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The Contractor must check all dimensions & levels on site and any discrepancies found, reported to the Architects.
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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.

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

NEW PARAPET

- New parapet wall to conceal flat roof. Parapet to be set at the same height as the existing garage parapet and capped in state to match.

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.

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.

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 omitted
- 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

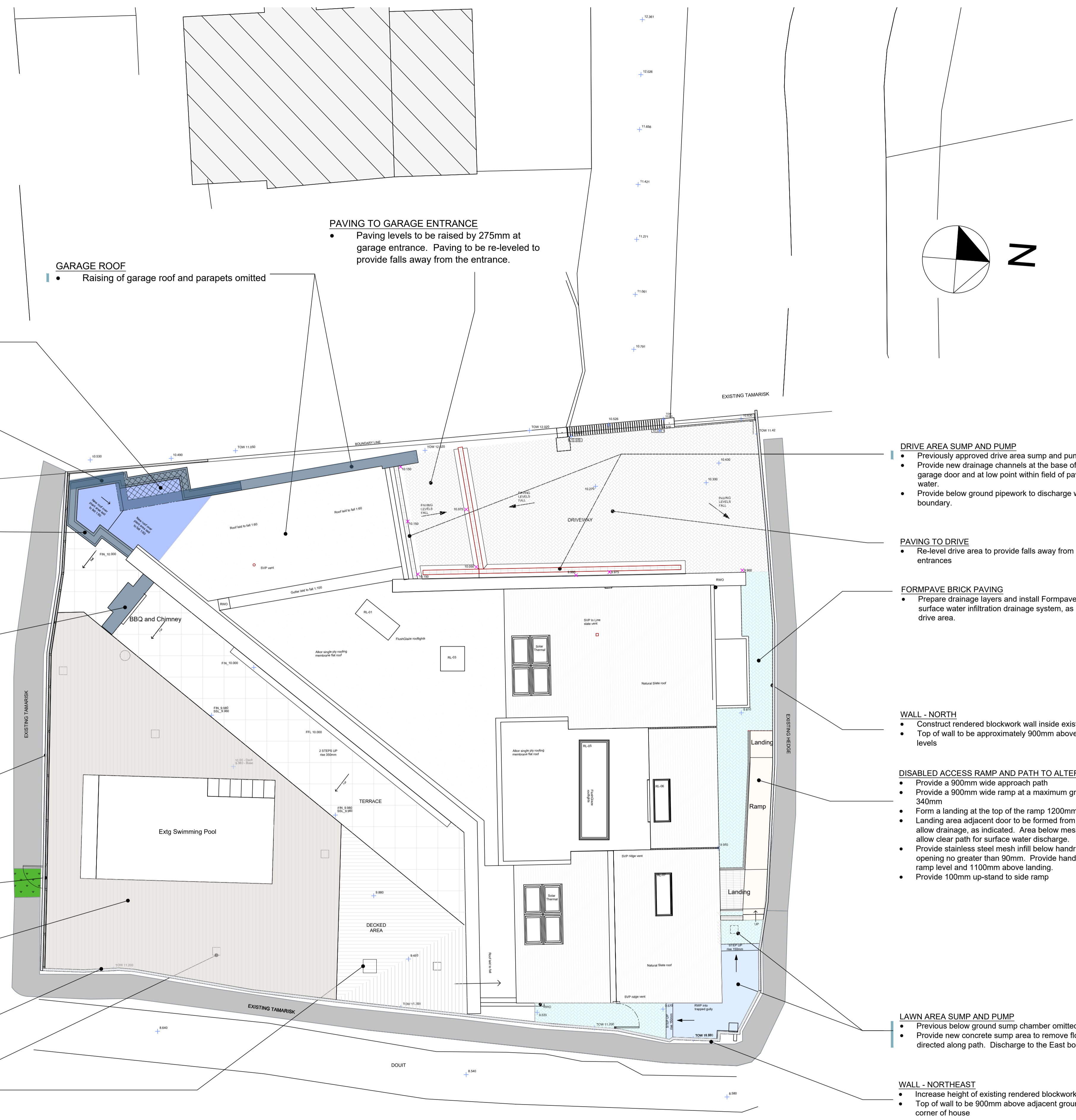
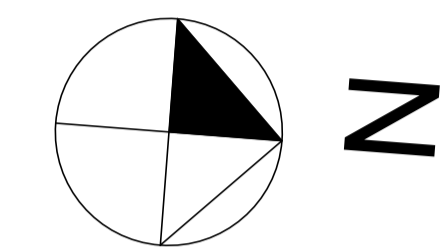
- Previously approved sump and pump system omitted

PAVING TO GARAGE ENTRANCE

- Paving levels to be raised by 275mm at garage entrance. Paving to be re-leveled to provide falls away from the entrance.

GARAGE ROOF

- Raising of garage roof and parapets omitted



DRIVE AREA SUMP AND PUMP

- Previously approved drive area sump and pump omitted.
- 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.
- 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

- Previously below ground sump chamber omitted.
- Provide new concrete sump area to remove flood water that is directed along path. 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

Digimap Ref: 29
Status
Planning

Revisions		
A	Oct 2020	Previously approved fire cladding changed to black Millboard cladding to match adjacent. Plant room enclosed on the south and east elevations, and vent louvers added. Store room extended to the West. Revisions denoted by [red line]
		AWR



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

title
Access and Flood Mitigation.
Roof plan and external alterations
scale 1:100 @ A1
date October 2018 **drawn** AWR/CE

drawing number A1832 - 13
revision A

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