

- 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.

- NEW PARAPET**
- Raise wall by 275mm and form new parapets to conceal flat roof. Parapet to be capped in state to match existing.
- 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 on the West and Southwest elevations to be blockwork finished with self coloured anti-crack render as elsewhere.
 - Form outlet to west side to accommodate new rain water hopper and down pipe. Form new gully and underground channel to connect to new drainage channel to the southwest of the property

- 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.

- PUMPED STORM WATER DISCHARGE FROM DRIVE AREA**
- To discharge to southern boundary.
 - Pumped outlet to discharge above adjacent ground level.

- BOUNDARY WALL**
- Construct 900mm high, rendered blockwork wall on boundary line
 - Retain existing timber fence panels.

- STEPS & GATE**
- Remove steps and gate and in fill with timber panel to match adjacent.
 - Boundary wall to be continuous
 - Provide matching hedging to infill.

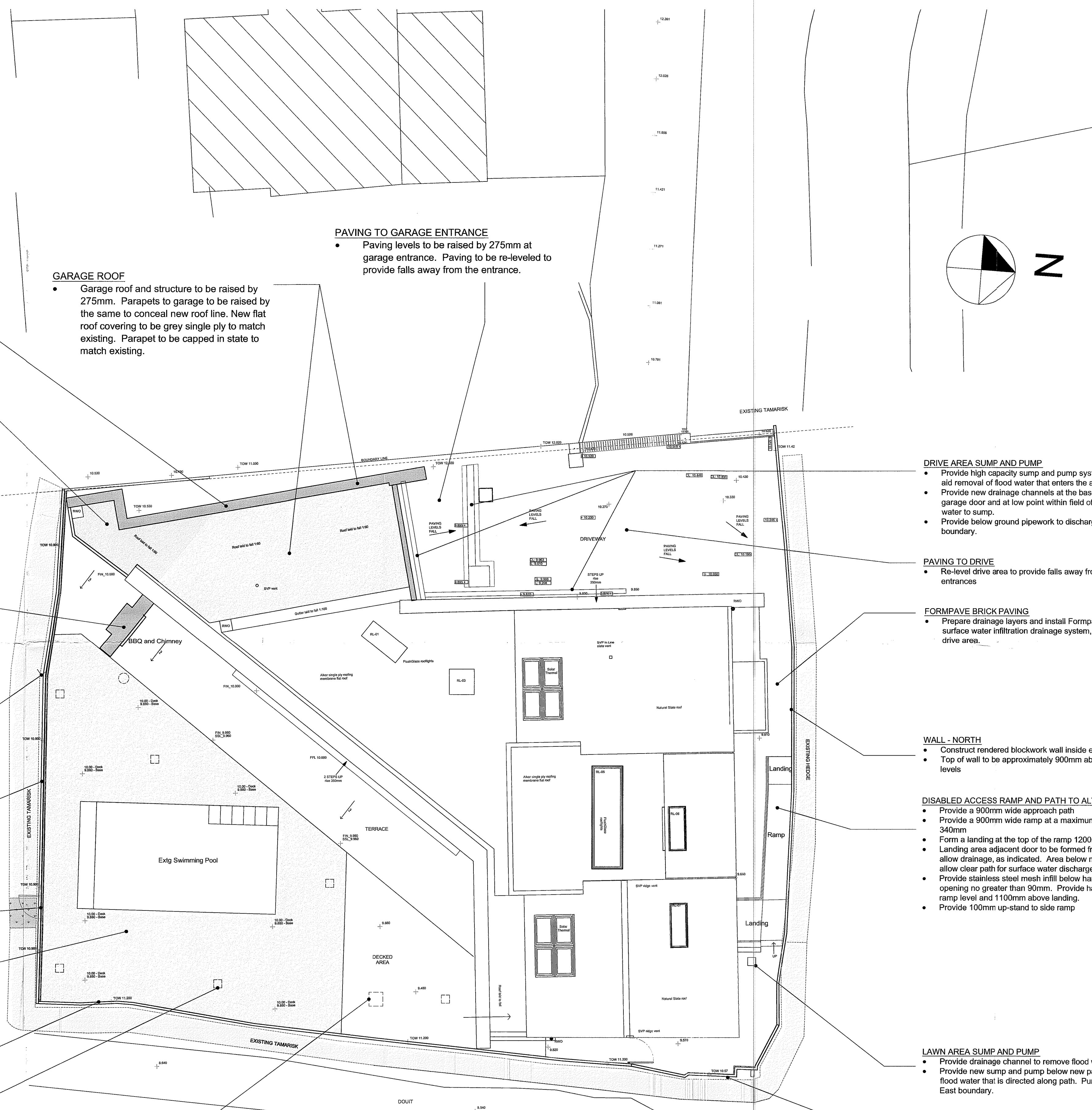
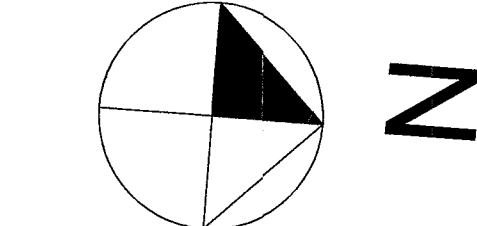
- DECKED AREA TO SWIMMING POOL**
- Remove existing artificial grass.
 - Construct new treated timber support off existing hardcore and stone dust base. Provide new composite timber deck, off new base frame, to match existing. Levels of new deck to be 100mm above existing base.

- EAST BOUNDARY WALL**
- Increase height of existing rendered blockwork walling. Top of wall to be 1200mm above terrace adjacent to the boundary.

- LAWN AREA SUMP AND PUMP**
- Provide sump and pump within below deck, to remove flood water that enters the areas, with pumped discharge to East boundary.
 - Provide drainage gullies within decked area to remove flood water to sump.

- GARAGE ROOF**
- Garage roof and structure to be raised by 275mm. Parapets to garage to be raised by the same to conceal new roof line. New flat roof covering to be grey single ply to match existing. Parapet to be capped in state to match existing.

- PAVING TO GARAGE ENTRANCE**
- Paving levels to be raised by 275mm at garage entrance. Paving to be re-levelled to provide falls away from the entrance.



- DRIVE AREA SUMP AND PUMP**
- Provide high capacity sump and pump system below paving to drive, to aid removal of flood water that enters the area.
 - Provide new drainage channels at the base of house entrance steps, garage door and at low point within field of paving, to remove flood water to sump.
 - Provide below ground pipework to discharge water to the South boundary.

- PAVING TO DRIVE**
- Re-level drive area to provide falls away from the building entrances

- FORMPAVE BRICK PAVING**
- Prepare drainage layers and install Formpave, hard-standing surface water infiltration drainage system, as provided in the front drive area.

- WALL - NORTH**
- Construct rendered blockwork wall inside existing hedge line
 - Top of wall to be approximately 900mm above adjacent ground levels

- 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

- LAWN AREA SUMP AND PUMP**
- Provide drainage channel to remove flood water to new sump
 - Provide new sump and pump below new paved area to remove flood water that is directed along path. Pumped discharge to the East boundary.

- WALL - NORTHEAST**
- Increase height of existing rendered blockwork walling.
 - Top of wall to be 900mm above adjacent ground levels at northeast corner of house

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Important Note:
Figured Dimensions where shown should be used in all circumstances. Where no dimensions exist or if any discrepancies are found report to Architects.
DO NOT scale from electronic or hard copy drawings.
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.

PLANNING PERMISSION
(See elevation notice for details)
LAND PLANNING & DEVELOPMENT LAW
12 MAR 2019
TJ Cole
DEVELOPMENT CONTROL

Digimap Ref: 29
Status
Planning

Revisions

NO.	DESCRIPTION

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Chartered Architects and Surveyors

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

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Access and Flood Mitigation.
Roof plan and external alterations
scale 1:100 @ A1
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