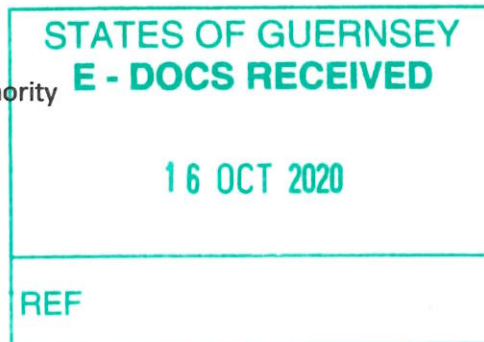


Director of Planning  
Development and Planning Authority  
Sir Charles Frossard House  
St Peter Port

*SIM*  
Dear Mr Rowles



SP Smith  
Sans Pareil  
Rue Sauvage  
St Sampson  
12 October 2020

**Application to create Dower Unit at Sans Pareil Rue Sauvage GY2 4WN**

Please find attached application forms, plans, and construction notes including details of materials and sustainability statement, required in support of the above application. An application has also been submitted to Building Control.

You may recall that, some years ago, we obtained permission to renovate our Barn including a new roof, staircase and drainage. In addition the land surrounding the barn has been converted to domestic curtilage. Over the years it has served well as a play room, music room and occasional sleeping accommodation but with our son now grown and returned from University and with our recent loft conversion creating a music room and production studio there is little need for the Barn to continue to meet its previous uses (other than in part as detailed further below). However, as Ruth and I are now considering our post retirement future and taking a pragmatic outlook on existing progressing illnesses we have given consideration to a future when we are no longer able to cope with our house.

Our son would, within the next 5 to 10 years, wish to set up his own home and family in our house and it would be ideal if we could live semi independently on the grounds. Until then our son could occupy the proposed Dower unit receiving support from us. I have read the (under review) guidance on Dower units and scanned the IDP. My understanding of policy OC1 concerning housing development outside the centres (specifically paras 15.1.11 and 16.1.3) is that the proposed conversion of the barn to more formal habitable accommodation is not precluded. More specifically policy GP13 and the associated paras (19.14.13 and 19.14.14) contain a presumption in favour of Dower Units and I believe the conversion/extension we envisage can be delivered within the requirements of GP1.

The ground floor of the Barn currently provides, and will continue to provide, garaging facilities for our Morris Traveller and accommodate the "Pool House" comprising the filter pump chlorination equipment and heat exchanger. The garage area also doubles up as our work shop and houses our chest freezer. The Barn also provides the (all important!) Winery. For these reasons conversion to a Dower house by utilising the garage rather than an extension is not ideal and would require the creation of alternative garaging and Pool House facilities including rerunning the buried pool pipe work.

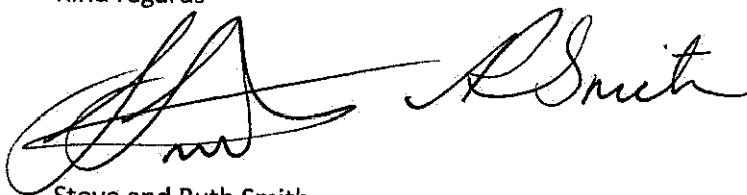
The Barn is located quite close to the rear of our house with approximately half of it extending across the back of our house. The main door and windows are in direct line of sight with our kitchen window with no practical or desirable way of creating a separate drive/access. As such by location the Barn is intrinsically linked to the main house and will continue to be so. In addition the first floor of the Barn looks directly down into our pool and garden area and so we would never want to sell the Barn or even allow occupation by none family members. The Barn's water, heating oil, electricity and drainage are all fed off the main house and will continue to be so. Notwithstanding this, should it be necessary, we would have no objection to Planning Conditions preventing the separation and/or separate sale of the proposed Dower Unit or even preventing the occupancy of the Dower unit by none family members.

The proposed Dower unit would occupy the proposed single storey rear extension to, and the existing first floor of the Barn. A Timber frame construction on concrete slab is proposed with dark brown stained timber ship lap and a single ply membrane roof. The proposed new windows and patio doors would be in double glazed grey powder coated aluminium to minimise profiles and blend with the timber frame. The existing lean to green house will need to be relocated to the vegetable plot as indicated on the block plan. This can, be achieved by adding a glass/aluminium bar back on a 3 foot high dwarf block wall.

As stated above the main house would continue to use the garage, pool house and Winery whilst the Dower unit would share the garden, deck, conservatory, pool, refuse disposal facilities, drive and parking spaces, take its water, power, and oil from the main house without separate meters and connects to the house's main drainage. The Dower would use the laundry facilities in the main house and many meals would also be provided although cooking facilities would be provided in the Dower. Whilst our son is using the Dower house his music room and production studio (required as part of his profession) would be provided within the newly converted main house loft. As such the two buildings would be extensively used as a single home.

I trust the above suitably demonstrates our intention to maintain the proposed Dower as ancillary and incidental to the main property.

Kind regards

A handwritten signature in black ink, appearing to read 'Steve and Ruth Smith', written in a cursive style.

Steve and Ruth Smith

## Construction Notes Dower Unit , Sans Pareil Rue Sauvage

### New Build.


- 1.) **Preparation.** Lean to greenhouse to be relocated in adjacent vegetable plot. New glazed rear panels to be built off 900mm high dwarf 100mm block wall.
- 2.) **Ground Levels.** Ground levels to rear (West) of the existing Barn to be reduced as required to maintain min 150mm between DPC and GL.
- 3.) **Foundations.** Concrete GEN1 strip foundations installed to a depth dependent on ground conditions and building control approval. Strip foundations to be minimum 225mm thick. Width of foundation to extend min. 150 mm either side of wall. Depth to be determined on site.
- 4.) **Ground Floor.** Rear Extension floor to consist of 18mm moisture resistant T&G chip board floating floor on vapour control layer on 100mm foil backed high density foam insulation on 100mm concrete GEN 1 floor slab on 1200 gauge polythene DPM lapped with DPC and vapour control layer in walls, on 50mm stone dust blinding on 230mm consolidated hard core. U- value =0.17 W/m<sup>2</sup>K.
- 5.) **External Timber Frame Walls.** Minimum 20mm thickness shiplap on 50mm vertical batten creating vented drainage cavity on breather membrane on 15mm OSB sheet on 50 by 100 c16 studs at 600 CL. Shiplap stopping at least 150mm above ground level and vented cavity closed at base with vented and drained insect barrier. Void between studs filled with 100mm foil backed foam insulation. Wall panel Base Plate nail fixed to Sole Plate nail fixed to Simpson U section strong tie sandwiched by DPC and screw fixed to 225 rendered blockwork built off foundation. Inner face of 12.5 mm Plasterboard on 50mm battens, creating services void, with rockwool insulation between on 15mm OSB sheet on Vapour control layer on structural studs. Walls to incorporate timber lintels on Cripple Studs over windows and patio doors with 50 by 100 Top Rail and 50 by 100 Head Binder rail over. Internal finish, 2 coats sand 2mm Thistle multi finish plaster. External finish, 2 coats sand/cement render float finish to blockwork below DPC and dark brown stained shiplap above DPC, 2 coats multi finish plaster to internal plasterboard. All necessary flashings around windows and doors. U-Value = 0.18 W/m<sup>2</sup>K.
- 6.) **New Flat roof.** Grey/Black single ply membrane laid to suitable fall with all necessary up stands, cloaked with code 4 lead flashing bedded into rebate cut into adjacent walls, on 18mm OSB3 deck over 100mm foam insulation boards over vapour check over 18mm OSB3 on 50x175 C16 joists at 400 centres nailed to head binder (with insulation packing between ) and 100x50 wall plate resin fix bolted at 900 centres with 12 mm bolts to granite wall. PU adhesive bonding OSB3 to insulation and through nailed into roof joists. 25mm foam and foil backed 12.5mm plasterboard ceiling under joists with Thistle multi-finish plaster. U-Value = 0.18W/m<sup>2</sup>K.

- 7.) **Fascia/Gutters.** All new fascia to be treated and stained soft wood. Gutters laid to fall to down pipes all to be white UPV, rain water run to new soakaway located in adjacent ground at least 7m from extension foundations.
- 8.) **Soakaway.** To be formed using preformed uPVC crates by local supplier. Number o crates to be calculated in accordance with manufacturers technical guidance and percolation tests. All to be discussed with Building Control
- 9.) **External doors and windows.** Grey powder coated aluminium double glazed patio doors and widows to achieve minimum thermal performance of  $1.6W/m^2K$ .
- 10.) **New internal Door.** 2040 by 826 mm Door opening to be created in existing rear 500mm deep wall with 100 by 150 pre-stressed concrete lintels 3 no. over on concrete blockwork pads. Standard door linings and softwood glazed door to existing hall.
- 11.) **First floor bathroom** Walls to be formed with 12.5mm plasterboard on 70mm metal stud with Rockwool between. Plasterboard to be lined with 6mm Wedi board behind wall tiling above bath and basin. All sanitary goods to be drained to existing 110 plastic soil pipe extended through roof to create SVP. Existing mechanical ventilation retained.

#### **UPGRADING TO EXISTING STRUCTURES.**

- 12.) **Garage ceiling** Existing 100 Rockwool insulation to be increased to 175mm. Second layer of 12.5mm plasterboard to be added and skimmed with 2 coats multi finish plaster
- 13.) **Garage internal door** Existing door between garage and hall to be upgraded to 30 min fire resistance, self closing. NOTE garage concrete floor is 100 mm below hall floor with concrete block/brick work between.
- 14.) **Garage/hall internal wall** Existing garage/hall internal wall consisting of 100 mm stud with insulation between and 1 layer plasterboard to hall side and 1 layer OSB to garage side to be upgraded with additional 12.5mm layer of plasterboard with 2 coats 2 mm multi finish plaster on garage side.
- 15.) **Staircase guarding.** Existing staircase includes existing 910 dwarf wall at landing above first flight before winder and solid balustrade and handrail on second flight after winder. Dual newels at point of winder.

- 16.) Means of escape.** Existing staircase connected to front door through hall and rear patio door through proposed lounge/kitchen/diner. First floor bedroom window (East elevation) double opening with no central mullion.
- 17.) Fire Detection.** AICO mains wired smoke detectors with battery back up fitted in garage, ground floor hall, new extension and first floor landing.
- 18.) Foul and Surface water drainage.** All sanitary goods to connect to 110 uPVC SVP and to existing 110 uPVC foul water drains to main sewer. Foul water drains to be extended along Northern elevation to provide rear gully for Kitchen sink. All gutters and downpipes to connect to existing surface water drainage and proposed soakaway.
- 19.) Ventilation.** Existing mechanical vents to first floor bathroom routed to existing "mushroom" vent on rear roof. Existing mechanical ventilation to understairs cloak room routed through garage ceiling to outside. New extract ventilation to be provided over kitchen hob. Trickle ventilation to existing first floor Velux and casement windows. Trickle vent to proposed new aluminium windows.
- 20.) Heating.** Oil fired central heating with horizontal balanced flue, sharing existing oil tank.
- 21.) Sustainability.** The proposed construction using light weight Forestry Commission sustainable timber and the floating floor minimises green house gas emissions from concrete block construction and floor screed. Powder coated Aluminium is fully recyclable and all walls, floors and roof meet Technical standards requirements for insulation. The very minimal waste from demolition and construction activities will be sorted and recycled. Fenestration is designed to capture light and thermal gain from sunrise through to sunset. The design grid for the timber frame will seek to standardise panel sizes to minimise waste off cuts. Design, insulation, drainage, water efficiency, materials, waste storage, and disposal and conservation of fuel and power meet or exceed current building regulations.

 13/10/20