



Ref: JGA/2020/ButtesHouse&Barn/Planning/101120

10 November 2020

POLICY GP9 SUSTAINABLE DEVELOPMENT APPRAISAL

SECTION 1 - BUILDING CONTROL SUMMARY.

The preamble to Policy GP9 states that the Strategic Land Use Plan sets out expectations that all new development should incorporate appropriate sustainable construction techniques and should mitigate, adapt and become more resilient to climate change.

This is in accordance with the Plan Objectives and also in accordance with general design principles, the ethos of Policy GP1 and more particularly the requirements of the Building (Guernsey) Regulations, 2012 (and any subsequent revisions).

The key ethos of the Island Development Plan is the adoption of flexible and proportionate approaches that underpin the Plan Objectives so each case will be a matter of fact and degree and proportionality in relation to the type of development being requested and which falls under the circumstances of Policy GP9.

PLANNING APPLICATION: PROPOSED LOFT CONVERSION, EXTENSIONS & ALTERATIONS AT:- BUTTES HOUSE, RUE DES BUTTES, ST PIERRE DU BOIS, GY7 9SD. FOR – MR & MRS GRIFFITHS.

We confirm that consideration of the following Guernsey Technical Requirements have, or will be given to the above proposals, prior to a Building Control Application.

- The works/building is a 'structure' and will meet the requirements of Part A;
- The works are to comply with Part B in terms of fire safety and Part C in terms of its site preparation and resistance to moisture;
- Wall constructions comprising cavity insulation are to be in line with Part D
- Part E will be considered regarding protection against sound;
- Ventilation – Part F has been considered;
- Part G will be considered for all water supply to new areas;
- Part H requirements have been considered;
- GTS Part J will be considered alongside a heating engineer for GTS compliance;
- New staircases and protection from falling will be considered under GTS Part K
- Thermal elements will meet Part L1 after consultation with specialists;
- All glazing meets Part N.

We trust that this brief overview sets out the Parts of the Building (Guernsey) Regulations, 2012 relevant to this application.

As any standard Notification of Grant of Planning Permission notes; that document is not Building Control Permission. As such, an application for a Full Building Licence will be submitted separately.



SECTION 2 - PROJECT SPECIFIC PROPOSALS BUTTES HOUSE

Our design includes areas with large windows and wide spaces which do heat up and cool down quickly. Therefore, our material selection for the external cavity walls is concrete blockwork that will provide high density and in turn good thermal mass. This local source material from Ronez will reduce degradation of the environment due to less transportation. Concrete blockwork walls have the capability to absorb, store and importantly in this case to regulate heat internally due to the introduction of large areas of glazing. However, we are proposing to install triple glazed windows as a very good insulator from the air gaps between pane that reduce heat transfer. Triple glazing will also prevent excess solar gain having the same effect externally to reduce excess solar gain and reduce cooling needs.

As well as sunlight, natural light is just as important and we will gain much of this through the proposed openings that will help reduce electricity costs, rather than using artificial light consistently. Energy saving light fittings will be installed as an additional benefit as well as meeting the regulation requirement for new build dwellings.

We propose to introduce extra insulation within the new floor and roof constructions to lower the over all U-values. This is the most effective way and cost effective option to reduce energy costs and reduce the heat loss of the new building so we will take advantage of this opportunity through our detailed design.

You will see on our ground floor plan we are proposing the installation of an air source heat pump that will provide sustainable heating for every day use, as another key sustainable technology. The capacity and efficiency of the air source heat pump will be established through a specialist such as Panasonic or similar which we have used on similar projects.

Comfort for our client/occupant has been considered with the design layout, design elements mentioned above as well as allowing good ventilation through the introduction of openable rooflights, sash windows and doors that will allow good air flow through the building. Heating Thermostats for the new spaces will allow our client to have programmable controls for monitoring the house temperature. Another proposal internally is to have low flush WC's to help reduce water wastage by 1.5 litres per flush.