



Jersey Architecture Commission

ANNUAL REPORT 2023



FRONT COVER

The Beach, La Route de la Côte, St Martin (Morris Architects)

Jersey Design Award 2022 – Best new large-scale development

Jersey Architecture Commission's purpose

The Jersey Architecture Commission (JAC) was established by the Minister for the Environment in 2010 to support the then Minister's aspiration for the highest possible standards of design in the built environment.

The JAC is a non-statutory, informal consultee of the Planning service and an external independent voice for architecture and design in Jersey.¹ The aim of all the Commission's work is to act in the public interest to foster discussion and increase the debate on good architecture and design in the island.

The Commission offers a robust design review process which is targeted in its advice, critical in its assessment and articulated in agreed written notes submitted to the presenting team following each formal review. The Commission also provides additional advice and support within the policy context and emerging supplementary guidance focusing on design, housing standards, sustainability and climate resilience.

The process and conduct of the Commission are set out in its terms of reference.²

The Commission 2022 – 2023

There are ten commissioners at present with a wide ranging and inter-disciplinary mix of practice and experience. The commissioners are highly respected and valued practitioners, professionals, and experts of national (Jersey and UK) and international standing. Their skill set covers architecture, urban design, master planning, landscape architecture, sustainability in policy and engineering, residential estate procurement and management, and financial viability.

- June Barnes
- David Gausden
- Antony Gibb
- Johanna Gibbons
- Sara Hart-Bricknell
- David Prichard
- Lynne Sullivan OBE
- Andy Theobald
- Chris Twinn
- Mike Waddington
- John Desmond (specialist on call)

* A biography for each Commissioner is provided in Appendix A.

Lynne Sullivan was appointed as Chair of the Commission in 2023, serving to 2025. The current cohort of commissioners is ten. It is proposed that the Minister appoints new commissioners to strengthen landscape, transport, and architectural/ urban design advice in 2024.

The Executive Officer for the Commission is Tracey Ingle, providing the main link to Government, who provides briefs and advice to the Commission.

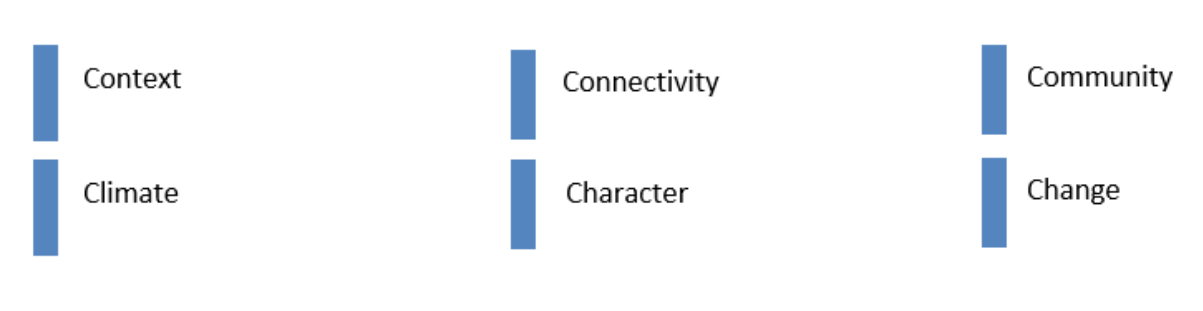
¹ [Jersey Architecture Commission \(gov.je\)](https://www.gov.je/jac)

² [SPG-Practice Note 21 - Jersey Architecture Commission.pdf \(gov.je\)](https://www.gov.je/spg-practice-note-21-jersey-architecture-commission.pdf)

Design review process

A design review process is offered at the pre-planning application stage. These confidential reviews offer applicants a valuable opportunity to access the expertise and advice from the commissioners early in the planning application process.

The Commission considers schemes based on the six 'C's:



The six 'C's offer a consistent approach and structure to the design review process for both the commissioners and for applicants utilising the review process. A detailed look at the six 'C's can be found in Appendix B.

The reviews are run in a specific manner as set out in the Terms of Reference, which can be found on www.gov.je.³

Design surgeries

The Commission continue to develop the delivery of design surgeries which provide a workshop/ discursive environment to review the design and site constraint challenges of development schemes, usually at the planning application stage.

The provision of informal advice has been offered to planning officers through design surgeries to assist the identification and delivery of potential amendments to submitted schemes to enable their approval and the delivery of better design outcomes. In other cases, a workshop with the design team has proved helpful in early iterations of sensitive sites.

The Commission's work in 2023

For 2023 the Minister for Environment set out that the Commission would ensure:

- that consideration is given as to how good design should be rooted in context – how setting, landscape, heritage and skyline should be encompassed in a design response;
- the promotion of innovative ways to reduce the environmental footprint in new buildings, looking to re-use buildings where possible;
- support for good modern architecture, where of course it can be different but still respectful to place and character; and

³ [Jersey Architecture Commission Terms of Reference](#)

- the promotion of innovation in sustainability to help the island move to a carbon neutral future

The Commission met the Minister in September 2022 to discuss this agenda and arising work in 2022 through into 2023. The action points for the Commission were to:

- explore the scope for time and discussion with the Planning Committee around the role of the Commission and its use of the six 'C's in its approach to design;
- work up thresholds, in discussion with I&E (Regulation), to require applications, at the earliest stage, to come to the Commission;
- explore how other planning authorities manage to improve design, energy performance, and engage design panels to learn lessons to apply here;
- consider how standards could be improved in Jersey, having regard to the potential use of tools such as existing building byelaws, an urban greening factor, a place standard tool and other such measures to focus on and drive improvement.

To deliver these actions the JAC has engaged with the construction industry in forums discussing sustainable development. The Commission's use of the six 'C's has been presented to the construction industry to help explain their use and the role of the Commission.

The Commission have been engaged in discussions with the Regulatory Directorate via the Executive Officer promoting the engagement of the Commission at the early stages of scheme development at pre-application stage. This has seen an increase in schemes being discussed at early stages and has facilitated changes to the design approach.

The change in approach has been used to help develop new standards for housing design and space standards.

There has not been time to review other jurisdictions' use of design review panels, however, it is relevant to note that the six 'C's that the Commission use were developed from the Cambridge Design Review Panels 4-C's assessment. The shaping of the review of building standards in Jersey has been assisted by the commissioners' review of the likely terms in relation to sustainable development, with lessons learnt from the UK's adoption of new standards.

The preparation of new housing design guidance is an area the JAC will support in 2024, developing the policy base and learning from experience across the UK in delivering different models of high-quality housing and sustainable development.

2023 Design reviews and surgeries

The Commission met six times in 2023 and reviewed a wide range of projects. They issued 12 design review notes on 11 schemes and held design surgeries.

2023

- West Hill Hotel, St Helier January 2022
- St. Aubin Villa, La Rue au Moestre, St Brelade January 2022
- A "Community Facility", St Ouen January 2022 **
- The Brackens, St Ouen January 2022
- Waterfront, St Helier March 2023
- Waterfront, St Helier July 2023
- Oaklands, Trinity July 2023
- St Matthews Hope Centre, St Lawrence July 2023
- An "Assisted Living Facility", St Helier July 2023 **
- Aircraft Hangar, La Rue Commune, St Peter November 2023
- New Health Facilities, St Helier November 2023
- Romerils, Dumaresq Street, St Helier November 2023

** Where reviews are not in the public domain the scheme has been generalised in its description.

Design surgery (Bridging Island Plan Policy H5: Affordable homes)

The Commission met with architects for many of the sites allocated for the development of affordable homes to review initial proposals in April 2023. The discussions and further advice issued on all sites helped inform the production of supplementary planning guidance ([Affordable housing site development briefs \(gov.je\)](#)).

Design surgeries: live planning applications

- P/2023/1105 Portelet View, Travers Farm Lane, St Brelade
- P/2023/0220 3-7 Devonshire Place, St Helier
- P/2023/0117 St Matthew's community centre
- P/2023/0220 Coppelia and The Fielding off Mont Pinel

Design surgeries: pre-application

- A "Nature Facility", St Ouen **

** Where reviews are not in the public domain the scheme has been generalised in its description.

2024 Jersey Design Awards

The Jersey Design Awards are a celebration and recognition of the quality of design created and achieved by architects, designers, and developers in Jersey. They form part of the wider remit of the Jersey Architecture Commission to help improve design for the island. The Jersey Design Awards take place every two years, the awards were last held in 2022 with the next awards to take place in 2024.

The Design Awards continue to evolve as a celebration event pushing the agenda for high quality design.

The role of planning and good quality community engagement were cited as areas worthy of further celebration in the Review of Planning Services report in 2023. This follows the report's author seeing the exhibition of the 2022 Jersey Design Award winners in January 2023.

"The Review saw much to be admired in the exhibition of buildings (new, extended/restored) curated by the JAC on display at the Jersey Museum. The scope of Planning extends beyond recognising new and restored/repurposed buildings and embraces the wider concept of place. Consideration should therefore be given to a Planning Awards scheme, possibly run in association with the JAC, which celebrates the creation of places through new build and regeneration which enthuse and inspire. Such an Awards scheme might also embrace effective public consultation, exemplar design statements and innovative landscape design." Jim Mackinnon, April 2023
[Jersey Planning Review report.pdf \(gov.je\)](#)

To reflect this, a new category will be added in the 2024 Awards. The new category will hope to find the best placemaking and/or community engagement in the public environment. The award will look at factors such as how the scheme created a new place which enhanced the public realm, the locality, setting, and neighbourhood and how the scheme demonstrated meaningful community engagement and co-design outcomes.

The award categories planned for 2024 will be:

- Best large-scale new build development (residential or other)
- Best large-scale refurbishment or extension
- Best small-scale new build development
- Best small-scale building or extension
- The best unbuilt scheme
- Best refurbishment of a historic building
- Best landscape architecture project
- Best example of innovative or sustainable design
- Best artwork in the public domain
- Best interior
- Jersey students architectural project
- Best placemaking and/or community engagement in the public environment.

Jersey Architecture Commission's future focus

The Commission will:

- work with the Regulatory Directorate to continue to embed the design review process into pre-applications to ensure the best opportunity to deliver improvements to design, placemaking and sustainable development. To facilitate this, an annual meeting with the Regulation Directorate will be initiated to align the Commission's working practice in support of the planning policy and planning regulation services.
- contribute to emerging supplementary planning guidance, including housing design, design statements, the development of sustainability statement guidance.
- contribute to the work arising from the Carbon Neutral Roadmap, in particular work to review and revise building standards, the introduction of new certification for building performance and support of the circular economy.
- continue to contribute to the development of planning practice guidance with the Regulatory Directorate helping build the necessary skills for planning practitioners.
- continue to support community engagement. In the spirit of sustainable development, public dialogue is highly important. The community are encouraged to realise it is within the collective capacity to influence the outcome. Development and infrastructure projects should not evolve without involving the ultimate beneficiary.
- continue to lead, urge and strive to deliver sustainability and climate resilience as part of the design and development of proposals that are presented to them for review by seeking a transformative approach to design and infrastructure. Without this focus it will not be possible to limit and adapt to climate change or reverse biodiversity loss. In moving to and delivering a low carbon future the value of both natural as well as built assets needs to be emphasised. Nature provides 'free ecosystem services' particularly in relation to clean air, flood risk and extreme heat. Embracing integrated green infrastructure is the strategic context for it all.
- continue to promote an ecosystem approach which encourages recognition of the interdependence of economic development, social development and environmental protection goals. The natural environment is the setting in which economies can grow and local communities can be built with innovative leadership and delivery of integrated green infrastructure.

To reduce travel the Commission now alternate meetings in person in Jersey and online. The latter has also allowed a more flexible meeting schedule to contribute to emerging larger projects. The focus in 2024 will be the New Health Facilities programme, in particular an acute hospital at Overdale.

Association of Jersey Architects

The Association is an independent organisation that the Commission work with closely to help promote good design. In discussions in 2022 the Association sought a more flexible route to engage with the Commission, which was been trialled in 2023. This has led to more scope for design surgeries rather than formal reviews. The development of this approach will continue and be reviewed. In informal discussions with the AJA the engagement with the Commission is generally seen as positive.

The Commission continues to engage with the AJA to deliver the Jersey Design Awards and aims to continue to support the programme of talks from Commissioners on their wide area of skills and knowledge as a way of promoting best practice and good design with local architects. The 2022 Jersey Design Awards were reviewed with the AJA, and from that changes have been made to the Awards to help focus them on the important work of improving architecture and placemaking.

Terms of reference

The Commission are most effective when involved at the early stages of design development. As such engagement at feasibility and pre-application stages have proved the most useful for design reviews. At this point the Commission's comments can be incorporated into the evolving project with minimum impact to design team progress.

In further discussions with the Minister for the Environment in 2022 the option for the Commission to 'call in' applications, at a pre-application stage was agreed. Discussions with the I&E (Regulation) team have confirmed that the Commission's engagement with pre-application proposals will be prioritised with a planning review to ensure that schemes which do not meet planning policy principles are not inappropriately reviewed. In practice this has allowed the routing of pre-applications in a proactive manner. The terms of reference are to be updated in 2024 and will include this provision.

The Commission will also offer comment on major and sensitive proposals. These comments will not support, object or offer a view on the planning acceptability of a proposal. Rather the notes formally issued will set out the design review with the Commission acting as 'critical friend'.

Once planning applications have been submitted for a site by the design team engaged in the design review process the final set of design review notes, which will summarise the response to past design reviews, will be published as part of the planning case file and be available to the decision makers.

Submission standards

The Commission considers schemes presented for design review against its six 'C's. To do this effectively, the Commission will encourage the submission of better, carefully considered contextual assessments, design narratives, sketch models and cross sections to help the assessment of impact. The JAC plan to update its terms of reference in 2024 to set this out to

ensure that design teams receive maximum benefit from the process. In summary, the updated guidance for design teams will seek:

- design statements with narratives on the approach, with options that were considered and the logic for design decisions on major schemes or those in sensitive settings. The design narrative needs to be at the core of a project's Design Statement. This could assist decision makers in shaping their reports and defend recommendations and decisions.
- design sketches, rather than presentation CGIs, are acceptable at early stages.
- the incorporation of landscape and sustainability expertise as part of the constraints and opportunities analysis at the outset of the design process.
- the outcome of community engagement as an integral part of design development.
- modelling, in block form, for all new schemes that exceed the height of their surroundings, for every pre-app discussion, subsequent meeting and presentation. Physical models are well understood by the public; these can be maquettes to explain the big moves followed by more refined models at full application stage. The St Helier 3D town digital model is an excellent tool and should be more widely used by applicants; it can convey the kinetic experience of a scheme in its townscape setting.

Planning guidance

The Commission will continue to support the development of supplementary planning guidance; and area- and place-specific briefs around the themes of housing, design and sustainability.

Supplementary planning guidance:

- **Jersey Design Guide** – work to update this in 2024 will be supported by the Commission to address the six 'C's and their application to Jersey.
- **Jersey Housing Design Guide**- focusing on the principles for high quality housing design, the Commissioners will support the guidance to ensure it contributes to individual wellbeing and can enable and foster the development of sustainable communities.
- **Conservation areas** – their introduction in will be supported by the JAC to help retain Jersey's heritage and character.
- **Sustainable construction** – work to support initiatives to deliver both higher standards in new housing as well as the challenges of retrofitting have, and will continue to be supported by the Commission, helping the island respond to the climate emergency.
- **Placemaking and community engagement** – the Commission will provide support for new guidance that is required to support and enable community engagement for larger development proposals and where it is linked to other regeneration strategies.
- **Update the practice note on Design Statements** – the JAC will support this work to ensure this reflects best practice and enables a proper consideration of context within a design narrative.
- **Sustainable drainage and water management** – the Commission will support the development of new guidance that promotes the greater use of sustainable drainage and better water management.

Conclusion

The Commission have continued to offer high quality advice under the six 'C's for major and sensitive schemes. The development of online meetings, design surgeries and involvement policy development has continued through 2023.

The Commission will continue to offer clear, and critical advice to ensure development raises the standards of design, placemaking and support the delivery of sustainable developments, creating places that will be appreciated by future generations.

Executive Officer

With contributions from the Chair and Commissioners

Jersey Architecture Commission

July 2024

APPENDIX A:

Lynne Sullivan OBE RIBA

Commissioner since 2020. Chair since 2023.

Lynne is an architect and recent Chair of RIBA Sustainable Futures, representing the RIBA as Climate Change Ambassador at COP21 in Paris.

She founded sustainableBYdesign, finalists in all three BRE-sponsored UK Passivhaus prototype housing competitions, and has authored and chairs policy advice and research on sustainability in the built environment for UK governments and others. She chaired two reviews of energy efficiency regulations for the Building Regulation Advisory Committee, is a member of the Independent Commission on Climate for Cambridgeshire and Peterborough, and sits on the UK government's Green Construction Board.

Lynne is an invited judge on many built environment awards and is a RIBA Competitions Design Advisor.



Andy Theobald BSc (Hons) BArch (Hons) RIBA

Commissioner since 2010. Chair 2016-2020.

A practicing architect, partner and studio leader at Fielden Clegg Bradley, the 2008 Stirling Prize winners (the highest accolade in British Architecture), he also has experience in presenting to Design Review Groups and sits on the CABE School Design Panel.



Mike Waddington BA (Hons), Dip Arch, RIBA, FCSD

Commissioner since 2010.

A practicing architect and Director of Waddington Architects, one of Jersey's leading practices. Before this, Mike worked as an architect both in London and Europe, with internationally acclaimed practices including Nicholas Grimshaw & Partners and Will Alsop. Mike relocated to Jersey in 1996 and co-founded Naish Waddington Architects, and then founded Waddington Architects, Interiors and Landscape in 2013. Waddington's seek human, environmental and site-specific 'clues & connections', as activators of their 'contextual contemporary design' process.



Antony Gibb MRICS, MCSD, IHBC

Commissioner since 2010.

A building surveyor who runs his own practice in Jersey, which specialises in the repair of historic buildings. He is an RICS certified historic building professional and has been involved in several high-profile projects in Jersey including the refurbishment of Mont Orgueil and Elizabeth Castles and the conversion of coastal forts as holiday lets. He has recently set up the Jersey Building Preservation Trust which offers skills training in the historic built environment.



David Prichard RIBA, AoU, FRSA

Commissioner since 2013. Chair 2020-2023.

David was founding member of MacCormac Jamieson Prichard Architects 1972-2005 then Metropolitan Workshop LLP 2005-15. Having tutored and lectured at numerous universities he enjoys contributing to design reviews and judging award schemes and competitions. On island, he lead the design of the Jersey Archive and as Chair of the JAC instigated its six 'C's Agenda



Sara Hart-Bricknell RIBA, BA (Hons) Architecture, PG Dip Architecture with Conservation, PG Dip Town and Country Planning

Commissioner since 2013.

A sole practitioner, local architect and planning advisor who works on all aspects of residential design and development with a particular interest in the union of modern and traditional forms, building legibility and Passiv standard building form and practice. Previous roles have included Senior Planning Officer and Department Architect for the States of Jersey.



June Barnes

Commissioner since 2016.

June worked in social housing for most of her career retiring in 2014 after 16 years as Chief Executive of East Thames Housing Group which operated in east London and Essex. She is currently the Independent Chair of the Levitt Bernstein Employee Ownership Trust and a member of the Cambridgeshire Quality Panel and the Greater Cambridge Design Review Panel. She has been a Non-Executive Director of Urban and Civic (master developers), Vice-Chair of the National Housing Federation, Chair of the London Mayor's Sustainable Development Commission and a Trustee of the Building Research Establishment amongst other roles.



In 2023 she co-authored a series of essays – 'what is the future of high-rise housing? Examining the long-term social and financial impacts of residential towers'.

David Gausden RIBA, FCSD

Commissioner since 2016.

David is a practicing architect and director of Design Engine Architects. He has particular experience of working in the Channel Islands and has been designing and delivering major projects in Guernsey since 2003. Beyond leading projects and teams in Design Engines Winchester Studio, David has also supported artists and photographers in the curation of exhibitions, regularly takes part in design forums and continues to teach and mentor architectural students. He contributes to a number of design panels, currently including Coastal West Sussex Design Panel.



Johanna Gibbons

Commissioner since 2020.

Johanna Gibbons RDI is a Landscape Architect, Royal Designer of Industry and Fellow of the Landscape Institute. Jo is Founding Partner of Landscape Architectural practice J&L Gibbons, established in 1986, and co-founder of social enterprise Landscape Learn. She is a member of various design advisory panels including Historic England and The World Forum on Urban Forests. She speaks on an international stage and is a core Research Partner of cross-disciplinary projects lead by Kings College London. Her most recent publication is 'Conversations on Urban Forestry'.



Chris Twinn

Commissioner since 2020.

Chris is a design engineer who is a sustainability specialist in the built environment. He set up his own specialist practice 10 years ago after 28 years at Arup, latterly as Arup Fellow and director. He delivered his first zero carbon development more than 25 years ago and brings a wealth of experience in practical design, construction, and policy, from years working around the world. Chris is an EDGE think-tank core member, LETI board member, Sustainable Development Foundation board member, Net Zero Carbon Buildings Standard Governance Board member, Honorary Fellow of the RIBA, a CIBSE Fellow, and on various CIBSE publication and special interest groups.



John Desmond BSc (Bldg Econ), FRICS, MCI Arb, FRSA [Specialist On Call]

Special advisor to the Commissioner since 2016

A chartered surveyor and building economist who has been advising on the economics of development in both the private and public sectors for the past 40 years. John was Managing Director of Bernard Williams Associates a surveying practice in London, Leeds and Dubai for over 25 years. His expertise covers all aspects of development economics including land valuation construction costs as well as facilities costs and he brings a holistic approach to development appraisals.

APPENDIX B

The six 'C's

The six 'C's provide the framework for reviewing applications submitted to the Commission for design review. It provides a consistent and comprehensive approach to discuss opportunities and issues relating to design for each application.

Context

- site sections, strip elevations of setting illustrating the grain of the townscape and its relationship to the site and the development proposed
- a thorough historical assessment, showing settlement pattern and evolution of the site context
- an assessment of existing community facilities and a gap analysis, relative to the scale and impact of the development
- reference to the St Helier Urban Character Appraisal (SHUCA) and the Integrated Landscape and Seascape Character Assessment (ILSCA), as appropriate, with a clear justification as to how the development proposals contribute towards the objectives of this guidance. Where divergence is proposed a clear justification is expected.
- looking outside of the planning boundary 'red line', and to consider the proposal in context.

Connectivity

- walking and cycling routes that are real and tested rather than 'seagull' isochrones.
- parking policy and strategy defined against standards and the need to encourage the use of electric vehicles.
- a reduction in the amount of space given over to parking through the use of, for example, designated car club spaces.
- secure cycle storage and associated facilities for washing and maintenance.
- traffic calming and the quality of public space.

Community

- the up-front provision of the requisite community infrastructure, which may be the subject of a Planning Obligation Agreements, to bring clear and early benefit to the community.
- housing development that is tenure neutral in appearance and quality and that brings forward a broader mix of dwelling sizes and typologies to help create more sustainable communities.
- designing out double-sided corridors to promote cross ventilation inside homes and exploring gallery access configurations to promote meeting places and social spaces.
- undertaking early community engagement rather than subsequent 'consultation' for a detailed and finalised scheme.
- the incorporation of communal amenity spaces designed for all.
- landscape management arrangements early in the process.
- a change in reference to homes rather than units, which shows more empathy.
- pride in place and wellbeing indicators built into the development of design proposals.
- finding ways to give greater civic generosity.
- percent for art early and embedded as an integral element of design, rather than as a late 'commission'.

Climate

- seeking coordinated advice on low carbon and sustainability at concept stage.
- energy sources and energy demand reduction measures.
- air source heat pumps: location for kit to minimise noise nuisance and maximise efficiency.
- the potential for an urban greening factor to be built in as an early metric.
- whole life carbon analyses – this might, for example, reduce concrete in underground car parks.
- Part O (UK Building Regulations) with advice on avoiding overheating.
- biodiversity gains, above and below ground

Character

- 'Jersey-ness' and the need to avoid 'everywhere and nowhere' designs.
- the presentation of more optioneering at layout stage.
- the density achieved, together with a definition of parking ratios.
- clear and evidenced refurbishment studies rather than an assumption of a cleared site, involving demolition.
- more design diversity within larger developments.
- 'form factor' will be simplifying building envelopes.
- the curation of place making– who will do it?

Change

- anticipation of upgrades needed for Zero by 50 and in the coming decades.
- 'Behaviour change by design' examples (in manner of 'Secure by Design')
- adaptability for future generations e.g. the challenges of repurposing of underground car parks.