

GARAGE

- Install tanking membrane garage floor, extending 450mm up walls
- Cast 260mm deep slab to falls over existing garage floor
- Garage roof and structure to be raised by 275mm. Parapets to garage to be raised by the same to conceal new roof line.
- Raise garage door openings by 275mm.
- Provide new matching garage door to suit reduced opening height
- Provide step up into utility area (160mm rise from new raised garage slab) and plant areas (2 x 210mm rise (total rise 420mm))
- Provide new FD30 fire door with self-closer to match adjacent internal doors, with suitable weather seals and level threshold. Door to have a minimum 775mm clear opening, which opens at least 90°. Door to achieve a minimum U-value of 2.0 W/m²K or better
- Install Caro WaterDoor or similar de-mountable flood defense barrier across garage door and internal utility entrance door.

INCREASED AREA OF NEW STORE

- Cross hatch denotes increase in floor area of previously approved store room. Floor area of store room to increase by 2.5m²

HEAT PUMP

- Relocate heat pump and position within new enclosure as shown to provide full weather protection. New enclosure to be clad with black Millboard to match adjacent garage elevation. Plant room ventilation louvers to be black to match cladding.

DEMOLITION

- Dashed line denotes air source heat pump enclosure/bund to be demolished

NEW ENCLOSURE TO EXTERNAL PLANT AREA

- To provide weather protection enclose plant area and adjacent terrace, by extending line of existing walling as indicated.
- New flat roof covering over, with parapet up-stand to west, to match adjacent.
- New section of walling to be blockwork finished with black Millboard cladding to match adjacent west elevation of the garage, and elsewhere.
- Colour matched black louvers to provide input and output air intakes to plant room.
- Re-use original front door, providing access to plant areas from the rear terrace.
- Install Caro WaterWall or similar de-mountable flood defense barrier across doors.

SCREEN WALL

- Construct new screening wall, to same height as adjacent, and clad in matching stone. Southwest side of new wall to be part clad in stonework as adjacent and part blockwork finished with anti-crack render as elsewhere.
- New blockwork chimney and Barbecue to be constructed within screen wall. Chimney flue to terminate through outlets on both Southwest and Northeast faces of new wall.

UTILITY

- Extend utility area using undercroft.

DEMOLITION

- Dashed line denotes wall to be demolished

LARGE GLAZED DOORS - KITCHEN

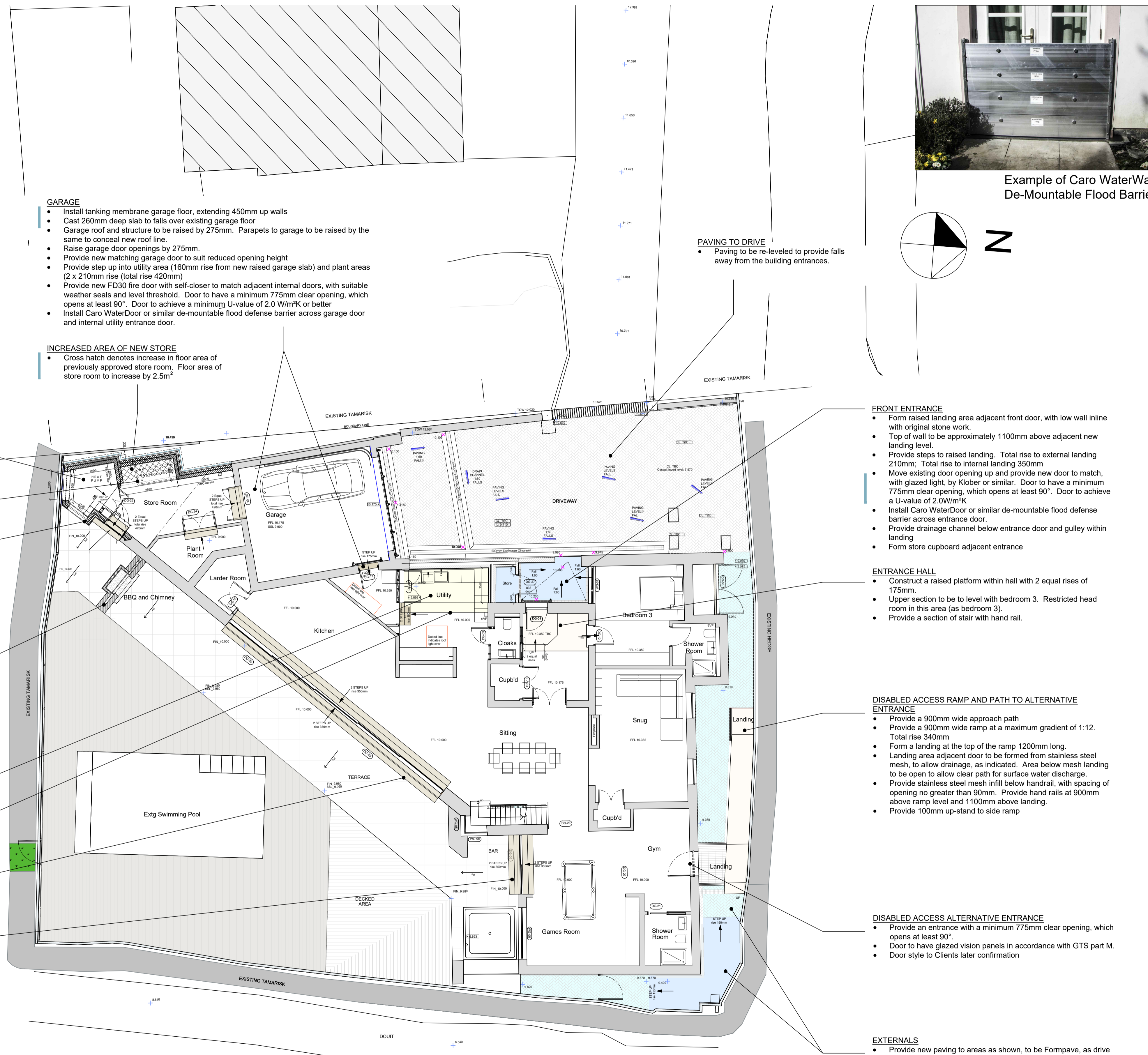
- Reduce height of doors by 350mm
- Form steps either side of door, total rise 350mm

LARGE GLAZED DOORS - GAMES ROOM

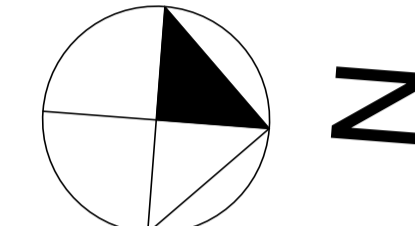
- Reduce height of doors by 350mm
- Form steps either side of door, total rise 350mm

SUSTAINABLE DEVELOPMENT AND WASTE MANAGEMENT

- New elements of construction will be designed to meet the current requirements of the Building Regulations, including insulation, drainage, materials, waste storage and disposal, and the conservation of fuel and power in accordance with IDP Policy GP9.
- Demolished and waste materials will be sorted by the Contractor and where appropriate, recycled at approved Guernsey recycling facilities.



Example of Caro WaterWall De-Mountable Flood Barrier



PAVING TO DRIVE
• Paving to be re-levelled to provide falls away from the building entrances.

FRONT ENTRANCE

- Form raised landing area adjacent front door, with low wall in line with original stone work.
- Top of wall to be approximately 1100mm above adjacent new landing level.
- Provide steps to raised landing. Total rise to external landing 210mm; Total rise to internal landing 350mm
- Move existing door opening up and provide new door to match, with glazed light, by Klobor or similar. Door to have a minimum 775mm clear opening, which opens at least 90°. Door to achieve a U-value of 2.0W/m²K
- Install Caro WaterDoor or similar de-mountable flood defense barrier across entrance door.
- Provide drainage channel below entrance door and gully within landing
- Form store cupboard adjacent entrance

ENTRANCE HALL

- Construct a raised platform within hall with 2 equal rises of 175mm.
- Upper section to be level with bedroom 3. Restricted head room in this area (as bedroom 3).
- Provide a section of stair with hand rail.

DISABLED ACCESS RAMP AND PATH TO ALTERNATIVE ENTRANCE

- Provide a 900mm wide approach path
- Provide a 900mm wide ramp at a maximum gradient of 1:12. Total rise 340mm
- Form a landing at the top of the ramp 1200mm long.
- Landing area adjacent door to be formed from stainless steel mesh, to allow drainage, as indicated. Area below mesh landing to be open to allow clear path for surface water discharge.
- Provide stainless steel mesh infill below handrail, with spacing of opening no greater than 90mm. Provide hand rails at 900mm above ramp level and 1100mm above landing.
- Provide 100mm up-stand to side ramp

DISABLED ACCESS ALTERNATIVE ENTRANCE

- Provide an entrance with a minimum 775mm clear opening, which opens at least 90°.
- Door to have glazed vision panels in accordance with GTS part M.
- Door style to Clients later confirmation

EXTERNALS

- Provide new paving to areas as shown, to be Formpave, as drive
- Provide new concrete area at Northeast corner, with drain, to collect and remove flood water that is directed along path.

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Electronic files must be checked against a hardcopy of the drawing.
The Contractor must check all dimensions & levels on site and any discrepancies found, reported to the Architects.
The information shown on the drawing should be referred to for architectural design only. Civil, Structural, Building Services and other specialist information shown on this drawing is notional and for indicative purposes only. Refer to specialist/consultant drawings.

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Status
Planning

Revisions		
A	Jan 2019	AWR
B	Oct 2020	AWR



project
Alterations at Bellagio
Rue De La Rocque Poisson
St Peters, Guernsey
For
Mr J Langmead

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Access and flood mitigation
alterations – Ground Floor Plan
scale 1:100 @ A1
date October 2018 drawn AWR/CE

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Lovell Ozanne & Partners Ltd, Chartered Architects and Surveyors
Island House, Grande Rue, St Martin, Guernsey, GY4 6RU
Tel 01481 235397 Fax 01481 237749
E-Mail admin@lovellozanne.com Web www.lovellozanne.com