

RL-3530-07  
9<sup>th</sup> March 2020

Edd Tildesley  
Development & Planning Authority,  
Sir Charles Frossard House,  
La Charroterie,  
St Peter Port  
GY1 1FH

**BY POST & EMAIL**

Dear Edd,

Re: **Revision to the Planning Approval for Alterations to; Feremina, Fermain Lane, St Martin, for Mr and Mrs P. Briginshaw (Full/2019/0256)**

Further to the approval dated 27.06.19, our Client wishes to amend the existing planning approval to include items which need to be carried out as general maintenance / improvements to the building fabric. These will be carried out with the works for the previously approved scheme. Please note this application is within 12 months of the Permission date.

Further to our letter dated 12.12.19 and your response dated 31.01.20, we have now revised the drawings with the items requiring additional approval shown – minor amendments have been dealt with separately as requested. Revisions are clouded on the enclosed drawings, and described below, numbered as per our original letter dated 12.12.19 for continuity. *As before, the impact of the proposed works on the significance of the building follows each section in italics;*

- 1. Replace 8 Crittall Windows.** - The existing 8 no. single glazed Crittall windows to the west elevation are all in very poor condition and beyond repair. We therefore propose to replace them with new double glazed Crittall windows, or similar appropriate replacements such as those produced by Govette windows. The Crittall windows proposed are the Homelight Plus, double glazed windows with galvanised steel powder coated white. The style and arrangement of the windows will match the existing. We have produced a photographic record of the condition of the existing Crittall windows, which is enclosed, and example photos of the proposed replacement windows are included in the back of this document. *Crittall windows will be replaced on a 'like-for-like' basis, following the same arrangement as the existing window pattern, the windows are beyond repair and causing damage to the surrounding building fabric so must be replaced – no impact.*
- 2. Repair timber windows.** – Treated as a minor amendment to previous approval.

3. **GW28 to be blocked on both sides.** - Treated as a minor amendment to previous approval.
4. **Central pitched roof currently bitumen, replace with slate.** - The central pitched roof is currently finished with a bitumen roof covering and timber sarking boards. We propose to remove this and re-roof with natural slate to match the other two roofs (this was most likely the original roof covering). The existing roof structure will be retained. Re-roofing with slate whilst retaining the existing structure will necessitate raising the ridge line of this roof by the thickness of the slates, battens and ridge tiles. *The bitumen roof covering is a later addition, and slate is more in-keeping with the age of the property and the adjacent roofs. The existing timber structure is retained, and will be better protected by a correctly slated roof rather than aging bitumen – positive impact.*
5. **Remove water tank.** - Treated as a minor amendment to previous approval.
6. **Flat roof recovered with Polyroof Protec.** - The main flat roof over the north-west section of the building will be re-covered with Polyroof Protec or similar liquid applied membrane, which will be dressed up and over the crenellations in the same arrangement as the existing bitumen covering. This will be finished in dark grey to match the existing bitumen. The same approach will be used to form the parapet gutters to the two pitched roofs. The main flat roof will also be insulated therefore the roof line will raise approximately 60mm where not hidden behind the parapets. *The existing bitumen, particularly the capping to the crenellations is in poor condition, and detracts from the overall appearance of the building, and also means the internal finishes are being affected by moisture ingress in areas. The colour of the new liquid applied membrane will be kept dark grey to match the existing bitumen and will be finished neatly and uniformly all the way around the building – positive impact.*
7. **Mansard roof re-slated.** - The intention is to strip the mansard roof and retain as many of the slates as possible for them to be re-fixed. Where replacements slates are required these will be replaced on a like-for-like basis, which we hope can be conditioned by the Planning Department, until a suitable replacement is sourced (once we have an existing slate at ground level). The decorative finialed, clay ridge tiles will be reinstated with like for like replacements where damaged, either salvaged or replicated to match. At present, there are a number of replacement slates, (asbestos slates, mainly to the rear slope) suggesting that nail fatigue is setting in. As this roof is not felted, it places the internal finishes at risk should a slate slippage occur. Re-slatting the roof, including a breathable roofing membrane protects the building for the foreseeable future, and it makes economic sense to carry this out now as part of the proposed refurbishment works. *Many of the finialed ridge tiles are damaged, detracting from the appearance of this section of the building, re-covering will improve this and protect the internal fabric of the building whilst keeping the appearance the same – positive impact.*
8. **Bedroom 2 Ensuite.** - Treated as a minor amendment to previous approval.

9. **West wall of Master Ensuite.** - Treated as a minor amendment to previous approval.
10. **SVP service void.** - Treated as a minor amendment to previous approval.
11. **Underfloor heating in Kitchen, Utility, and Bathrooms.**- We propose to provide underfloor heating to the Kitchen, Utility, ~~Drawing Room~~ (now omitted), and all Bathrooms. This will mean the loss of existing floor boards in all of these areas aside from the Utility, which is solid floor construction. We are retaining all other timber floor boards where possible and if we need to carry out repairs in other parts of the house we will use boards from these areas. – The loss of approximately 20% of the timber flooring to accommodate underfloor heating seems to be a reasonable compromise to enable some upgrading of key Reception rooms. These floors are likely to be 1” thick pine tongue and grooved floor boards, which are extremely common and of relatively low historic significance. *The electrical underfloor heating system requires plywood in the build-up for the flooring. This will result in some loss of timber floor boarding. The majority of the existing timber floor boarding will remain – minimal impact.*
12. **Fireplace surround to Drawing Room with a surround similar to that of the Dining Room.** - Our Client wishes to replace the existing Neo-Rococo fireplace surround to the Drawing Room, with a surround more similar in style to that of the Dining Room. The Client is proposing to use Chesneys’ either ‘The Greenwich’ or ‘The Howarth’ surround from their Victorian range. An extract of the Chesneys brochure for these is enclosed. *The existing surround is a 1980s alteration, chosen from a catalogue by our Client’s mother. It is of Rococo styling, which pre-dates the construction of the house, and is therefore not in-keeping with the age of the property. Our Client wishes to re-instate a fire surround more akin to that that would have been there previously. Please see enclosed historic photo – minimal impact.*
13. **Fireplace to Master Ensuite removed and retained for re-use.** - Accepted as part of the approved application.
14. **Fireplace in Kitchen removed and blocked.** - Treated as a minor amendment to previous approval.
15. **All lath and plaster ceilings under-boarded with plasterboard and skim.** - Treated as a minor amendment to previous approval.
16. **Doors and windows blocked up will be reversible.** - Treated as a minor amendment to previous approval.
17. **Existing rendered boiler flue from Basement removed.** - The existing rendered blockwork boiler flue from the Basement Level Boiler Room is no longer required, therefore we propose it is removed and the parapets made good. *This chimney is a relatively recent addition, thought to be constructed in the 1970s when the building was last overhauled. It does not match other chimneys on the building, and has no architectural merit in its own right. Therefore the appearance of the building will be improved with its removal. It has now become redundant with the removal of the oil-fired boiler – positive impact.*

- 18. Boiler tank and surrounding fence removed.** – Please see 3530-SK/02 & 03. The existing boiler tank and surrounding fence can also be removed. We propose to replace this timber fencing with 1100mm high granite walling to the north boundary, from the gate post to the staircase – re-opening the circulation around the north of the house. An 1100mm high painted rendered wall will replace the timber fence around the opening to the Basement. *The granite walling will match the granite walling forming the side of the driveway, mirroring the sweep from the pillar and will curve towards the top of the staircase. The top gate is the gate that is used most often as the entrance to the property, therefore removing the timber panelling improves this entrance area - positive impact.*
19. **Internal doors schedule.** - Treated as a minor amendment to previous approval.
20. **Remedial works.** - Treated as a minor amendment to previous approval.

We have also revised the previously submitted photographic appendix, to help support our comments above.

**In relation to Policy GP9: Sustainable Development:**

This GP9 Statement relates specifically to the items applied for in this application, as a statement for the whole works was submitted previously.

As this is a protected building the principles are generally to retain / re-use wherever possible. For example, floor boards removed for the installation of the underfloor heating are intended to be re-used in other areas where repairs are required.

There will however inevitably be some demolition and wastage. All demolition materials will be sorted out on site by the contractor prior to disposal and sent for recycling/waste disposal as appropriate, and as described in the Construction Waste Recycling Document and the Recycling and Waste Disposal Routes for Business Document. Inert masonry will be taken to the Longue Hougue Reclamation Site or where it is recoverable to Ronez Ltd or Island Waste Ltd. Window panes can be taken to Longue Hougue Reclamation Site.

I trust that the above in conjunction with the revised drawings and other enclosures is sufficient for you to determine these alterations. Some items may require decisions at a later date on site, we will consult with you further as and when required. We hope to commence the works within the next 6 weeks so we would appreciate if this can be reviewed at your earliest convenience. As per your stipulation, no works to the above elements will be carried out until they are granted approval, only items relating to the existing approval will be started. Please do not hesitate to contact me should you require any further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Rob Lowe', with a long horizontal flourish underneath.

Rob Lowe  
On behalf of CCD Architects

Encls:

Revised Planning Submission Photographic Appendix  
Working Drawings – CCD-3530 – WD WD/01D, 02E, 03C, 04C, 05A, 06B, 07A, 08A, 09A, 10A  
Sketch Drawings SK/02, 03  
Tender Appendix B – Window and Door Schedule  
Extract from Chesneys fire surround brochure  
Statement of Significance

Cc: Mr and Mrs P. Briginshaw