



Paul Vaudin & Associates Ltd.

Architectural Services

Seefeld Rue de la Mare, Castel, Guernsey. GY5 7AT
Telephone (01481) 254936. website www.pvaltd.gg

E-mail paul@pvaltd.gg
Fax No (01481) 252080

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Development & Planning Authority
Planning Services
Sir Charles Frossard House
P O Box 43
St Peter Port
GY1 1FH

For the attention of Tom de Garis

Dear Tom

Re: **Proposed Garage & Porch Extensions including House render; fenestration; stone cladding; chimney detailing; gable cladding & barge board removal at Les Preaux, Route des Sausmarez, St Martin for Mr & Mrs M Bunce ref PREA/2019/1614**

Further to the receipt of your last Pre Application advice for which we thank you please find enclosed four copies each of Dwg Nos 14-019H-18B, 19B, 20B, 21B & 22B being the Sketch Scheme drawings for the new garage & entrance porch works together with the associated submission forms.

Garage Area

We note your concerns regarding the size of the extension, but we are only marginally increasing the footprint of the property and our garage apex height remains 2600mm lower than the main roof of Les Preaux. This apex height is derived by utilising a proposed west facing garage gable proportionate to the existing dwelling with a roof pitch to match the existing Roof 3.

Regarding the relationship to Bon Air we feel the buffer zone (circa 58m) through a dense established tree canopy and the oblique angle between Les Preaux and Bon Air's west façade mitigates this concern. We also highlight the existing fenestration to the east elevation of Les Preaux which could be considered to offer the same views across to Bon Air as proposed.

We have followed your advice and introduced a vertical element to the extended Roof 3 ridgeline. A new chimney stack is proposed above a relocated new lift shaft. This element we feel provides the break to the ridge line as suggested.

As previously stated, this new extension will be utilised for dwelling linked garaging and an open plan domestic stores room to the 1st floor. We appreciate that natural light is not absolutely necessary, but it is considered appropriate to mimic the proportions and pattern of existing fenestration. The new windows, we feel, are in keeping with the existing property and allow the new stores to be flexible regarding future use all with the necessary approvals.

Paul Vaudin
Director
paul@pvaltd.gg

Michael Nicolle
Consultant
mike@pvaltd.gg

Entrance Porch

We have amended the proportions of the new porch to better reflect the stature of the property and to create a true focal point for the existing entrance courtyard. It is proposed to alter the existing door position to allow a simplified connection to the ground floor Reception rooms. This proposed porch will incorporate a symmetrical façade with oversized arched glazed entrance door and vaulted roof all to create the first impression that we believe should be expected for a property of this stature.

As stated within our formal submission for the works to the south of Les Preaux in addition to the above extensions we note the other proposed works that my client believes will enhance and improve the property.

- a) All existing wall faces to receive new feature banded render detailing.
- b) Existing white upvc fenestration to be replaced with new “bronze” aluminium units.
- c) Existing apertures onto the 1st floor terrace are to be modified to receive new “bronze” aluminium French door units.
- d) Existing fenestration is to receive new stone cladding to the apertures to match that on the recently constructed buildings to the lower south of the site.
- e) Existing chimney stacks to receive new capping detailing.
- f) Existing gable timber cladding to be removed.
- g) Existing barge boards to be removed.

As required, I confirm that the above proposals have been considered in accordance with the criteria of IDP GP9. The new external envelop of the extension and the alterations proposed will be constructed with the necessary thermally efficient products to meet the criteria of GTS building regulations. External wall, floor & roof insulation is proposed to the new extension and the glazing to the new fenestration will be thermally efficient.

I trust that this submission will be favourably received, and I would be grateful if this application could be processed at your earliest opportunity

Yours sincerely



P C Vaudin
cc Mr & Mrs M Bunce
Enc.