

4th February 2021.

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

Dear Planning Officer,

**Proposals to create a 1st floor extension over existing ground floor lean too extension, install Juliet balcony into main dwelling, convert loft space into habitable accommodation and extend domestic curtilage at:- Villars, Bailiffs Cross Road, St Andrews, Guernsey.
For:- Mr. & Mrs. N Olliver Pickford.**

Please find enclosed for and on behalf of my clients, Mr. & Mrs N Olliver Pickford, 1 copy of my original survey drawing and 3 copies of my formal planning application drawing NOP-21-1011-01 & 02 for consideration with your planning department.

As you can see from my survey and planning application drawings, my clients, own a lovely 2 storey residential dwelling along Bailiffs Cross Road. The dwelling is sat on a modest area with regards to the domestic curtilage, but as with the adjacent residential properties, the overall 'site' extends across an area that what was once an area of greenhouses directly to the north. The dwelling, domestic curtilage and the span of land to the north make up the site known as the Villars.

Although the field is technically not classed as a garden, my client uses it as a garden as the adjacent residential properties with similar sites have.

As part of the proposal my clients would like to extend his curtilage into the agricultural field so he has a larger garden for his large young family to enjoy.

The green house site as a whole was originally accessed from an entrance on bailiffs cross Road adjacent to the east of my clients site, and as the greenhouse site as a whole is now under multiple ownerships it is unlikely the whole site would revert to its original form of usage, due to ownership and access issues.

The conversion to domestic curtilage would provide a new use for the site rather than leave it unused.

The right of the property where the proposed works will be situated will be seen and on full view from the public highway as such I've designed the extension to look like most of the other extensions to this style of house in Guernsey.

My client's proposals are quite simple in planning terms but will greatly improve their lives in how the house works for them and their family.

As you can see from the proposed plans, my clients would like to utilise the area above their existing lean too extension to the east side of their property to form a master bedroom with en-

suite and also convert their existing loft space of the main dwelling to form an additional bedroom with an en-suite.

The usable space in this roof is not significant enough in size so I have designed the conversion to incorporate flat roof dormers to the front and rear roof slopes, This greatly increase the usable floor area.

These works do not increase the foot print of the property but gains much needed space for their family to enjoy.

For the entire duration of my client's ownership of the site, the greenhouse area has been utilised and maintained as if it is a garden and has been mowed at the same time as their lawns mowed and maintained as if it is garden, due to the quality of the grass.

As previously expressed the field cannot be used for anything more than a garden as the access is through my client front gate and over their existing current domestic curtilage, so renting the field out would not be a feasible or a viable option to my clients. My client's wife would also love to grow some fruit trees and create an orchard at the end of the hopefully newly formed 'garden'.

When you visit the site you will see that the works suit the property, all materials that I've proposed will match the existing property and along with the curtilage extension would really enhance the property for years to come.

Policy GP9:

Proportional response to the Guernsey IDP Policy GP9 sustainable development and waste management strategy

The development is to be designed to meet or exceed the appropriate statutory requirements of the Guernsey Technical Standards with the following principles for sustainable design in mind,

- Achieving thermal insulation or U-values that meet or exceed the regulatory requirements and the main structure of this extension will be formed in SIPS panels which is a proven sustainably form of fabrication and construction.
- Designing the fenestration, including layout and orientation to meet or exceed the regulatory proportional limitations and take advantage of solar gain where feasible (and where on occasion the glazing proportions exceed the regulatory limitations, we will conduct a standard assessment procedure as part of the design to ensure energy efficiency requirements are met or exceeded).
The Aluminium and glass in the existing conservatory will be recycled and will not enter landfill.
- Designed to meet or exceed the air tightness regulations.
- Consideration given to surface water runoff, proportion of hard landscaping and risk of flooding and where needed incorporating permeable paving or SUDS systems.

In addition we typically design (With the exception of specialist, items) utilising manufactures and suppliers that have an in depth environmental policies such as:-

Timberframe:-

<https://www.kingspan.com/group/about/sustainability>

Siniat:

<https://www.siniat.co.uk/en/knowledge-centre/sustainability>

Gypsum:

<https://www.british-gypsum.com/about-us/csr/environmental-challenges/environmental-product-declarations>

kingspan:

<https://www.kingspan.com/gb/en-gb/products/access-floor-systems/benefits/sustainability/policy-statement>

Windows & Doors:

Guernsey window service centre or alternative supplier that is a part of the UK glass and glazing federation <https://www.ggf.org.uk/publications/energy-efficiency/>

Blockwork:<https://www.ronez.com/policies>

Waste Management:

Wherever feasible our design includes the following principles for waste management:-

- Adapting and regenerating / re using the existing buildings materials and features as part of the overall design.
- Making use of off-site prefabrication / pre-assembled parts / modules of the overall design. the main structure of this extension will be formed in SIPS panels which is a proven sustainably form of fabrication and construction.
- Designing to sizes that correspond to standard dimensions for sheet materials (e.g. plasterboard) and modules of components.
- Reducing volumes of waste spoil by balancing the volume of any
- Removed /dug out material against the proposed new contours / levels of the development and When feasible liaising with differing contractors and rejects for the expedient transfer and use of said material on nearby sites
- Incorporate existing trees and vegetation into landscape design.
- Reducing surplus / waste materials by accurate dimensions and drawings from which quantities can be taken leading to correct ordering.

I hope you agree with me that the proposals I have put forward and the design is in keeping with the surrounding area. Ticks all the boxes in the Island development plan and I hope for a favourable outcome for my client in the near future.

Yours sincerely,

Niall Bougourd. MCIAT., ACIOB.

For and on Behalf Of Arctech Freelance Architecture

cc. Mr. & Mrs N Olliver Pickford.