



Building Application Number B/2012/0375/

Building Permit

BUILDING BYE-LAWS (JERSEY) 2007, as amended

IMPORTANT NOTICE

This is a Building Permit issued in respect of Article 35 of the Planning and Building (Jersey) Law 2002. The works stated below may also require Planning consent under Article 9, for which a separate application will need to be made. If you are in any doubt as to whether planning permission is required please telephone the Planning Applications Team on 448428 who will be happy to help.

The Minister for Planning and Environment, having considered your application hereby GRANTS BUILDING PERMISSION in respect of the Building Bye-laws (Jersey), 2007, for the following works:

Construct new retaining wall.

To be carried out at:

St. Christopher, Le Vieux Beaumont, St. Peter, JE3 7EA.

Subject to compliance with the following conditions and approved plan(s):

Standard Condition

- A.** If the work hereby permitted has not commenced within five years of the decision date, this permission shall cease to be valid.

APPROVED

Conditions:

The following plans have been approved:

- A: Location Map
- B: Plan and Sections

04/05/2012

Signed

for Director

APPROVED

[REDACTED]

From: [REDACTED]
Sent: 18 April 2012 08:54
To: [REDACTED]
Subject: St Christopher, St Peter - retaining walls

[REDACTED]

I now have the structural justification and brief site report for the retaining walls for the new vehicular access but am awaiting the formal bye law application and associated fee as outlined in my earlier email in order to regularise the situation (I assume that planning permission has been obtained in relation to this change). I would be grateful if this could be addressed within the next 7 days to avoid any further action being necessary..

Many thanks

[REDACTED]

Environment South Hill | St Helier | Jersey | JE2 4US
[REDACTED] : +44 (0) [REDACTED]

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>made by the Minister for Planning and Environment
>
>

-----Original Message-----

From: [REDACTED]
Sent: 30 March 2012 08:47
To: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

Dear [REDACTED]

The sub-soil conditions were noted as weathered shale. (The same bearing strata upon which the house foundations were supported)

The attached photograph indicates the weathered shale beneath the silty clay on the face of the excavation.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 29 March 2012 09:20
To: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

[REDACTED]

I would acknowledge receipt of the SER certificate J003672 in relation to the construction of the

retaining wall for the new vehicular access at the above site. A Bye Law application will still required to cover these extra works and I will also require some form of verification of the sub-soil conditions for the foundations that have been cast without inspection (alternatively, a series of trial holes may be sufficient to determine their adequacy)

I would be grateful if you can address this matter as soon as possible - I will accept a "normal" application (rather than a "retrospective" application) in this instance, which, under Category 5C of the Bye Law fee schedules attracts a fee of [REDACTED] + [REDACTED] for site location plans

If you need any clarification please do not hesitate to contact me.

Regards

[REDACTED]
[REDACTED] | Senior Building Control Officer Department of the Environment South Hill | St Helier | Jersey | JE2 4US
[REDACTED]

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-----Original Message-----

From: [REDACTED]
Sent: 26 March 2012 20:05
To: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

Thanks [REDACTED]

[REDACTED] we need to submit an amendment application for this, there will be a fee attached to it so shall I make a transfer to you if you are sending the application directly to [REDACTED] - we can chat through in the morning.

Many thanks

-----Original Message-----

From: [REDACTED]
Sent: 26 March 2012 16:15
To: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

Okay [REDACTED]

Many thanks for looking.

We will print off another set and send them down to you.

Regards,

[REDACTED]
-----Original Message-----

From: [REDACTED]
Sent: 26 March 2012 16:07
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

[REDACTED]
I have reviewed our files (B/2011/0220, B/2011/0381 and B/2011/081 incorporating the various revisions for St Christopher) and can not find any record relating to the structural details for the retaining walls that you believe have been forwarded. Indeed the last details received [on 26/01/12] related to SER certificate J003598 - cut in-fill roof (and other structural queries in relation to bracing and doubling up and bolting of joists etc).

As I have mentioned the works for the retaining walls have not been covered by the earlier applications and a separate, stand alone, application should be made along with the supporting calculations and site reports as appropriate.

Regards

[REDACTED]
[REDACTED] Building Control Officer Department of the Environment South Hill | St Helier | Jersey | JE2 4US
[REDACTED]

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>
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-----Original Message-----

From: [REDACTED]
Sent: 26 March 2012 15:28
To: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

Simon

Thanks very much for this email and confirming the discussed points.

I revert back with relevant details.

Many thanks

[REDACTED]
-----Original Message-----

From: [REDACTED]
Sent: 23 March 2012 16:23
To: [REDACTED]
Subject: B/2011/0816 - St Christopher, St Peter

-----Original Message-----

From: [REDACTED]
Sent: 23 March 2012 16:23
To: [REDACTED]
Subject: B/2011/0816 - St Christopher, St Peter

[REDACTED]

Further to our recent site meeting in connection with the above I would take this opportunity to confirm the following points:

- * A new vehicular access has been formed. Where retaining walls are created and retain more than 1 metre of material bye law permission is required. I would request that an application is made in this respect along with any supporting details (such as engineer's site report and SER details etc);
- * The guarding to the ground floor extended terraced area was discussed. I would confirm that a 1.1m box hedge set approximated 400mm back from the granite face will be considered acceptable in this instance even though the change in level is approximately 900mm;
- * Flashing to chimney to complete;
- * Commissioning details will be required for the M&E works in due course;
- * An outward opening fire door (FD30S) should be provided to the head of the stair serving the basement area in order to maintain the integrity of the primary escape routes for the upper floors.

Works, otherwise, appear to be progressing satisfactorily. If you have any queries regarding the above please do not hesitate to contact me.

Regatrds
[REDACTED]

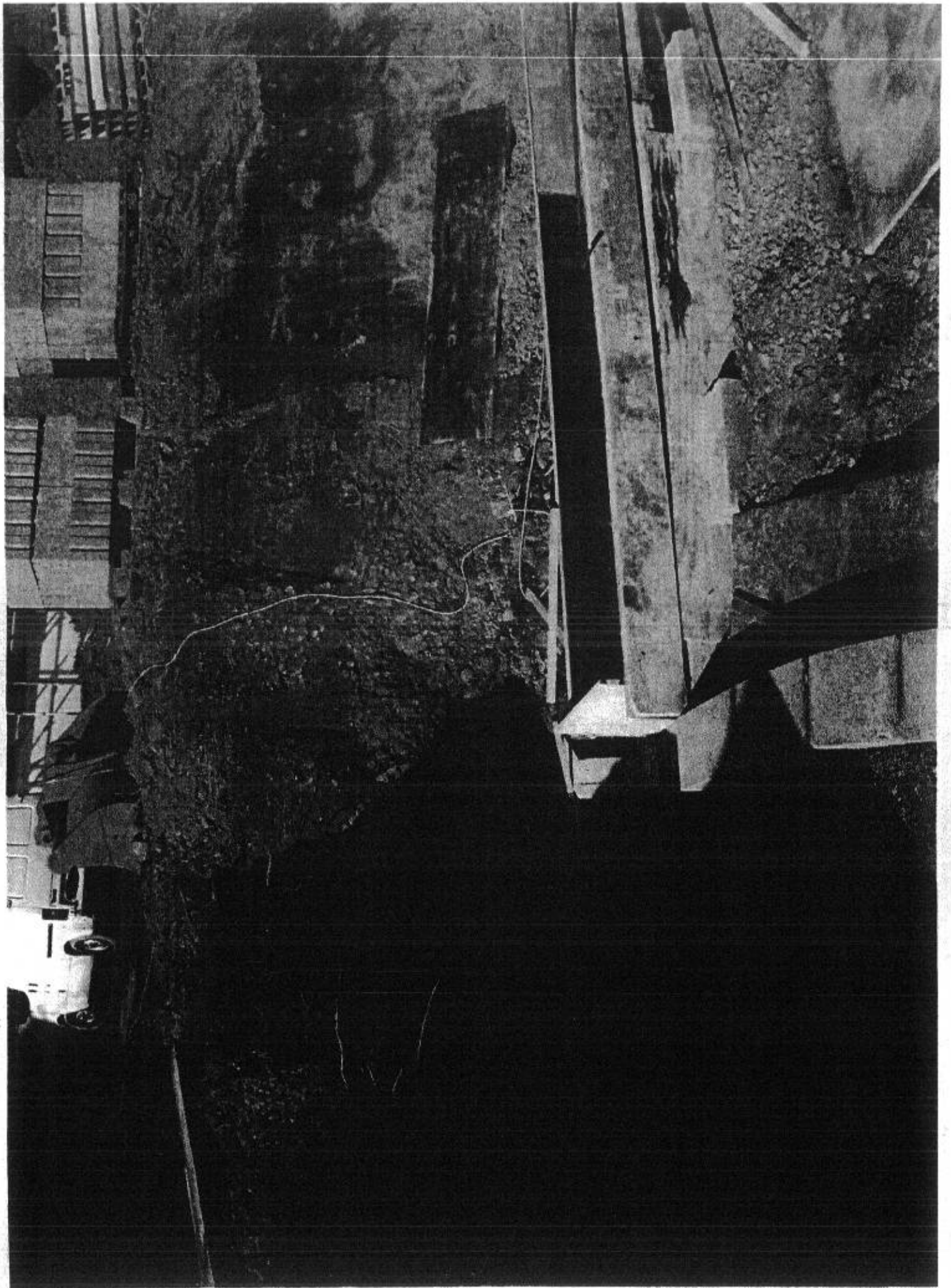
[REDACTED]
Environment South Hill | St Helier | Jersey | JE2 4US
[REDACTED]

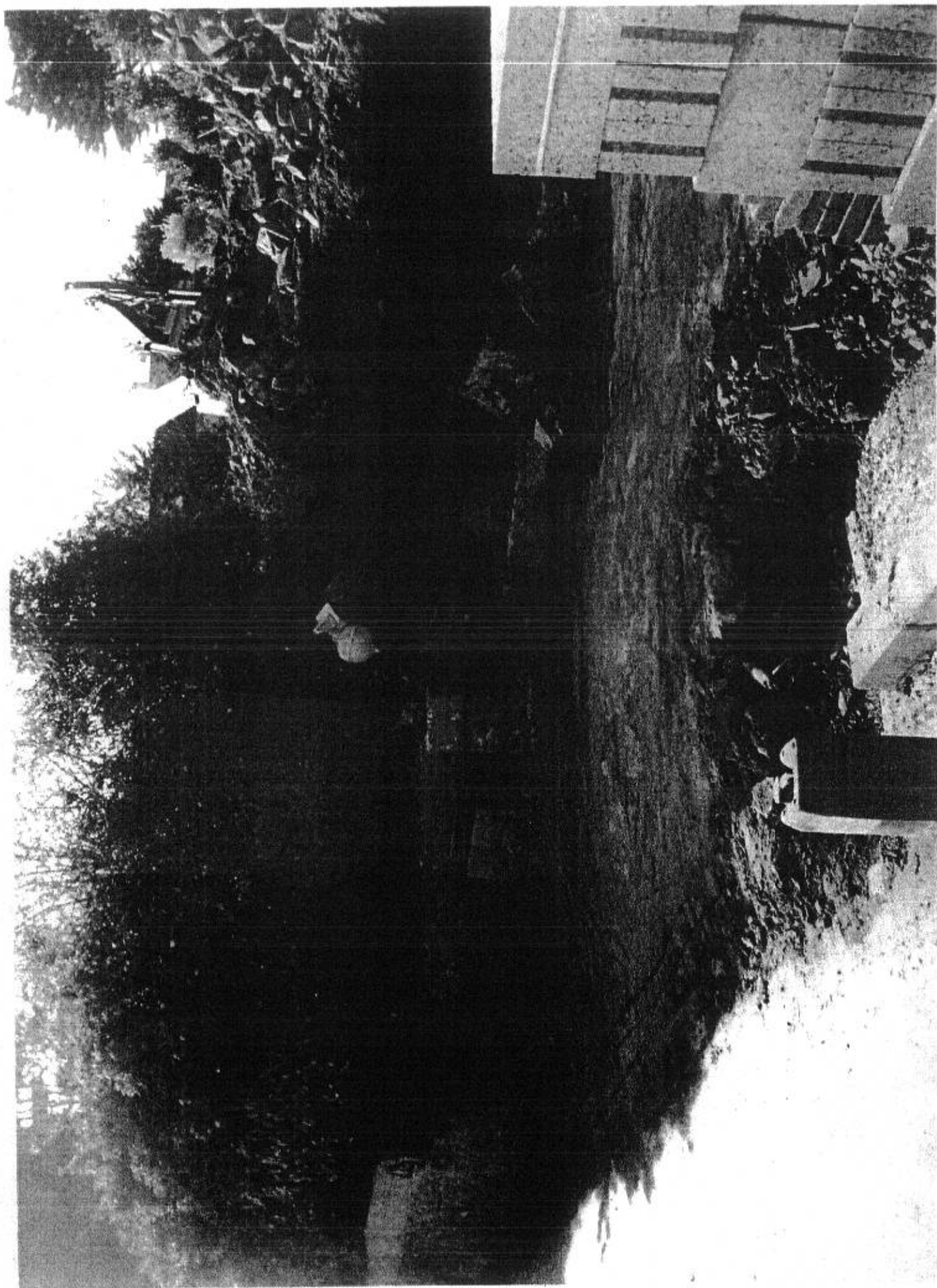
www.gov.je<<http://www.gov.je/>>

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Please treat our information in confidence. This communication may contain legal advice which is confidential and/or privileged. It should not be forwarded or copied to anyone else without the prior permission of the sender.

Contract : This email does not form any binding agreement unless it is supported by an official States of Jersey purchase order form.





01 MAY 2012

Application No.	Drawing
B 2012 0375	

Building Bye-Laws (Jersey)

Application to obtain Building Permission

Please read the general guidance notes on the back of this form before answering all the questions. One copy must be completed using block capitals. Failure to fully complete this form could result in delays.

- Has building permission been sought in respect of this property before?
 If yes, please state previous permit number Yes No
B/2011/0381
- Does the proposal involve the change of use of a building? Yes No
- Has permission been sought/obtained in respect of the Island planning law?
 (See note (a)). If yes, please state previous permit number Yes No
- If yes, have the drawings now submitted changed in any way from those approved in respect of the planning law? (If yes, you may need to make a further planning application) Yes No

5. Address of land or property, including field number if relevant:

ST. CHRISTOPHERS
LE VIEUX BEAUMONT
ST. PETER
Postcode: JE3 7EZ

Field no.

6. Applicant name and address:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Contact

Tel

Fax

Email

7. Agent or architect name, address and daytime telephone number:

HARTIGAN
NORMAN HOUSE
LA GRANDE ROUTE DE ST. MARTIN
ST. SAVIOUR
Postcode: JE2 7GR

Contact

Tel

Fax

Email

8. Owner name and address: (If different from (6) above)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Postcode:

Tel

Fax

Email

9. Description of the proposed work:

CONSTRUCT NEW RETAINING WALLS

Checklist – Please check that you have provided the following information:

- 1. 1 original application form fully completed.
- 2. 3 copies of the current 1:2500 scale map of the island showing the site outlined in red.
- 3. 3 copies of all plans, elevations, specifications and sections necessary to provide the information listed in the document entitled 'Template for the production of Building Specifications'. (See note (b)).
- 4. 1 copy of survey drawings to be provided with all applications for change of use, loft conversions and where alterations to an existing building are proposed.
- 5. Fee calculator section filled out to show how fee has been calculated.
- 6. Cheque enclosed and cheque number completed or credit card form completed and enclosed.

This application form must be signed by the applicant or agent.

APPLICANT/AGENT DECLARATION: I am aware that it is an offence to submit false or misleading information with an application. This application is made with my authority and I confirm that I have read and understood the notes section detailed with this form. As part of the application process, I am aware and agree that any of the information supplied in this application may be disclosed to other states departments, other relevant authorities, made accessible to members of the public and published in the local media or on our website. Confidentiality is maintained on a broader front through the auspices of Jersey's Data Protection Law. I confirm that the particulars given in this application and the accompanying drawings are correct to the best of my knowledge.

Applicant / Agent signature

Date 19/04/2012.....

FULL NAME IN BLOCK LETTERS

To be signed by the owner.

OWNERS DECLARATION: This application is made with my/our authority and I/we confirm that I/we have read and understood the notes section detailed with this form. As part of the application process, I am aware/we are aware and agree that any of the information supplied in this application may be disclosed to other states departments, other relevant authorities, made accessible to members of the public and published in the local media or on our website. Confidentiality is maintained on a broader front through the auspices of Jersey's Data Protection Law.

Owner signature

Date 24 April 2012.....

FULL NAME IN BLOCK LETTERS

Owner signature

Date

FULL NAME IN BLOCK LETTERS

Guidance notes.

(a) This form is only to be used for the purpose of obtaining a building permit in respect of the Building Bye-Laws (Jersey). Planning permission may also be required for which a separate application should be made.

(b) This form should be completed and submitted with 3 copies of plans, sections, elevations and all particulars necessary to provide the information set out in the document entitled 'Template for the production of Building Specifications'. This document and guidance on meeting the building bye-law requirements can be downloaded from the States of Jersey website, www.gov.je, or purchased from the department.

(c) Every application must include 3 copies of a location map, which must be an authorised copy of the current digital 1:2500 scale ordinance scale map of the island. The application site must be outlined in red, not hatched, crossed, or circled. For domestic applications the site should be the house and its garden. Any adjacent land in the same ownership must be outlined in blue. Photocopies of and/or versions of old maps will not be accepted, and all maps must have a valid copyright stamp or state a copyright licence agreement number.

(d) Building permission is required where a *material change of use* of a building is proposed. Schedule 3 to the building bye-laws explains the situation in which a material change of use occurs.

(e) The *Applicant* is the person or persons for whom the work is to be carried out. The application form must be signed by the applicant, or on his behalf by an authorised agent.

(f) *Floor area* means the aggregate of the areas of all floors in the building, or extended part, and is measured to the inner surfaces of the main enclosing walls.

(g) *Charges for applications*; all applications must be accompanied by the appropriate fee. The fees payable for applications are set out in the department's fee schedule which can be downloaded from the States of Jersey website, www.gov.je, or collected from the department. Details of how the fee has been calculated must be shown on this form in the space provided. Cheques should be made payable to the 'Treasurer of the States'.

For office use only.

Screened by Fee checked by

Further payment required? Yes No Amount £

Refund due? Yes No Amount £

Return application? Yes No

Reasons 1 2 3 4 5 6 7 8 9 10 11 12

Fee incorrect Inadequate plans Insufficient plans Incomplete form

Fire Service Yes No

East West

TTS (Drainage) Yes No

Allocate to

146

Revised July 2011

BUILDING BYE-LAWS (JERSEY) 2007 (as amended)


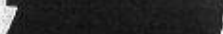

BUILDING WORKS CARRIED OUT IN CONNECTION WITH DWELLINGS. (including extensions to a dwelling, change of use to form a dwelling, and material alterations to a dwelling)

COMMENTS ON BUILDING SPECIFICATION.

04/05/2012

This document highlights the information which either needs to be specified or clarified on the building specification submitted with your application. Please revise the specification so that it fully addresses all points marked with a cross.

Application Number:	B/2012/0375/
Third Ref:	
Application Address:	St. Christopher Le Vieux Beaumont St. Peter
Post Code:	JE3 7EA

Agent:	
Contact:	
Telephone:	
Plans Submitted:	
A:	Location Map
B:	Plan and Sections
Notes:	Works already commenced as identified by site visit 23/03/2012 (see emailed site notes for comments raised) . Brief supporting report and photographs from engineer received along with SER certification J003672 to substantiate construction of retaining walls. Plans and details OK. ST 04/05/2012
Conditions:	

Information required in respect of Part 1: Structure

GENERAL

- 1 State which design code (e.g. technical guidance document 1) has been used for the purposes of satisfying each of the requirements in Part 1 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:
Where details are subject to later design by a structural engineer state design is to be certified under the SER scheme prior to commencement of work.

SPECIFIC DETAILS

Foundations:

- 1.1 N/A Type of foundation to be specified and note to state that size and depth to suit ground conditions:
- 1.2 N/A When building on an existing foundation, state size and depth of the existing foundation and type of ground conditions:
- 1.3 Where the foundation is subject to a later design by a structural engineer this should be clearly noted:
- 1.4 N/A Where the building has five or more storeys, a statement that it will be designed to satisfy the Bye-Law requirements for disproportionate collapse:
- 1.5 N/A Where piled foundations are proposed, a note to state one load test to be carried out, for every 50 piles or part thereof, (up to a maximum of 3) and integrity testing on all piles:

Wall Construction:

- 1.6 Materials to be specified:
- 1.7 Length, height and thickness to be dimensioned:
- 1.8 N/A Cavity width to be stated:
- 1.9 N/A When building on an existing wall, construction of the existing wall to be stated:
- 1.10 If wall stability is subject to calculation by a structural engineer, this should be stated on the plans:

Floor Construction:

- 1.11 N/A Timber floors - Specify covering, all structural member sizes, stating actual and permissible spans, spacings, strength class, and loading:
- 1.12 N/A Concrete floors - Specify thickness and provide design details if suspended:
- 1.13 N/A If floor construction is to be to a later design by a structural engineer, this should be stated on the plans with no member sizes given:

Roof Construction:

- 1.14 N/A Roof specifications that are not subject to a later design - specify all member sizes, stating actual and permissible spans, spacings, timber strength class, loadings and roof pitch:

1.15

N/A

Where the roof construction is to be to a later design by a structural engineer, this should be stated on the plans with no member sizes given:

Information required in respect of Part 2: Fire Safety GENERAL

2

N/A

State which design code (e.g. approved document B) has been used for the purposes of satisfying each of the requirements in Part 2 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

MEANS OF WARNING AND ESCAPE (Dwelling Houses)

Alarm system:

2.1

Type of fire alarm system to be specified:
E.g. Automatic fire alarm and detection system to be provided in accordance with BS5839: Part 6 to at least a grade E type LD3 standard, or
Smoke alarms installed in accordance with the guidance given in paragraphs 1.4 to 1.22 of Approved Document B to be provided:

Means of Escape:

2.2

Position of all escape windows to be shown and clear opening sizes to be dimensioned on elevations. If protected stair is proposed as an alternative to escape windows this needs to be clearly indicated.

2.3

Three storey houses: Protected escape stair and rating of enclosure and fire doors to be indicated on plans.

MEANS OF WARNING AND ESCAPE (Flats)

Alarm system:

2.4

Type of fire alarm system to be specified:
E.g. Automatic fire alarm and detection system to be provided in accordance with BS5839: Part 6 to at least a grade E type LD3 standard, or
Smoke alarms installed in accordance with the guidance given in paragraphs 1.4 to 1.22 of Approved Document B to be provided:

Horizontal Escape:

2.5

Travel distances (in open plan flats, protected entrance halls, lobbies, corridors and car parking areas) to be indicated:

2.6

Position and rating of fire doors to be indicated:

2.7

Protected corridors / lobbies to be shown:

Vertical Escape:

2.8

Dimension height of top floor above lowest ground level, and state (in the case of a building containing flats) if it has been considered as a "large" or "small" building:

2.9

Position of escape stairs to be shown:

2.10

Rise, goings and headroom on all escape stairs to be specified:

- 2.11 Fire protection to escape stairs (including doors) to be shown and fire rating of all elements stated:
- 2.12 Separation of stairs and lifts at basement levels to be shown:
- 2.13 Ventilation at top of stairs, and stair lobbies to be shown:
- 2.14 Protected corridors / lobbies to be shown:
- 2.15 Identification location of any gas and electricity meter service cupboards.
- 2.16 State escape lighting to BS 5266: Part 1 to be provided on all common escape routes. (not applicable in buildings less than two storeys):

INTERNAL FIRE SPREAD

Linings:

- 2.17 Classification of wall and ceiling linings in rooms and circulation spaces to be stated:

Structural Fire Resistance:

- 2.18 Period of fire resistance for all elements of structure to be stated:

Compartmentation:

- 2.19 Position of compartment walls and floors to be highlighted:
- 2.20 Period of fire resistance for all compartment walls / floors (including any doors) to be stated
- 2.21 Use of all parts of the building to be stated:

EXTERNAL FIRE SPREAD

Walls and Roof:

- 2.22 Distance from building to boundary to be dimensioned on plans:
- 2.23 Amount of unprotected area of any elevation and the distance to the boundary to be dimensioned. Where a notional boundary is set (i.e. where there is more than one assembly and recreation or residential building on the same site) the unprotected areas in any existing building(s) with a boundary condition must also be shown. A schedule showing the amount of unprotected area as a % of the wall area and calculations showing the required distance to the boundary to be provided:
- 2.24 State the surface spread of flame classification that is to be achieved by the roof covering and rooflights

ACCESS AND FACILITIES FOR THE FIRE SERVICE

- 2.25 Show fire service vehicle access to building, and dimension distance from appliance hardstanding to dwelling entrance door. (in the case of flats dimension worst case only)
- 2.26 Dimension on plan the distance from any dry riser inlet to the fire appliance hardstanding
- 2.27 Where an enclosed car park is to be naturally ventilated, show ventilation openings for smoke clearance on elevations. Clear opening size of smoke vents and floor area of car park to be stated:
- Where an enclosed car park is to be mechanically ventilated, specify ventilation rates to be

- 2.28 achieved, fire rating of system, and method of providing a secondary power supply:
- 2.29 Highlight the position of any fire fighting shafts and state construction to comply with BS: 9999: 2008:

Information required in respect of Part 3: Combustion Appliances and Fuel Storage Systems.

GENERAL

- 3 **N/A** State which design code (e.g. Technical Guidance Document 3) has been used for the purposes of satisfying each of the requirements in Part 3 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

- 3.1 Dimension fireplace openings and dimension flue sizes:
- 3.2 Dimension height of flue outlets:
- 3.3 Dimension fireplace recesses and constructional hearths:
- 3.4 Where the proposed work involves the construction or extension of a building identify the location of any existing flues, including flues on adjacent buildings, which are located 2.3m or less from the proposed work, or confirm no such flues exist.
- 3.5 Specify whether or not appliance is room sealed or open-flued, and show where appliance is to be sited:
- 3.6 Show position of flues and dimension flue outlets from openings into the building and from the nearest relevant boundary.
- 3.7 State that a flue gas spillage test is to be undertaken where any open flued appliance is sited in a room which has mechanical extract ventilation:
- 3.8 Where an oil storage tank is located internally, state period of fire resistance and method of ventilation to the enclosure.
- 3.9 Show fuel tank position in relation to the building and boundary:
- 3.10 Show LPG cylinder storage facilities:
- 3.11 Identify location of carbon monoxide alarm.

Information required in respect of Part 4: Site Preparation and Resistance to Moisture

GENERAL

- 4 **N/A** State which design code (e.g. technical guidance document 4) has been used for the purposes of satisfying each of the requirements in Part 4 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

Resistance to Moisture:

- 4.1 Specify roof pitch and the materials to be used for the roof covering.
- 4.2 Specify the materials to be used for the walls:
- 4.3 Specify the materials to be used for the floors:
- 4.4 Identify position of DPCs and cavity trays:
- 4.5 Provide details of the method to be used for upgrading existing walls where a material change of use of a building is proposed.
- 4.6 Where tanking is proposed provide a 1:10 scale section showing installation details.

Radon:

- 4.7 1:10 scale detailed section through wall / floor junction to be provided:
- 4.8 Position of sump(s) to be identified:

**Information required in respect of Part 5:
Ventilation and Condensation in Roofs**

GENERAL

- 5 N/A State which design code (e.g. technical guidance document 5 - 2011 Edition) has been used for the purposes of satisfying each of the requirements in Part 5 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

New dwellings and change of use to form dwellings.

- 5.1 State ventilation method that is to be adopted.
- 5.2 Where the system guidance is to be followed provide calculation for the whole dwelling in accordance with example calculations given in Appendix C of TGD 5.
- 5.3 Where system guidance is not to be followed, state ventilation rates for all rooms listed in table 1.1.a, together with ventilation rates for supply of air to all habitable rooms. Specify how ventilation rates are achieved.
- 5.4 Specify size and location of all background ventilators
- 5.5 Specify provision to be made to allow air transfer between rooms.
- 5.6 State floor area of all habitable rooms and provide window schedule identifying clear opening area of windows in habitable rooms and the percentage of openable area in relation to floor area. For hinged or pivot windows state if window opens between 15° and 30°, or over 30°.
- 5.7 When using performance based ventilation full design calculations to be provided in accordance with Appendix A of TGD 5.

Existing dwellings.

- 5.8 State floor area of any new habitable room, wet room and conservatory (and any existing rooms where ventilation is altered as a result of the proposed work) and provide a window schedule identifying clear opening area of all new windows and the percentage of openable area in relation to floor area of the room served by the window. For hinged or pivot windows state if window opens between 15° and 30°, or over 30°.
- 5.9 State the provision to be made for whole building and extract ventilation in any new wet room.
- 5.10 Specify provision to be made to allow air transfer between rooms.
- 5.11 Specify the size of background ventilators to be fitted in all new rooms.
- 5.12 Where alterations affect the ventilation of an existing room(s) state whether or not any background ventilation previously existed together with the size of any proposed background ventilators.

Car Parks .

- 5.13 Where an enclosed car park is to be naturally ventilated, show ventilation openings on elevations. Clear opening size of vents and the floor area of car park to be stated:
- 5.14 Where an enclosed car park is to be mechanically ventilated, specify ventilation rates to be achieved

Information required in respect of Part 6: Drainage, Hygiene and Water Storage:

GENERAL

- 6 N/A State which design code (e.g. approved document H) has been used for the purposes of satisfying each of the requirements in Part 6 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

Foul Water Drainage:

- 6.1 Drainage layout to be shown with gradients, pipe sizes, manhole cover and invert levels stated. (Full design calculations to be provided for large developments)
- 6.2 Invert level and location and of sewer connection to be stated:
- 6.3 Where a pumped system is proposed storage capacity, number of pumps and alarm provision to be stated:

Cesspools and Packaged Treatment System:

- 6.4 Location of any proposed cesspool or packaged treatment system to be shown, together with any existing systems on adjoining sites:
- 6.5 Specification for Cesspool and the alarm system to be provided:
- 6.6 Capacity of packaged treatment plant to be stated, and soakaway position to be shown:
- 6.7 Statement to confirm that any new system is the required distance from any borehole or

- watercourse:
- 6.8 Land drain design (to BS 6297) to be provided together with results of percolation tests, and confirmation that winter water table does not rise within 1m of the invert of the proposed land drain system:
- 6.9 Where a pumped system is proposed storage capacity, number of pumps and alarm provision to be stated:

Rainwater Drainage:

- 6.10 Drainage lay-out and position of outfall to be shown:
- 6.11 Where the proposed drainage is to an existing soakaway identify location and provide calculations to show capacity is adequate.
- 6.12 Where it is proposed to use a soakaway to drain areas in excess of 60 square metres design calculations as recommended in the Approved Document H to be provided:
- 6.13 Where it is proposed to connect surface water drainage to a foul or combined public sewer, evidence showing that agreement has been reached with TTS Department to be provided.
- 6.14 Show location of proposed and any existing soakaways.

Sanitary Facilities:

- 6.15 Number and location to be indicated on plan:

**Information required in respect of Part 7:
Stairs Ramps and Protective Barriers**

GENERAL

- 7 **N/A** State which design code (e.g. technical guidance document 7) has been used for the purposes of satisfying each of the requirements in Part 7 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

Stairs, Ramps and Protective Barriers:

- 7.1 Position of all stairs, ramps and protective barriers to be shown on plans:
- 7.2 Where protective barriers are to be constructed using free-standing glass or glass infill panels state design to certified under the SER scheme.
- 7.3 Section to be provided through stairs showing headroom, rise and goings. Goings for tapered treads to be dimensioned on plan.
- 7.4 Specify measures to be provided for guarding of stairs, landings, ramps, floors, roofs and balconies. Note: In the case of any dwelling guarding should not be readily climbable by children under 5 years:

Information required in respect of Part 8: Access to, and use of Buildings

GENERAL

8

N/A

Access statement. State that the 2007 Edition of the TDG Part 8 has been used for the purposes of satisfying each of the requirements in Part 8 of the second schedule, and that works are to be carried out in accordance with all relevant recommendations of that technical guidance document. Where it is proposed to depart from any relevant provision of the TDG 8, this needs to be identified in the building specification. Reasons for departing from the guidance should also be recorded in the building specification and supporting evidence to justify the departure should be provided. See paragraph 0.23 of the TGD.

SPECIFIC DETAILS (NEW DWELLINGS ONLY)

Access to and into a dwelling-house and entrance level flats.

- 8.1 Highlight 900mm wide approach (clear from any obstructions) from car parking area to principal entrance. Where off site parking is provided show 900mm wide approach from site boundary to principal entrance.
- 8.2 Provide ground levels along the approach to the principal entrance and state the type to be provided i.e. Level, ramped or stepped.
- 8.3 Specify materials to be used for the surface of the approach to principal entrance.
- 8.4 If stepped approach is considered unavoidable provide reasons.
- 8.5 Provide section through any stepped approach dimensioning rise, goings, landings lengths and handrail heights.
- 8.6 Provide 1:10 section showing accessible threshold at principle entrance and at a rear door leading to any garden area, and show measures which are proposed to satisfy the requirements of Part 4.
- 8.7 Dimension clear width of entrance door and any rear door leading to a garden area.

Circulation within entrance storey of a dwelling and entrance level flats.

- 8.8 Dimension width of halls/corridors and the clear width of doors to all habitable rooms and the room containing a WC on the entrance storey.

Passenger Lifts in Blocks of Flats.

- 8.9 Where a lift is to be provided, dimension internal width of lift car at no less than 1100mm and length of lift car at no less than 1400mm.

WC Provision in entrance storey of dwelling.

- 8.10 Show location of WC on plan and dimension sizes to achieve the standards shown in diagrams 31 and 32.

Internal layout.

- 8.11 Indicate 1500mm turning circles in dining areas and living rooms.
- 8.12 Identify a window in the principle living room that will have glazing which begins at 800mm or less above floor.
- 8.13 Dimension the clear width of any stair serving the upper floor at a minimum of 900mm
- 8.14 Show timber / metal stud walls reinforced (e.g. plywood fixing panels) between 300mm and 1500mm above floor to enable the future fixing of handrails in the bathroom and on the stairs.
- 8.15 Identify a space (clear of door swings) in the general circulation area for the future provision of a through-the-floor lift and show floor joists trimmed to provide a clear opening size of at least 950mm wide 1450mm long
- 8.16 Show location of bathroom and dimension sizes to achieve the standards shown in diagram

33.

8.17 Specify heights for switches and socket outlets, including main consumer unit.

8.18 Indicate on plan possible future route for the installation of a track and hoist system from a bedroom to a bathroom, and identify measures for fixing track.

Information required in respect of Part 9: Resistance to the Passage of Sound.

GENERAL

9 N/A State which design code (e.g. approved document E) has been used for the purposes of satisfying each of the requirements in Part 9 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

SPECIFIC DETAILS

Protection against sound from other parts of the building and adjoining buildings

9.1 Clearly identify on the plans the position of all walls, floors and stairs that need to provide protection against sound from other parts of the building and adjoining buildings, stating sound reduction level to be achieved.

9.2 Provide 1:20 detailed section showing wall, floor and stair construction.

9.3 State sound testing to be carried out as required by the Building Control Surveyor and test results to be submitted to the Department of Planning and Building Services:

Protection against sound within residences etc.

9.4 Clearly identify on the plans the position of all walls and floors that need to provide protection against sound within residences, stating sound reduction level to be achieved.

Reverberation in the common internal parts of buildings containing flats or rooms for residential purposes

9.5 State the materials to be provided to limit reverberation in the common internal parts of the building, and provide calculations to show the absorption area required.

Information required in respect of Part 10: Glazing – Safety and Protection

GENERAL

10 N/A State which design code (e.g. technical guidance document 10) has been used for the purposes of satisfying each of the requirements in Part 10 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

Information required in respect of Part 11:

GENERAL

11 N/A State which design code (e.g. TGD 11.1A or 11.1B) has been used for the purposes of satisfying each of the requirements in Part 11 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical

guidance document:

SPECIFIC DETAILS (NEW BUILD DWELLINGS)

Achieving the TER:

- 11.1 Provide three copies of a completed printout sheet from the Departments SAP calculating tool (latest published version)
- 11.2 Dimension overall internal floor area (width and length) on all floor plans
- 11.3 Dimension storey heights on section through building.
- 11.4 Dimension structural opening sizes (height and width) for all windows, doors and rooflights on plans AND provide schedule of all opening sizes which gives the total area for each elevation.
- 11.5 Dimension floor area of principle living room
- 11.6 Where solar panels are to be incorporated show size and location on plans.
- 11.7 Specify type of controls to be provided for space and water heating operation.
- 11.8 Identify rooms and % of all fixed light fittings where low energy lighting is to be provided.
- 11.9 Provide design data used in SAP calculator to show measures taken to limit solar gains.
- 11.10 Where photovoltaic (PV) technology is to be used specify location of PV modules and area in sq.m.

SPECIFIC DETAILS (EXTENSION OF A DWELLING)

Standard approach for determining area of windows, roof windows and doors:

- 11.11 Provide a schedule to show the area of windows, doors and rooflights in the extension does not exceed 25% of the floor area of the extension, plus the area of any windows or doors in the existing dwelling which, as a result of the extension works, no longer exist or are no longer exposed.
- 11.12 U-values to be achieved by roofs, walls, floors, doors, windows and rooflights to be stated in W/m²K.

Optional approach one for determining U-values and area of windows, roof windows and doors: Details to be provided only when not following 11.11 & 11.12 above,

- 11.13 Provide a schedule showing the area-weighted U-value for each element type in the extension, satisfies Table 1 in TGD 11.1B
- 11.14 Provide calculations in accordance with paragraph 17 of TGD 11.1B to show the calculated area-weighted U-value of all elements in the extension is no worse than a notional extension of the same size and shape which complies with the U-value standards referred to in paragraph 13 of the TGD 11.1B and the opening areas given in paragraph 14.

Optional approach two for determining U-values and areas of windows, roof windows and doors. Details to be provided only when not following 11.11 to 11.14 above,

- 11.15 Provide SAP calculations (using the departments SAP calculator) and details in accordance with paragraphs 19 and 20 of TGD 11.1b

General information to be provided in respect of New dwellings and Extensions.

- 11.16 Dimension structural opening sizes (height and width) for all windows, doors and rooflights on plans.
- 11.17 Total internal floor area of the extension to be stated
- 11.18 Where works also include the replacement of existing windows details of the windows to be removed should be shown on a survey drawing and the U-values and type of frame proposed for the replacement windows must be clearly stated.
- 11.19 Identify rooms and % of all fixed light fittings where efficient lighting is to be provided.
- 11.20 If construction is to be carried out in accordance with the TSO robust details catalogue for limiting thermal bridging and air leakage, this should clearly be stated on the plans. Alternatively, demonstrate that the specified details deliver an equivalent level of performance.
- 11.21 State on plans results of air test are to be submitted to the department.
- 11.22 If the extension is a conservatory, specify U-values to be achieved by all elements separating the conservatory from the dwelling together with the U-values to be achieved by all glazed and thermal elements used in the construction of the conservatory.
- 11.23 Where work includes the replacement of existing heating boiler state the type of heating boiler and for oil and gas boilers state the SEDBUK rating to be achieved.

SPECIFIC DETAILS (CHANGE OF USE TO FORM A DWELLING, or PROPOSAL TO CHANGE ENERGY STATUS)

- 11.24 Identify existing windows doors and rooflights which are to be retained and specify current U-values. If worse than 3.3 w/m² state proposals for upgrading.
- 11.25 State U-values to be achieved by all new windows, doors and rooflights.
- 11.26 When forming new window openings provide a schedule to show the area of all windows, doors and rooflights in the newly created dwelling does not exceed 25% of the floor area of the new dwelling.
- 11.27 Identify all thermal elements which are to be retained and state existing U-values. Specify proposals to improve the existing U-value.
- 11.28 State U-values to be achieved by all newly replaced thermal elements.
- 11.29 Identify any thermal elements which are to be renovated, and the U-value to be achieved.
- 11.30 Type of heating boiler to be stated and for oil and gas boilers state the SEDBUK rating to be achieved.
- 11.31 Identify rooms and % of all fixed light fittings where efficient lighting is to be provided.
- 11.32 If construction is to be carried out in accordance with the TSO robust details catalogue for limiting thermal bridging and air leakage, this should clearly be stated on the plans. Alternatively, demonstrate that the specified details will deliver an equivalent level of performance.
- 11.33 If air test is to be carried out, state on plans that results are to be submitted to the department of Planning and Building Services.

SPECIFIC DETAILS (MATERIAL ALTERATIONS & PROVISION OF NEW CONTROLLED SERVICES & FITTINGS)

Controlled services or fittings:

- 11.34 Type of any new or replacement heating boiler to be specified. For oil and gas boilers state SEDBUK efficiency to be 90% or above.
- 11.35 State U-values to be achieved by any windows, doors and rooflights to be fitted in newly created openings, and provide a schedule to show the total area of all windows, doors and rooflights in the dwelling.
- 11.36 State U-values to be achieved by any replacement windows, doors and rooflights.

Work in connection with thermal elements:

- 11.37 Where a new thermal element is to be provided state U-value to be achieved by the element.
- 11.38 Where any thermal element is to be renovated, state the U-value to be achieved.

**Information required in respect of Part 12:
Electrical Safety**

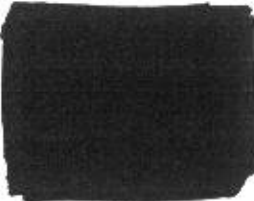
GENERAL

- 12 **N/A** State which design code (e.g. technical guidance document 12) has been used for the purposes of satisfying each of the requirements in Part 1 of the second schedule, and state all works are to be carried out in accordance with all relevant recommendations of that code / technical guidance document:

**Department of the Environment
Planning and Building Services**

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

Certificate of Completion



Building Permit/Registration Number: B/2012/0375/
Property Number:

DESCRIPTION OF WORK:
Construct new retaining wall.

WORK CARRIED OUT AT:
St. Christopher, Le Vieux Beaumont, St. Peter, JE3 7EA

COMPLIANCE WITH THE BUILDING BYE-LAWS (JERSEY)

It is hereby certified that the building works described above have been inspected and so far as the Building Control Surveyor has been able to ascertain all relevant requirements of Parts 1 to 11 of the Building Bye-Laws which were in force at the time the work was undertaken have been satisfied.

Name of Officer: 

Signature:

Date: 01/10/2012

NOTE :

This certificate has been issued for the purposes of the building bye-laws only and does not relate to any planning permit or planning conditions issued in respect of this site.

Department of the Environment
Planning and Building Services

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

4 May 2012



Building Application Number B/2012/0375/

Dear Oliver


Application Address:	St. Christopher, Le Vieux Beaumont, St. Peter, JE3 7EA
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Description of Work:	Construct new retaining wall.
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Please find enclosed notice of the Minister for Planning and Environment decision regarding the above application.

I would remind you that it is a requirement of the Building Bye-Laws that notification is submitted at certain stages of the work. Enclosed are notices which can be used for that purpose.

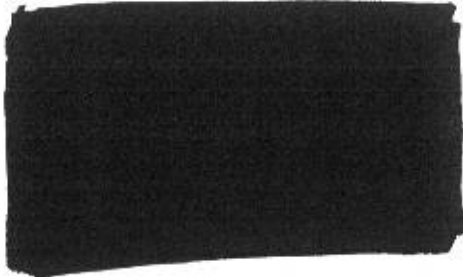
Yours sincerely


Senior Building Control Surveyor


Encl.

Department of the Environment
Planning and Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

03/05/2012



RECEIPT OF BUILDING APPLICATION AND MAP FEES

Application Address: St. Christopher, Le Vieux Beaumont, St. Peter, JE3 7EA.

Description of Work: Construct new retaining wall.

Thank you for your building application which was received on 01/05/2012. I can confirm that your application has now been registered and that the fee set out below has been paid. Should it be necessary to contact the Department the Building Control Surveyor dealing with your application is [REDACTED] who can be contacted directly on [REDACTED]

Receipt Date: 03/05/2012
Receipt No: [REDACTED]
Application Number: B/2012/0375/
Application Type: B
Form of Payment: [REDACTED]
Payment Received : £ [REDACTED]

Thank you

Enquiries

For enquiries regarding this fee, please call: [REDACTED]
Building Control Applications Officer
[REDACTED]

Please quote the application number in all communications.



**Department of the Environment
Planning and Building Services**

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

03/05/2012



Application Number B/2012/0375/

Dear Sir/Madam

Application Address: St. Christopher, Le Vieux Beaumont, St. Peter, JE3 7EA.

Received Date 1 May 2012

I am writing to confirm that the above application has now been registered and is being dealt with by [REDACTED]

We aim to deal with all building applications as quickly as possible and will normally make a decision within five weeks. This will either be to issue a building permit or, send a letter listing any amendments or additional information that is required.

Should you wish to contact the Department regarding progress of this application please feel free to contact the Building Control Surveyor named above on [REDACTED] quoting the application reference number(s) as shown above.

Yours faithfully

[REDACTED]
Building Control Applications Officer

[REDACTED]

[REDACTED]

[REDACTED]