



CLIENT REF: 20-1120

PROPERTY REF: J006230000

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

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

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October 13th, 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: Demolish existing and erect replacement dwelling, new garage, vehicular access and landscaping

LOCATION: "Fleurie", Les Varioufs, St Martins, Guernsey, GY4 6TB

APPLICANT: Mr J Meerveld & Miss A Perfitt.

On behalf of our client 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,
- 1 copy of the Site Waste Management Plan (*relevant sections completed 1A to 1D*),
- 2 copies of the Landscape Proposals document produced by 'Tree Dimensions' – *to be read in accordance with drawing number: 20-1120-PD/06*
- 3 copies of each of the Planning Drawings numbered: **20-1120-PD/01, 02, 03, 04, 05 & 06**
- Fees: We have calculated these to be a total of **£1,070** from Categories **2B, 3G & 3Aii**. We therefore enclose a cheque made payable to 'The States of Guernsey' for this amount.

Our clients are seeking to demolish and rebuild the existing property to provide a 4 bedroom family dwelling with double garage and associated landscaping. The proposals seek to achieve a high standard of design which respects and enhances the character of the environment. As such we seek to confirm the following:

Design Statement in accordance with Policy GP8:

The built form was considered at an early stage within the design process in terms of the expected requirements of the health and well-being of the occupiers as well as the neighbours of the proposed development, ensuring provisions of adequate daylight / sunlight and private amenity areas will be provided and maintained / enhanced.

With regards to the level and design of the accommodation incorporated within the proposed dwelling, Part M of the GTS Building Regulations has also been fully considered; ensuring that all internal doorways are wheelchair compliant, there are compliant sanitary provisions on the ground floor, and a level access approach into the dwelling has been facilitated. The internal accommodation is also flexible to enable our clients to adapt the use over time, including the installation of a home elevator.

During design stage the following has been considered:

a) Standard of architectural design.

To achieve a high standard of architectural design, during the various stages of the design process, the overall design of the dwelling including but not limited to the infrastructure, facilities, massing, soft-scaping, hard-scaping, accessibility, adaptability and effects on the surroundings were all carefully considered.

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b) Efficient use of land.

The proposed replacement building has been positioned predominantly within the same area as the existing cottage, thus retaining a large area of garden and as such capitalizes on solar gain potential from the south. This also facilitates screening from the surrounding main road.

c) Character of surrounding environment.

New soft landscaping will contribute to increasing the local biodiversity and reduce the impact of the dwelling towards the northern neighbouring property. At present the structures on the site are of no architectural merit and do not significantly contribute to the architectural characteristics of the area. With this in mind, and through careful consideration of the built form, positioning and appearance, our proposals would better contribute and enhance the architectural characteristics of the surrounding area.

d) Health and well-being.

The health and well-being of the future site occupiers and the neighbours were carefully considered during the early design stages. To optimise health and well-being for the occupants, the following design incorporations were undertaken:

- A large amenity area to the South of the property is to be retained,
- Habitable rooms benefit from daylight/sunlight through utilisation of usable façades where overlooking and privacy are not considered to be a concern,
- Large areas of glazing to the east and west elevations have been incorporated within deep recesses to allow for solar gains during the winter months and to prevent overheating during the summer months,
- Landscaping design to provide privacy and ample amenity,
- Design centred around creating open space,
- Dwelling design adopting the design principles of the Lifetime Homes standards,
- High standard of architectural design and detailing.

e) Landscaping.

An arboriculture consultant has been involved with the preparation of the scheme and as such his recommendations have been included within the landscape design. Specie choices including sub varieties that are known to thrive within this location of the island have been recommended due to the contribution they will make and ability to attain reasonable form with minimal maintenance. All trees and shrubs specified will be nursery grown, root balled, or container grown, conforming to the British Standard for Nursery Stock (BS 3936, parts 1, 2, 3, 4, & 5).

f) Access to and use of the site and associated development.

Access and egress to the site has been considered throughout the design process, therefore a new driveway providing vehicular access has been included in a much safer and more desirable location than the existing - which is located on further away from the corner to allow for improved visibility. The wider and Part P compliant access will include drop down kerbs and an easily navigated road / pathway infrastructure throughout. The types of surfaces have been carefully considered to minimise hazards and maximise the ease of use, all of which have been specified on the accompanying drawings.

g) Residential flexibility.

The design has adopted the principals set out within the Lifetime homes standards which has allowed for the incorporation / consideration of the following items, therefore optimising the flexibility and adaptability of the accommodation over time:

- Level access approach into the dwelling,
- Space with future potential to install an elevator up to the first floor living areas,
- Free-flowing circulation within the dwelling,
- Improved facilities within the entrance level of the dwelling,
- Accessible sanitary facilities within the principal entrance level of the dwelling,
- Location of parking within proximity to the dwelling,
- Adaptable layouts throughout, including the form of construction.

Design Statement In accordance with the policy GP9:

Impact on the environment, energy and resources,

- I. The **location** of the building within the site has been carefully reconsidered during the design process, and the following items were considered to have a positive impact on the social and environmental sustainability of the scheme:
 - The location of the building to facilitate parking.
 - The location of the building to ensure all areas of the dwelling benefit from adequate daylight/sunlight and outlook for the occupants.
 - The location of the building on the site to ensure it does not detract from the appearance of the surrounding area, nor have any adverse effects towards the neighbouring property.
- II. The **orientation** of the development as a whole and the building occupying the development, were considered as follows:
 - The orientation of the building to ensure the dwelling benefits from adequate daylight/sunlight, taking into consideration the sun path, reducing the requirement for artificial light and therefore power consumption,
 - The orientation of the building to ensure each area of the dwelling benefits from an adequate outlook through utilisation of usable façades where overlooking and privacy are not a concern.
- III. The **built form** upon the development was considered from the outset within the design process, the following areas were considered:
 - Location and size of fenestration within feature recessed gables, taking into consideration the sun path to ensure adequate but not excessive solar gain is achieved, whilst not compromising on natural daylight,
 - Built form massing to reduce the solar gain upon the dwelling,
 - Simplified shape to reduce build material requirements,
 - Sizing and location of glazing to reduce thermal gain and increase natural lighting,
 - Internal layout to improve natural lighting and circulation within the dwelling,
 - Geometric / traditional built forms to reduce build material requirements and to ensure the proposal better conforms to the architectural characteristics of a contemporary dwelling.
- IV. The **form of construction** to be used for the built development upon the site was considered throughout the design process. The following construction method is suggested for the built forms upon the site:
 - Insulated external cavity wall construction, as the structural materials required to form cavity walls can be sourced on island, and this form of construction is both environmentally and economically sustainable, and the materials are also readily recyclable,
 - Insulated pitched roof construction, most materials within this roofing system are environmentally sustainable and relatively lightweight reducing the transport carbon footprint, the materials are also readily recyclable,
 - Timber webbed manufactured joist for intermediate floor construction, most materials within this flooring system are environmentally sustainable and relatively lightweight reducing the transport carbon footprint, the materials are also readily recyclable,
 - Internal studwork wall construction, most materials within the internal wall system are environmentally sustainable and relatively lightweight reducing the transport carbon footprint, the materials are also readily recyclable.
- V. The **sustainability** of the materials used within the construction have been considered as follows:
 - Cavity blockwork wall construction would lend itself well to this project as the masonry blocks can be sourced locally, are partly recycled, have a relatively low carbon footprint and have a positive impact on Environmental and Economic sustainability. Masonry blocks are also fully recyclable at the end of a development's life cycle,
 - High performance PIR insulation improves thermal efficiency reducing the carbon footprint of dwellings, as such the energy savings created by PIR insulants outweigh the energy used to create and transport the materials,
 - Self-levelling floor Screeds can be sourced locally, are partly formed from recycled materials including gypsum and glass, have a relatively low carbon footprint and have a positive impact on Environmental and Economic sustainability. Screeds are also fully recyclable at the end of a development's life cycle,
 - Zinc roofing has been incorporated into the design. It is a natural product with approximately 40% of which would be recycled, due to the nature zinc roofing a low volume of waste would be created during construction, low carbon footprint in creating sheet material, Zinc itself being 100% recyclable,
 - Timberwork for structure within roofs, floors and internal walls would work well on this project due to the relatively low carbon footprint of softwood due to the speed at which most softwood tree's grow and the relative ease of forming the building materials. Softwood timber can also be recycled towards the end of the development's life cycle,
 - Plasterboard linings are constructed from inert non-hazardous materials, most manufacturers use up to 90% recycled products within their plasterboards and they are 100% recyclable at the end of the materials life,

- Aluminium double glazed Low E windows are to be utilised as although they have a high level of embodied energy they are readily available on island, are thermally efficient, have a relatively long service life and are recyclable at the end of their life, aluminium fenestration is to be used throughout as this is more environmentally friendly than the commonly used uPVC. On average Aluminium windows are guaranteed for 20 years in comparison to uPVC which are only guaranteed for 10 years or sometimes higher in ideal conditions. Aluminium is highly recyclable with 65% of all the aluminium ever produced, still being used today, recycled aluminium only uses 5% of the energy required to produce the primary form, aluminium can be recycled repeatedly with no loss of physical appearances. Finally, aluminium fenestrations are designed to withstand extreme weather conditions including severely exposed areas, therefore reducing the amount of heating required in the long run,
 - Stone Cladding not only provides an aesthetic feature to the dwelling but stone also has many environmental features including; stone is insulating therefore it will help to keep the building cool in the summer and keep the heat inside in the winter, stone is fire resistant therefore reducing the need for fire treatment if timber cladding was to be used, stone is very durable and maintenance free, it can be recycled at the end of its life and is quarried and manufactured in a sustainable way,
 - Composite timber decking such as the 'Millboard' boardwalk that connects the external living spaces can be considered better alternative to natural materials that have a limited life span. This provides the natural beauty appearance of timber without the environmental impact, mimicking the natural timber perfectly without the environmental cost. UK-based 'Millboard' is the first premium cladding and decking composite company to have its carbon footprint independently verified and UKAS accredited to ISO 14064-1 Standard. Using a composite product also eliminates the use of paints, stains, oils or preservatives that could be harmful to the environment.
 - Thin coat silicone based render systems are one of the least sustainable materials to be used upon the development due to the high level of embodied energy in the raw materials used, compared to the on island alternative renders this form of render is resource efficient, durable and water resistant.
- VI. The impact of **climate change** upon the habitants of the development was carefully considered during the design process. Items that have been considered and where necessary have / will be implemented in the design to limit the effects of climate change are as follows but are not limited to:
- Permeable paving to the driveway area(resistance to flooding),
 - Water saving technology such as low flow taps, showers etc. to be installed (Water stress reduction),
 - Water re-use technology such as water butts and grey water systems could be installed, the retention of the existing well to the west for watering of plants within the garden areas (Water stress reduction),
 - External solar control in the form of roof overhangs to reduce overheating (warmer climate),
 - Enhanced natural ventilation to windows to reduce overheating (warmer climate),
 - Improved Insulation levels to reduce heat loss (Cooler climate),
 - Improved glazing to reduce heat loss (Cooler climate),
 - Electric car charging points will be installed within the new garage.
- VII. Not only will the dwelling be **energy efficient** through passive means and the thermal efficiency, heating source, lighting, air tightness, solar gain and ventilation. Electric car changing points have been considered and will also be installed within the garage.

Impact on neighbouring amenities,

- VIII. The effect of the development upon the neighbouring amenities was considered during the early stages of the design process, the areas of impact considered are as follows:
- Privacy, the proposed dwelling has been positioned within the site to ensure it does not obstruct the views and outlook of the neighbouring properties, nor will it cause overshadowing or reduce the privacy of either property.
 - The proposed dwelling is also to be heavily screened from the main road and neighbouring property,
 - Overshadowing / daylight, the proposal has been designed to avoid overshadowing and the reduction of daylight to neighbouring properties by ensuring the proposed built form is a suitable distance from neighbouring properties that could have been affected,
 - Appearance of the surrounding area and views from the neighbouring properties; the development will offer a more aesthetically desirable appearance to the area and an improved outlook for the neighbouring properties. A stark contrast to that of the current dwelling and outbuilding that are of limited architectural merit and in our opinion does not significantly contribute the architectural characteristics of the area.

Fenestration has been carefully considered during the design process to ensure there is no opportunity of overlooking towards the neighbouring properties. The position of the proposed dwelling within the site means that it has no adverse effect on the neighbouring properties as it does respect the existing building line. Whilst there is an increase in size of the new dwelling compared to the existing cottage, a vast amount of landscaped green space will be retained and further supplemented with a comprehensive landscaping scheme.

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

Jody Warren ACIAT,
Architectural Design Manager

Copies: File