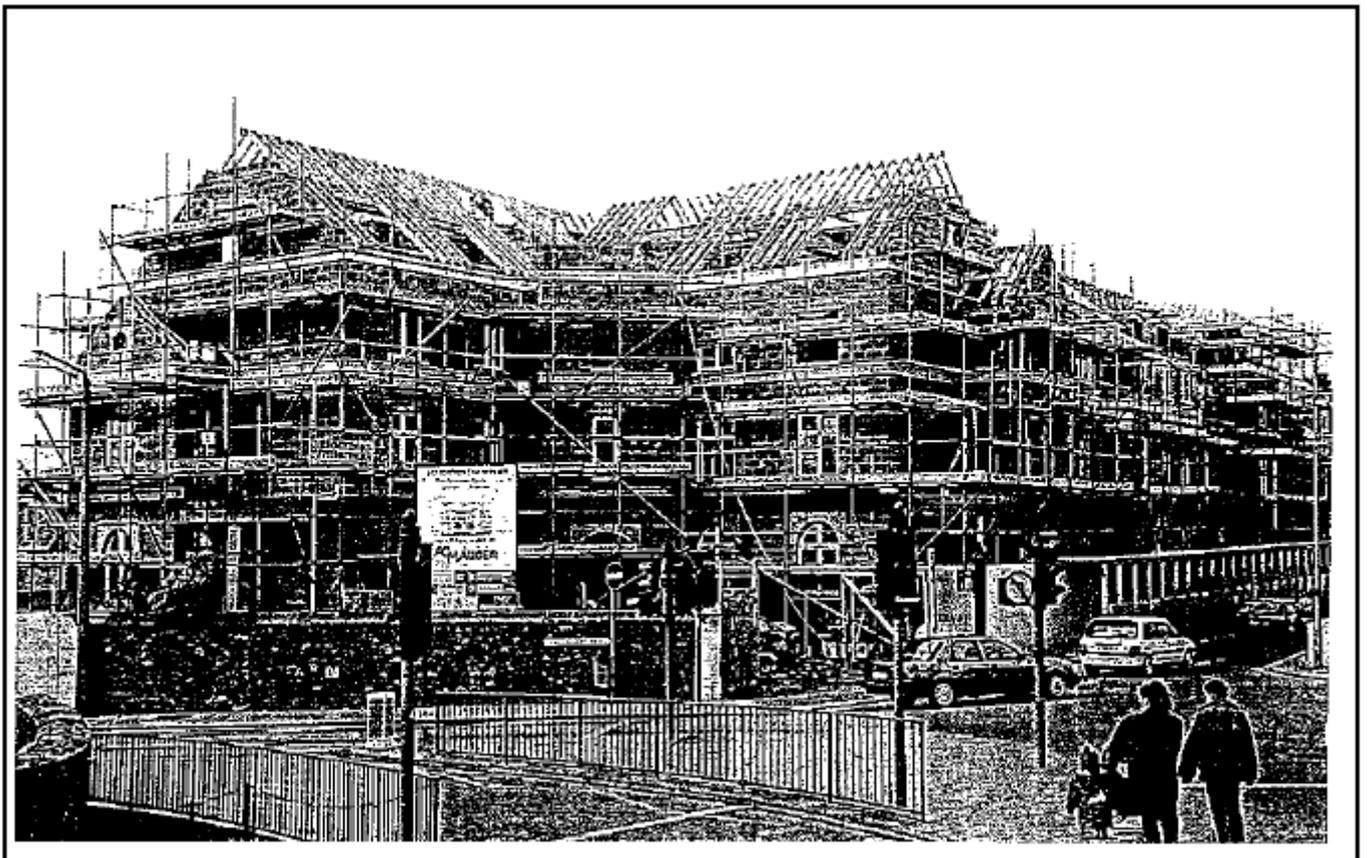


Planning and Environment
Supplementary Planning Guidance

Policy Note: 6

February 1994 and January 2009

*A Minimum
Specification for New
Housing Developments*



*A report Prepared By
The Island Committee*

February 1994

Contents

	Page
1. Introduction	3
2. Site Development Briefs	4
3. Form and Layout	4
4. Home Guarantee Scheme	5
5. Construction, Thermal Insulation And Noise Insulation	6
6. Density	7
7. Dwelling Size	8
8. Internal Layout And Room Sizes	10
9. Fixtures and Fittings	16
10. Car Parking Space	25
11. Garden And Private Amenity Space	26
12. Public Open Space	28
13. Children's Play Areas	31
14. Landscaping	32
15. Site Works	33
16. General Information And Advice	34
17. Conclusion	35
Appendix 1: HOUSE DESIGN CRITERIA	36

1.0 Introduction

- 1.1 In 1985 the Island Development and Housing Committees were concerned about the absence of performance standards for the construction of dwellings for States rental, or for sale to first time buyers under the States Loan House Purchase Scheme. This led to a wide disparity in the standards of houses constructed and difficulties in establishing the value of land upon which such houses and flats were built. Both Committees were of the opinion that an agreed **minimum** area and outline specification for such housing would ensure the Island's housing standards are maintained. Furthermore, in the case of first time buyer homes, architects and developers would have clear guidance on the requirements for advancing house purchase loans under the States scheme, which will assist them in negotiations with landowners and the Committees.
- 1.2 Consequently , in December 1985, a joint publication was produced which set down requirements for newly constructed dwellings, based on the **Parker-Morris report** of 1961 and the Department of the Environment Design Bulletin No. 6 "Space in the Home".
- 1.3 That publication was updated in 1991, by the first edition of Planning Policy Note No.6, which took into account changing economic and social circumstances and the views of many interested parties including service companies, States departments and other appropriate local organisations. This was a very much more comprehensive statement, which placed considerable reliance upon the findings of the Institute of Housing and the Royal Institute of British Architects in their joint publication entitled "Homes for the future" January 1983.
- 1.4 The main impetus for this review stems from a combination of:-
(i) the impending need to reprint the Policy Note;
(ii) the recent update of building construction requirements; and
(iii) the availability of detailed household survey information recently produced by Highlands College students*¹.
- 1.5 The opportunity has also been taken to solicit additional views from various interested parties, based on a practical working experience of the policy to date.
- 1.6 The Island Development Committee now believes that the time is right to apply these minimum standards as appropriate to all new housing developments, whether public or private sector, particularly in view of recent measures to liberalise the housing market. Where the guidelines are aimed solely at public sector rental and States loan housing, this is specified in the text.
- 1.7 Whether the property market remains depressed, or picks up, there will always be a temptation for some to reduce standards of accommodation and the quality of work in order to produce more competitive prices or increase profit margins. The Committee hopes that by publishing the basic requirements, it can ensure that all the proposed housing developments intended to meet the community's needs and demands are at least constructed to a reasonable minimum standard.
- 1.8 This document provides a common basis for the Island Development Committee developers and applicants on a variety of different issues.

*1 In 1992, final year students of the BTEC HNC Building Studies course conducted a survey of recently established housing estate developments to appraise the performance of the estates and assess the implications for Planning Policy Note No. 6. The survey took the form of a household questionnaire and the estates chosen were Maufant Vineries, Bashford's Nurseries and La Grande Pouclee.

2.0 Site Developments Briefs

- 2.1 It is intended that most of the larger sites zoned for residential purposes will be the subject of formal development briefs, which will be approved by the Planning and Environment department and will set out broad guidelines and parameters for future development.
- 2.2 Some small sites, particularly in sensitive locations, will also be the subject of development/ design briefs although individual circumstances will determine whether the advice is offered in a written document verbally.
- 2.3 Applicants will be encouraged to produce housing layouts which take full advantage of the site and its setting. Due regard should in particular be paid to the shape and slope of sites, existing buildings, trees and other features on or adjacent to sites. However, it will be equally important to consider orientation, privacy and views to and from sites.
- 2.4 In addition to meeting normal accommodation and planning standards, general guidance will be offered regarding road layout, vehicles access, pedestrian movement, landscaping, amenity / play space provision, materials and basic design requirements.

3.0 Form And Layout

- 3.1 The Island Development Committee is anxious to avoid the uniformity and visual monotony of most post- War sub-urban housing developments which lack any specific Jersey characteristics. Familiar elements of this type of development include rows of bungalows or semi-detached houses of a single design positioned centrally within their plots and spaced out evenly and regimentally along straight roads, with little regard to a sites' advantages and limitations.
- 3.2 In most instances the Committee would expect proposals for new larger housing developments to adopt a more traditional village pattern, with streets and courtyards enclosed by a mixture of buildings, boundary walls, trees and planting; a varied sequence of spaces, a mix of building sizes , shapes and roof lines and high standards of provision for sunlight, privacy and security.
- 3.3 It is of course, equally important that developments of a more urban character comprising flats and town houses should also reflect and complement the scale and character of the local streetscene. The creation of continuous built street frontages will often be required in such cases.
- 3.4 However, there are many factors which will influence form and layout and these will vary significantly from site to site. The Committee therefore does not wish to stifle the imagination of designers and it recognises there may well be some commendable design and layout solutions, which do not fit the patterns outlined above. For this reason, all proposals for new development will continue to be considered on their individual merits.
- 3.5 It should be emphasised, however, that an essential pre-requisite of good design is to accurately establish site boundaries and levels at the outset.

4.0 Home Guarantee Scheme

- 4.1. Until recently all new States Loan Houses were protected by a homes guarantee scheme known as 'Foundation 15'. The scheme, which was launched by Municipal Mutual and adopted by the Housing Committee, afforded buyers 15 years cover against major damage in newly built homes, caused by "defects in design, materials and construction – or from ground movement".
- 4.2. Unfortunately, following the recent collapse and take over of Municipal Mutual, the new owners are no longer able to continue with Foundation 15, beyond honouring outstanding commitments.
- 4.3. The Housing Committee recognises that the value of home guarantee schemes, particularly for dwelling intended for sale to first time buyers under the States Loan House Purchase Scheme, and that Committee is making active efforts to find a suitable alternative
- 4.4. Any builders or developers wishing to undertake developments under the cover of such schemes, would have to satisfy the operating company that they are genuine and financially sound operations appropriate to the task, and they would have to comply with various technical requirements relating to:-
- (i) ground preparations/foundations;
 - (ii) damp proofing;
 - (iii) drainage;
 - (iv) structure;
 - (v) dwelling envelope;
 - (vi) internal work;
 - (vii) finishes;
 - (viii) services *¹;
 - (ix) external works;
 - (x) accommodation and amenities;
 - (xi) safety and security;
 - (xii) other general requirements.

*1 Services would include:-
Water supply
Gas supply
Electricity supply
Telephone

Jersey New Waterworks Co Ltd
Jersey Gas Co Ltd
Jersey Electricity Co Ltd
Jersey Telecoms

5.0. Construction, Thermal Insulation And Noise Insulation

- 5.1. In all cases, houses and flats should conform to high standards of construction.
- 5.2. Houses and flats can be constructed either by traditional block-built cavity construction methods *², or alternatively by an internal timber frame from an approved manufacturer with external cladding in block.
- 5.3. External materials and finishes will generally be limited to those which are in keeping with local tradition and which are in harmony with the surroundings.
- 5.4. Normally, the main roof of each dwelling shall be a pitched, slated or tiled roof and in most cases a similar treatment will be required for any secondary extensions.
- 5.5. Applicants seeking to pursue an alternative design concept should contact the appropriate Area Planning Officer at the earliest opportunity.
- 5.6. The amended Bye-Laws governing thermal insulation came into force on the 1st January, 1993. These higher insulation standards are applied to all new housing, although it is important to understand that they are only minimum standards. It is intended to upgrade these further in the near future with the introduction of a requirement for ground floor insulation *¹. Consideration is also being given to introducing complementary draught exclusion measures. Designers and developers will be encouraged wherever possible to go beyond the level of the guidance as set out in Table 1 below.
- 5.7. As an alternative to the insulation standards set out in Table 1, a trade-off approach may be taken. The building shall be designed and constructed so that its total rate of heat loss is not greater than that of a notional building of the same shape and size designed to comply with the U-values given in Table 1.
- 5.8. Building Bye-Laws have been introduced to minimise noise insulation requirements for dwelling units. Information can be obtained in the Technical Guidance Document E (2003) Transmission of Sound

Table 1: Minimum U-Value Of Walls, Floors And Roofs

	Element of building	Minimum U-Value of any part of element (in $45 \text{ W/m}^2 \text{ K}$)
1.	External wall	0.45
2.	Wall between a building and ventilated space	0.45
3.	Wall or floor between a building and partially ventilated space.	0.60
4.	Wall between a building and any part of an adjoining building that space and the roof over that space	0.60
5.	Wall or partition between a room and a roof space, including to which this bye-law does not apply	0.45
6.	External wall adjacent to roof space over a building, including that space and any ceiling below that space	0.45
7.	Floor between a building and external air	0.25
8.	Floor between a building and a ventilated space	0.25
9.	Roof including any ceiling to the roof or any roof space and any ceiling below that space.	0.25

*1. The minimum 'U' value for a solid ground floor is likely to be $0.45 \text{ W/m}^2 \text{ K}$ or less.

*2. Some of the higher insulated forms of construction have filled cavities.

6.0 Density

- 6.1. Developers and applicants are referred to Planning Policy Note No. 5 which gives broad guidance on the residential density policy currently operated by the Island's Development Committee.
- 6.2. The Committee has effectively adopted a series of rule-of-thumb density guides for inner town areas, outer town areas and elsewhere. Broadly speaking these guides range from 65 to 75 habitable rooms per acres on sites in or around the edges of the built-up area, to anything between 100-120 habitable rooms per acre on sites in the central area of St. Helier ^{*1}.
- 6.3. The document recognises, however that density policies are a fairly crude development control tool for assessing new development and that they must be used in a flexible and reasonable manner with reference to other planning policies and requirements
- 6.4. The actual development attainable on individual sites will depend upon a whole range of factors including:-
- (i) physical site characteristics (e.g. size, shape, slope);
 - (ii) the need to preserve important trees or buildings and/or other natural or manmade features;
 - (iii) the character of the surrounding townscape/landscape;
 - (iv) the effect on existing community or public services;
 - (v) the mix of housing types and tenure;
 - (vi) the bulk and massing of accommodation;
 - (vii) on-site parking space requirements;
 - (viii) public and private open space requirements;
 - (ix) the relationship with neighbouring properties.
- 6.5. It follows that actual site densities can only be accurately assessed, as a result of detailed design and layout studies ^{*2}.
- 6.6. **Clearly, density guidelines will need to be used with care, but as a general rule the Minister of Planning and Environment will seek to ensure that the density of any residential development will be the highest consistent with maintaining reasonable standards of design, space inside and around buildings, light and air, privacy and the amenity appropriate to the type of accommodation provided and the character of the local area.**
- 6.7. Where there is a requirement in larger developments to provide open space (see Section 12, p.27), such areas will not be included for the purposes of density calculations.

*1 The Minister of Planning and Environment generally seeks to avoid new grouped housing developments in rural locations and any exceptions will be a lower density.

*2 It is interesting to note that on the Maufant Vineries and Bashford Nurseries housing estates, just over 50% of respondents to the Highlands College Household survey, considered that there were too many houses.

7.0. Dwelling Size

- 7.1. Table 2 indicates the minimum net floor area for particular types of dwellings ^{*1}. It is important to emphasise that these are absolute minimum standards and in most instances the Planning and Environment Department would expect to see more generous provision.
- 7.2. The floor areas shown in Table 2 are based on Parker-Morris standards. Although these standards were first formulated in 1961 and no longer used in the United Kingdom, except for local authority housing, they are still considered to be relevant today, albeit in a modified form. The relevance to Jersey in particular is increased by the historic difficulties experienced in trading up the property market as family requirements change. They are especially critical for smaller family homes where the purchaser's needs are often not the same as their ability to pay.
- 7.3. Occupants' perceptions of the size of their homes will not just depend on actual dimensions. These are also related to people's expectations, which in turn are related to many factors including age, family status, family background and level of affluence. It is interesting to note that the majority of households which responded to the Highlands College survey of Maufant Vineries, Bashford's Nurseries and La Grande Pouclée Estates, considered the rooms in their homes to be adequately sized for the purpose. However, a quite different picture emerged with regard to the provision of storage space. 58% of respondents on the Bashford's estate and 75% on the Maufant estate consider there to be insufficient provision.
- 7.4. The minimum general storage space, which shall be provided in addition to the net floor area, has been modified in Table 2 accordingly. Such provision must be well distributed throughout the dwelling.
- 7.5. In an effort to increase storage space without taking up circulation or living space, designers should consider fixing cupboards, or shelves in what might otherwise be regarded as "dead" areas, under the stairs, in alcoves, or above work surfaces.

*1 The net floor area is the area on one or more floors enclosed by the external walls of dwelling and measured to their inside face. It includes the area occupied by patricians, the area taken up by any staircase, the area of any chimney breast or flue and the area of any external WC, It excludes the floor area of any general store, dustbin store, fuel store, garage or balcony, and any area of any room with sloping ceiling does not exceed 5 feet (1.5 metres).

Table 2: Minimum Space Standards For New Dwellings

(Note: Table updated by Ministerial Decision MD-PE-2009-13)

Max. Occupation Potential (persons)	6	5	4	3	2	1
Habitable Rooms	6	5	4 or 5	3	2	2
Bedrooms	4	3	2 or 3	2	1	1
Total Floorspace for all new homes	m ²					
3-Storey House						
Living Space	103.0	99.0	90.0			
Plus internal storage (1)	6.0	6.0	6.0			
Plus external storage	4.0	4.0	4.0			
2-Storey House (3)						
Living Space	97.0	89.0	78.0	70.0		
Plus internal storage (1)	6.0	6.0	6.0	4.0		
Plus external storage	4.0	4.0	4.0	4.0		
Maisonette (3)						
Living Space	97.0	86.0	76.0	64.0		
Plus internal storage (1)	2.5	2.5	2.5	2.0		
Plus external storage	2.0	2.0	2.0	2.0		
Flat (3)						
Living Space	91.0	83.0	73.5	60.0	49.0	33.0
Plus internal storage (1)	2.5	2.5	2.5	2.0	2.0	1.5
Plus external storage	2.0	2.0	2.0	2.0	2.0	2.0
1-Storey House						
Living Space	88.0	79.5	70.5	60.0	49.0	33.0
Plus external storage	6.0	6.0	6.0	5.0	5.0	4.0

- (1) Of which at least 3.0 m² shall be at ground floor level;
- (2) The areas for internal storage are in addition to the basic living area, and are exclusive of stores for dustbins, bicycles and fuel;
- (3) An addition 1.5 m² should be added to overall floorspace of dwellings of more than one floor level, where the designer intends to provide a separate downstairs W.C.

- 7.6. The amount by which the habitable floor area exceeds minimum space requirements and room sizes may in appropriate circumstances be counted towards general storage space requirements.
- 7.7. In addition to providing for accessible storage space in the living areas of the home to satisfy minimum requirements, considerations might also be given to providing easy access to loft areas fitted with floorboards, where the ceiling joists are able to take additional loading.
- 7.8. There will be a presumption that all new 2 or 3 bedroom houses shall be provided with their own garage or car port, the minimum internal dimensions of which are at least 16 feet by 9 feet 2 inches (4.9 metres by 2.8 metres).^{*1}
- 7.9. The amount by which the internal area of a garage exceeds 148sq feet (13.72m) may be counted in part towards general storage provision. However, the designer should primarily seek to ensure that extra storage is located where it is needed, inside the house.

^{*1} The car port option would necessitate provision of sufficient storage space within the house itself.

- 7.10. Each dwelling shall be provided with a specially designed and ventilated dustbin store. In the case of family houses, this is best adjacent to the external kitchen door and in a position convenient for collection by refuse collection services. Where it is not possible or appropriate to site bin stores at the front of houses, provision should be made for bins to be brought to the front of the house for refuse collection without passing through habitable areas of the house. This access route should be lockable.
- 7.11. It will often be more appropriate to provide communal bin stores for flats and maisonettes. In all such cases provision for the storage and collection of refuse will be made to the satisfaction of the Planning and Environment Department in consultation with the relevant Parish authorities.*² In any event, the positioning of communal bins must have regard to the risk of arson, especially in communal areas, which can cause severe damage, or risk to life.
- 7.12. Where it is intended to install a water and space heating system fired by oil, liquid butane, or solid fuel, an appropriately sized tank or fuel store shall be provided. These should be located conveniently to allow ease of access for deliveries and in the case of a solid fuel store will often be best located close to the kitchen door.*¹

8.0. Internal Layout and Room sizes

- 8.1. It is clearly important to produce a good internal layout plan, whatever building type is proposed and the success of schemes will continue to depend upon the skills, experience and imagination of designers.
- 8.2. For sound guidance on internal design, designers are referred to Department of Environment Design Bulletin No. 6 "Space in the Home" and No. 13 "safety in the home".
- 8.3. A checklist of various design criteria from "Space in the Home" is set out in Appendix 1 for the convenience of designers engaged in producing house plans.
- 8.4. Furniture layouts, radiator positions, electrical points, telephone points and kitchen equipment should all be considered at the design stage, as they may often determine the shape of rooms and the position of doors and windows *². In order to demonstrate that each space in a proposed dwelling type is capable of accommodating the activity associated with its use, floor plans shall be submitted to the Planning and environment Department indicating suggested furniture and kitchen equipment layouts. These should be drawn to a scale of 1:50 and it will often be appropriate for them to be submitted at the Outline application stage, depending on the nature of the application and the level of other information submitted.
- 8.5. The following guidance is intended to supplement the guidance given in the basic reference sources mentioned earlier.

*1 Where the space and water heating system is fired by oil, or liquid butane, consideration should always be given to concealing tanks underground, In larger developments it would appear advantageous from a planning point of view to install communal tanks with a metered supply to individual dwellings Unfortunately, there is some evidence to suggest that such arrangements have caused problems for house occupants. Tying houses to a communal tank runs the risk of individual oil consumers having to pay for their oil than would be the case, if they are able to order independently.

*2 Consideration should also be given to Medicare alarm points in dwellings intended for occupancy by the elderly, infirm or handicapped.

- 8.6. **Living, Dining and Kitchen Areas.** Wherever possible there should be two separate living areas in a newly built dwelling. It is acknowledged, however, that in smaller dwellings the dining space may need to be combined with either the kitchen, or the living room.
- 8.7. The combined floor area of the living, dining and kitchen areas should be no less than:
- (b) 265 sq ft (24.6m²) for a 2 or 3 bedroom, 4 person dwelling;
 - (c) 320 sq ft (29.7m²) for a 3 bedroom, 5 person dwelling;
 - (d) 360 sq ft (33.4m²) for a 3 or 4 bedroom, 6 person dwelling.
- 8.8. In smaller dwellings it will not always be possible to provide a separate dining room and this may have to be combined with a kitchen or a lounge
- 8.9. Where a kitchen/diner is to be provided the floor areas should not be less than 140sq ft and it should be designed to allow the possibility of screening off the food preparation area, and thus prevent the spread of condensation.
- 8.10. Where a lounge/diner is to be provided it is desirable to incorporate a serving hatch from the kitchen to the dining space (unless the doors are adjacent).
- 8.11. Clearly, it would be desirable to offer prospective purchasers the choice between a kitchen/diner or a lounge/diner, but in most cases this will not be practical
- 8.12. Experience has shown that most young families prefer a kitchen/diner arrangement, rather than a dining room combined with a lounge. Accordingly, where it is not possible to offer the option, a kitchen/diner should normally be provided in starter homes, or flats intended for young families. *¹
- 8.13. Often in the past, where separate kitchens have been provided, designers have deliberately sought to make them less than 7 square metres in area, in the mistaken belief that this circumvents normal density requirements. As a result, many family houses have kitchens which are inadequate to meet modern day living requirements. Designers are therefore referred to Planning Policy Note No. 5 on residential density standards. In addition to outlining the crudeness and shortcomings of using 'density' as a planning tool it sets out the many criteria against which applications for development will be considered and the method of calculation.*²

*¹ The Highlands College Household Survey reveals a preference for a kitchen/diner arrangement by 71% of respondents from the Bashford's Estate and 64% from the Maufant Vineries Estate.

*² Under normal circumstances, for the purposes of density calculation, a three bedroom house will usually be regarded as the equivalent of five habitable rooms, a two bedroom house as four habitable rooms and a two bedroom flat as three habitable rooms. Rooms of 250sq ft and over will count as two habitable rooms, with every extra 100sq.ft equalling one additional habitable room.

8.14. **Bedrooms.** The floor area of bedrooms shall normally be no less than:

- (a) 135 Sq ft (12.5m²) for the main or first double bedroom;
- (b) 110 Sq ft (10.2m²) for the secondary double bedroom;
- (c) 70 Sq ft (6.5m²) for any single bedroom.*¹

8.15. However, where there are to be two double bedrooms in a dwelling, their sizes can vary provided no double bedroom has an area less than 110 Sq ft (10.2m²) and the combined area of no bedrooms does not fall below 245 Sq ft (22.7m²) *².

8.16. The minimum size of a single bedroom in a two bedroom 3 person dwelling should be no smaller than 80 Square Feet (7.4m²).

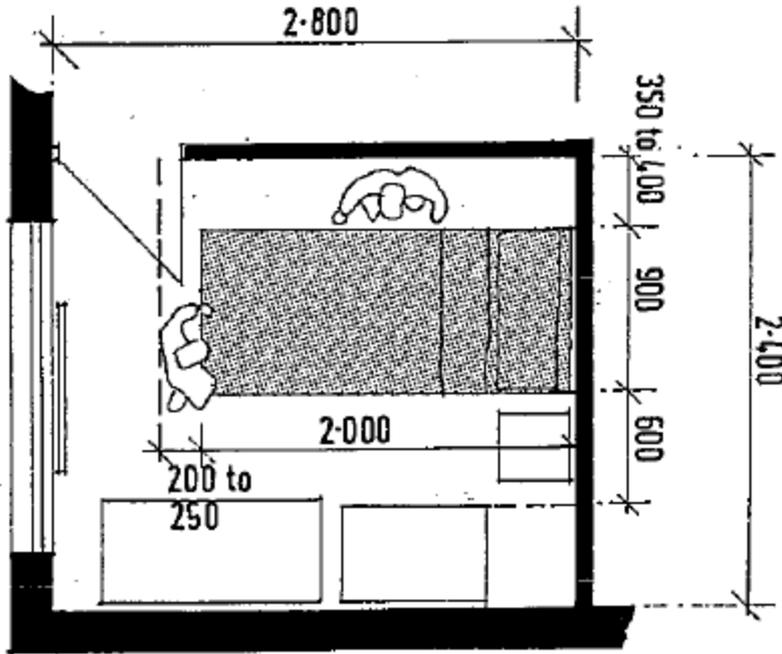


Fig 1: Making a single bed in a single bedroom.

*¹ There will be advantages to the occupant if the two double bedrooms are designed to be exactly the same size, in that they would be able to swap carpets, curtains, furniture, etc.

*² It will be preferable in family dwellings that the single bedroom is larger to allow for study and inclusion of a desk, chair and bookcase.

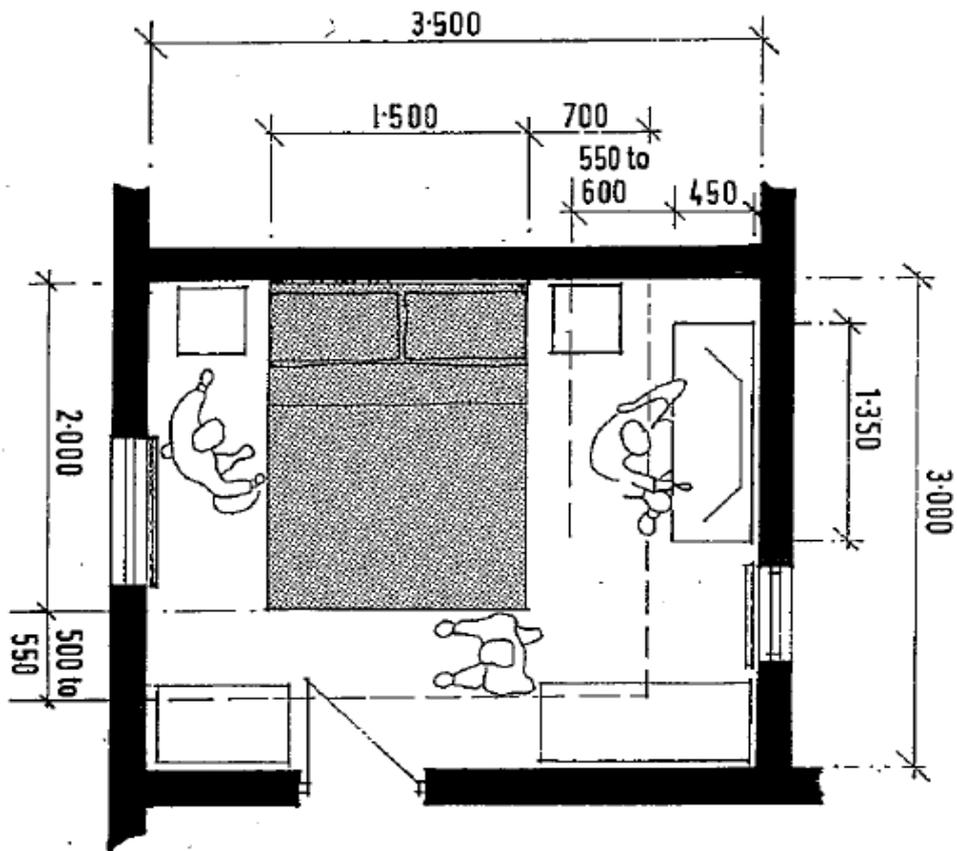


Fig. 2: Making a double bed and sitting at a dressing table in a secondary double bedroom.

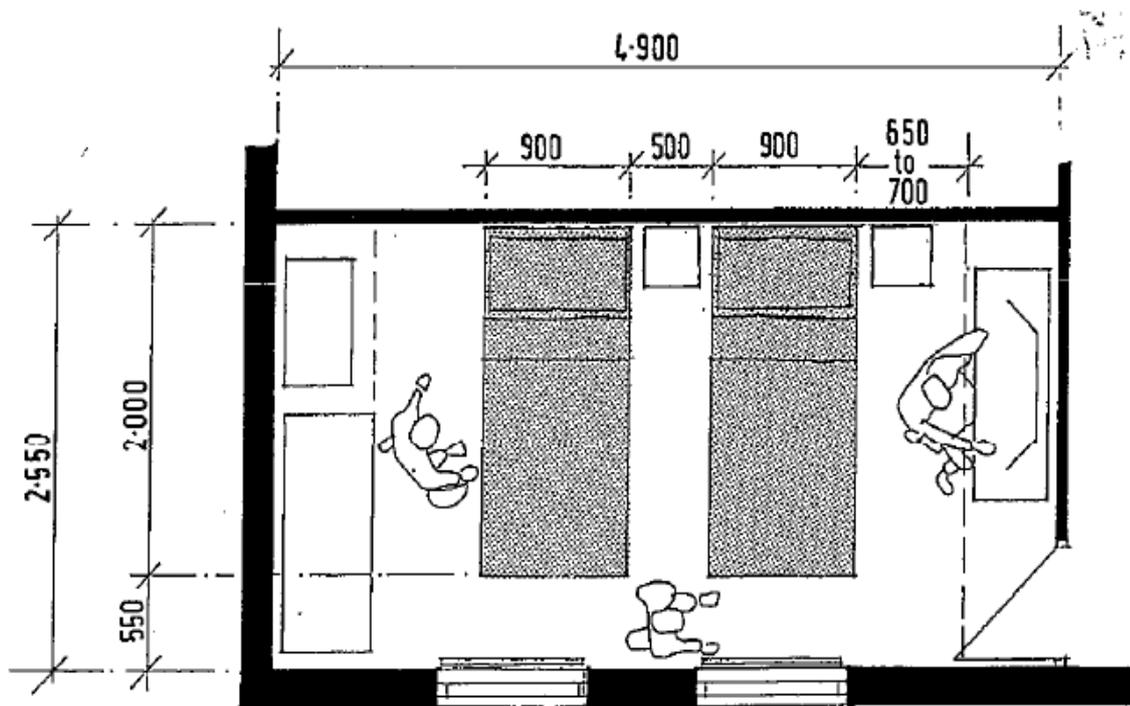


Fig. 3: Circulation around twin beds and sitting at a dressing table in the main double bedroom.

- 8.17. **Entrance Hall and Stairways** *¹. The main entrance must open into an enclosed lobby or hall and not directly into living areas.
- 8.18. The entrance hall should be spacious enough to allow for getting into outdoor clothes and a suitable location should be provided for hat and coat hooks.
- 8.19. The minimum corridor width should be 1, 200mm. *²
- 8.20. Doors and stairways should be wide enough and of a design to allow for assisted wheelchair access into the property and for the furniture to be manoeuvred safely. *³
- 8.21. Careful consideration must be given to the design of staircases, which are a common cause of accidents in the home. Particular attention should be given to achieving reasonable step size and gradients, effective guarding balustrades and handrails and good lighting.
- 8.22. Staircases should not pitch directly down to the entrance door, especially if the door is glazed. However, no doors should be fully glazed, unless they incorporate toughened glass. Severe accidents can and have occurred in the home, most notably involving children, where the bottom half of doors have been glazed with ordinary glass. *⁴
- 8.23. Staircases with straight flights are considered safer than other designs and are preferred. Single steps and winders should generally be avoided.
- 8.24. In the interests of safety, careful consideration must also be given to the position and design of adjacent windows, doors, ceilings, loft hatches, light fittings, etc in order to reduce the risk of falls for future occupants.

*¹ The Fire Service do not allow staircases to exit through high risk areas, such as kitchens and lounges.

*² Door swings (other than stores and front doors) should not as a rule open into circulation areas. However, it is recognised that there may be practical difficulties for instance in arranging a downstairs toilet with a door that opens inwards.

*³ Further guidance on disabled access can be obtained from the Building Control Section.

*⁴ Glazing with which people are likely to come into contact, while in passage in or about a building, shall have such adequate resistance to impact as not to cause injury.

8.25. **Furniture** *¹ Rooms should be capable of accommodating (and the plans submitted to the Planning and Environment Department should show) the following schedule of furniture:-

(a) **Kitchen Area**

Where no separate dining area is provided, the kitchen should contain space for a free-standing or built-in table and chairs in addition to the fittings and space requirements listed in paragraphs 9.21 and 9.22.

(b) **Dining Area**

Dining table and chairs sufficient for the number of permanent occupants, with an allowance made for visitors.

(c) **Living Area**

Settee

Two or three easy chairs, or extra settee

Television set/video recorder

Small tables

Other incidental furniture such as bookcase, radio and audio equipment.

(d) **Single Bedrooms**

Single bed

Bedside table

Clothes storage (wardrobe and chest of drawers)

(e) **Study Bedrooms**

As (d) plus des, chair and bookcase.

(f) **Double Bedrooms**

Double or two single beds

Two bedside tables

Chest of drawers

Dressing table

Built-in or free-standing double wardrobe.

(g) **Hallway**

Space to store a pram or pushchair

Cupboard for the storage of coats.

*¹ Suitable provision must also be made for accommodating radiators, heaters, electrical fires, etc. as appropriate.

9.0 Fixtures and Fittings

9.1 **Sanitary Provision.** All dwellings shall have at least one bath, one washbasin and one WC. The bathroom must be of sufficient size to accommodate a pedestal basin, a bath and where appropriate a washdown WC. *1

9.2. **WC and Washbasin Provision.** WC's should be provided as follows:-

- (a) in one and two person dwellings, one WC is required which can be in the bathroom;
- (b) in two and three person dwellings consideration might be given to providing a separate compartment for the WC;
- (c) in four person dwellings, one WC is required in a separate compartment *2;
- (d) in five and above person dwellings on more than one floor, two WC's are required, one of which may be in the bathroom, although it is desirable that both should be in separate compartments;
- (e) any separate WC must contain a washbasin.

9.3. **Space Heating.** New housing intended for States rental or for sale under the States Loan House Purchase Scheme shall be provided with full central heating whether the system is electrically heated or fired by gas, oil or coal.

9.4. This will produce many benefits for occupants in terms of increased comfort and increased opportunities for flexibility in the use of space throughout the whole dwelling.

9.5. Hopefully, the higher standards of insulation now required (see paragraphs 5.6 and 5.7) should substantially reduce energy consumption, so that the running costs of whole house heating are affordable to future occupiers.

9.6. In order to create conditions of reasonable comfort for occupants, the heating system of any new dwelling should be capable of raising internal temperatures to the following minimum levels, when the outside temperature is -1°C *1

Living Room	21 °C
Dining Room	21 °C
Kitchen	18 °C
Bedrooms	18 °C
Bathrooms	22 °C
Hall, Landing and Circulation areas	16 °C
Separate WC	18 °C

9.7. In addition to central heating, living areas might also be fitted with a radiant heat source. This can, of course, be used to top up the temperature in very cold weather. It can also significantly reduce energy consumption by extending the season when full central heating operation is not essential to comfort.

9.8. Unless there are very strong local design reasons, solid fuel appliances will not normally be considered appropriate for flats or elderly persons' dwellings, because of the problems associated with the cartage and storage of fuel and the tending of appliances.

*1 It may be possible to agree a system of commuted payments, which would allow a purchaser to install a bathroom suite of his own choice.

*2 It would be preferable, however, in four person dwellings, on more than one floor, to provide two WC's, one of which may be in the bathroom.

- 9.9. **Chimneys.** In certain circumstances, for aesthetic reasons, the Minister of Planning and Environment may seek to encourage the inclusion of chimneys in the design of new houses. *2 *3
- 9.10. Chimneys are an important feature of traditional houses and form a strong vertical contrast to the horizontal roof space, which helps to create a more balanced and pleasing appearance.
- 9.11. In May 1991 the Housing Department decided that where it is to be the developer, it would wish to include chimneys and fireplaces in the specification for houses, unless there were particularly strong reasons for their omission.
- 9.12. Where it is necessary, or intended to include chimneys, applicants should contact the Planning Department to discuss principles of design and positioning in order to ensure the creation of a satisfactory appearance.
- 9.13. Of course, there are a number of other advantages and disadvantages associated with such provision. It provides for a radiant heat source and a focal point in the living area, it provides natural ventilation, it ensures that dwellings are suitable for all types of fuels and it offers occupiers flexibility and choice so that they can respond to changes in the energy market.
- 9.14. On the other hand it must be recognised that chimneys and hearths reduce floor space and in lounges and it will be significantly more expensive where it is effectively proposed to provide the basis for two independent heating systems. Furthermore, it is more difficult to insulate a house with a chimney to a very high standard, especially where air conditioning and heat exchangers are used, unless it is effectively blocked off.
- 9.15. The Highlands College survey reveals that 65% of respondents from Bashford's Estate, 67% from Maufant Vineries and 72% from La Grande Pouclee, consider a fireplace to be an essential element in a living room.
- 9.16. **Windows.** Windows should be designed and positioned to meet normal Bye-Law requirements and have proper regard to matters of privacy and other planning considerations. Architects should also address at the design stage, practical issues relating to window cleaning and access for future maintenance.
- 9.17. It is particularly important that windows above ground floor level are designed so that they can be safely cleaned from the inside of the building. Designs should also allow for safe ladder access to windows for maintenance work, which is free from obstructions such as raised flower beds and porches.
- 9.18. **Double Glazing.** Bye-Law requirements for thermal insulation do not necessitate the installation of double glazed windows, although this is clearly desirable to reduce the passage of heat from dwellings. Double glazing also has a number of other advantages including:-

*1 In dwellings for aged and disabled person's consideration should be given to raising standards and providing a more uniform temperature throughout of not less than 22°C.

*2 The restrictions/requirements of the States for any housing development in Airport Noise Zone No. 2 do not allow for the provision of chimneys.

*3 Depending on the individual circumstances of a particular case, a requirement will not always necessitate the provision of working chimneys.

- i) the elimination of vertical downdrafts of cold air and the consequent improvement in the conditions of comfort for occupants of a room;
 - ii) improved insulation against the transmission of airborne sound;
 - iii) the virtual elimination of condensation upon window panes.
- 9.19. New housing intended for States rental or for sale under the States Loan House Purchase scheme shall be fitted with double glazed windows to habitable rooms, unless there are exceptional circumstances, which render this requirement financially prohibitive. However, in most instances the increase in total building costs is unlikely to be excessive.
- 9.20. Where double glazing is not installed initially, the chosen window design shall be capable of accepting sealed units or secondary glazing at a later date. This will avoid future householders being subjected to unnecessary disruption and high costs associated with replacement windows. ^{*1}
- 9.21. In any event, where air conditioning is not fitted, provision should be made for adequate "background ventilation", in living rooms, in the form of night vents installed in the top of window frames.
- 9.22. Where double glazing is installed care should be taken to ensure that the design and layout of window openings always allow for means of escape in the event of fire.
- 9.23. **Kitchen Fittings** ^{*2}. All kitchens shall be provided with at least the following basic requirements:-
- (a) a permanently fixed single sink and drainer unit with cupboard underneath, from a reasonable quality range;
 - (b) worktops preferably located on both sides of the sink and cooker hob positions; ^{*3}
 - (c) additional fitted cupboards of at least 81 cubic feet (2.3m³) for 3 person + dwellings and 60 cubic feet (1.7m³) for 1 and 2 person dwellings.

These are to be installed to provide enclosed storage space in connection with:

- (i) preparation and serving of food and washing up;
- (ii) cleaning and laundry operations, and
- iii) food.

^{*1} The figures given below are taken from the Highlands College Household Survey report and indicate the proportion of households which have installed double glazing on the 3 estates studies, in comparison to the average length of residence:-

	Bashford's Estate	La Grande Pouclee	Maufant Vineries
Average length of Residence	6 yrs 9 mths	4 yrs 1 mths	8 yrs 5 mths
Percentage with double Glazing	30%	58.6%	28.6%

The speedier installation of double glazing at La Grande Pouclee may in part be due to its higher more exposed location and its less compact layout.

^{*2} It is acknowledged that individual occupiers will have different requirements for the installation of kitchen storage cupboards. In appropriate circumstances, therefore, the developer may be prepared to agree a system of commuted payments, which would allow a purchaser to install units of his own choice to an agreed plan.

^{*3} Where the cooker is to be split into 2 locations the oven is likely to be located at the end of a row with a worktop on one side only.

- (d) space for a large refrigerator or fridge/freezer, which is normally best provided at the end of a run, as few will fit underneath a worktop; *¹
 - (e) space for a washing machine and dishwasher to be positioned next to the sink. Suitable hot, cold and waste connections should be left available, if a separate utility room is not provided. *²
- 9.24. It is recommended that fitments are arranged to provide a work sequence comprising worktop/cooker hob/worktop/sink/worktop, unbroken by a door or other traffic way *³
- 9.25. **Airing Cupboard.** Every dwelling shall be provided with an airing cupboard for linen storage. In addition to adequate slatted shelving (i.e. at least 0.5m² with shelf space not less than 350mm high), it shall contain either a hot water storage cylinder, or an equivalent source of heat *⁴.
- 9.26. **Gas Fittings.** Since dwellings will have a life span in excess of 60 years, it clearly makes sense to take all opportunities available for providing householders with a choice of alternative sources of energy. Where adequate mains gas supplies are or can easily be made readily available consideration should always be given to connecting dwellings to the supply.
- 9.27. In such circumstances, architects and developers should contact Jersey Gas at the preliminary design stages, to discuss construction methods, site access routes, technical requirements for accommodating mains and services (including immediate services to individual domestic properties) and internal installation work.
- 9.28. Jersey Gas can now of course offer the option of 'gas' anywhere in the Island (i.e. not just areas covered by the mains distribution network), through the use of liquefied petroleum gas cylinders, or mini bulk installations, with a metered supply. Information on this form of supply is available from the gas company.

*¹ In any event, the refrigerator door must be capable of opening past 90 degrees, so that it can be cleaned out efficiently and the door must not obstruct the removal of shelves, drip trays, salad containers, etc.

*² The requirement for a washing machine space may be waived where, with the agreement of the purchaser, such provision is made in the garage, but only where the garage floor area is sufficiently large to also allow the parking of a medium sized car.

*³ Where the cooker is to be split into 2 locations the oven can be located at the end of the sequence.

*⁴ Modern hot water cylinders give off very little heat nowadays and it may be necessary to consider an alternative source of heat in any event.

- 9.29. Jersey Gas can provide full specification for the use of gas central heating, hot water supply, cooking and individual heating requirements.
- 9.30. In any event, where the mains supply passes adjacent to a proposed dwelling a gas supply shall normally be provided to the kitchen cooker position. The Housing Minister has decided that in all cases where it is the developer and if reasonably practicable, a gas supply should be installed up to the cooker point .^{*1}
- 9.31. **Electrical Fittings.** The following electrical installations shall be provided in new housing intended for States rental or for sale under the States Loan House Purchase Scheme and should act as a guide for all other house types:-
- (a) One consumer unit with miniature circuit breakers;
 - (b) One 30 amp cooker outlet;
 - (c) A mechanical extract ventilation system in kitchens and bathrooms to minimise the effects of condensation; ^{*2}
 - (d) One bathroom heater or radiator/heated towel rail;
 - (e) At least one (preferably more) pedant lighting points per room, hall, landing, loft and garage;^{*3}
 - (f) One central light fitting in the kitchen and lighting over worktops where these are overshadowed by cupboards and otherwise likely to remain unlit;
 - (g) Two external weatherproof light fittings, capable of being switched on internally, over front and back doors ^{*4};
 - (h) One 3KW immersion water heater in an insulated storage tank. Tanks with factory applied insulation such as polyurethane foam are essential;^{*5 *6}
 - (i) One central heating circulation pump and a heating programme (where appropriate).

^{*1} This requirement may be waived in individual circumstances where a potential house purchaser expresses strong feelings about excluding gas from his house.

^{*2} In the interests of effectiveness, the system in the kitchen should comprise a cooker extract to remove moist air at source.

^{*3} The loft light should be a “cold light” installation to avoid the risk of fires caused by “hot bulbs”.

^{*4} Where appropriate, passive infra-red detector lighting should be considered, to ward off potential prowlers and intruders and welcome residents and guests.

^{*5} Consideration should be given to installing a dual length element which will heat bath water separately from water supplied to wash basin. Clearly, this will offer households flexibility and the opportunity for economy in water heating. In appropriate circumstances consideration might also be given to installing a dual element heater which offers insurance against individual element failure and allows benefit from off peak tariffs (e.g. Economy 7). In addition, it should be noted that the cost differential of supply and installing a dual element hot water storage tank is minimal at the constructions stage and offers the occupant low water heating costs throughout the year, but particularly during the summer months if a fossil fuel central heating system has been incorporated.

^{*6} Invented HW systems are set to become more popular in the next decade, which do not require header tanks in the roof void.

- (j) One TV aerial outlet in lounge*¹
- (k) Telephone outlets in hall and lounge. These should be situated near electrical sockets to provide for mains driven equipment *²
- (l) One external meter cabinet;
- (m) One front door bell system;
- (n) Two or more smoke detectors, designed to meet British Standards.
These should be fitted with standby batteries so that they will operate if the mains Supply fails.*³

9.32. The Jersey Electricity Company can provide full specifications for the use of electricity for central heating, hot water supply, cooking and individual heating requirements.

9.33. **Electrical Installation.** *⁴ In order to cater for the increasing use of domestic electrical appliances 13 amp electrical sockets shall be provided as follows in all new housing for States rental or for sale under the States Loan House Purchase Scheme:-

(a)	kitchen – associated with work surfaces, refrigerator and washing machine plus general use _____	6
(b)	living area _____	6
(c)	living/dining area combined _____	8
(d)	double bedrooms _____	4
(e)	single bedrooms _____	4
(f)	landing _____	2
(g)	hall _____	2
(h)	bathroom – shave socket _____	1
(i)	garage _____	4
(j)	loft * ⁵ _____	2

*¹ Applicants are advised to contact the Electrical Section of the Public Services Department to discuss other requirements regarding provision of TV distribution equipment covering multi-channel distribution (inc. satellite reception).

*² The designer should cater for additional points.

*³ The type and positioning of detectors is dependent upon the nature, size and layout of dwellings and applicants are advised to consult directly with the Fire Service on these matters. Reference might also be made to HMSO pamphlet "Smoke Detectors in the Home", produced for the Home Departments by the Central Officer of Information, 1987.

*⁴ In the Highlands College survey, householders were asked whether there were sufficient electrical sockets. 78% of respondents from Bashford's Estate thought there were, compared to 62% from La Grand Pouclée and 47% from Maufant Vineries.

*⁵ This will assist with frost protection heating appliances and may also be useful if TV aerial amplification is necessary.

- 9.34. Double sockets should generally be used, which will reduce the number of separate socket locations by half, and although this may result in a minor amount of inconvenience to occupants, it would show significant saving in installation costs.
- 9.35. Electrical installations must also comply with the requirements of the current I.E.E. Wiring Regulations. These generally required that any socket-outlet rated at 32 amps or less, which may reasonably be expected to supply portable equipment for use outdoors, shall be provided with supplementary protection by means of a Residential Current Device (R.C.D.). Also, Protective Multiple Earthing (P.M.E.) bonding must be installed in accordance with the Jersey Electricity Company's requirements. *¹
- 9.36. In larger housing developments which require the provision of a sub-station, the Planning and Environment Department, will often require that they be housed in an appropriate form of building, in preference to the standard kiosk type structure.
- 9.37. **Mechanical Ventilation.** Consideration must always be given to the provision of mechanical ventilation in areas of high humidity (e.g. kitchens and bathrooms). *²
- 9.38. **Water and Plumbing.** Both 'Jersey New Water Works' and the Minister of Planning and Environment believes it would be prudent to encourage the uses of water saving devices within all new dwellings. All new properties should have their own separate communication pipes and stopcocks. Furthermore, it is recommended that all new properties should be metered.
- 9.39. All new plumbing must conform to the Jersey New Water Works Company Ltd "new" Bye-Laws (1988 version) and the Building Bye-Laws, if it involves drainage works.

*¹ As set out in the Jersey Electricity Company's report entitled "PROTECTIVE MULTIPLE EARTHING AND THE SPECIAL REQUIREMENTS FOR THE BONDING OF THE METALWORK OF OTHER SERVICES". Copies can be obtained from the Company's offices.

*² There are many excellent mechanical ventilation systems with the facility of heat recovery available. These could enable up to 75% of the heat in odour laden or moisture laden air to be recovered and put back into the property with consequent energy savings and economies.

9.40 **Other Security Features.** It makes sense that all new housing should be designed with security in mind. New housing intended for States rental or for sale under the States Loan House Purchase Scheme, should incorporate the following additional security features, which should also act as a guide for all other housing types:-

- (a) A secure perimeter wall or fence of at least 6 feet in height which shall normally be erected around the private (usually rear) garden areas of houses and flats to the satisfaction of the Planning and Environment Department.
- (b) Front and rear doors to be robust construction to a minimum thickness of 44mm. It is important that the door frame is fixed at least in four positions down each side, and there should be a minimum 18mm depth of rebate formed from the solid frame or by gluing and pinning. Where glazed panels are fixed adjacent to the door, they must be laminated glass located out of reach of locks.

Front door hardware should consist of either an automatic deadlocking rim latch fitting with facility for the handle to be locked, or alternatively a rim latch with separate mortise deadlock to a physical strength requirement of the latest British Standard.

Where external hinges are fitted, (where the hinge pin is accessible from the outside) they must be supported by an equal number of hinge bolts.

Other requirements are a door chain or limiter, door viewer (not over 5 feet), and a letterbox with a minimum distance of 400mm away from the deadlocks*¹.

- (c) Any sliding door panels should be carefully designed, located and fitted with anti-lift devices. If there is not a multi-point locking system, then a pair of push-to-lock key-operated locking bolts are required at both the top and bottom of the meeting stile of the inner leaf.

*¹ Letterboxes are not fitted to fire doors, or where air conditioning equipment is installed in a dwelling.

(d) Window frames should be securely fixed. Key operated locks must be fitted to all opening windows on the ground floor and to those upper storeys where access can be gained via a balcony, flat roof or drainpipe. A window lock fitted independently of the window frame should be push/turned to lock- key to unlock, unless security limiters are fitted to restrict the degree of opening.

(e) **Glazing.** Removable glazing beads should only be used on the inside of any glazing unit.

In uPVC and aluminium windows units, the glass requires bonding into position if external glazing beads are fitted. Laminated safety glass to the relevant British standard should be used for doors and any immediate adjacent glazing.

(f) Inter-communicating doors between the dwelling and the garage are to be constructed and fitted as for the back door. Compliance with the fire regulations is a major consideration in all circumstances^{*1}.

(g) Access in multi-occupancy buildings (four households or more) must be limited by means of an apartment suite of locks with an electronic release of exterior doors with an inter-com facility from dwelling to front door^{*2}

The structure, fitting and hardware of internal doors giving access to the individual dwelling unit must be in accordance with a front door specification and with Fire regulations taken into account.

Other provisions include no free access to the rear of the premises, no public footpath to be created at the rear, and public footway areas to be illuminated, particularly where secluded.^{*3}

^{*1} A garage door may not open directly into habitable room.

^{*2} It is desirable, wherever possible, for any first floor flats or maisonettes to have their own separate, enclosed, private entrances at ground level, rather than a common staircase, which dictates the use of a security "entry phone" system.

^{*3} The police are concerned about potential problems of indecent exposure, indecent assault and malicious damage on estates where footpaths have been built at the rear.

- (h) Service credit metres (gas, electricity and water) to be located where they can be read without the official going to a secure part of the dwelling, usually at the front. There are meters available which can be viewed through a small panel set in the masonry. The Jersey Gas can supply “semi-concealed” meter boxes and the Jersey Electricity Company can supply fully recessed meter boxes. ^{*1}

9.41 Further information on security aspects of housing development is available from the Crime Prevention Department, States of Jersey Police.

10.0 CAR PARKING SPACE

10.1 Car parking provision shall be made in accordance with the Department of Planning and Environment **Policy Note No. 3- Parking Guidelines**.

10.2 The presumption is that each family house, where there is a requirement for two or more residents’ spaces, shall be provided with a garage or car port for at least one car in accordance with Paragraph 7.8. All residential parking should normally be provided within the curtilage of the dwelling. ^{*2} However, there may be scope for some flexibility in meeting these requirements. It may be possible, for example, to combine the provision of a third parking space for some 3 bedroom dwellings with communal visitor parking areas. ^{*3}

^{*1} Clearly, the exact positioning of external meter cupboards requires very careful attention, having regard to many factors, including aesthetic acceptability, likely proneness to vandalism, regulations governing the proximity of consumer units and the routes of mains and services.

^{*2} Concerns have been expressed that a large number of garages on modern estates are used as a kitchen annexe rather than the purpose for which they are intended. As a result, resident’s cars are often parked on access roads, which create difficulties for refuse collection, other service vehicles and emergency vehicles. Therefore the size of kitchens, the level of storage space provision and whether or not to opt for car ports only, will be important considerations in the design process.

^{*3} The Highlands College Household Survey revealed widely differing views about the adequacy of parking provision on the chosen housing estates as follows:-

Address of Respondents	Resident’s Parking		Visitors’ Parking	
	Adequate	Inadequate	Adequate	Inadequate
Bashford’s Estate	90%	10%	60%	40%
La Grande Pouclee	58.6%	41.4%	17.2%	82.8%
Maufant Vineries	71.4%	25.6%	25%	75%

10.3 Garages are not essential for flats, where grouped parking provision, under parking or basement parking may offer the best solutions.*¹ Normal grouped parking will only be considered suitable, however, where it is convenient and can be kept under casual observation by residents and passers-by and when it is not provided at the expense of open space requirements.

11.0 GARDEN AND PRIVATE AMENITY SPACE ^{*2}

Houses ^{*3}

11.1 Private gardens greatly increase the choice of activities available to householder. They can be used for a variety of different purposes including sitting out, children's play, drying space, growing flowers and vegetables, other informal reception hobbies and pets. In providing space around a building, private gardens should also serve to provide adequate separation from adjoining properties, adequate light and privacy and adequate security.

11.2 The usability of private garden areas is affected by shape and design. In general terms, however, one might expect an area of 20-25m² to be sufficient for passive recreation only, whereas any garden area of between 50-100m² can be enough for both sitting out and varying degrees of children's play activities.

11.3 In most locations where family houses are constructed (i.e. all dwellings of two bedrooms and above in size), gardens must be provided on the private side of the dwellings where they are screened from public view. These gardens should never be less than 50m² (538 square feet), even when additional garden areas are provided on the public side of the dwelling.*⁴

11.4 On larger grouped family housing developments a mixture of garden sizes should be provided, to accommodate the varying needs of individual households.

11.5 In general, front garden areas on the public side of dwellings should be kept to a minimum, given the lack of privacy and limitations of use, and rear garden areas correspondingly increased in size.

*¹ The police are concerned about potential problems of arson, vandalism and theft within underground car parks such as Hue Court and Marrett Court, where signs/automatic barriers are not regarded as sufficient to ward off would be prowlers and intruders. Therefore in the interests of security basement parking will require automatic steel gridded gates or shutters which conform to Fire Service Regulations, in order to enclose the whole aperture, where authorised users can gain access using either a proximity reader, or swipe card.

*² It is currently the intention of the Minister of Planning and Environment to produce a separate document covering issues related to space in and around the home.

*³ The Highlands College Household survey reveals that the majority of respondents from the chosen housing estates are content with the size of their gardens.

*⁴ There will be exceptional circumstances where it is necessary to forgo the minimum garden size for new family houses, in certain, town centre and Conservation Area sites, where environmental considerations will take preference. It may be more appropriate in such circumstances to reduce the minimum private garden size to 30m² for 2 bedroom town houses, which would equate with the requirement for 2 bedroom flats and allow for passive recreation only.

- 11.6 The garden areas should directly adjoin the back of any family house and should be directly accessible from as many rooms as possible ^{*1}.

Flats

- 11.7 Historically, in most instances, the private amenity space provided for the occupants of the flats have tended to be in the form of communal amenity space. As a rule the provision of such space had not been particularly generous and has tended to vary considerably from site to site, due to individual site factors and the absence of an overall standard for amenity space. Indeed, in some flatted developments the only open space provided on the site has been a communal parking area.
- 11.8 The main purpose of providing private amenity areas should be to provide space around buildings, which can in turn help to ensure adequate light and privacy, sufficient opportunity for active/passive recreation, and appropriate level of security, an enhanced visual setting for the building and an improved general quality of residential environment.
- 11.9 The Island Development Committee considers that it will often be desirable, although not always possible for ground floor flats to have private gardens, particularly where they are intended for family occupation. The space provided to serve upper floor flats can either take the form of separate garden plots or a communal amenity space.
- 11.10 In any event, every effort should be made to provide a reasonable degree of well orientated private open space which is directly accessible from each flat. For upper floor flats, this could be in the form of balconies ^{*2} or roof terraces.
- 11.11 The Committee recognises that on-site amenity space requirements will vary according to the size and type of accommodation provided. Actual expectations of flat owners and occupiers, particularly where they are single, working couples or retired people, are generally less than those who occupy family houses in suburban locations. Furthermore, there will be differences in expectation from occupants living in suburban locations and town locations, particularly where there may be parks and other facilities in the immediate vicinity.

^{*1} Private gardens should be regarded as an extension of the living space in the summer, and careful attention should be given to the design of dwellings to facilitate this. For example, consideration should be given to inserting French windows in living rooms giving onto private gardens

^{*2} where this is not practicable considerations should be given to providing French windows opening inwards, with protective railing to the outside.

- 11.12 It is important to recognise, however, that many new flats are intended for occupancy by families and on-site amenity space provision should reflect their individual needs. These needs include requirements for secure washing line facilities.*¹
- 11.13 The Island Development Committee proposes to adopt the overall minimum standard of 30m² usable on-site amenity spacer per family flat (i.e. all flats of 2 bedrooms and above and 20m² usable on site amenity space for non-family flats).**
- 11.14 These areas can be reduced to take account of any meaningful balcony (minimum 5m²) or roof space provision. However, extra allowance should be made for access paths and children's play as appropriate (see Sections 12 and 13).
- 11.15 This amenity space must be adjacent to the residential accommodation either to the rear of the building, or otherwise screened from public view, in order to maximise accessibility and privacy for occupants.

Sheltered Accommodation

- 11.16 Although the residents of sheltered accommodation are generally less active than other members of the community, they are likely to spend most of their time in and around their accommodation and thus rely even more on the provision of adequate on site amenity space (albeit for passive recreation), and a more attractive immediate environment.
- 11.17 The Minister of Planning and Environment recommends that for sheltered developments, a minimum of 20m² usable on-site amenity space is provided per flat.**

12.0 Public Open Space

- 12.1 In considering some of the recent proposals for larger housing developments the Island Development Committee has sought to ensure that between 10% and 15% of the site area is set aside for public open space.
- 12.2 However, the Committee has not until now operated a comprehensive public open space policy and where such space has been achieved in the past, it has tended to be as a result of opportunism.

*1 The Police have drawn the Minister's of Planning and Environment attention to the considerable number of complaints which they continue to receive from residents on estates with communal washing lines regarding the theft of clothes.

- 12.3 More often than not larger housing developments have been constructed without adequate green open areas and lack the improved spatial and environmental quality that such areas provide. Indeed, where open space provision has been made, it has often amounted to little more than an after thought. This is typically represented by a sporadic distribution of small, ineffectual spaces left over after planning, which are difficult to maintain and have little intrinsic physical or visual value. As a result, some of the basic needs of residents, particularly children, are not being met.
- 12.4 Designers should now be aware that in all new larger housing developments, particularly where garden sizes are kept to a minimum, the Island Development Committee will require the provision of public open space in the form of public amenity open space and children’s play space.**
- 12.5 The size of the area required will normally be determined by specific site developments briefs and will take into account various factors, including the size of the proposed development, the type of housing, the anticipated mix of age groups, the amount of private garden and amenity space provision, the needs of residents in the surrounding area and the availability of existing accessible open space.
- 12.6 It is not considered appropriate to have a fixed measurement standard relating to the provision of public open space which will apply in all circumstances, because what is regarded as reasonable or adequate provision will naturally vary according to each layout and situation.
- 12.7 Nevertheless, it is considered important that designers and developers are given some sort of broad guidance as to what might generally be regarded as an appropriate minimum level of provision.
- 12.8 The ‘National Playing Fields Association’ recommends a minimum standard for outdoor playing space of 2.43 hectares (6 acres) per 1000 population and 0.4 hectares (1 acre) per 1000 of other kinds of public open space. This recommendation originally dates from as long ago as 1927, but since then, nearly all calculations of public open space needs throughout the U.K have been stated as 2.8 hectares (7 acres) per 1000 people. The somewhat limited research into this subject suggests that this figure is about right as a minimum standard.
- 12.9 A suggested breakdown of this open space standard is given in Table 3 below:-

Table 3:

Guide to minimum open space standards (area per 1000 population)	
Urban Parks	0.4 hectares (1 acre)
Public amenity open space	1.2 hectares (3 acres)
Children’s play space	0.2 hectares (0.5 acres)
Sports grounds	1.0 hectares (2.5 acres)
TOTAL	2.8 hectares (7 acres)

12.10 Clearly, the level and type of open space provision must ultimately reflect that which is likely to be required as a result of the development itself. Using the above guide, it should be possible to easily obtain a reasonable indication of the minimum amount of public open space which may be required of a proposed residential development. An example calculation is set out below and for such purposes, designers should regard future occupancy of dwellings as follows.

Number of Bedrooms	Number of Residents
1	2
2	3
3+	4+

Example calculation of public open space requirement

A medium sized development of 15 x 2 bedroom dwellings and 10 x 3 bedroom dwellings, where only amenity open space and children’s play spaces will be required.

<i>15 x 2 bedroom dwellings (3 residents)</i>	<i>= 45 people</i>
<i>10 x 3 bedroom dwellings (4 residents)</i>	<i>= 40 people</i>
<i>TOTAL RESIDENTS</i>	<i>= 85 PEOPLE</i>

<i>Amenity open space:</i>	<i>1.2 hectares per 1000 people</i>
<i>Children’s play space:</i>	<i>0.2 hectares per 1000 people</i>
<i>TOTAL</i>	<i>1.4 hectares per 1000 people</i>

Therefore, required

<i>Public open space =</i>	<i>$\frac{85 \times 1.4}{1000} = \text{hectares (0.29 acres)}$</i>
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12.11 All public open space provision must form an integral part of the overall design of any new housing development and, as with all space in the ‘public zone’ it must be designed to be useful and visually pleasant.

12.12 Normally public open space should be provided in one block and not divided into smaller parcels of land, which have little practical benefit.

12.13 It is generally held that, if a public open space is to be of beneficial use, it should not fall below a minimum size of 0.1 hectares (0.25 acres). Residential schemes generating a population of less than 75 people therefore may not be required to make provision for public open space.

12.14 However, the situation in respect of new flat developments in the built-up areas of St. Helier demands a slightly different approach. There has been growing concern about the continuous development of high density housing schemes in the town area, combined with the general absence of any compensatory provision for local recreation and amenity needs.

12.15 Clearly, the population of many of these individual schemes cannot be expected to generate a sufficiently large area of public open space to be of beneficial use. However, the cumulative need generated by residents of these schemes is very considerable and this will undoubtedly increase pressure on the current public open space provision in the town area.

- 12.16 A basic underlying principle of new development is that it provides facilities which are required as a result of that development. Furthermore, at this time, there is little alternative to the provision of open space on-site, given the absence of any system whereby a commuted sum could be considered for provision elsewhere and given the limited scope for alternative provision elsewhere in the town area.
- 12.17 In the circumstances, it is considered very important that developers start to provide public amenity open space, or its equivalent, as part of all flat developments in the town area, in accordance with the formula outlined earlier, where this can be practically achieved.
- 12.18 It is accepted that on smaller, more restricted sites, it will be difficult to provide much more than the private open space requirements for new flats, within the normal density guidelines.
- 12.19 However, on larger sites where scope exists for basement parking, it should be possible, within normal density guidelines, to meet private amenity space requirements, whilst providing additional amenity open space at anything between 80-100% of the formula described earlier.
- 12.20 It is recognised that it will not be possible in many instances to achieve a truly public open space on urban sites, without unsatisfactorily compromising the design and layout. However, the additional amenity space can be usefully incorporated into any communal private amenity space provision on the site.

13.0 Children's Play Areas

- 13.1 Play is essential to children's physical, intellectual and social development. Further more, as children grow their play needs change and develop.
- 13.2 Regretfully, until now the Island Development Committee had not sought to operate any overall policy for children's play space and the recent Highlands College Household Survey highlights concerns about the inadequacy of play space provision on established housing estates. ^{*1}
- 13.3 The Committee believes it is crucial to provide safe and interesting play opportunities of different types of children of all ages and that new housing developments can be designed to make a valuable contribution to that provision.
- 13.4 When a development of family housing generates a population of 75 people or more, provision should be made for play space and the Minister will seek to ensure that a proper framework for play provision is set out as part of any "development brief".
- 13.5 It is recognisable that the best place for toddlers and small children to play outside is in a private garden where they can be supervised without anxiety. Careful consideration should also be given to the design of public area close to dwelling, in order to allow for safe play for these age groups.

*1 in recent Highlands College Household survey, 80% of respondents from the Bashford's Estate considered there to be inadequate play area provision. This rises to 83% of respondents from both La Grande Pouclee and Maufant Vineries Estates.

- 13.6 Special play areas for young children between, say 5 and 10 years should be provided within easy reach of dwellings, but screened and positioned to avoid wind and prevent noise nuisance. They should always be located on the main footpath network and be capable of easy supervision from the passer by. They should never be tucked away in left over corners of the development.
- 13.7 Any equipment provided in these areas should be appropriate for the age range and should not invite the interests of older children.
- 13.8 Consideration should also be given to providing for the play needs of these younger children in the 'public zones' of new housing clusters. The street or courtyard is a natural meeting place and can become a favourite play area close to home. It is essential, however, that every effort is made to ensure the safety of children in these areas. The creation of housing environments where pedestrians take precedence over motorists, such as the Woonerf System in the Netherlands, is recommended in this respect.
- 13.9 Older children from, say, 11 years upwards generally demand more challenging play provision and are prepared and able to travel considerable distances. Their informal requirements such as swings and slides, to more challenging fixed and moving equipment, adventure playgrounds and kick about areas for ball games.
- 13.10 It is essential that the needs of these age groups are met not only for the continued development of the children, but to reduce the potential for misuse of equipment in areas intended for younger children.
- 13.11 The provision of facilities for these older children will very much depend on the size of the development, the likely child population, the availability or otherwise accessible existing play opportunities (including opportunities for dual use of any nearby school grounds, or other public space) and the nature of surrounding developments.
- 13.12 All new play areas within new housing developments must be carefully designed as an integral part of the total development and be subject to good management and maintenance policies.
- 13.13 Equipped play areas must comply with British Standards on safety, have adequate space between items of equipment, be fenced to exclude dogs and be safety surfaced as appropriate.
- 13.14 Finally, it is important to ensure that all play areas are designed to allow access for all, including people with disabilities.

14.0 Landscaping

- 14.1 The Island Development Committee that the quality of the environment in which we live is very important, and recognises the contribution that proper landscaping can make to the quality and character of residential areas.
- 14.2 The Highlands College Household Survey reveals that the majority of respondents from the chosen housing estates consider that inadequate attention had been paid to the landscaping of their particular developments.

- 14.3 The Committee is anxious to raise the profile of landscaping within new housing developments. It will seek to prevent landscaping being reduced to an after thought and to end the general practice whereby landscaping is treated as “a reserved matter” for subsequent approval following the issue of development consent.
- 14.4 Landscaping of any residential scheme must be regarded as an integral part of the overall design process.
- 14.5 All outline applications for residential development shall, where appropriate, a detailed tree survey and details of the siting of buildings and access, sufficient to enable a proper assessment of the impact of the development upon existing trees and natural features.
- 14.6 All developments applications for residential development shall, where appropriate, contain a comprehensive landscaping scheme, which will set out existing trees and natural features to be retained/removed, proposed tree and shrub planning details and details of proposed hard and soft surface treatments.
- 14.7 Where appropriate developers are urged to employ the services of qualified landscape architects from the outset to help ensure that a high standard of landscape is achieved and avoid unnecessary delays in the processing of application.
- 14.8 Developers will be required to complete the agreed landscaping works as part of the development and also to replace any trees or shrubs which fail to survive with a similar size and species within a period of one year after completion of the development. Where practical, the Island Development Committee will expect landscape planting to be commenced at the outset of the development to maximise the time available for it to become established.
- 14.9 The Island Development Committee is also anxious to ensure that essential elements of any scheme, including open space, play areas and planting are properly maintained in the future.
- 14.10 Where sites are located in more sensitive areas, on prominent land, in villages, or on the rural fringe, it will be particularly important to ensure the retention of established trees and hedgerows and to undertake considerable tree planting, in order to soften the hard lines of buildings, reduce their impact and integrate them successfully into their surroundings.

15.0 Site Works

- 15.1 These should include all pavements, roadways, paths, retaining walls and walls between public and private areas which necessary to complete a development.
- 15.2 In larger grouped housing developments for States rental or for sale under the States Loan House Purchase Scheme the Island Development Committee will normally expect all public footpaths, roadways and related landscaping areas, public open spaces and children’s play areas, to be completed to a standard whereby they can be adopted by the Parish authorities or an appropriate States Department and negotiations along these lines should be undertaken at an early stage. Early adoption will help to ensure that statutory functions can be exercised and that proper inspection and maintenance is carried out at the outset.

^{*1} The Highlands College Household Survey highlights significant concerns amongst residents about the provision made for landscape maintenance on establishing housing estates.

- 15.3 Where public adoption is not practical or appropriate in part or in full, alternative arrangements shall be required to the satisfaction of the Island Development Committee, to ensure the proper maintenance of such areas. ^{*1}
- 15.4 Developers must specify the arrangements for future maintenance in detailed development applications.
- 15.5 It is particularly important for the safety, security, amenity and general well being of the communities in larger grouped housing developments, that adequate levels of lighting are provided along streets and access footpaths. However, this must not rely on occupiers illumination, which cannot be guaranteed. ^{*2}
- 15.6 This must therefore be a consideration at the initial planning stage and, where appropriate, early negotiations should be undertaken with Parish service companies as specified on Page 4 and other relevant authorities. ^{*3}
- 15.7 Designers should also consider making provision for more imaginative lighting schemes which might in appropriate circumstances include more use of wall mounted lights, rather than conventional free standing columns.

16.0 General Information and Advice

- 16.1 The States will continue to exercise strict control over the release of land for housing purposes. In the event of a proven need being identified, it is likely that additional sites will be zoned to meet specific community requirements. It is recognised that the private sector will become increasingly involved in building the required homes.
- 16.2 As stated in Section 2, where additional land is specifically zoned for housing purposes, a development brief will be prepared setting down the requirements of the Island Development Committee, and as appropriate the Housing Committee, to guide the development of the site. **In all cases, developers and their professional advisors are recommended to contact the relevant officers of the Housing and Planning Department at the earliest opportunity.**

^{*1} There may be some merit in allowing roads serving only a few properties (say, up to 4 dwellings) being retained in private ownership. Clearly, the fewer parties involved, the easier it is to reach agreement on future maintenance and other decisions relating to roadworks and usage.

^{*2} States built housing estates, in the main, provide lighting, but many developers do not. The Police have expressed concerns that the lack of lighting increases the fear and risk of crime. The dependence on occupiers leaving their exterior lights on results inevitably in shadows being cast and this increases the fear of crime and diminishes the quality of life of residents, especially the very young and old.

^{*3} In exceptional circumstance, where there are now difficulties in obtaining agreement for the provision of lighting at the outset, the designer should allow for the provision of conduit tubing at the time of the site works. This will help to ensure the visibility of providing lighting at a later date.

17.0 Conclusion

- 17.1 The information contained in this document is intended to provide guidance to all concerned with the development of new housing. It is hoped that the Minister's minimum standards will help to ensure that the Island's housing standards, both public and private, are consistently and fairly maintained at an appropriate level.
- 17.2 However, the Minister is particularly aware of the need to keep these standards under periodic review, so that it can scrutinise the way in which they are working. It may well be that adjustments will have to be made in the light of future experiences and ever changing economic and social circumstances.

Appendix 1: House Design Criteria

To assist the designer to analyse plans of a family dwelling the following checklist from Department of Environment Design Bulletin No.6 "Space in the Home" is offered as a guide:

1. How far does the plan meet changing demands?

Weekdays and weekends:

- Can some meals be taken in the kitchen and others in the dining space? Is there anywhere for young children to play near mother while she is working in the kitchen?
- Can parents and young children who might need attention at night sleep in the rooms on the same floor?
- Will it be possible, by spreading out the sleeping arrangements over the house, for teenagers – or some of them – to have a room each?
- When the house is not fully occupied, can it be used in such a way that the family still makes the most of it?

2. Is there somewhere for activities which need privacy and quiet?

- Are the bedrooms designed for this?
- Can the dining space be used?
- Is there a downstairs bedroom that would be suitable?
- If a teenager has a friend in the living room is there still room for the rest of the family elsewhere?

3. Are the right spaces near each other?

- Is the dining space as close as possible to the kitchen?
- Does the kitchen overlook the place where small children are likely to play and where the baby will get an airing in its pram?
- Can the garden be used in summer as an extension to the living room?

4. Can you get from one part of the house to another without embarrassment or inconvenience?

- Can you get from each bedroom to the bathroom and W.C without going through any other room?
- Is at least one living room not used as a passage?
- If you come home in dirty working clothes can you get direct from the main door to a place where they can be kept and to a place where you can wash?

- How far does the rubbish from the kitchen have to be carried to the bin store, and can it be managed without going through the living areas?
- Is the fuel store near to hand?

5. Entering and leaving and dealing with callers.

- Are there arrangements for storing bicycles and the pram without having to pass through entrance hall and living rooms or kitchen?
- Are there refuse bin store and fuel stores arranged so that the collector or the delivery man does not have to enter the house and at the same time are convenient to the household?
- Is there room for the family to gather comfortably?
- Is there room to entertain a few relations or family friends?
- Can the meters be read from outside, and if not can a reading be taken inside without causing inconvenience?
- Is there protection at the front door for casual visitors? Is there room to pass?
- Can you shut the front door with three or four people in the hall?
- Is there adequate space for hats and coats?

6. House, garden, neighbours and car

- Can you get from the garden into the house without passing through the living room?
- Can large garden tools be shifted from where they are kept to where they are used without going through the house?
- Can you easily get from the kitchen to the washing line?
- Is there somewhere safe for the children to play?
- Does the siting so far as possible avoid :
 - Kitchen doors opposite each other with no barrier in between?
 - Overlooking of the private garden by neighbours or passers by?
 - People passing too close to windows:
 - Nuisance and hazards from traffic?
- Is the car or garage near to the house?
- Can refuse be collected and fuel delivered easily?

7. Detailed performance of the various rooms and spaces.

Does each have:

- Lighting?
- Aspect?
- Prospect?
- Heating arrangements?
- Sound insulation, satisfactory for its intended use?
- Can each space accommodate the required furniture in a sensible arrangement, leaving sufficient room to move about, open doors and windows and generally use the space efficiently and economically?
- If the room could have alternative uses, for example at weekends, or at different stages in the family's development, will these different uses each be reasonably well accommodated?
- Are all windows easily accessible for cleaning?

Source: Department of Environment (UK) Design Bulletin No.6, "Space in the Home".