

GENERAL NOTES :

DO NOT SCALE OFF THIS DRAWING - IF IN DOUBT ASK!!!

This drawing as an instrument of service, is the property of Brian R Martel MCIAT

All dimensions are to be checked on site by the Contractor, sub-Contractor, Contract Administrator, and / or builder, before the work commences, and any discrepancies found to be relevant must be reported to Brian R Martel MCIAT immediately

Detailed and larger scaled drawings take preference over scaled drawings

Drawings and details supplied by Consulting Engineers, Mechanical and Electrical Engineers, etc., may supersede the details indicated on these drawings

No guarantee will be given that the works will receive the necessary statutory approvals

All dimensions are in millimetres, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed

This drawing may need to be read in conjunction with other drawings supplied by Brian R Martel, and / or other specialists in association with these works

Every effort has been undertaken to ensure that the drawings supplied are to the scale noted, no guarantee can be given that the printing process provides the exact scaled drawings, any discrepancies must be reported to Brian R Martel immediately

PLANNING CONDITIONS :

Once the development has been authorised by the granting of the planning permission, the development must be carried out and completed in every detail, in accordance with the written application, plans and drawings as approved, no variations to the development, amounting to development, may be made without the permission of the Development and Planning Authority

The development, as approved, must be begun within three years from the date of the 'notification of grant of planning permission'

The development, as approved, and all the operations which constitute or are incidental to that development, must be carried out in compliance with all such requirements of the The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Development and Planning Authority, and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Development and Planning Authority when approving those plans, for the purpose of securing that the building regulations are complied with

It is important to note the expiry date of the Notification of Grant of Planning Permission, as this terminates the approval; two approved documents from both Planning Service and Building Control, need to be valid otherwise the proposed development cannot be commenced, even if the Building Licence expiry date is later than the Planning Permission expiry date; if this is the case then a new Planning application is required to enable the works to commence

BUILDING LICENCE CONDITIONS :

Under The Building (Guernsey) Regulations, 2012, a person who proposes to carry out building work must give the Department notice of the proposed commencement date of certain stages of the work before commencing that work

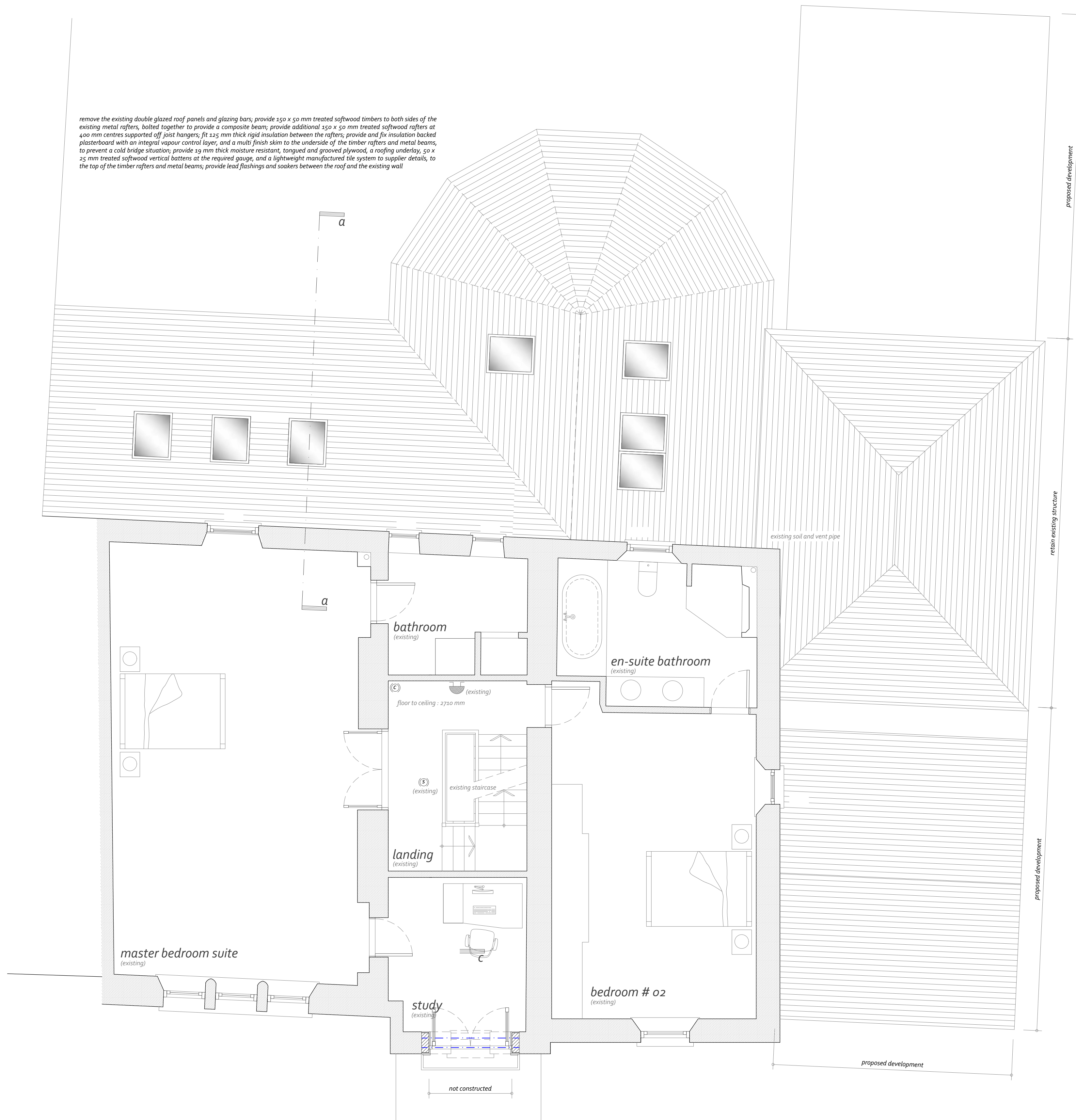
Where building work has commenced, but is stopped for a period of more than one year, the Department may, under The Building (Guernsey) Regulations, 2012, at any time before work is recommenced, give notice to the person to whom the licence was granted, that the licence is no longer valid

The Building Control Division must be notified by the client / builder / contractor when reaching the stages of work specified on the Builders Information Sheet, which accompanies the Building Licence and Approved Plans

Consequential improvements of a buildings thermal performance will be required when building work is undertaken on its external envelope, as outlined in The Building (Guernsey) Regulations, 2012, where at least 50% of the surface of an individual thermal element is being renovated or replaced, or 25% of the total building envelope is being renovated or replaced, the thermal elements must achieve the u-values to comply with the relevant building regulation

It is the responsibility of the property owner to ensure that all the necessary inspections are carried out by the Development and Planning Authority's Building Control Surveyors; the statutory notifications are listed on the Builders Information Sheet; the Development and Planning Authority will be unable to issue a completion certificate for these controlled building works if the notifications have not been received; this may cause difficulties for a property owner in the future when they look to sell the property; the Development and Planning Authority will need to declare on the Immunity Certificate, any outstanding matters and where life safety issues are identified, enforcement action may be taken

REVISIONS :



remove the existing double glazed roof panels and glazing bars, provide 150 x 50 mm treated softwood timbers to both sides of the existing metal rafters, bolted together to provide a composite beam; provide additional 150 x 50 mm treated softwood rafters at 400 mm centres supported off joist hangers, fit 125 mm thick rigid insulation between the rafters, provide and fix insulation backed plasterboard with an integral vapour control layer, and a multi finish skim to the underside of the timber rafters and metal beams, to prevent a cold bridge situation; provide 19 mm thick moisture resistant, tongued and grooved plywood, a roofing underlay, 50 x 25 mm treated softwood vertical battens at the required gauge, and a lightweight manufactured tile system to supplier details, to the top of the timber rafters and metal beams, provide lead flashings and soakers between the roof and the existing wall

first floor plan

scale 1 : 50 @ A1

the existing dwelling and surrounding areas was surveyed by others, and, therefore, is for identification purposes only, any alterations to any of these areas need to be checked on site before the works to these areas commence

this line is 100 mm long at the original drawing size of A1

Client	Cambria Villa Limited		
Project	Proposed retrospective works at 3 Cambria Villas, Brock Road, St Peter Port, Guernsey, GY1 1RS		
Drawing	Survey drawing First floor plan		
Scale	1 : 50 @ A1	Drawn	lrm
		Date	July 2020
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Drawing number	3986.05.06	Revision	