

Ref: JGA/2064/BeauChalet/Planning/140121

14 January 2021

POLICY GP9: SUSTAINABLE DEVELOPMENT

PROPOSAL: PROPOSED ALTERATIONS AT:- BEAU CHALET, CLOSE DES EMRAIS, RUE DE HOUMMETS, CASTEL, GY5 7YB. FOR – MR & MRS BARNETT

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.

BUILDING CONTROL SUMAMRY.

Our project specific aspects of sustainable design are covered under Section 2 of this document, however, 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 material 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.

- The works/building is a 'structure' and meets the requirements of Part A;
- The works comply with Part B in terms of fire safety and Part C in terms of its site preparation and resistance to moisture;
- Part E is complied with for protection against sound;
- Ventilation – Part F has been considered;
- Part G has been considered for all water supply;
- Any drainage meets Part H;
- GTS Part J has been considered;
- Thermal elements meet Part L;
- All glazing meets Part N.

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