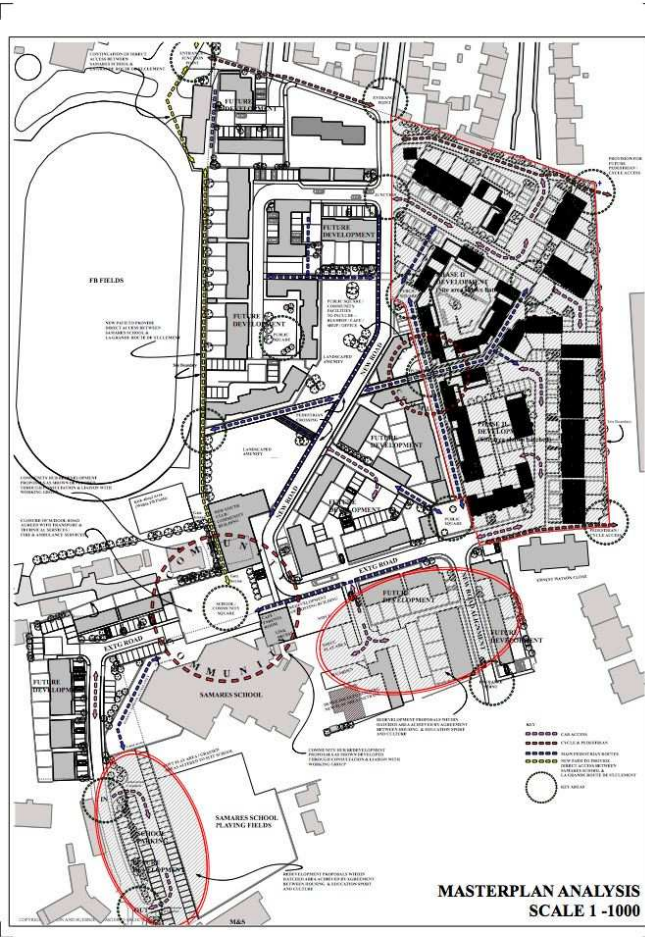
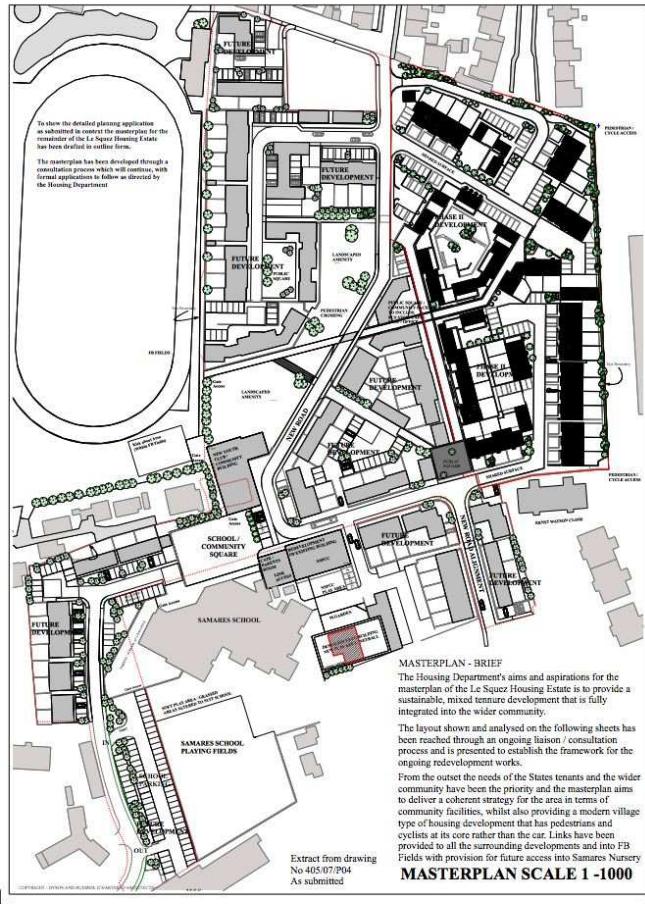
The detailed planning application as submitted comprises three parts as identified and noted below: -

1. Phase II of the Housing Department's regeneration of the Le Squez Housing Estate to provide 76 Units of accommodation
2. Alterations to the existing road network to facilitate the redevelopment and the pedestrianisation of part of the existing road network
3. The closure of 'School Road' to facilitate the development of the Community Square and the direct link with FB Fields.

3 CLOSURE OF SCHOOL ROAD TO FACILITATE CREATION OF COMMUNITY / SCHOOL SQUARE



PROPOSED WORKS



EDUCATION SPORT & CULTURE

MASTERPLAN ASSESSMENT

Through the masterplan assessment / analysis of the Le Squer Housing Estate and the surrounding areas it was apparent that in addition to the surrounding housing developments the inclusion of Samares School, the Youth Facilities and FB Fields within the development would be critical if a coherent masterplan for the entire area was to be presented.

At the instruction of the Housing Department the design team were tasked with preparing a presentation to the Education Sport & Culture Ministers and Officers of the time and initially this took the form of a 'like for like' landswap as illustrated.

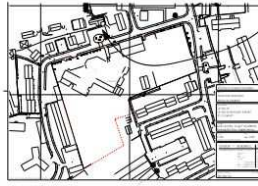
Within this process land areas were identified that could facilitate road improvements, provide a direct link from Samares School to FB Fields and a re-assessment of the most appropriate use of the land available whether it be for housing, school parking or sports areas.

DEVELOPMENT OF THE COMMUNITY HUB

Following this initial process and through further liaison between the current Housing Department and ESC Ministers, Assistant Ministers and Officers, together with Dyson and Buesnel Architects a 'Community Hub Working Group' has been established which includes Deputy Sean Power, Deputy Andrew Green, Deputy Ann Dupre, Deputy Ian Gorm and Councillor Len Norman. Housing and ESC officers and representatives from Dyson and Buesnel Architects, Samares School, the Youth Service & the NSPCC.

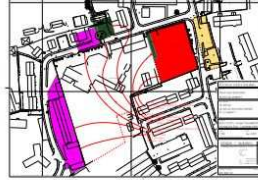
This group has been responsible for and will continue to meet to develop the 'Community Hub' proposals centred around Samares School which includes provision for a new youth club with outside football facilities within FB Fields, the new school parking arrangements, the relocation of NSPCC and the creation of a cafe / parents room. All of which in turn has facilitated the relocation of the southern access road into the estate, which with the proposed housing either side provides a coherent 'street' with active street frontages that both links to the earlier development phases and creates the focal point of the first public square.

As previously stated with the exception of the closure of the School Road and the new road network all other aspects of the Masterplan shown are to be developed in detail prior to the submission of a formal planning application.

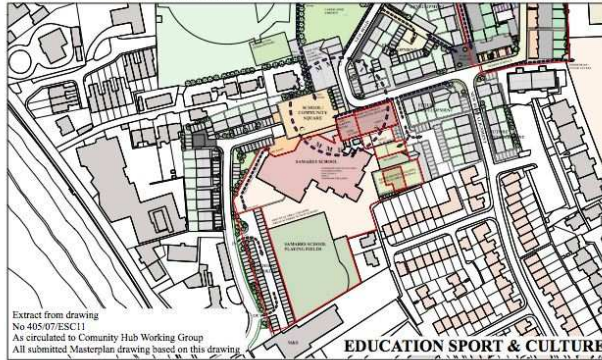


ORIGINAL SURVEY DRAWING

LA PETIT MONDINE
By pure coincidence whilst the liaison was ongoing between ESC & Housing, the property known as La Petit Mondine which is located immediately opposite Samares School was put up for sale. Seizing on this opportunity the property was purchased by Housing with this action enabling a more direct link into FB Fields to be created.



PRELIMINARY LANDSWAP DRAWING



Extract from drawing No 405/07/ESC/11
As circulated to Community Hub Working Group
All submitted Masterplan drawing based on this drawing

EDUCATION SPORT & CULTURE

PHASE II SITE PLAN 1-500



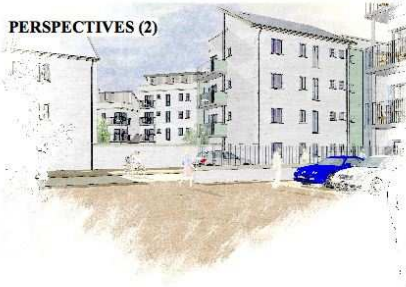
PHASE II
SITE PLAN 1-500

PERSPECTIVES (1)



PERSPECTIVES (1)

PERSPECTIVES (2)



BUILDING COLOURS / FINISHES

- Predominantly white
- Colours as shown on perspective views to be neutral / pastel tones of similar chromatic intensity.
- Complimentary pavings with feature elements & details.
- Granite features as indicated
- Blue / grey slate roofs
- Grey windows
- Coloured front doors
- Zinc rainwater goods
- Metal railings to walls & balconies

LANDSCAPING

- Ground cover planting
- Mature & semi - mature planting



GENERAL CONSTRUCTION

- Piled foundations
- R.C ground floor slabs
- Insulated with screed finish
- Intermediate timber floors (houses) with lattice joists for services
- Intermediate concrete floors (flats)
- Solid blockwork external walls (215mm)
- External insulation / render system (200mm)
- Powder coated double glazed aluminium windows
- Rendered walls with copings & railings (painted black)
- Steel balcony structures with solid floors externally supported on columns taken up to u/s of roofs
- 30 degree pitch roofs (insulated at ceiling level in houses)
- 30 degree pitch roofs / parapet wall (arrangement to flats)
- Permeable paving (Roads & pedestrian streets)



PERSPECTIVES (2)

UNIT TYPES

MASTERPLAN ASSESSMENT

It is a fundamental objective of the Housing Department to deliver the Le Squez redevelopment as a housing development that has a varied mix / tenure.

PHASE II DETAILED DESIGN

Within Phase II a mixture of 1, 2, 3 & 4 bedroom dwellings are proposed in a mixture of houses and flats as noted in the schedule below:-

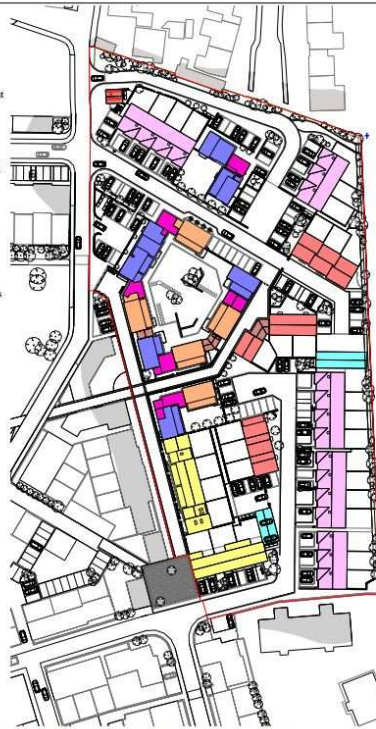
Schedule of accommodation	Unit Types
24 No One Bedroom Flats	2No Types
18 No Two Bedroom Flats	1No Type
9 No Two Bedroom Houses	3No Types
18 No Three Bedroom Houses	2No Types
7 No Four Bedroom Houses	4No Types
76 No Total Dwellings	12 No Unit Types

KEY

	One Bedroom Flats
	Two Bedroom Flats
	Two Bedroom Houses
	Three Bedroom Houses
	Four Bedroom Houses
	Service / Stores
	Stairwells
	Garages

SALE OF DWELLINGS TO HOUSING TENENTS

Within the development of Phase II the possibility exists that a number of the dwellings may be purchased by States tenants.



WHEELCHAIR ACCESSIBILITY / TGS

Whilst each house & flat complies with the requirements of the building byelaws TGS additional facilities for wheelchair users have been incorporated into the plan layouts. Typically these include:-
 Provision for larger internal through the floor type lifts
 Dual access bathrooms providing direct access from bedrooms into the bathrooms.
 Provision for larger 'WetRooms' rather than standard bathrooms
 Identification of preferred 'non structural' walls within the flats to allow for future alterations

FLATS

Typically each block of flats comprises of a single stairwell serving two dwellings per floor. Each block has a mix of one and two bedroom dwellings. The flat blocks range from three to four storeys in height, with plant accommodated in the roof voids over.

SCALE 1-750

UNIT TYPES

LANDSCAPING

MASTERPLAN ASSESSMENT

Through the masterplan assessment an initial tree survey of the entire Le Squez Housing Estate in accordance with the BS 5837:1991 Guide in relation to Construction has been undertaken by Nick Armstrong (States Arboricultural Officer)

This assessment has identified 45No trees within the site area and divided these into categories as noted below:-

0 No High Category
9 No Moderate Category
28 No Low Category
8 No Fell Category

Within the initial report Mr Armstrong confirms that in his opinion the majority of the trees are poor specimens and no one tree is outstanding. 4 No of the moderate category trees have been identified as the most desirable trees but the report continues to state that these are forest type trees and are not suited to growing in high density developments.

PHASE II DETAILED DESIGN

The landscaping proposals for Phase II of the development propose a mixture of family gardens and landscaped amenity areas together with some supplementary landscaped features as shown, and noted below:-

Garden Sizes
 Minimum 50sqm as required by Housing Department
 Largest private garden = 65sqm (House No 28)

Landscaped Amenity Areas
 Flats 1-6 = 104sqm
 Flats 7-35 = 760sqm
 Flats 36-42 = 157sqm

Parks & Gardens have been appointed by the Housing Department to undertake the detailed landscape design which will supplement this application following the resolution of the boundary to Samares Nursery. With the design proposals showing the regard to Category 9 'Ecology' of the Code for Sustainable Homes.



BOUNDARY ISSUES

As previously stated the boundary ownership between the Le Squez Estate and Samares Nurseries is in the process of being agreed.

Following agreement the entire bank will separating these sites will come into the ownership of the Housing Department.

Following this agreement being formalised a detailed design proposal will be prepared and forwarded to the Planning Department to supplement the application

SCALE 1-750

LANDSCAPING

PEDESTRIANS / CYCLISTS & BUSES

MASTERPLAN ASSESSMENT

From the outset the Housing Departments brief was for a 'Pedestrian / Cycle' friendly scheme and the masterplan proposal aims to deliver this by providing:

- Pedestrian Streets
- Shared Surface roads with pedestrian priority
- Public squares
- Good links to surrounding areas

The 'Manual for Streets' has been used as reference for these proposals with the aim to provide an integrated design approach to traffic calming rather than relying on speed humps etc.

Robert Cabot of Transport & Technical Services also advised us of the potential of the development of the Eastern Cycle Route which is proposed along the line of the old eastern railway which ran through Samares Nursery along the northern edge of the site and through FB Fields.

BUS SERVICE

The site benefits from being on bus route '18' which travels from St. Helier via Harve des Pan through Le Squez and around Les Marais before returning through Le Squez and back to St. Helier.

Given the proposed closure of School Road and the redirection of the road within the Le Squez estate the design team together with Craig Miller of Transport & Technical Services have liaised directly with Connex to establish both accurate turning requirements for the buses and the impact on the bus route.

The amendments to the bus route only require the bus to cease from returning through Le Squez after leaving Le Marais. Instead of travelling back into Le Squez passing in front of Samares School to La Grande Route de la Cote. On leaving Le Marais the bus would proceed directly to La Grande Route de la Cote via Rue du Maupertuis.

It is the intention that the roads within the Le Squez redevelopment will not be provided with bus lay-bys, with the buses themselves acting as a traffic calming measure through the estate. Shelters will be provided and the aim is that they be incorporated into the community buildings rather than stand alone 'vandal / drinking' magnets.

PHASE II DETAILED DESIGN

The detailed design of Phase II proposes the pedestrianisation of a large section of the existing main estate road, which is connected to the remainder of the development by a series of other streets and public squares. When combined with the 'shared surface' roads the pedestrian / cyclist emphasis of the entire development can be clearly defined (with the primary routes identified).



FIELD 40 HOUSING DEVELOPMENT
Within the planning obligations for the Field 40 housing development there was a requirement to establish a pedestrian / cycle access into the Le Squez Estate.

Provision has been made within the detailed design to accommodate this facility as shown.

SCALE 1-750

PEDESTRIANS / CYCLISTS & BUSES

UTILITIES / SERVICES

MASTERPLAN ASSESSMENT

Throughout the masterplan design to date the design team have liaised with all of the Utility Companies.

Generally all the existing services will be replaced / upgraded as the estate is developed. All mains services are to be taken to each property.

TELECOMS - FIBRE OPTICS

Telecoms main fibre optic cables run through the site and within the design it has been necessary to provide a building exclusion zone as indicated.

TELECOMS
Building exclusion zone

PHASE II DETAILED DESIGN

Provision has been made within the Phase II to provide a new JEC substation and pillars as indicated and Beaumont Structural Engineers have commenced their preliminary design works in respect of the services / drainage provisions as shown below.

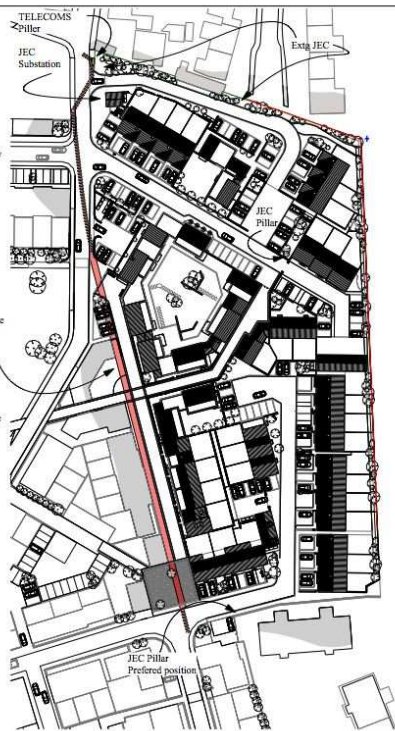


CODE FOR SUSTAINABLE HOMES

All drainage proposals are to be reviewed against the recommendations within the 'Code for Sustainable Homes' in terms of:-

Category 4

Surface Water Runoff - To ensure that peak run-off rates and annual volumes post development will be no greater than the previous condition.



SCALE 1-750

UTILITIES / SERVICES

CAR ACCESS & PARKING

MASTERPLAN ASSESSMENT

Parking requirements as agreed with Tony Gottard through consultation with the Planning Department as noted below:-

- 1 No bedroom dwellings @ 1 No parking space per dwelling
- 2 No bedroom dwellings @ 2 No parking spaces per dwelling

PHASE II DETAILED DESIGN

Within Phase II based on the requirements above a total of 128 parking spaces are required as noted below:-

- 24 x 1 bed @ 1 space per dwelling = 24 parking spaces required
- 52 x 2-bed @ 2spaces per dwelling = 104 parking spaces required

The parking strategy adopted aims to provide a well balanced solution that integrates the parking into the overall layout by using a variety of parking options which will add to the streetscape throughout the development

Short stay parking area not included in calculations

KEY

- 42 Driveway parking spaces immediately adjacent to front doors
- 44 On Street (Linear Parking)
- 31 Courtyard Parking
- 6 Informal parking Specific to courtyard area
- Garage parking
- 133 Total Parking spaces

EMERGENCY SERVICES
Access into / along the pedestrian streets will be provided for emergency services.

SHARED SURFACE ROADS

It is proposed that all road surfaces within the Phase II development be 'shared surface' with pedestrian priority that link directly with the public squares and pedestrian streets. All of these actions aim to promote the 'roads' to be a quality environment rather than merely traffic highways.

SCALE 1-750

CAR ACCESS & PARKING

STOREY HEIGHTS

MASTERPLAN ASSESSMENT

The initial assessment of the Le Squer masterplan suggested that redevelopment proposals would be suitable to accommodate a range of building heights, ranging from single storey up to four storeys in height.

Higher buildings were considered at the early design stages but buildings over four storeys were dismissed for a variety of byelaw / construction factors in addition to the additional height consideration.

PHASE II DETAILED DESIGN

The roofscape was also an important consideration in terms of the building heights and the half roof / half parapet wall arrangement topping the flats has been specifically identified in the design process as a device to inform and manipulate the building heights, whilst aiding the visual transition between different storey heights.

Building heights have also been used to define landmarks and act as focal points at corners and around the public squares / courtyards within the development.

The higher buildings have also been exploited with balconies positioned in key areas to provide natural surveillance over the landscaped areas, the pedestrian streets and the parking areas

KEY

- Single Storey
- Three Storey
- Two Storey
- Four Storey



SCALE 1-750

BUILDING HEIGHTS CONCEPT DIAGRAM

The simplified concept diagram illustrates the basic approach taken whereby the building heights rise from the site perimeter into the centre of the site

STOREY HEIGHTS

DESIGN GUIDANCE

The design guidance used and referenced for this project is considerable, however we have identified the three publications listed below and the ECO Build exhibition for special mention as they form the core reference material

CODE FOR SUSTAINABLE HOMES

From the outset the 'Code for Sustainable Homes' has been used as a reference guide for the design of this project and it will continue to do so as the development proposals are taken forward through the bylaws, specification and construction phases of the development.

It is accepted that not all aspects of the code are relevant to Jersey, however the principals laid down within this publication are clearly aligned with the Housing Departments directive / brief to provide a 'sustainable' housing development.

The 9 No categories of the Code for Sustainable Homes (as noted below) cover all aspects of a building project from the initial designs to the final use. The design development brief has been to use Level 3 as a base reference point but with the aim of achieving an improvement on this in certain categories where it is practical and cost effective to do so.

Category 1	Energy & CO2 emissions
Category 2	Water
Category 3	Materials
Category 4	Surface Water Run Off
Category 5	Waste
Category 6	Pollution
Category 7	Health & well Being
Category 8	Management
Category 9	Ecology

MANUAL FOR STREETS

The Manual for Streets being widely accepted as best practice for all aspects of street design dealing with:-

Streets in context
Layout & Connectivity
Quality places
Street user needs
Street geometry
Parking
Traffic signs
Street furniture and lighting
Materials and maintenance

BUILDING FOR LIFE

Produced by CABI and the Home Builders Federation covering all aspects of housing design with particular reference to:-

Character
Roads, parking and pedestrianisation
Design and construction
Environment and community

ECO BUILD 2008

Attended by representatives of the Housing Department & the Design Team

ASPECTS OF THE CODE ADDRESSED AT THE DESIGN STAGE

Category 1 - Energy & CO2 emissions

High levels of insulation are proposed in all aspects of construction specification to include walls, floors, roofs and windows. Level 3 requires a 25% improvement on the UK regulations and in terms of the building layouts provision has been made for a solid external wall construction with potentially 200mm of external insulation to satisfy this requirement. Lofts & floors will also be highly insulated.

Category 2 - Water

Minimising water usage has been a clear directive from Housing with the Code Level 3 & 4 requiring a water usage of less than 105l/person/day. We have been advised by the M&E consultant however that water usage of less than 80l/person/day is achievable which would satisfy code levels 5 & 6. The potential for collection of roof water from the flats to irrigate landscaped gardens is to be investigated (implementation subject to costs) Facilities for rainwater downpipes to incorporate Butts to be included

Category 3 - Materials

All material specifications to be checked against green guide at detailed specification stage. With all material / product suppliers being required to provide environmental impact data Where possible all materials are to be responsibly sourced using local materials & suppliers

Category 4 - Surface Water Run Off

It is a mandatory requirement to ensure that peak run off rates and annual volumes of run-off post development will be no greater than the previous conditions for the site and the structural engineer will be undertaking this analysis / design to ensure compliance.

Category 5 - Waste

Recycling is clearly dependant on the wider strategy adopted within the Island, however recycling points can be provided within the redevelopment and copies of the masterplan / phase II detailed design will be forwarded to Mr Rive for comment. A site waste management plan was implemented for demolitions works that have been completed recording all materials taken from the site. We are currently awaiting the final data confirming the amounts of waste material removed from the site and the amounts of recycled materials. All construction works on site to be reviewed in terms of minimising waste

Category 6 - Pollution

All specifications / materials are to be reviewed at specification stage

Category 7 - Health & Well Being

Naturally the health & well being of the residents is at the forefront of the Housing Department, the provision for private open space and compliance with T&G and the additional liaison with the occupational therapists have all influenced the design, with the detailed specification to include the adoption of robust details.

Category 8 - Management

A management strategy of the construction site to mitigate environmental impacts will be a requirement of the tender process and the contractors will be expected to play a key role in this regard. On completion it is intended to provide home user guides to the residents

Category 9 - Ecology

The assessment of the ecology of the site has commenced with the initial tree survey undertaken by Nick Armstrong (States Arboricultural Officer). Whilst the subsequent landscaping proposal will identify the current ecology value of the site and propose a scheme that will provide an ecological enhancement with the specification of suitable plants and trees

DESIGN GUIDANCE