



Ref: JGA/2056/VauquiedorHouse/Planning/GP9/200821

20 August 2021

Development & Planning Authority
Sir Charles Frossard House
PO Box 43
La Charroterie
St Peter Port
GY1 1FH

Dear Planning Department

**POLICY GP9: SUSTAINABLE DEVELOPMENT
PROPOSED NEW BUILD POOLHOUSE AND STORAGE INCLUDING ADDITIONAL STRUCTURES AT:-
VAUQUIEDOR HOUSE, LE VAUQUIEDOR, ST ANDREW, GY6 8TT FOR MR & MRS K WRIGLEY**

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. Please refer to **Section 2: Project Specific Proposals**.

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.

SECTION 1 - 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 materials to be used are an integral part of our design process and have been considered during the early stages of this project.

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SECTION 2 - PROJECT SPECIFIC PROPOSALS

Building placement has been dictated by the site access and the relationship to the existing swimming pool. The orientation of the roof planes bare North/South which allows a measure of control over the solar gain produced through the proposed West facing glazed gable, introduced to benefit from the evening sun.

Our design includes areas with large windows exceeding the 25% threshold stated within the Building Regulations. Consultation is therefore required to take place with the likes of Henderson Green or Channel Design Consultants to dictate a specification to offset the amount energy consumption caused by the amount of glazing proposed.

Our material selection for the external walls is concrete blockwork that will provide high density and in turn good thermal mass. This locally sourced material from Ronez will reduce degradation of the environment due to less transportation. Concrete blockwork walls have the capability to absorb, store and importantly in this case to regulate internal heat received via the glazed areas proposed.

Solar shading has been a particular consideration with this design. Although we wish to maintain good sunlight into the living spaces, we have positioned a cantilevered balcony across the West elevation to allow shading and thermal comfort for our client when sitting in the Pool Room.

Natural light is an important contributor to the wellbeing of the occupant within the space and we will gain much of this through the proposed openings that will also help reduce electricity costs, rather than using artificial light consistently. Energy saving light fittings will be installed as an additional benefit.

Insulation within walls, floors and roofs will be specified for compliance with the Building Regulations, unless further recommendations are provided by specialist consultants. This is the most effective and cost effective option to reduce the heat loss of the new building and in turn energy costs, so we will take advantage of this opportunity through our detailed design.

Comfort for our client has been considered with the design layout, design elements mentioned above as well as allowing good ventilation through the introduction of openable rooflights, casement windows that will allow good air flow through the building. Heating Thermostats for the proposed under floor heating will allow our client to have programmable controls for monitoring the Pool house's temperature. Another proposal internally is to have low flush WC's to help reduce water wastage by 1.5 litres per flush.