

BH/3636/01
5th August 2020

BY POST & EMAIL

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

Dear Sir/Madam,

Re: **Replacement of flat roof coverings over Store Room and Story Tower at Guille-Allès Library for The Trustees of Guille-Allès Library**

On behalf of our client I enclose an application form, cheque and drawings in respect of the above.

The flat roof over the Store Room off the landing between the Ground and First Floor is a relatively recent (circa 1990's) construction with a 'warm' insulated roof and a single ply membrane finish. The roof has suffered from a leak and some of the timber deck needs to be replaced, at which time the single ply membrane will be replaced with a high quality GRP of the same colour. It is intended that the existing insulation remains in place as increasing the thickness, which would likely be required by Building Control, would result in the finished roof being above the cill level of the windows of the Protected Building. Photographs of the existing roof are enclosed for reference.

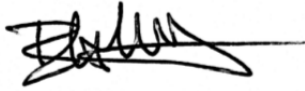
The existing flat roof over the Story Tower is also a 'warm' insulated construction comprising a GRP finish over an older built-up bituminous felt membrane, on 45mm rigid insulation, on a vapour barrier, on a plywood deck, on the original flat roof joists, with an original T&G boarded ceiling. The finishes above the joists are also thought to have been installed in the 1990's. This roof also suffered from some water ingress around the rooflight and it is intended that the finishes and insulation are removed, timber repairs undertaken (around rooflight only – historic joists remain intact), and new 50mm insulation and a high quality GRP membrane installed, to match the colour of the existing. The existing roof does not have much (if any) fall and it is intended that a fall is formed, ensuring that the highest point is kept below or level with the kerb upstand at the perimeter of the roof. Again, Building Control would likely require that more than 50mm insulation is installed in order to meet the current standard, however this would change the level of the perimeter kerb of the Protected Building, hence the proposed 50mm thickness, which is of course still an improvement on the existing. Photographs of the existing roof are enclosed for reference.

GP9 Statement

Being a recent construction, the insulation to the roof over the Store Room is modern and of a good standard, particularly as the room is unheated and separated from the main Library space with a door. There is no need therefore to replace the insulation other than that which is water damaged and is no longer performing effectively. The roof finishes over the Story Tower are older and therefore there is merit here in replacing the insulation with a higher performance, thicker product, particularly as the room below is a heated space.

We trust that the above and enclosed provide sufficient information for the application to be processed, but please do not hesitate to contact us if you have any queries.

Yours faithfully,



Ben Hewlett MCIAT

Senior Chartered Architectural Technologist
for CCD Limited

Encl.

Document	Title	Copies
Application form	Planning application form for replacement of finishes to flat roofs	2
Cheque	£240 cheque for planning application	1
Drawing CCD-3636-01	Location Plan, Block Plan, Roof Plan (survey and proposal)	4
Photographs	Photographs of existing flat roofs to Store Room and Story Tower	2



Store Room roof – photograph 1



Store Room roof – photograph 2



Story Tower roof – photograph 1



Story Tower roof – photograph 2