

**HAUT DE LA GARENNE, ST. MARTIN:
REDEVELOPMENT**

**Lodged au Greffe on 10th March 1992
by the Housing Committee**



STATES OF JERSEY

STATES GREFFE

160

1992

P30

Price : £2.00

PROPOSITION

THE STATES are asked to decide whether they are of opinion -

1. to approve in principle the redevelopment jointly by the Education, Housing and Public Health Committees of Haut de la Garenne, to provide -
 - (a) a respite care home and other facilities for the Education Committee;
 - (b) category 'A' housing;
 - (c) a 20-bedroomed residential nursing home with associated services and staff accommodation for the Public Health Committee;
2. that the development should conform to requirements set out in the planning and development brief approved by the Island Development Committee on 13th April 1989, and amended by that Committee's Act No. 16 of 20th June 1991.

HOUSING COMMITTEE

REPORT

Site

The buildings and grounds of Haut de la Garenne occupy a site measuring nearly 14 vergées of gently sloping land on the escarpment above Le Mont du Gouray in the Parish of St. Martin (see site plan attached).

The main Haut de la Garenne building, dating from 1866, and the second building "Aviemoire" built in 1970, are located on the higher ground to the north of the site, from which there are panoramic views over Grouville Bay. The lower part of the site is currently in agricultural use, and there is no intention that any new building should be constructed in this area.

Recent history

The main building was used by the Education Committee as a children's home until 1983, at which time administration was passed to the Public Services Committee. Since 1983, the building has accommodated various short-term users, including the B.B.C. for their television series "Bergerac".

"Aviemoire", originally built as staff accommodation, has for the last two years been used very successfully by the Education Committee as a respite care home.

Many suggestions have been put forward since 1983 for the fuller and better use of this valuable site and, in 1989, the Island Development Committee issued a design and development brief listing all acceptable uses for any proposed redevelopment.

Island Development Committee brief

To avoid any possible misunderstanding, the full brief is attached to this report at Appendix A, but it is quite clear that States loan or rental housing is included as a use acceptable to the Island Development Committee, as well as for elderly persons or sheltered housing.

The site is in the Green Zone, and planning constraints have been stipulated which preclude building on the fields below. In any redevelopment, the building height may not exceed that of the existing buildings and there is a limitation on the total development in terms of

floorspace that would be permitted - a maximum of 102,727 square feet.

A particularly important point is made in the brief under paragraph 3.1

“Depending on how a redevelopment scheme were designed, there could be significant landscape gains in a building which, while larger in terms of floor-space, was of a lower profile than the existing buildings.”

The redevelopment proposals, including the housing element, seek to achieve those significant landscape gains.

Mains services are either in place or could be provided without great difficulty or expense.

The vehicular access to the site is from la Rue de la Pouclée et des Quatre Chemins. Some minor road improvements may be necessary depending on the volume of traffic generated by redevelopment. (Opportunities for pedestrian access to Gorey Village exist and are being investigated).

In June 1991, the Island Development Committee issued an amendment to the original brief (Appendix B), confirming that any redevelopment of the site must retain the front portion of the existing main building because of its “architectural quality and the good condition of its granite wall construction”.

Joint scheme

Soon after the Island Development Committee brief was published in 1989, the Policy and Resources Committee expressed the view that the site might be suitable for a new hotel. This suggestion received limited support and at a Parish meeting called by St. Martin parishioners, strong opposition to an hotel was voiced, with other suggestions including a residential home for the elderly, day care centre and sheltered housing receiving varying degrees of support.

With the Public Health Committee aiming to improve its services to elderly people at Overdale, the Housing Committee needing more category ‘A’ housing units and Education pleased to be able to continue using Aviemore, it was agreed in 1990 to commission a feasibility

study for joint development of the site by the three Committees. This study has now been completed.

Each Committee's needs and how these have been met in the proposed scheme, are outlined below -

Education Committee

On 4th April 1989, the States of Jersey agreed to the provision of a six-bedded respite care home for families of children with special needs.

In May 1989, approval was given for the inclusion of a capital sum of £397,900 in the Education Committee's budget for 1990 to build the home.

Whilst a suitable site was sought for the construction of a purpose-built home, the Respite Service was temporarily established in the building known as "Aviemoire" at Haut de la Garenne.

"Aviemoire" has proved to be very suitable as a temporary respite home, and the children who use the services are happy and comfortable in these surroundings. The Committee has also been able to provide other much needed services for children within the building, including a playgroup for speech delayed infants and a child protection video and therapy unit. A part of the building is also used as a staff training suite.

In view of the success of "Aviemoire" both as a respite home and as resource centre for children, the Education Committee would wish the home to remain on site in the present building if the Haut de la Garenne site is to be developed in accordance with the proposition.

The building is in need of some repair and refurbishment if it is to become a permanent respite home and resource centre. The windows, central heating and carpets would need to be replaced, the flat roof recovered and a separate car park and entrance to the premises created.

The estimated cost of these repairs and alterations is £164,000 set against a capital cost, at current year costs, of £497,375 to build a separate smaller home elsewhere. That separate unit would not be capable of housing the other facilities such as the playgroup, child protection suite and training suite which have been successfully established at the Haut de la Garenne site. These facilities would have to be re-sited elsewhere, at additional cost, if the respite home were to be relocated.

Housing Committee

The Housing Committee policy report mentions this site as probably yielding 45 units of accommodation, urgently needed to help reduce the housing rental waiting list.

The emphasis in the housing proposals for 36 one-bedroomed and five two-bedroomed flats is on smaller units of accommodation which will partly be aimed at existing States' tenants moving from larger accommodation once children have left home, and partly at senior citizens who could make use of the adjacent Public Health facilities. Those tenants moving to these premises will tend to be more elderly persons. A number of the housing units will also be designated as sheltered housing, again operating in close conjunction with Public Health.

The Parish of St. Martin have been consulted over the proposals and any particular local need for sheltered or elderly persons' housing will receive full consideration. Indeed, it may wish to participate in the scheme to ensure that some of the proposed accommodation is earmarked for parishioners. The Parish of St. Martin finds it difficult, however, to support the construction of staff accommodation and States' rental accommodation on this site.

If no category 'A' accommodation is built on this site, alternative sites must be found in the short-term and these will undoubtedly be expensive to acquire and possibly more expensive to develop than Haut de la Garenne.

Public Health Committee

The Public Health Committee is firmly committed to the provision of good quality health care facilities for those elderly people whose needs cannot be met in either their own homes, or in the parish or private residential homes. The existing buildings at Overdale Hospital are tired and are not suited to the provision of modern day standards of care. It is the Committee's intention to replace these buildings gradually with new purpose designed accommodation which will be located in close proximity to the people served. The Haut de la Garenne site provides a good opportunity, within a mixed development, to build a special residential nursing home which would primarily serve the east and north-east of the Island. The site also provides the potential for a limited number of units of much needed staff accommodation.

Island Development Committee about-turn

1. On 17th December 1991, the President of the Island Development Committee made a statement in the House confirming his Committee's extraordinary change of viewpoint regarding development of land at Haut de la Garenne (see Appendix C). Understandably, the statement did not give full details of the matter, and further relevant information is given below.
2. The statement by the President of the Island Development Committee that the Housing Committee commissioned an architect in early 1991 to produce a feasibility study is inaccurate and misleading. Since the Island Development Committee issued the brief in April 1989, the Housing Committee, its officers and professional advisers, including architect, have worked very closely with officers of the Planning Department in order to produce a scheme which satisfied all the requirements of the brief. It was in August 1990, that the architect was requested to prepare a scheme for joint development of the site by Education, Public Health and Housing; up to that time the architect had concentrated purely on Housing schemes.
3. Numerous meetings were held, letters exchanged, plans drawn and re-drawn over a period of two and a half years prior to the presentation of a scheme to the full Island Development Committee on 26th September 1991. The scheme, including a substantial housing element, received the full support of that Committee, as shown in the relevant Committee Act attached as Appendix D. In particular, the Act states that the scheme "fell into line with all the requirements set by the Island Development Committee which had formulated the brief for the development potential of the site." Contrary to the statement made by the President of the Island Development Committee on 17th December 1991, there is no reference to reservations about the scale of category 'A' development on this site. (The President and Vice-President of the Housing Committee, together with its Chief Executive Officer and Estates Manager, had attended this meeting and they were reassured of the Island Development Committee's full support for the proposals.)

4. During September and October 1991, the Education, Public Health and Finance and Economics Committees gave their approval to the joint proposals and, on 29th October, the Policy and Resources Committee gave qualified support, stating that a modest development, including some housing, would be appropriate. The Education and Public Health Committees have confirmed, since the statement of the President of the Island Development Committee on 16th December 1991, that they continue to support the proposals.
5. The Urban Design Panel meeting on 2nd October 1991 gave the proposals a glowing report, and their views are attached at Appendix E.
6. In his statement on 17th December 1991, the President said that "the Island Development Committee ... with the benefit of hindsight ... is unable to support the construction of buildings on the open field to the east." One brief afternoon visit in December 1991, by the Island Development Committee was sufficient to change a fundamental viewpoint which had been formulated by that same Committee and held without question for two and a half years.
7. With the benefit of foresight, the Housing Committee might well have pressured the Island Development Committee to seek the rezoning of land for 40 category 'A' dwellings over two years ago, but this seemed unnecessary given that the Island Development Committee believed for two and a half years that the grassed area to the east of the main Haut de la Garenne building was an appropriate site for a modest housing development, particularly of the type outlined in the Housing Committee's original report. Low-rise buildings to the east of Haut de la Garenne will not have any significant impact on views from the land below, and would sit comfortably with the existing building immediately to the east of the site.

Summary

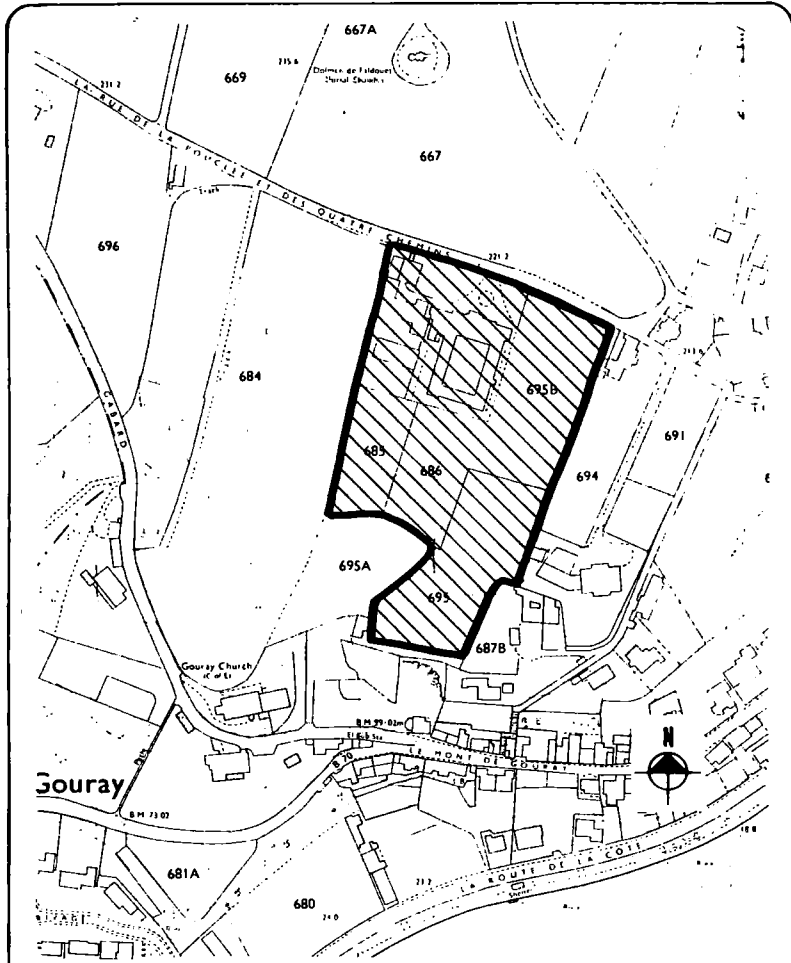
Over many years, there has been much discussion over the future use of Haut de la Garenne which has meanwhile lain under-used with parts of the existing building falling into disrepair.

The respite care home, residential nursing home and, until very recently, category 'A' housing were all acceptable to the Island

Development Committee as suitable uses for this site, and the refurbishment and new building proposals to accommodate these uses comply with the design brief issued in 1989 and amended in June 1991.

Several weeks have passed since the President of the Island Development Committee made his statement in the House, which closed with the assurance that alternative sites would be found to make up the shortfall in housing units caused by his Committee's decisions. There has been no suggestion of where the alternative sites will be found, nor at what cost, and meanwhile, the opportunity to make good use of an existing States' asset is being missed.

At a time when funds are low for the acquisition of land for development, this site, owned by the States, is well suited to meet the high priority needs of three Committees, which would otherwise, at greater expense, have to be met elsewhere.



PROPOSED DEVELOPMENT OF HAUTE DE LA GARENNE

Org. N° 309/1
Date 17-10-91

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APPENDIX A

PLANNING AND DEVELOPMENT BRIEF

APPROVED BY THE ISLAND DEVELOPMENT COMMITTEE
ON 13th APRIL 1989

- | 1.0 | Site address | IDC Reference
No. 1964 |
|-----|--|---------------------------|
| | <p>Haut de la Garenne
La Rue de la Pouclée et des Quatre Chemins
St Martin.</p> | |
| 2.0 | Description | |
| 2.1 | <p>The site and buildings were formerly used as children's home by the Education Committee. They were vacated in 1983, since when the two parts of the building have been let to St. Michael's School and the BBC. The premises are currently administered by the Public Works Committee.</p> | |
| 2.2 | <p>The old building is of dressed granite with a slate roof. It is of two storeys (although because of high internal ceilings is equivalent in height to a modern three-storey building) with four wings enclosing a central open courtyard. Despite the extensive use of dressed granite, the building has no great architectural merit. Its southern elevation is particularly prominent in long distance views from the south and south-west. The high ceilings and the configuration of internal walls make it difficult (although not impossible) to successfully convert or adapt the building to modern-day requirements.</p> | |
| 2.3 | <p>The new building was constructed in early 1970 to provide staff accommodation. It is of rendered blockwork construction and colourwashed white. Although much smaller than the old building it is equally prominent. It sits close to the skyline and its white walls contrast with the trees that form the backdrop and with the old granite building.</p> | |

2.4 The grounds extend to some 13.6 vergées, and include field numbers 685, 686 and 695 which remain in agricultural use. To the east of the old building is a large grassed area which was used as a playing field when the premises were formerly a children's home. To the south of the new building is a swimming pool, and immediately to the south of that a small area has been let for use by the Jersey Model Car Club.

2.5 The grounds have been well maintained by the Public Works Committee. Established trees along the northern boundary provide a backdrop to the buildings, although they are unlikely to grow any higher. The loss of much taller trees on the other side of La Rue de la Pouclée et des Quatre Chemins is unfortunate. The roof of the old building is now silhouetted against the sky when viewed from the south. The eastern boundary and some of the field boundaries to the south have well established hedges. The hedge on the eastern boundary forms an effective screen between Haut de la Garenne and the adjoining residential property. This hedge, and the trees on the northern boundary should be retained as part of an overall landscaping scheme for the site.

3.0 Planning constraints

3.1 The site is in the Green Zone. It is situated just below a ridge and the buildings are visible, from both the north (St. Catherine's) and the south (most of the Parish of Grouville). Because of this, the future use/development of the premises must be treated sensitively. Depending on how a redevelopment scheme were designed there could be significant landscape gains in a building which, while larger in terms of floor space, was of a lower profile than the existing buildings.

3.2 The existing buildings contain an area of about 50,000 square feet on two floors, including the inner courtyard. If an allowance were made for the three-storey height of the old building, then the baseline "existing floorspace" contained within the mass of the buildings could be 70,000 square feet.

4. Services

4.1 The premises are served by main foul sewers. No separate surface water sewers exist. Indeed a recent Resources Recovery Board survey has found that surface water drains are connected to the foul sewer. This problem is being rectified by the Department of Public Building and Works. There could be a constraint on the development potential of the site if no effective means of surface water disposal can be found.

4.2 A water supply is available to the site and other premises in the area from a pumping station on Gouray Hill. Any significant increase in demand will necessitate the replacement of the pump with one of a higher capacity at the developer's expense.

4.3 The only suitable vehicular access to the site is from the west along La Rue de la Pouclée et des Quatre Chemins. Visibility at its junction with La Grande Route de Faldouet has recently been improved although it cannot handle large volumes of traffic. Minor width improvements may be necessary to La Rue de la Pouclée et des Quatre Chemins but this will depend on the nature of any specific proposal for Haut de la Garenne.

4.4 No problems are anticipated in supplying electricity or telecommunications services, although prospective developers should contact the Jersey Electricity Company Limited and Jersey Telecoms respectively.

5.0 Uses acceptable in principle to the Island Development Committee

5.1 "Institutional" educational establishment
nursing home
residential home for elderly/special needs

5.2 Residential States loan or rental housing
elderly persons housing

5.3 Tourism/recreation hotel.

6.0 Design and planning requirements

- 6.1 If the site is to be redeveloped, then a low profile replacement building is an essential requirement. The Island Development Committee would prefer to see an extensive building "footprint", predominantly single-storey, than a replacement of the existing buildings with something equally massive, and therefore prominent in the landscape. Accordingly a "building envelope" approach has been adopted, which defines the maximum extent of the volume in which new buildings can be constructed. This volume is defined on the attached drawing.
- 6.2 All buildings erected on the site must be contained within the building envelope. The envelope allows for single-storey buildings (plus roofs) over the entire building footprint, with approximate 30 per cent within that area at two storeys (plus roofs).
- 6.3 All car parking and vehicular servicing requirements are to be accommodated either within the building envelope, or between the northern face of the building and La Rue de la Pouclée et des Quatre Chemins. Specific requirements will vary depending on the type of use and size of development. Further information can be obtained from the Planning Department.
- 6.4 Because the buildings will be set against the backdrop of rising ground and trees, the colour, texture and choice of materials are particularly important. The buildings should blend rather than contrast with this backdrop and both the hue and the tone of the colours must be carefully selected.
- 6.5 Elevational and roof planes should be broken into small segments or relieved by architectural devices, which might include, for example, overhanging eaves, timber balustraded terraces or verandahs, and different roof forms and materials.
- 6.6 The main objective for redevelopment of this site is to achieve a building that sits comfortably in its own and the wider landscape. The landscape treatment of the grounds is therefore of prime importance. A landscaping scheme will be required for

the whole site, which should have as its main aim the softening of building edges rather than a screening function.

- 6.7 The formal row of trees on the northern boundary should be augmented with taller species to enhance the backdrop to the building. The somewhat formal appearance of the existing hedgerows should be softened by less vigorous clipping and the insertion of indigenous hedgerow trees. The expanse of open ground to the south of the building envelope should be broken up by the planting of small spinneys (broad-leaved species).

7. Development yield

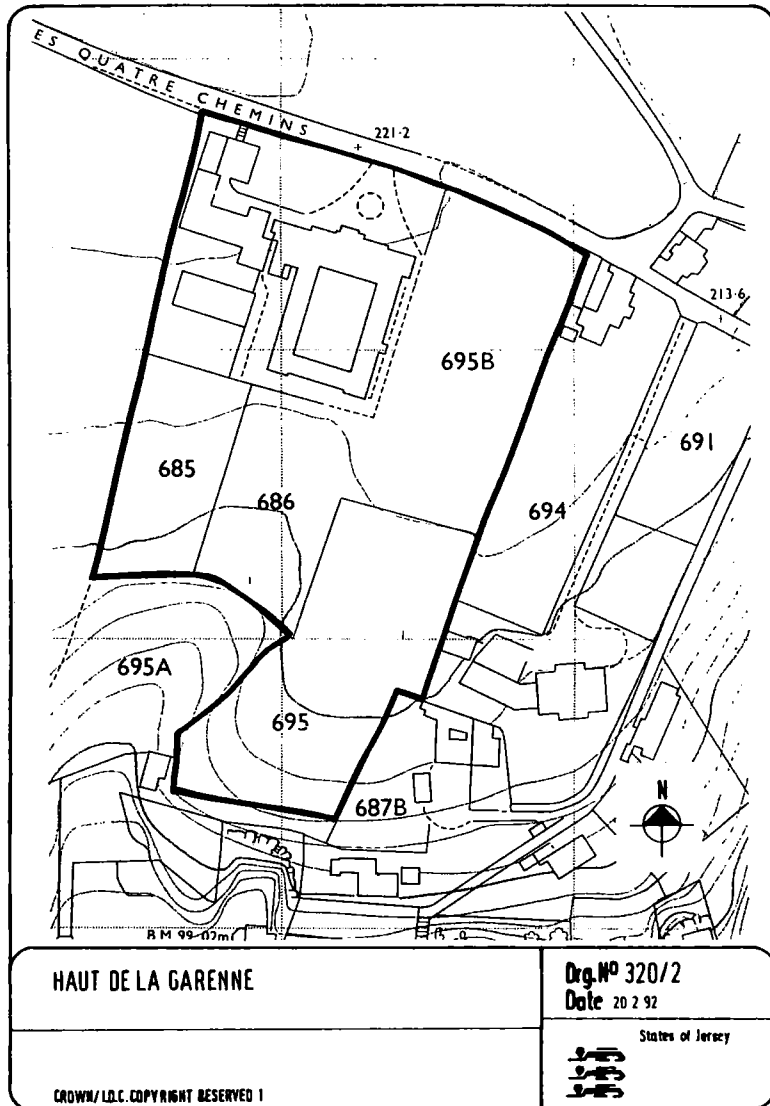
- 7.1 The yield or building potential cannot be accurately quantified as no single use is specified. However the footprint of the building envelope is 7,344m² (79,021 square feet) and a first floor within the envelope would allow an additional 2,203m² (23,706 square feet): an absolute maximum theoretical building floor space yield of 9,547m² (102,727 square feet).
- 7.2 It is emphasised that the yield indicated above is the maximum that the Island Development Committee is prepared to allow.

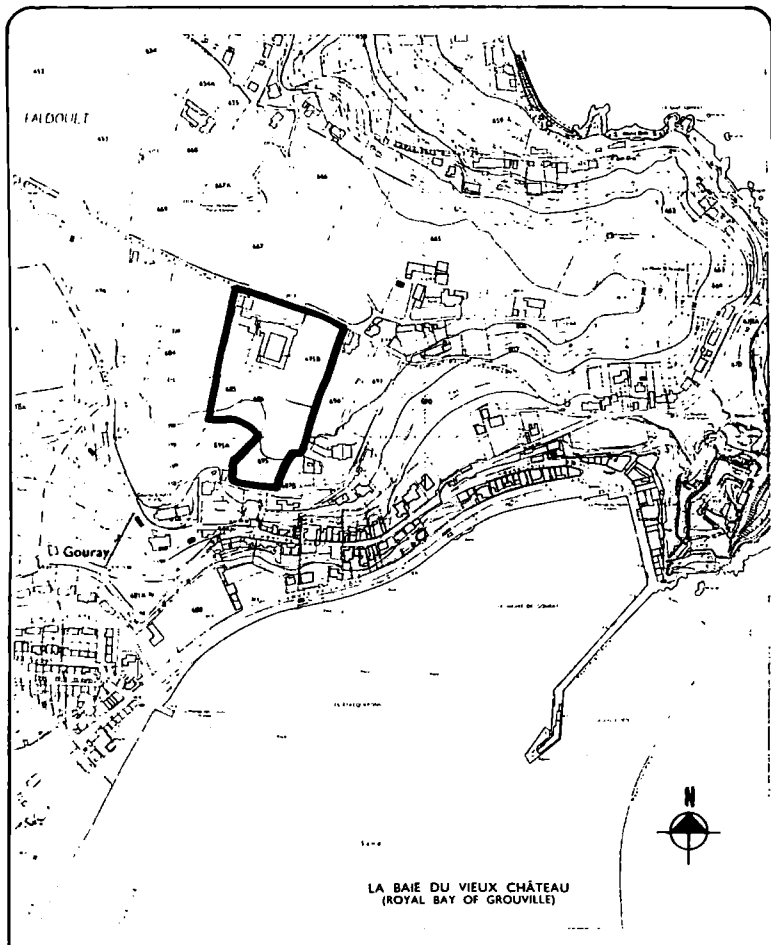
Department of Planning and Building Control
13th April 1989


Enclosures:

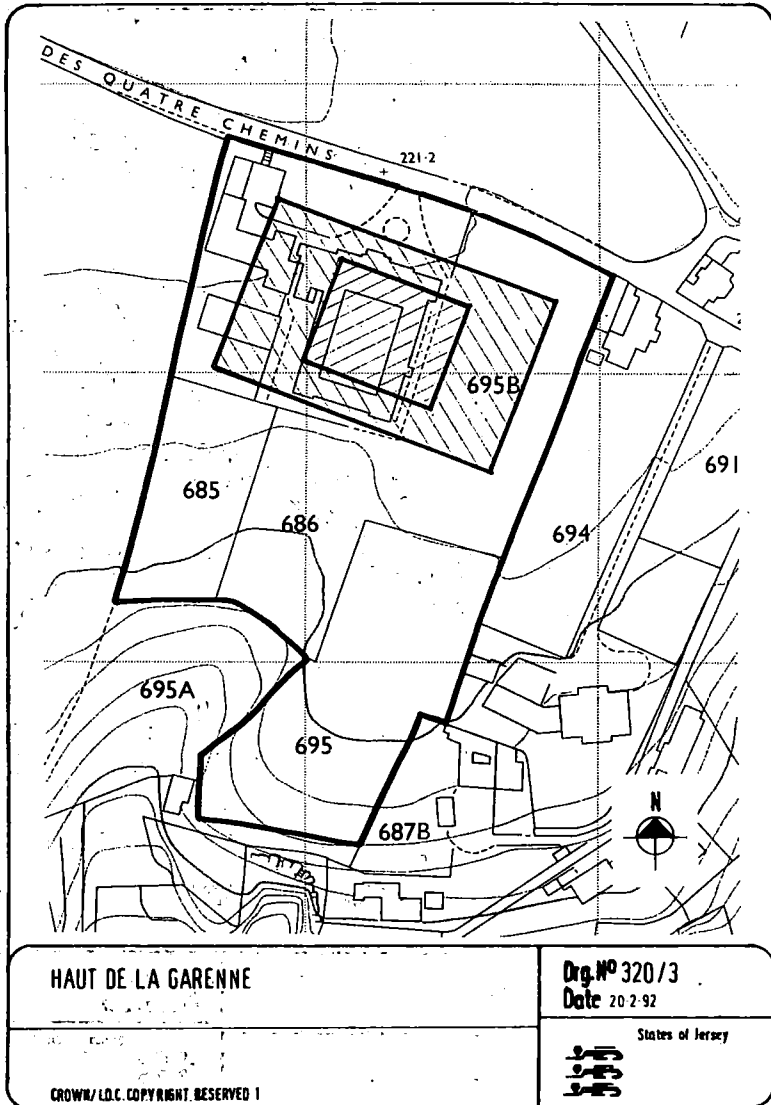
Location plan 1:5000
Site plan 1:1000
Building envelope 1:1000

NB: Detailed site plan drawings showing the building envelope are available on request from the Planning Department.





<p>HAUT DE LA GARENNE</p>	<p>Org. No 320/1 Date 20-2-92</p>
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HAUT DE LA GARENNE

Orig. No 320/3

Date 20-2-92

States of Jersey



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APPENDIX B

ISLAND DEVELOPMENT COMMITTEE20th June 1991

Haut de la
Garenne,
St. Martin:
revised
planning
brief.
893/41/1(8)

1964

E.A.

P.R.C.(2)

P.H.(2)

H.C.(2)

Ed.C.(2)

T.C.(2)

f.i.

16. The Committee noted a report, dated 5th June 1991, in which the Architect/Urban Designer proposed the undermentioned modifications to be made to the planning and development brief (approved by the Committee as previously constituted by Act No. 7 of 13th April 1989) for Haut de la Garenne, St. Martin, following the proposal that the property be designated as a Site of Special Interest - Grade 1 listed building -

- (a) the Island Development Committee would expect any development to retain the front portion of the existing building, because of its architectural quality and the good condition of its granite wall construction;
- (b) the expected building line would be defined by the existing building, although exceptions would be considered on their merits;
- (c) the lower building line would be defined by a projection of the existing boundary between fields 685/686 and the site of the existing building;
- (d) the building height should not exceed the (retained) building on the site;
- (e) the building envelope, as proposed in the brief, and adjusted to align with building and boundaries and not closer than six metres from the east and west boundaries, represented the maximum envelope that would be expected. Some adjustments to

the proportion of single and two storeys would be considered on their merits;

- (f) the maximum yield previously indicated would include the retained area of the existing building.

Having heard that the Parish of St. Martin remained firmly opposed to a hotel being built in this location, it was agreed that the matter would need to be considered once again by the Policy and Resources, Public Health, Education, Tourism and Housing Committees, as well as the parochial authority, in the light of the new constraints placed upon the future development of the site.

The Committee directed the Greffier of the States to send a copy of this Act to the abovementioned Committees.

C.M. NEWCOMBE

Deputy Greffier of the States.

STATEMENT BY PRESIDENT OF THE ISLAND
DEVELOPMENT COMMITTEE

Haut de la Garenne

Members will be aware from reports in the various media that the Island Development Committee has withdrawn its support for the principle of development on the open field to the east of the existing buildings at Haut de la Garenne. This is a change of mind, and my Committee owes the House, and in particular the President and members of the Housing Committee an explanation.

The future of Haut de la Garenne has been uncertain since 1983 when the Education Committee first signalled its intention of vacating the buildings as a children's home. The Island Development Committee of the day produced a planning brief for the redevelopment of the site in 1983 and revised it in 1986, but a common feature of both briefs was that any redevelopment should be confined to the "footprint" of the existing building.

However, in 1988 and 1989 there was considerable pressure from the Tourism, Public Works and the Policy and Resources Committees to sell the site to allow a prestige hotel development to be undertaken. We were advised that the critical floor space threshold for a viable hotel was 100,000 square feet and if the site were to be marketed to hotel developers it would help if the Island Development Committee could predetermine the planning parameters. To this end, my Committee in April 1989 approved a planning development brief showing how this amount of floorspace could be achieved on the site while limiting the impact of the development on the landscape. It indicated that a hotel, elderly persons or States loan and rental housing, educational or health institutional uses would be acceptable to the Island Development Committee, although in approving the brief, my Committee indicated its preference for elderly persons or special needs housing.

The Housing Committee commissioned an architect at the beginning of this year to produce a feasibility study showing how a respite care home, a nursing home, staff and category 'A' housing accommodation

could be achieved on the site. As recently as May and June of this year, the Policy and Resources and Tourism Committees were promoting hotel development on the site and quite recently there was a move to keep it as open space.

In October this year the Housing Committee's President and architects made a presentation of their proposals to my Committee, and despite certain reservations about the scale of the category 'A' housing, indicated its general support for the principles.

Last Thursday, in the course of its regular three-weekly site visits, my Committee visited the site to satisfy itself that the proposed development was acceptable. The Committee walked the site, and viewed it from various vantage points. It became quite clear to the Committee that its decision to include the open field in the development area of the brief in 1989 was wrong, and its subsequent decision to support the Housing Committee's proposal in the context of that brief was equally a mistake. My Committee asked itself if the proposal had been made by someone other than the Housing Committee, would it have supported it, and the answer to the question, quite clearly, was an emphatic NO.

The Island Development Committee supports the proposal for the respite care home and the nursing home, but, with the benefit of hindsight, it is unable to support the construction of buildings on the open field to the east.

My Committee apologises unreservedly to the Housing Committee for having led it to believe that it would support its proposal. It was wrong to do so, We have clearly inconvenienced the Housing Committee, and it will be incumbent on my Committee to find alternative sites to replace the potential housing yield from Haut de la Garenne. We are sure we can do this on a site or sites that are less intrusive than this one.

16th December 1991.

APPENDIX D

ISLAND DEVELOPMENT COMMITTEE26th September 1991

Housing
Committee:
proposals
for the re-
development
of Haut de
la Garenne.
893/41/1(8)

3/40
1964

23. The Committee, with reference to its Act No. 21 of 5th September 1991, received a delegation from the Housing Committee comprising the President, the Chief Executive Officer and the Estates Manager, together with the Derek Mason Design Partnership, the architects employed in preparing a preliminary scheme for approval by the Policy and Resources Committee incorporating the preservation of Haut de la Garenne with a development comprising of - category 'A' housing for the elderly - sheltered housing - and a respite care home for special needs children.

The scheme had been evolved jointly between the Housing, Public Health and Education Committees and fell into line with all the requirements set by the Island Development Committee which had formulated the brief for the development potential of the site.

Having been provided with a full explanation of the proposals by Mr. D. Mason, the Committee concluded that the joint proposals had achieved a good balance of development while taking account of the siting, that which existed and what type of persons would be occupying the site.

The President indicated that he approved of the Housing Committee's intention to bring this matter to the States, and the Committee in turn endorsed the sentiments that he expressed that it would support this joint proposal which would ask the States for its approval, in principle, of progressing with this scheme.

R.S. GRAY

Greffier of the States.

APPENDIX E

URBAN DESIGN PANEL RECOMMENDATION

Date of meeting: 2nd October 1991.

Site visited? No.

Members of Panel

Mary Philips
Maurice Boots
Alastair Layzell
Eric Baker
André Ferrari
Derek Mason
Christopher Scholefield.

Officers in attendance Philip Geoghegan
Graham Smith.

Description of plans seen

Plans and numerous elevations showing the redevelopment, reconstruction and enlargement of Haut de la Garenne.

Panel's observations

The ambitious three way division of the use to be made of this site is as much a question of social engineering as urban design. However, the Panel was impressed by the imaginative design which has been prepared in order thoroughly to exploit this unusual site for maximum public advantage.

The drawings available demonstrate that a carefully considered attempt has been made to draw upon the strengths of the existing (rather austere) buildings and where possible, to capitalise upon the space available within the agreed development envelope. The Panel supports the constraints imposed by that envelope bearing in mind the particular

importance of this building on the skyline overlooking the Parish of Grouville to the south.

The Panel appreciates the efforts made to retain the northern range of what will become the central block and accepts the need for the demolition of the existing wings to its south. The restoration of the old building's original central spire will help lend a focal point to its somewhat diffuse façade. The proposed central canopy appears uncompromisingly modern but, if carefully designed, should complement the old building so long as it combines an appropriate measure of simplicity and strength.

The straightforward refurbishment of the western block on behalf of the Education Committee leaves little scope for comment. The entirely new eastern block for the Housing Committee is altogether more ambitious. The juxtaposition of two courtyards in this way could well create a collegiate atmosphere which is at once appropriate to a building's educational origin and likely to foster a sense of community amongst the diverse occupants of the new scheme. It will, however, be particularly important for the landscaping and gardening to be carefully considered and tended in order to lend the spaces thus created, atmosphere and appeal. The plans underline that a number of axes will come into existence linking the adjacent courtyard which should also create an area with a character unique in Jersey.

The proposed massing and proportion of the northern façade of the new eastern block, will complement the proposed restoration of the existing building. The use of a two plus dormer layout on the northern side and a one plus dormer layout elsewhere should allow any courtyard created to be both light and sunny. The success of this composition as viewed from within towards the west will depend upon the design of the two southern wings to be added to the old block. The proposal to use the existing granite with a slate roof bodes well for the character of this part of the scheme. The Panel was advised that the existing illustration of the central block's southern elevation is only tentative. However, the generous eaves and unusual glazing pattern should, when allied to the re-use of the existing materials, make the most both of the extension's formal composition and its relationship with the existing northern part of the central block.

The eastern block's tiles will contrast with the slate used on the central block. The new components to the scheme are said to include hardwood timber windows. The Panel felt that again this demonstrated the scheme's fortunate combination of crisp design and traditional materials. The contrast between the two appears to have been particularly deftly handled.

In conclusion, the Panel was very profoundly impressed by this carefully considered scheme. The decision to allow more than one social need to be served on one site is a bold and innovative one and the architectural response to this challenge is equally fresh and exciting.