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CLIENT REF: 20-1154

PROPERTY REF: D01855C008

PLANNING SERVICE REF: ----/----/----

BUILDING CONTROL REF: --/----/----

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August 14th. 2020

The Office of the Development & Planning Authority
Planning Service
States of Guernsey
Sir Charles Frossard House
La Charroterie
St. Peter Port
GY1 1FH

Dear Sir/ Madam,

PROPOSAL: First Floor Extension/Loft Conversion and Alterations to Provide Additional Accommodation

LOCATION: "Rattenberg", Le Clos De Grandes Mielles, Rue De La Ronde Cheminee, Castel, GY5 7GD.

APPLICANT: Mrs C Chamberlain.

On behalf of our clients we wish to apply for 'Planning Permission' in accordance with 'The Land Planning and Development (Guernsey) Law, 2005 – as amended' to carry out the proposed works as indicated on the accompanying drawings and as briefly outlined below. The enclosed information for submission (*also issued electronically*) consists of:

- 1 original copy of the Planning Submission Application form,
- 1 copy of the Planning Drawings Issue Sheet,
- 3 copies of each of the Planning Drawings numbered: **20-1154-PD/01, & 02,**
- Fees: We have calculated these to be a total of **£680** from Categories **3Aiv**. We therefore enclose a cheque made payable to 'The States of Guernsey' for this amount.

Our client's aspiration is to modernise the existing bungalow by removing the roof, replacing it with a steeper pitch to create habitable accommodation at first floor level, all of which has been designed to suit the lifestyle and needs of the family. Should this application receive a favourable decision, it will enable three generations of the family to reside under one roof, with our client who is now retired residing on the ground floor, whilst her son, daughter-in-law, and 2 grandchildren predominantly being accommodated for within the new first floor space, with the exception of sharing the existing kitchen and dining facilities on the ground floor. A new covered entrance will be facilitated for within the small gable extension to the south, forming the new principal entrance into the dwelling, this will also enable a close connection to be made with the new boot room and staircase leading to the first floor. The existing storm porch will be retained for postal deliveries only.

The new first floor space will allow 3 decadent double bedrooms to be created, together with sanitary provisions, a first floor lounge/snug area and a home hub space for use by the grandchildren for home schooling, or for adult working from home on occasions, thus futureproofing the accommodation against another global pandemic in the future. To take advantage of the west coast sunsets, a contemporary cantilevered balcony has been incorporated to the western elevation, accessed off the new first floor lounge/snug.

As previously summarised, the main alteration to the dwelling relates to the complete removal the existing roof structure and replacing it with a steeper pitch, increasing the current ridge height by 2 metres. A small increase to the footprint is also proposed by constructing a gable extension to the south (approximately 2.2m x 7.5m) – replacing the existing lean-to conservatory and tool shed. To maximise the new first floor space, a contemporary L-shaped flat roof dormer has been appropriately designed to the east, with a matching style dormer to the west, a covered veranda area has been included to the south east corner of the dwelling leading out onto the established garden area. The new south facing pitched roof will also facilitate for the installation of flush mounted photovoltaic solar panels, all as indicated on the accompanying drawings.

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With regards to the proposed materials and finishes for these proposals, we confirm the following:

- Dark grey standing seam zinc covering to dormer facades and roofs,
- Blue/ grey natural Spanish slates to the new pitched roofs,
- Smooth render to new ground floor external walls,
- Horizontal composite timber cladding to various walls,
- Dark grey Aluminium double-glazed fenestration throughout,
- Dark grey UPVC fascia's and composite timber cladding to soffits,
- Grey/brown mix natural stone slip cladding to the new chimney stack,
- Dark Grey aluminium gutters and downpipes.

We also take this opportunity to confirm that the above proposals have been designed to fully comply with Policies GP8 and GP9 of the 'Island Development Plan'. The design and specification of the building materials have been specified as such to comply with all parts of the 'Guernsey Technical Standards – The Building (Guernsey) Regulations 2012' adopted by the Building Control Department, specifically in terms of the thermal efficiency of the insulation, and fenestration.

We trust the above and enclosed information offers a detailed description and explanation regarding our proposals and would be grateful if this could be considered at your earliest opportunity. Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

For and on behalf of

A7 DESIGN LIMITED



André Bisson MCIAT, ACIOB

Director / Chartered Architectural Technologist

Copies: File