

26th July 2020

States of Guernsey Environment Department,
Sir Charles Frossard House,
La Charroterie,
St Peter Port,
Guernsey,
GY1 1FH.

Dear Planning Officer

PROPOSALS TO CREATE A TRIPLE CAR GARAGE WITH GAMES ROOM ABOVE , HARD STANDING INFRONT AND TO UTILISE EXISTING ENTRANCE TO GAIN ACCESS TO REAR OF THE PROPERTY. AT:- SQUIRREL CORNER, LA ROCHELLE ROAD, VALE, GUERNSEY.

Please find enclosed for and on behalf of my client Mr. & Mrs P. Bourgaize 3 copies of my formal planning application drawing No. PB-20-988-01 for consideration with your planning department.

As you can see from my application drawings, my client has a traditional cottage in a conservation area. I've recently gained approval for a modest rear extension with 1st floor balcony.

The house in general is in good condition and my clients have been refurbishing slowly over time and are about to start the extension to gain them that much needed space for their growing family.

Having settled that this address is now the family's permanent home they are looking to undertake further works to accommodate the family's interests both for now and the future.

Mr Bourgaize has a keen interest(s) / hobbies(s) in both the restoration and collection of classic cars.

At present my client, Mr Bourgaize rents a 'lock up' with his brother, where they both participate in these interests, which take up much of his spare time.

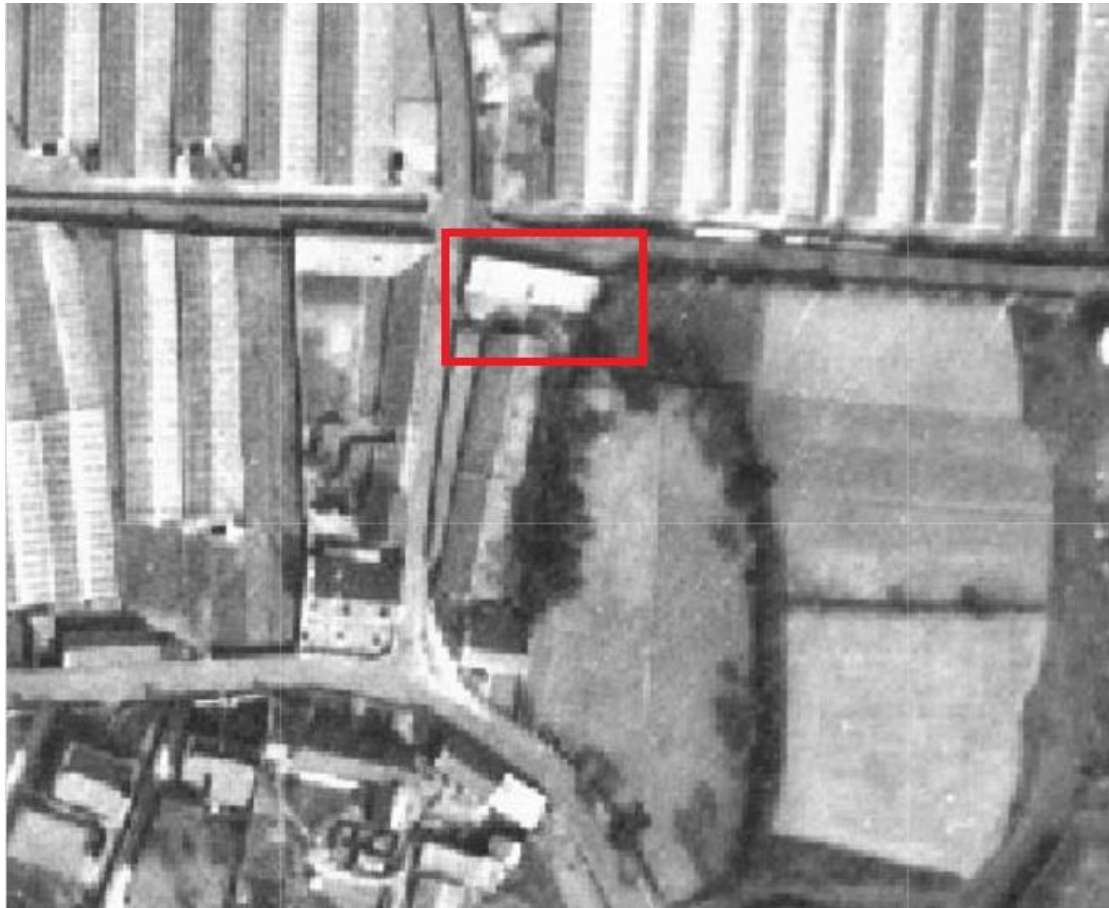
The gear / equipment required for these interest(s) / hobbies(s) is extensive & expensive and for security reasons he often transports expensive items of equipment to and from his home residence to the 'lock up', this is time consuming and prevents him from the full enjoyment of his hobbies not to mention he must spend a great deal of his time away from the family. And he considers the cost of the rented 'lock up' dead money.

Due to the size of his considerable size of garden, Mr Bourgaize is wishing to consolidate his his interests and time to his property by the construction of a new triple sized garage with a games room/ children's play room over. (That also makes use of an existing access off the public highway)

This will allow Mr Bourgaize to continue with his keen interest / hobby in classic cars and restoration (which often manifests in local events) from home, keep his expensive equipment secure, and stop him having to transport it across back and forth whilst also allowing him to be closer to his family and look after his children.

As you can see the garden attached to squirrel corner is quite large and even with the proposed development to the rear we still maintain a good sized garden for the children to play in,

As you walk down the Rocque Es Cas (cobble road) You will notice towards the north west corner in the existing granite wall there is an existing vehicular an entrance to the back of the property. Ive undertaken some investigational research on the site and it appears from an old 1945 ordinance survey map of Guernsey that the rear of the property was once a vinery attached to the original house with an old lean too packing shed built off the back boundary wall, the existing entrance dates back to at least this time when it provided direct access to the packing shed (see attached).



Policy GP9:

Proportional response to the Guernsey IDP Policy GP9 sustainable development and waste management strategy

The development is to be designed to meet or exceed the appropriate statutory requirements of the Guernsey Technical Standards with the following principles for sustainable design in mind,

- Achieving thermal insulation or U-values that meet or exceed the regulatory requirements and the main structure of this extension will be formed in SIPS panels which is a proven sustainably form of fabrication and construction.
- Designing the fenestration, including layout and orientation to meet or exceed the regulatory proportional limitations and take advantage of solar gain where feasible (and where on occasion the glazing proportions exceed the regulatory limitations, we will conduct a standard assessment procedure as part of the design to ensure energy efficiency requirements are met or exceeded.
- Designed to meet or exceed the air tightness regulations.
- Consideration given to surface water runoff, proportion of hard landscaping and risk of flooding and where needed incorporating permeable paving or SUDS systems.

In addition we typically design (With the exception of specialist, items) utilising manufactures and suppliers that have an in depth environmental policies and or are part of the such as :-

Ronez:

<https://www.ronez.com/uploads/documents/document/ronez-environmental-policy-2019.pdf>

Pre Fab Building:

www.oakwrights.co.uk

Siniat:

<https://www.siniat.co.uk/en/knowledge-centre/sustainability>

Gypsum:

<https://www.british-gypsum.com/about-us/csr/environmental-challenges/environmental-product-declarations>

kingspan:

<https://www.kingspan.com/gb/en-gb/products/access-floor-systems/benefits/sustainability/policy-statement>

Velux:

<https://www.veluxusa.com/professional/commercial/sustainability/manufacturing-sensitivity/environmental-policy>

Waste Management:

Wherever feasible our design includes the following principles for waste management:-

- Adapting and regenerating / re using the existing buildings materials and features as part of the overall design.
- Making use of off-site prefabrication / pre-assembled parts / modules of the overall design. the main structure of this extension will be formed in SIPS panels which is a proven sustainably form of fabrication and construction.
- Designing to sizes that correspond to standard dimensions for sheet materials (e.g. plasterboard) and modules of components.
- Reducing volumes of waste spoil by balancing the volume of any
- Removed /dug out material against the proposed new contours / levels of the development and When feasible liaising with differing contractors and rejects for the expedient transfer and use of said material on nearby sites
- Incorporate existing trees and vegetation into landscape design.
- Reducing surplus / waste materials by accurate dimensions and drawings from which quantities can be taken leading to correct ordering.

I hope you agree with me that the proposals I have put forward and the design is in keeping with the surrounding area. ticks all the boxes in the Island development plan and I hope for a favourable outcome for my client in the near future.

Yours sincerely

Niall Bougourd. MCIAT., ACIOB.

For and on Behalf Of Arctech Freelance Architecture
cc. Mr. & Mrs P. Bourgaize