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8th January 2021

Development & Planning Authority
Sir Charles Frossard House
P O Box 43
St Peter Port
GY1 1FH

For the attention of Stephanie Stuart

Dear Stephanie

Re: **Proposed Replacement “Goods In store” & “Pickers store” at Norman Piette, Bulwer Avenue, St Sampson for J & D Norman Piette Limited (ref PREA/2017/1850)**

Further to your Pre-Application review in 2017 for which I thank you. Please find enclosed four copies each of Drawings Nos 17-004-11C, 14, 15A & 16A together with the associated forms that I now submit for formal approval.

As previously described, it remains my client’s intention to replace two existing temporary structures (Goods In Store and Pickers Store) and two port-a-cabin structures, all of which are located towards the rear (east) of the existing Norman Piette complex. The two main buildings are utilised to receive, temporarily store, and inspect all goods that enter onto the Norman Piette site and to prepare the deliveries from the site.

Please note the proposed new building is to be utilised as a replacement for the current structures therefore no change of use is requested for this scheme which we understand will primarily be reviewed under IDP Policies MC5(A), GP8 and GP9.

The Goods In building is currently a heavy-duty tent that was erected as a temporary structure to receive all deliveries onto the site. Due to the exposed location, this structure has now reached the end of its useful life span and is no longer considered to be a structure suitable for its vitally important activity.

The Pickers Unit is a similar type of structure although smaller which is used to prepare deliveries. It is also considered by my client to require replacement due to its age and the nature of its construction.

Paul Vaudin
Director
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Finally, as part of this improvement scheme my clients intend to remove two small port-a-cabins that are being used as a staff room and weighbridge office, respectively. These will be replaced with dedicated areas within the new building. As indicated, it is proposed to construct the new industrial unit to combine all the multiple existing buildings and accommodate all the Norman Piette incoming goods procedures and out-going orders under one roof.

The new building is proposed as a 14.28m span x 51.86m long with an 8m eaves and 10° pitch roof, constructed on the same site area vacated by the existing structures being removed. The 8m eaves height proposed will enable the provision of an internal mezzanine floor to process the large bulkier deliveries as well as provide flexibility and additional capacity during peak periods.

As requested during the Pre-Application review a site profile “elevation” of the existing and proposed structures has been included. This I feel clearly demonstrate how seamlessly this new structure relates to the heights and profiles of the existing buildings.

The new structure is to be constructed to match the most recently constructed stores buildings utilising the same exterior materials and colour schemes. Composite insulated Tata R32/1000 profile sheets in Goosewing Grey with Cobalt Blue detailing are proposed with insulated galvanised roller shutter doors located to the south-west gable adjacent the existing deliveries access and to the north elevation opposite the on-site access drive.

As required, I confirm that the above scheme has been considered in accordance with the criteria of IDP GP9. The new external envelop of the structure will be constructed with the necessary thermally efficient products to meet the criteria of GTS building regulations. External wall, floor & roof insulation is proposed and the glazing to the new fenestration will be thermally efficient. I would however highlight that it is not my client’s intention to heat the main working area of the new building.

I trust that this application will still find favour following your positive Pre-Application review and enable my clients to not only improve their efficiency but also allow this area of the Norman Piette complex to be visually enhanced.

I would be grateful if this submission could be processed at your earliest opportunity.

Yours sincerely



P C Vaudin

cc Adrian Norman - J & D Norman Limited
Shaun Thome – Norman Piette Limited

Enc.