

## **Sustainable Checklist – Response to IDP Policy GP9**

The project is to demolish the existing extension and replace it with a new kitchen extension, which will have a warm flat roof and blockwork walls.

We are also proposing to remove the roof timbers entirely, and replace them with a modern cut roof.

The extension development is to the rear of the property and will not have an adverse effect on any of its surroundings or neighbouring properties. Whilst the same cannot be said about the proposed roof replacement, the decision was made following a site inspection where it was discovered that the rafters and purlins are in terrible condition, some having failed due to rot and insect activity. Other issues include the wall plate being saturated throughout and large sections have failed due to rot, the ridge plate is degraded having been affected by rot and insect activity, the rafter feet and A-frame feet and end bearings are significantly degraded, and finally the rear wall is bowed.

The removal of rotten timbers and their replacement with new sustainably sourced timbers will provide longevity to the building in its current and historic form, thereby achieving a sustainable future for the property.

### **Statement of Significance**

There is evidence of building present on the 1787 Duke of Richmond Map of Guernsey, and so it is assumed that the building at La Colline was present in some form pre 1787. The plan form shown on the Duke of Richmond map indicates a simple rectangular building form, it is likely that this represents the rectilinear form of the main house of La Colline along with its immediate neighbour to the south. Previous investigations and submissions relating to La Colline (FULL/2019/1842) have demonstrated that the roof timber is of mixed age and generally poor quality.

An inspection carried out by BHP on Tuesday 29<sup>th</sup> June, summarised and illustrated in an email to the Development and Planning Authority on 1<sup>st</sup> July 2021, has confirmed that the principal trusses and wall plates have been heavily affected by damp and rot, as well as insect activity (wood boring beetles) and are no longer structurally sound.

Given the age of the masonry elements of the building and that the principal spaces of the ground floor have been retained, it is reasonable to assert that these elements form the historic significance of the building, as the originality of other parts that have been adapted and replaced over time, cannot be verified.