



[Redacted]

[Redacted] Surveyor

[Redacted]

Tel: [Redacted]

13 January 1989

STATES PLANNING DEPT
Rec'd 16.1.89
File 15203
Date 16 1 89
Standard letter Z2 please
please file

Our Ref [Redacted]

Your Ref 15203

[Redacted]  
Building Inspectorate  
Island Development Committee  
South Hill  
ST HELIER

Dear [Redacted] Building Inspector

Re: 23 BELMONT ROAD, ST HELIER

Following the previous correspondence and advice in respect of the above site, I would confirm that following a meeting with [Redacted] Structural Consultants, we revised the ring beam to incorporate the chimney stacks on both gables and that following approval from [Redacted] we have reduced the pitch of the roof to provide for a lower ridge line to reduce the wind loading on the west gable. unknown

Yours sincerely

[Redacted Signature]

Surveyor

[Redacted]



[Redacted]

[Redacted] Surveyor

[Redacted]

Tel: [Redacted]

Our Ref: [Redacted]

Your Ref. 15203

15 December 1988

STATED PLANNING OFFICE	
Date	20.12.88
File	15203
Circulation	1 [Redacted]
	2 working file
	3 28.12.88 V.F.
	4
	5

[Redacted]  
Building Inspector  
Island Development Committee  
South Hill  
St Helier

Dear [Redacted]

Re: 23 BELMONT ROAD, ST HELIER

Further to our telephone conversation, I enclose a copy of our Schedule regarding our recommendations, coupled with those of [Redacted] to basically renew the structural stability of the building, before proceeding to the roof construction. We have discussed a problem with the West gable/party wall and are developing the principle of a perimeter/ring beam on [Redacted] recommendations.

*Structural consultant*

I have also asked [Redacted] *unknown* if consideration could be given to reducing the gable section to give a lower wind loading, particularly to the exposed south west aspect, although which in our view, does not give any particular merit aesthetically. However, in this respect, we await on his observations.

Thank you for your consideration in this matter.

Yours sincerely

[Redacted signature]

*Surveyor*

[Redacted]

Enc.

Reference

15 December 1988

Estate Agent

[REDACTED]

[REDACTED]

ST HELIER

Dear [REDACTED]

Re: 23 BELMONT ROAD, ST HELIER

I enclose a copy of the Schedule of Works relative to our general appraisal of the site conditions and with particular regard to the party wall. I have circulated this to all concerned with a recommendation that this is used as a progressive programme leading to the holiday period.

As we are not retained to supervise these building works, I can only recommend that the details and Schedule are followed. I will also, subject to your approval, follow up the details on site.

Yours sincerely

Solicitor

[REDACTED]

enc.

SCHEDULE OF GENERAL AND REMEDIAL WORKS RELATED TO RECONSTRUCTION  
OF PREMISES AT 23 BELMONT ROAD, ST HELIER

SOLICITOR

15 December 1988

Consequent to a site meeting held on 14 December 1988 together with [redacted] of [redacted] and [redacted] Director, [redacted] Estate Agent  
*Construction Consultants*

1. Blockwork at ground floor level, crosswalls and rafters blockwork to be completed to joist level together with infill between joists ready to next lift.
2. Remedial work related to existing chimney breasts on east party wall. Stabilise and infill with weak mix concrete.
3. Build-in bracing to existing joists at average 2 metre centres first floor level.
4. Following 1 above, continue blockwork to underside of second floor joists including infilling between joists to finished floor level.
5. Remedial works to breasts as 2 above.
6. Complete all studwork secured to joists with horizontal bracing alternate risers between studwork and external walls north and south approximately 1 metre risers.
7. Form noggings as permanent shuttering and tie in each joist before placing concrete fill.
8. Build in braces to joints as 3 above, second floor level.
9. Carry out works to chimney breast as 2 above and second floor level.
10. Complete blockwork to underside of proposed concrete ring beam at third floor level (see later detail)
11. Complete construction and placement of all studwork including bracing to underside joists with mechanical horizontal fixings to external walls.
12. Build in bracing to floor joists as before.
13. Take down defective triangular sections of brickwork on party wall to stack position. No demolition of stack to take place at this stage.
14. Demolish and cut out defective brickwork and timber wall plates.
15. Prepare joists at third floor level for ring beam detail as described. Note reinforcement to count of 2 No. T.12 bars top and bottom with R.6 straps at 8" centres. All bars to be in continuous lengths to crosswall positions.

GENERAL:

Fix mesh over covering to existing party wall surface and stabilise as described on site.

Clean off all general areas of surplus demolition material prior to closure of site for the holiday period.

Ensure scissor bracing is inserted before detachment of joists to front south wall is made through all levels and following execution of items listed above.

No placing of concrete to perimeter ring beam to be made until all stabilising and described works are completed.

Surveyor

States of Jersey



Department of  
Planning and  
Building Control

P.O. Box 596,  
South Hill, St. Helier, Jersey.  
Telephone (0634) 78111

Our Ref 15203

Your Ref [REDACTED]

Date 20 October 1988

Surveyor

[REDACTED]

St. Saviour,  
Jersey. C.I.

Dear [REDACTED]

No. 23, Belmont Road, St. Helier.

Thank you for your letter dated the 14th October, 1988.

I confirm that the contents have been noted in the relevant  
file

Yours sincerely,

[REDACTED]

Senior Building Control Officer.



Surveyor

Tel:

14 October 1988

*Building Inspector*

Island Development Committee  
South Hill  
St Helier

Dear M

STATES PLANNING OFFICE	
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Our Ref.

Your Ref. 15203

*please acknowledge Z2*

Re: 23 BELMONT ROAD, ST HELIER

Further to our meeting on site, I have given preliminary advice to my Clients regarding the problems associated with the structural elements at the above and following our meeting on site, I have made the following recommendations:-

- a) That the existing cross wall at ground floor level be demolished together with the chimney breasts, stacks, etc. to the east party wall.
- b) That foundations be laid to the line of a new block crosswall and lining wall generally all as indicated on the enclosed sketch layouts.
- c) That the oversite slab be poured concrete with mesh fabric incorporated.
- d) That the front wall at all levels be assessed for joints, beams and lintol stability etc.
- e) That reinforced concrete insitu beams be cast on the line of the new lining wall at first and second floor levels.
- f) That at second/third floor level at external wall change of thickness the wall be increased in width together with the demolition of the parapet wall and returns and rebuild in blockwork.
- g) That a trial excavation be made at the rear of the building to establish the existing foul sewer direction and level.

We are not retained by my Client Company or the supervision of these Contract works, but will be advising when instructed.

Yours sincerely

[Redacted signature]

*Surveyor*

[REDACTED]

[REDACTED] Surveyor

[REDACTED]

[REDACTED]



15 November 1988

Our Ref. [REDACTED]

Your Ref. 15203

[REDACTED]  
Building Inspectorate  
Island Development Committee  
South Hill  
ST HELIE

Dear [REDACTED]

Re: 23 BELMONT ROAD, ST HELIER

I enclose revised copies of the plans related to the above.

Following our meeting we had on site, [REDACTED] *construction Engineers*  
[REDACTED] recommended that the chimney stacks should not be demolished, but  
maintained and stabilised with blockmix and mesh render and surrounds.

This recommendation, of course, has been passed to the developers  
and Contractors.

We will deal with the question of stability and stabilising of second  
and third floors, following further investigation.

Yours sincerely

[REDACTED SIGNATURE]

*Surveyor*

[REDACTED]

Enc.