



Ref: JGA/2052/IvyCottage/Planning/GP9/040221

04 February 2021

Development & Planning Authority  
Sir Charles Frossard House  
PO Box 43  
La Charroterie  
St Peter Port  
GY1 1FH

Dear Sirs

### **POLICY GP9: SUSTAINABLE DEVELOPMENT**

#### **PLANNING APPLICATION: PROPOSED EXTENSION & ALTERATIONS AT IVY COTTAGE, LA CROUTE BECREL, VALE, GY3 5HY FOR MR & MRS D NICOLLE**

In addition to GP8 of the Island Development Plan and the expectations to achieve a good standard of design, our design team have also considered the efficiency of construction and the quality and sustainability for this particular project to comply with Policy GP9: Sustainable Development

We aim to achieve a high standard of sustainable construction in line with GP9 and the wider requirements of the Strategic Land Use Plan. Our design thought process takes consideration towards - location and orientation of the development, form and layout (to make the most effective and efficient use of land), sustainable construction techniques, careful material selection and resilience to flooding to ensure impact on the environment is reduced.

Also in accordance with other relevant policies of the Island Development Plan, consideration has been given towards neighbouring properties to ensure the project has no unacceptable impact on adjacent amenities or any adverse effect on the special interest of Conservation Areas, protected buildings or monuments.

### **SECTION 1 - BUILDING CONTROL SUMMARY.**

Many aspects relating to construction and efficiency will be addressed under our Building Control application to satisfy and often exceed the Building (Guernsey) Regulations 2012 and the associated Guernsey Technical Standards.

Construction efficiency, quality and sustainability of the materials to be used are an integral part of our design process at an early stage. In this case, we can confirm that we have considered the following areas of the regulations.

- Part A – Structure
- Part B – Fire Safety
- Part C - Site preparation and resistance to moisture;
- Part D – Toxic Substances
- Part E – Resistance to the passage of sound
- Part F – Ventilation
- Part G – Health, hygiene and water efficiency
- Part H – Drainage and Waste disposal
- Part J – Heat producing appliances and fuel storage systems
- Part K – Safe means of access and egress
- Part L – Conservation of fuel and power
- Part M – Access to and use of buildings
- Part N – Glazing – materials and protection
- Part P – Roads

The above summary provides relevance to this application and will be covered in detail within the JGA Building Control notes document upon formal submission of a Building Control Application.