

For the attention of Mr T de Garis
States of Guernsey
Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Your Ref: FULL/2020/1279
Our Ref: AS/akdw/10390
9th November 2020

Dear Sir

Re: House alterations and extensions including replacement of roadside boundary, raised ridge and new roof and lower ground floor pool room extension at Silver Seas, 49 York Way, St Peter Port for Mr & Mrs Todd

Further to your letter dated 13th October 2020, and subsequent email correspondence from you dated 30th October, please find attached 3No. copies of drawings Nos. AA23-10390-S1-03 Rev B, 04 Rev A, 05 Rev A, 06 Rev A and 07 Rev A for the above-mentioned project as well as 3No. copies of our Revised Sketch Options document as previously submitted for informal comment. This document explains the justification for the changes we have made as part of the revised scheme.

The changes to the drawings are highlighted with revision clouds and include:

- Reduction to proposed main ridge height
- Existing eaves to main ridge have been raised and the roof pitch made shallower accordingly
- Dormer windows to the east elevation have been altered to reduce their impact and improve the elevation
- There have been alterations to the fenestration as indicated
- A porch has been added to the south elevation to further break up the massing and improve this side entrance
- Minor changes to internal layouts to Client request

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These changes respond to planning comments and address concerns regarding the scale, mass and bulk of the proposed roof structure and limit the extent of the roof surface as recommended. The proposed alterations notably improve the scheme's relationship to the other properties in the immediate locality.

We have also reviewed the features which can break up the physical mass of the proposal and do not feel that increasing the fenestration to the front (west) elevation would improve the design or the impact upon the surrounding residences. In addition our Client has concerns that this would affect their residential amenity by compromising their privacy given that these are bedroom window which would be visible from the street.

We have endeavoured still to work with the existing layout in a way which retains and re-uses essential parts of the existing building structure as part of our sustainable approach to the remodelling of this property.

We trust the attached provides you with sufficient information to determine our application but should you require any further information then please do not hesitate to contact us.

Yours faithfully



A SPENCER

Encs.

cc. Planning Service (via email)