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CLIENT REF: 20-1203

PROPERTY REF: A41110A056

PLANNING SERVICE REF: ----/----/----

BUILDING CONTROL REF: --/----/----

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February 2nd, 2021

The Office of the Development & Planning Authority
Planning Service
States of Guernsey
Sir Charles Frossard House
La Charroterie
St. Peter Port
GY1 1FH

Dear Sir/Madam,

PROPOSAL: Demolish existing and erect replacement dwelling with associated landscaping

LOCATION: "Martello House", Princes Close, Fort George, St Peter Port, GY1 2SU

APPLICANT: Mr A & Mrs V Pyatt

On behalf of our clients, we wish to apply for 'Planning Permission' in accordance with 'The Land Planning and Development (Guernsey) Law, 2005 – as amended' to carry out the proposed works as indicated on the accompanying drawings and as briefly outlined below. The enclosed information for submission (*also issued electronically*) consists of:

- 1 original copy of the Planning Submission Application form,
- 1 copy of the Planning Drawings Issue Sheet,
- 1 copy of the Site Waste Management Plan (*relevant sections completed 1A to 1D*),
- 2 copies of the Landscape Proposals document produced by 'Tree Dimensions' – *to be read in accordance with drawing number: 20-1203-PD/02*,
- 3 copies of each of the Planning Drawings numbered: **20-1203-PD/01, 02, 03, 04, 05, 06, & 07**,
- Fees: We have calculated these to be a total of **£680** (Category **2B**). We therefore enclose a cheque made payable to 'The States of Guernsey' for this amount.

Supporting Documentation as part of this planning application includes the following:

- 2 copies of the Site Context Analysis, document ref: **SA/1203-01**,
- 2 copies of the Feasibility & Concept Development, document ref: **CD/1203-01**.

Our clients are seeking to demolish and rebuild the existing property to provide a four-bedroom family dwelling whilst retaining the existing basement double garage. These proposals also incorporate enhancement of both the soft and landscaped areas within the site to compliment the proposed new dwelling. The proposed dwelling in terms of design, scale, mass and form – seeks to provide design synergy in line with the more recently completed contemporary developments within Fort George, thus complimenting the character of the area. It is therefore considered that these proposals would not have any significant adverse effects on the amenities of neighbouring properties, nor would they adversely detract from the open character of open locations. As such we seek to confirm the following:

Design Statement in accordance with Policy GP8:

During the design process, built forms of architectural design within the surrounding area were identified within our site analysis. The proposed design submitted addresses the Site Constraints, Site Opportunities and the Design Principles, resulting in a good standard of architectural design coherent with other modern dwellings located within the nearby vicinity.

The built form was considered at an early stage within the design process in terms of the expected requirements of the health and well-being of the occupiers as well as the neighbours of the proposed development, ensuring provisions of adequate daylight / sunlight and private amenity areas will be provided and maintained / enhanced.

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With regards to the level and design of the accommodation incorporated within the proposed dwelling, Part M of the GTS Building Regulations has also been fully considered; ensuring that all internal doorways are wheelchair compliant, there are compliant sanitary provisions on the ground floor, and a level access approach into the dwelling has been facilitated. The internal accommodation is also flexible to enable our clients to adapt the use over time, including the installation of a home elevator in the future should they so desire.

During the various stages of the design process, to achieve a high standard of design which respects and enhances the character of the environment, the following areas of the design were considered:

a) Standard of architectural design.

To achieve a high standard of architectural design, during the various stages of the design process, the overall design of the dwelling including but not limited to the infrastructure, facilities, massing, soft-scaping, hard-scaping, accessibility, adaptability and effects on the surroundings were all carefully considered. The site has a primary and secondary view towards the eastern coastline of Guernsey, these are not capitalized upon in any way with the current property. These have been analyzed early on within our design process to ensure the views available have been fully taken advantage of within our proposals, whilst still giving due consideration to the three immediate neighbours, ensuring their views are maintained and more importantly, their privacy.

b) Efficient use of land.

The current dwelling has succumbed to some unfortunate cumbersome 'add-ons' over the years and thus sits rather awkwardly within the site, particularly towards the nearest property on the southern boundary. Our design approach considers a much more consolidated form that seeks to particularly respect this boundary providing a greater interface and opportunity for meaningful amenity within this area particularly as it occupies the sunniest aspect. We have also taken a strategic design approach to move away from a conventional pitched roof design as the benefit of a full first floor can never be realised in floor plan terms. The proposed replacement building has been positioned predominantly on the same building line as the existing bungalow, thus retaining a large area of garden space to the south and north of the property as well as facilitating screening from the surrounding roads to the north, east and west. Therefore, conforming to making the most efficient use of developable land available.

c) Character of surrounding environment.

A large amount of new soft landscaping will contribute to increasing the local biodiversity and reduce the impact of the dwelling towards the southern neighbouring property. At present the structures on the site are of no architectural merit and do not significantly contribute to the architectural characteristics of the area. With this in mind, and through careful consideration of the built form, positioning and appearance, our proposals would better contribute and enhance the architectural characteristics of the surrounding area, both presently and in the future where it is highly likely that new contemporary architecture will resonate through the design of more replacement dwellings within Fort George.

d) Health and well-being.

The health and well-being of the future site occupiers and the neighbours were carefully considered during the early design stages. To optimise health and well-being for the occupants, the following design incorporations were undertaken:

- Large garden amenity areas to both the north and south of the property,
- Habitable rooms benefit from daylight/sunlight through utilisation of usable façades where overlooking and privacy are not considered to be a concern,
- Large areas of glazing to the east and west elevations have been incorporated within deep recesses to allow for solar gains during the winter months and to prevent overheating during the summer months,
- Landscaping design to provide privacy and ample amenity,
- Design centred around creating open space,
- Dwelling design adopting the design principles of the Lifetime Homes standards,
- High standard of architectural design and detailing.

e) Landscaping.

A detailed landscaping scheme for the proposed development has been submitted with this proposal. A 3rd party consultant has been involved with the preparation of the scheme and as such his recommendations have been included within the landscape design. Specie choices including sub varieties that are known to thrive within this location of the island have been recommended due to the contribution they will make and ability to attain reasonable form with minimal maintenance. All trees and shrubs specified will be nursery grown, root balled, or container grown, conforming to the British Standard for Nursery Stock (BS 3936, parts 1, 2, 3, 4, & 5). We intend to provide some enclosure to the site which currently it lacks, particularly to the north where members of the public and residents of the Fort George estate often take short cuts over the existing open grass verge assuming its common land. This is a well-considered scheme that removes incongruous conifer hedging and granite boulders that offer little to the current landscape.

f) Access to and use of the site and associated development.

Access and egress to the site has been considered throughout the design process, whereby it has been concluded that the existing driveway providing vehicular access from the west is in the optimum location to service the dwelling, as is that to the east which services the basement Garage, we confirm that there are no alterations proposed to any of the vehicular access points under these proposals. The types of surfaces have been carefully considered to minimise hazards and maximise the ease of use, all of which have been specified on the accompanying drawings.

g) Residential flexibility.

The design has adopted the principals set out within the Lifetime homes standards which has allowed for the incorporation / consideration of the following items, therefore optimising the flexibility and adaptability of the accommodation over time:

- Level access approach into the dwelling,
- Space to incorporate an elevator up to the first floor living areas, which has formed part a fundamental part of the design from the outset,
- Free-flowing circulation within the dwelling,
- Improved facilities within the entrance level of the dwelling,
- Accessible sanitary facilities within the principal entrance level of the dwelling,
- Location of parking within close proximity to the dwelling,
- Adaptable layouts throughout, including the form of construction.

Design Statement In accordance with the policy GP9:

Impact on the environment, energy and resources,

- I. The **location** of the building within the site has been carefully reconsidered during the design process, and the following items were considered to have a positive impact on the social and environmental sustainability of the scheme:
 - The location of the building to facilitate parking.
 - The location of the building to ensure all areas of the dwelling benefit from adequate daylight/sunlight and outlook for the occupants.
 - The location of the building on the site to ensure it does not detract from the appearance of the surrounding area, nor have any adverse effects towards the neighbouring property.
- II. The **orientation** of the development as a whole and the building occupying the development, were considered as follows:
 - The orientation of the building to ensure the dwelling benefits from adequate daylight/sunlight, taking into consideration the sun path, reducing the requirement for artificial light and therefore power consumption,
 - The orientation of the building to ensure each area of the dwelling benefits from an adequate outlook through utilisation of usable façades where overlooking and privacy are not a concern.
- III. The **built form** upon the development was considered from the outset within the design process, the following areas were considered:
 - Location and size of fenestration within feature recessed gables, taking into consideration the sun path to ensure adequate but not excessive solar gain is achieved, whilst not compromising on natural daylight,
 - Built form massing to reduce the solar gain upon the dwelling,
 - Simplified shape to reduce build material requirements,
 - Sizing and location of glazing to reduce thermal gain and increase natural lighting,
 - Internal layout to improve natural lighting and circulation within the dwelling,
 - Geometric / traditional built forms to reduce build material requirements and to ensure the proposal better conforms to the architectural characteristics of a contemporary dwelling.
- IV. The **form of construction** to be used for the built development upon the site was considered throughout the design process. The following construction method is suggested for the built forms upon the site:
 - Insulated beam and block floor construction, as the structural materials required to form beam and block flooring can be sourced on island this form of structural flooring is both environmentally and economically sustainable, the materials are also readily recyclable,
 - Insulated external cavity wall construction, as the structural materials required to form cavity walls can be sourced on island, and this form of construction is both environmentally and economically sustainable, and the materials are also readily recyclable,
 - Insulated pitched roof construction, most materials within this roofing system are environmentally sustainable and relatively lightweight reducing the transport carbon footprint, the materials are also readily recyclable,

- Insulated single ply flat roof construction, most materials within this roofing system are environmentally sustainable and relatively lightweight reducing the transport carbon footprint, the materials are also readily recyclable,
 - Timber webbed manufactured joist for intermediate floor construction, most materials within this flooring system are environmentally sustainable and relatively lightweight reducing the transport carbon footprint, the materials are also readily recyclable,
 - Internal studwork wall construction, most materials within the internal wall system are environmentally sustainable and relatively lightweight reducing the transport carbon footprint, the materials are also readily recyclable.
- V. The **sustainability** of the materials used within the construction have been considered as follows:
- Cavity blockwork wall construction would lend itself well to this project as the masonry blocks can be sourced locally, are partly recycled, have a relatively low carbon footprint and have a positive impact on Environmental and Economic sustainability. Masonry blocks are also fully recyclable at the end of a development's life cycle,
 - High performance PIR insulation improves thermal efficiency reducing the carbon footprint of dwellings, as such the energy savings created by PIR insulants outweigh the energy used to create and transport the materials,
 - Self-levelling floor Screeds can be sourced locally, are partly formed from recycled materials including gypsum and glass, have a relatively low carbon footprint and have a positive impact on Environmental and Economic sustainability. Screeds are also fully recyclable at the end of a development's life cycle,
 - Single ply flat roofing has been incorporated into the design as a flat roof construction requires less structural materials to form than a traditional pitched truss or cut roof. Many forms of PVC based single ply membranes have a low energy footprint during construction are a very durable material and are also fully recyclable at end of life,
 - Timberwork for structure within roofs, floors and internal walls would work well on this project due to the relatively low carbon footprint of softwood due to the speed at which most softwood tree's grow and the relative ease of forming the building materials. Softwood timber can also be recycled towards the end of the development's life cycle,
 - Plasterboard linings are constructed from inert non-hazardous materials, most manufacturers use up to 90% recycled products within their plasterboards and they are 100% recyclable at the end of the materials life,
 - Aluminium double-glazed Low E windows are to be utilised as although they have a high level of embodied energy they are readily available on island, are thermally efficient, have a relatively long service life and are recyclable at the end of their life, aluminium fenestration is to be used throughout as this is more environmentally friendly than the commonly used uPVC. On average Aluminium windows are guaranteed for 20 years in comparison to uPVC which are only guaranteed for 10 years or sometimes higher in ideal conditions. Aluminium is highly recyclable with 65% of all the aluminium ever produced, still being used today, recycled aluminium only uses 5% of the energy required to produce the primary form, aluminium can be recycled repeatedly with no loss of physical appearances. Finally, aluminium fenestrations are designed to withstand extreme weather conditions including severely exposed areas, therefore reducing the amount of heating required in the long run,
 - Stone Cladding not only provides an aesthetic feature to the dwelling but stone also has many environmental features including; stone is insulating therefore it will help to keep the building cool in the summer and keep the heat inside in the winter, stone is fire resistant therefore reducing the need for fire treatment if timber cladding was to be used, stone is very durable and maintenance free, it can be recycled at the end of its life and is quarried and manufactured in a sustainable way,
 - Composite timber cladding and decking such as the 'Millboard' product are proposed in some areas of the façade around the glazed gables and on the entrance boardwalk. Decking and cladding areas frequently use wood sourced from the rainforests, therefore it can be considered better to opt for alternatives such as 'Millboard', which provides the natural beauty appearance of timber without the environmental impact, mimicking the natural timber perfectly without the environmental cost. UK-based 'Millboard' is the first premium cladding and decking composite company to have its carbon footprint independently verified and UKAS accredited to ISO 14064-1 Standard. Using a composite product also eliminates the use of paints, stains, oils or preservatives that could be harmful to the environment.
- VI. The impact of **climate change** upon the habitants of the development was carefully considered during the design process. Items that have been considered and where necessary have / will be implemented in the design to limit the effects of climate change are as follows but are not limited to:
- Improved SUDS / permeable paving to all hard-scaping areas,
 - Improved waterproofing to dwellings (resistance to flooding),

- Water saving technology such as low flow taps, showers etc. to be installed (Water stress reduction),
 - Water re-use technology such as water butts and grey water systems could be installed, the retention of the existing well to the west for watering of plants within the garden areas (Water stress reduction),
 - External solar control in the form of roof overhangs to reduce overheating (warmer climate),
 - Enhanced natural ventilation to windows to reduce overheating (warmer climate),
 - Façade colours chosen to increase reflectivity to reduce overheating (warmer climate),
 - Improved Insulation levels to reduce heat loss (Cooler climate),
 - Improved glazing to reduce heat loss (Cooler climate),
 - Electric car charging points will be installed within the existing double garage.
- VII. Not only will the dwelling be **energy efficient** through passive means and the thermal efficiency, heating source, lighting, air tightness, solar gain and ventilation, Electric car changing points have been considered and will also be installed as part of these development proposals.

Impact on neighbouring amenities,

- VIII. The effect of the development upon the neighbouring amenities was considered during the early stages of the design process, the areas of impact considered are as follows:
- Privacy, the proposed dwelling has been positioned within the site to ensure it does not obstruct the views and outlook of the southern neighbouring property, nor will it cause overshadowing or reduce the privacy of either property.
 - The proposed dwelling is also to be heavily screened from the main road and neighbouring properties,
 - Overshadowing / daylight, the proposal has been designed to avoid overshadowing and the reduction of daylight to neighbouring properties by ensuring the proposed built form is a suitable distance from neighbouring properties that could have been affected, whilst also respecting the overall height and massing,
 - Appearance of the surrounding area and views from the neighbouring properties; the development will offer a more aesthetically desirable appearance to the area and an improved outlook for the neighbouring properties. A stark contrast to that of the current dwelling that are of limited architectural merit and in our opinion does not significantly contribute the architectural characteristics of the area. With the structure located broadly in line with the current form, our proposals will maintain an open vista through the site when driving down Hautes Falaises.

As previously mentioned, the positioning of fenestration within the proposed dwelling has been carefully considered during the design process to ensure there is no opportunity of overlooking towards the neighbouring properties. The position of the proposed dwelling within the site means that it has no adverse effect on the neighbouring properties as it does respect the existing building line. Whilst there is an increase in size of the new dwelling compared to the existing bungalow, the increase in the built footprint is pro-rata, the additional floorspace has been created by facilitating a new full height second floor, as opposed to the traditional option of an increased pitched roof with dormers which wouldn't do this site any justice.

We further take this opportunity to confirm that these revised proposals have been designed to fully comply with Policies GP8 and GP9 of the 'Island Development Plan'. The design and specification of the building materials have been specified as such to comply with all parts of the 'Guernsey Technical Standards – The Building (Guernsey) Regulations 2012' adopted by the Building Control Department, specifically in terms of the thermal efficiency of the insulation, and fenestration.

We trust the above and enclosed information offers a detailed description and explanation regarding our proposals and would be grateful if this could be considered at your earliest opportunity.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

For and on behalf of

A7 DESIGN LIMITED



André Bisson MCIAT, ACIOB
Director / Chartered Architectural Technologist