

OUR REF 208

16th October 2020

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

Dear Mr Rowles

Re: Planning application to remove 4m section of wall to create a parking area at '28 Sausmarez Street', St Peter Port (PROTECTED BUILDING).

Please accept this correspondence as support information for this application.

Introduction

The property is a terraced residential dwelling, which is heritage listed and within a conservation area. The property has no current vehicle parking. The dwelling belongs to Dr N Wright and Mrs L Wright who recently purchased the local market property after re-locating from the UK. Dr Wright is a vital health care worker at the PEH. They have 5 children in residence at the property all of which are of driving age.

28 Sausmarez street is a large family home, the logistics of modern living without parking in the area is very limiting, we therefore seek to provide parking via the one-way road 'Clifton' to the east of the site.

The neighbouring property to the north (29 Sausmarez Street) has parking via a garage off 'Clifton Road' and (27 Sausmarez Street) to the south has a vast amount of parking that office workers currently rent.

Pre-application advice (PREA- 2020-1263)

During the pre- application process we were advised that the installation of 2 separate gated 2.4m openings would be preferable to one large opening however upon further investigation we concluded that to access these doors within a road of this width would require mounting the opposite pavement and many turns to line up with each door.

Proposal

We propose to install one 4m wide opening. (1.5m less than our pre-application design). The opening will be 2.2m high leaving a vast amount of the existing granite work above and around the opening. Reclaimed vertical brickwork will be installed above forming a new lintel. A solid timber vertical boarded gate will be installed and opened electronically on a side-track. A set of steps at the rear of the parking area will lead up to the house and garden.

We propose traditional granite sets within the proposed roadside opening, with permeable brick paving completing the rest of the parking area. This choice will allow surface water to be eliminated naturally.

The loss of on street parking is one space. Clifton road has low traffic flows and is one-way so we easily meet highway traffic and road safety standards.

The surrounding area

All around number 28 Sausmares street are examples of garage doors or open parking areas. It is a mix of single garage doors, double garage doors, and large entrance doors into office buildings and residential flats.



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A few examples are shown below.

Nearby garage door over 4m wide



The neighbouring parking (south)



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Further example of a nearby open parking area



GP9-

Due the nature of this application GP9 isn't relevant however we propose to use all-natural materials where possible and our permeable paving solution will allow natural water run-off.

Conclusion

We feel that a 4m wide opening with vertical timber gate provides a good balance of design and practicality and trust that the department is in agreement.

The enclosed drawings support the above information, however, should you require any further information please contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rachel Rogers'.

Rachel Rogers
Director (The Drawing Room)



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