

JPH/sc/13868

17th December 2020

The States of Guernsey
Environment Department
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Dear Sirs

Re: Proposed conversion and change of use of the first, second and part third floors to create four self-contained flats at 8, 10, 12 & 42 Commercial Arcade, St Peter Port, Guernsey for Sterling Properties Limited (Protected Building)

We wish to make an application on behalf of our client in respect of the following works at the above property.

In respect of the above application, we enclose copies of the following drawings:

13868.01.03 – Survey Drawing First Floor Plan
13868.01.04 – Survey Drawing Second Floor Plan
13868.01.05 – Survey Drawing Section A-A
13868.01.06 – Survey Drawing Third Floor Plan
13868.03.03 – Planning Permission Drawing First Floor Plan
13868.03.04 – Planning Permission Drawing Second & Third Floor Plans

The proposed works consist of the following:

Flat 1

This flat will be created on the first floor of Nos. 10 & 12 Commercial Arcade.

The flat will be accessed via the existing staircase, located towards the North of the property.

All the main internal spine walls shall be retained, together with the internal match-boarded partitioning, sections being removed only, as indicated on the drawing, to create the new accommodation as noted.

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Those parts of the structure, where retained, will be upgraded to meet Building Regulations to achieve the necessary fire and acoustic requirements.

Existing windows shall be retained, and repaired and overhauled.

Internal finishes, joinery items etc. will be retained and amended to suit the revised layout.

The existing opening within the wall sub-dividing Nos. 8 & 10 Commercial Arcade shall be in-filled.

Flat 2

This will be created within the first and second floors of No. 8 Commercial Arcade.

Access to this flat will be gained via the new internal staircase, located on the East elevation of No. 42 Commercial Arcade, and a communal landing that also will serve Flat 3.

A new internal staircase will be provided to link the first and second floors.

Most of the original structure, including internal walls and partitions, will be retained, together with external windows.

Built-in alcove cupboards and joinery items, where salvageable, again will be retained.

The flat will be upgraded to meet the requirements of modern Building Regulations in connection with fire and acoustic insulation.

Timber floors will be retained and upgraded or repaired, where necessary, to meet modern standards.

Flat 3

This flat will be located within the first and second floors of No. 42 Commercial Arcade.

As for Flat 2, access will be gained via a new staircase, located on the East elevation of No. 42, at ground floor level.

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A new internal staircase will link the first and second floors. Internal finishes, fixtures and fittings, wherever possible, will be retained, including external windows.

It should be noted that little of the original internal layout of the building now exists, with the first floor accommodation originally being utilised as an open plan store, with modern stud partition walls, located on the second floor.

Flat 4

This flat will be located on the second and third floors, within Nos. 10 & 12 Commercial Arcade.

As for Flat 1, access will be gained via an existing staircase, located to the North of the property.

It is intended that much of the original structure will be retained, altering and amending internal partitions, where necessary, to achieve the internal layout.

External windows will be retained and overhauled, together with the internal joinery, fireplaces, alcove cupboards etc.

Timber floors will be retained and either repaired or upgraded, as necessary, and the flat upgraded to meet requirements of the Building Regulations.

Flat 4 also will incorporate the existing storage accommodation, located on the third floor, to create a study/bedroom and dressing room.

Access to this area will be gained in the same location as the original staircase, retaining the existing dormer windows, and providing modern internal finishes to the existing structure.

As acknowledged within our earlier application, the external facade to this building makes a positive contribution to the character of the conservation area and no external alterations are proposed as part of the current application.

Concerns were raised, as part of the earlier application, that the proposed works were extensive, resulting in the significant loss of the internal fabric and features and that, cumulatively, these would exceed what would be considered as alterations to the building.

As you will now note, the proposed alterations are relatively limited, with no major removal or demolition works proposed. We trust that you will consider that these works sympathetically respect the character of the building.

Letter
To The States of Guernsey, Environment Department

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As outlined within our earlier application, and as you have previously acknowledged, the provision of the one bedroom flats would address the identified housing requirement and would be appropriate in this town centre location, and that the Policy supports the principal of both forms of development, i.e. both residential and retail, subject to the development meeting the Terms of the relevant Island Development Plan Policy.

We trust that the proposals, as submitted, recognise the balance between protecting the historic nature of the building and providing fit for purpose, modern, residential accommodation.

With kind regards.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julian P Hunt', with a long horizontal stroke extending to the right.

Julian P Hunt BSc. MRICS

Encs