



### La Preference - Further Appraisal

These potential brown field sites in the heart of St Martin already have two large properties located upon them and it is our intention to allow them to be combined to enable the development of the land in a more efficient manner, creating new homes of varying sizes, categories and styles. There are two buildings that exist on the joint site, both are presently lying empty and in need of substantial work. La Preference Cottage has also been given permission to be demolished and replaced with a substantial house, with a new vehicular entrance. With this site being within the bounds of an already developed area, the site would be best jointly developed, both to improve any vehicular access and for the purpose of providing a reasonable number of affordable homes close to amenities.

Whilst the two sites also presently 'share' the same entrance at the corner of the site and are screened from the immediate outside world by a line of mature shrubs and trees. The La Preference replacement dwelling has approval for a separate access drive to be located in a much safer position along La Rue du Hucquet and it is suggested that it would be possible to alter the location of this new entrance to be adopted for any future development proposals that could occur on the combined site.

The combined brownfield sites are located in an already built-up area, sandwiched between Maufant Village and St Martin's Village and in our view these proposals would not impinge on an existing density pattern, nor would they appear detrimental to the character of the area in general. If the two existing buildings were to be demolished and then replaced with the suggested units, then the external 'visual status quo' would remain. The public perception of the site would not alter as it is anticipated that the existing screening vegetation would remain in addition to being reinforced in areas where it has degraded or is none existent. It is proposed to construct 4 - 5 slightly larger houses along the South boundary of the combined site, each with their own garden space. In addition it is also proposed to construct the other 15-20 smaller, affordable homes in the heart of the site, away from the boundary, incorporating strategically concealed parking a communal amenity in the form of a private walled-in garden space at the North end of the combined site and individual amenity spaces for each of the new dwellings.

We hope that these arguments will support our case and convince the Department that La Preference Cottage and the disused Children's Home could provide exceptional opportunities for housing our population in an efficient and sustainable way.