

In the Royal Court of Jersey

Samedi Division

In the year two thousand and twelve, the twenty-fifth day of June.

Before the Judicial Greffier.

Upon the application of Her Majesty's Attorney General, IT IS ORDERED that the Planning Obligation Agreement between The Minister for Planning and Environment and Merton Hotel Limited in relation to St Juste and La Fantaisie, Merton Hotel, St Saviour, be registered in the Public Registry of this Island.


Greffier Substitute

LOD

Reg. Pub.

L1297-669--



**Planning Obligation Agreement under Article 25
of the Planning and Building (Jersey) Law 2002**
relating to the development of St Juste and La
Fantaisie, Merton Hotel, Belvedere Hill, St Saviour

Dated : 19TH DAY OF JUNE

2012

The Minister for Planning and Environment (1)

Merton Hotel Limited (2)

L1297-670--



DATE 19TH DAY OF JUNE

2012

PARTIES

- (1) The Minister for Planning and Environment of States Offices, South Hill, St. Helier, Jersey, JE2 4US ("the Minister"); and
- (2) Merton Hotel Limited (Co Regn. No 210) whose registered office is situate at 1 Wharf Street, St. Helier, JE4 0ZX ("the Owner")

RECITALS

- 1 The Minister is the Minister of the States charged with the administration of the Law by whom the obligations in this Agreement are enforceable in accordance with the provisions of the Law.
- 2 The Owner has submitted to the Minister the St Juste Application and the La Fantaisie Application.
- 3 The Owner warrants that it is the owner in perpetuity (*à fin d'héritage*) of the Site by virtue of those matters referred to in the First Schedule.
- 4 St Juste is a Potential Listed Building.
- 5 La Fantaisie is a Listed Building.
- 6 The Owner has offered to be subject to the planning obligations contained within this agreement, insofar as they relate to the Owner, such that upon commencing development of the St Juste Site in accordance with the terms of the St Juste Application, the Owner shall carry out and complete the development of the La Fantaisie Site in accordance with the terms of the La Fantaisie application.
- 7 Having regard to the purposes of the Law the Island Plan 2011 and all other material considerations the Minister is minded to approve the St Juste Application and the La Fantaisie Application in order to facilitate and enable the refurbishment of La Fantaisie, a Site of Special Interest, into six staff apartments subject to the Owner entering into this Agreement to make provision for regulating the St Juste Development and the La Fantaisie Development respectively and securing the matters hereinafter referred without which the Minister would not be so minded and which the Owner has agreed to do upon the terms set out herein.
- 8 The Owner acknowledges that this Agreement is legally binding.
- 9 The parties have agreed to enter into this Agreement in order to secure the planning obligations contained in this Agreement.

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NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

OPERATIVE PART

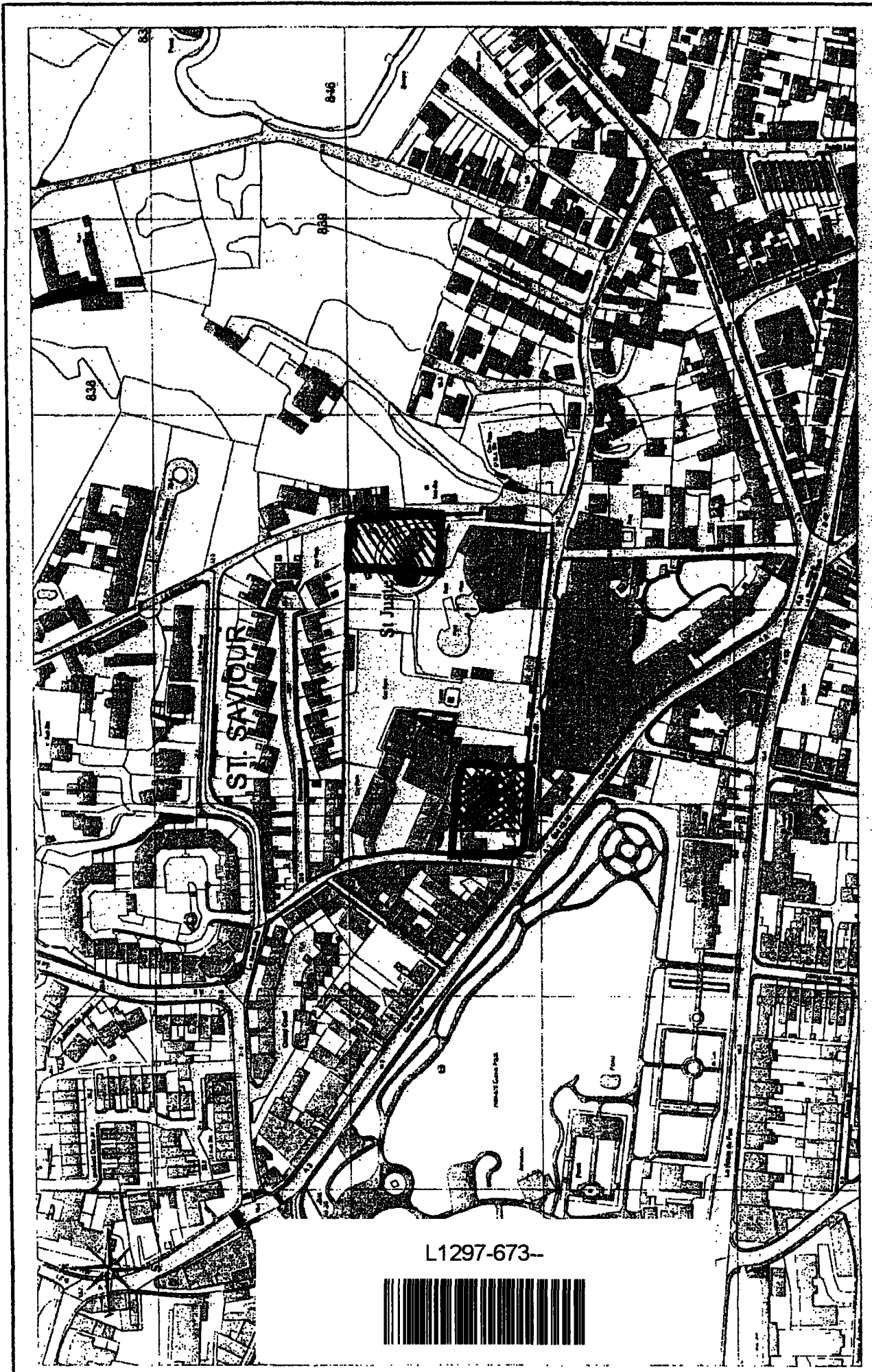
1 DEFINITIONS

For the purposes of this Agreement the following expressions shall have the following meanings:

- “Commencement of development” the date on which any operation forming part of the development under the St Juste Application begins to be carried out. For the avoidance of doubt the term ‘development’ shall be accorded the meaning defined in Article 5 of the Planning and Building (Jersey) Law 2002.
- “Development” the development of the Site pursuant to and in accordance with the La Fantaisie Permit and the St Juste Permit or any variation or amendment thereof.
- “GST” means the goods and services tax under the Goods and Services Tax (Jersey) Law 2007.
- “Law” the Planning and Building (Jersey) Law 2002.
- “La Fantaisie Application” the application for planning permission submitted to the Minister for the La Fantaisie Development allocated reference number P/2007/1427.
- “La Fantaisie Development” the development of that part of the Site shown cross-hatched black on the Plan (“the Fantaisie Site”) as set out in the La Fantaisie Application (subject to any amendments made by the Owner and accepted or required by the Minister) with the description of development as “Refurbish existing building into 6 No. staff apartments”.
- “La Fantaisie Permit” the planning permission subject to conditions to be granted by the Minister pursuant to the La Fantaisie Application and any variations or amendments thereto or substitutions therefore as set out in the Second Schedule.
- “St Juste Application” the application for planning permission submitted to the Minister for the St Juste Development and allocated reference number reference P/2006/0636.
- “St Juste Development” the redevelopment of that part of the Site shown hatched black on the Plan (“the St Juste Site”) as set out in the St Juste Application (subject to any amendments made by the Owner and accepted or required by the Minister) with the description of development as “Demolish existing staff

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States
of Jersey

COPYRIGHT PLANNING & ENVIRONMENT DEPARTMENT

PWP Architects

St Saviour
Merton Hotel

LOCATION PLAN
SCALE 1: 2500

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N

accommodation and construct indoor bowling hall with associated landscaping works. AMENDED PLANS: Minor material and design alterations. FURTHER AMENDED: Demolish modern extensions to 'St. Juste' and replace roof with thatch. Construct indoor bowling alley and associated landscaping. Erect tensile roof over existing tennis court for multi-purpose ball court. FURTHER AMENDED PLANS: Demolish structure to north/east of site & modern extensions to 'St. Juste'; removal of three external support walls to east elevation of 'St. Juste'; replace roof with thatch. Construct indoor bowling alley to north/east of 'St. Juste'; associated landscaping. Erect tensile roof over existing tennis court for multi-purpose ball court."

"St Juste Permit"	the planning permission subject to conditions to be granted by the Minister pursuant to the St Juste Application and any variations or amendments thereto as set out in the Second Schedule.
"Occupation" and "Occupied"	occupation for the purposes permitted by the Planning Permits but not including occupation by personnel engaged in construction, fitting out or decoration unless agreed in writing by the Minister.
"the Site"	the land against which this Agreement may be enforced as shown by a thick black line on the Plan.
"Plan"	the plan or plans attached to this Agreement.
"the Planning Permits"	the La Fantaisie Permit and the St Juste Permit

2 CONSTRUCTION OF THIS AGREEMENT

- 2.1 Where in this Agreement reference is made to any clause, paragraph or schedule or recital such reference (unless the context otherwise requires) is a reference to a clause, paragraph or schedule or recital in this Agreement.
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.3 Words of the masculine gender include the feminine and neuter genders and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.
- 2.4 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.5 Any reference to a law of the States of Jersey shall include any modification, extension or re-enactment of that law for the time being in force and shall include all

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instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Law or deriving validity from it.

- 2.6 References to any party to this Agreement shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Minister the successors to his statutory functions.
- 2.7 This Agreement shall be construed so as to give effect to the purpose of the Law.

3 LEGAL BASIS

- 3.1 This Agreement is made pursuant to Article 25 of the Law.
- 3.2 The covenants, restrictions and requirements imposed upon the Owner under this Agreement create planning obligations pursuant to Article 25 of the Law and are enforceable by the Minister against the Owner.

4 CONDITIONALITY

This Agreement is conditional upon:

- 4.1 being registered in the Royal Court as evidenced by an Act of the said Court;
- 4.2 the grant of the Planning Permits; and
- 4.3 the commencement by the Owner of the development of the St Juste Site in accordance with the terms of the St Juste Application.

save for the provisions of Clauses 7.1 and 14 (legal costs clause and jurisdiction clause) which shall come into effect immediately upon completion of this Agreement.

5 THE OWNER'S COVENANTS

The Owner covenants and agrees with the Minister as set out in the Third Schedule to the intent that this Agreement shall be enforceable without limit of time against the Owner and any person claiming or deriving title through or under the Owner to the Site or any part or parts thereof.

6 THE MINISTER'S COVENANTS

The Minister covenants and agrees with the Owner as set out in the Fourth Schedule.

7 PUBLIC REGISTRY OF CONTRACTS

The Minister shall, as soon as practicable following the acceptance of this Agreement by the Owner and the Minister, apply to the Royal Court for an order that this Agreement be registered in the Public Registry of Contracts.

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- 7.2 The Minister agrees if so requested by the Owner upon the full discharge by the Owner of an obligation under this Agreement formally to acknowledge such discharge and to register in the Public Registry of Contracts evidence of such full discharge the whole without prejudice to all and any continuing obligations of the Owner at that time still undischarged.

8 MISCELLANEOUS

- 8.1 The Owner shall pay to the Minister on completion of this Agreement the reasonable legal costs of the Minister incurred in the negotiation, preparation and completion of this Agreement.
- 8.2 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Minister under the terms of this Agreement such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed and any such agreement, consent, approval or expression of satisfaction may be given on behalf of the Minister by the Director of Planning and Building Services and notice or communication to the Minister pursuant to the provisions of this Agreement shall be addressed to the Director at Planning and Building Services South Hill St Helier Jersey JE2 4US or as otherwise notified for the purpose by notice in writing.
- 8.3 Any notices on the Owner shall be deemed to have been properly served if sent by recorded delivery to and addressed to it at the address of the Owner's registered office as set out above or as otherwise notified for the purpose by notice in writing.
- 8.4 Insofar as any clause or clauses of this Agreement are found (for whatever reason) to be invalid illegal or unenforceable then such invalidity illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Agreement.
- 8.5 This Agreement shall cease to have effect (insofar only as it has not already been complied with) if either or both of the Planning Permits shall be quashed, revoked or otherwise withdrawn or (without the consent of the Owner) it is modified by any statutory procedure or expires prior to Implementation.
- 8.6 No person shall be liable for any breach of any of the planning obligations or other provisions of this Agreement after it shall have parted with its entire interest in the Site but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 8.7 Nothing in this Agreement shall prohibit or limit the right to develop any part of the Site in accordance with a planning permission (other than the Planning Permits) granted (whether or not on appeal) after the date of this Agreement.
- 8.8 Except in so far as legally or equitably permitted this Agreement shall not prejudice or fetter or affect any statutory power discretion or duty of the Minister and without prejudice to the generality of the foregoing it is agreed between the parties hereto that any benefit or power conferred on the Minister by any of the obligations or covenants by the Owner in favour of the Minister under this Agreement are in addition to any of the Ministers' statutory powers under the Law.

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- 8.9 Nothing in this Agreement shall be construed or interpreted in such a way or inference to be drawn so as to place or create a duty of care upon the Minister as a result of the Minister agreeing to accept the covenants agreements and undertakings on the part of the Owner as contained herein.
- 8.10 The Owner shall not be entitled to any costs or compensation as a result of the making of this Agreement and the obligations contained herein.
- 8.11 All communications and notices served or made under this Agreement shall be in writing.

9 WAIVER

No waiver (whether expressed or implied) by the Minister of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Minister from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

10 CHANGE IN OWNERSHIP

The Owner agrees with the Minister to give the Minister immediate written notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this Agreement have been discharged such notice to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site purchased by reference to a plan.

11 GST

Any sum under this Agreement shall be exclusive of any GST properly payable.

12 MINISTER'S ADDITIONAL DEFAULT POWERS

In the event that the Owner neglects, omits, refuses or otherwise fails to fulfil any of the obligations hereof:

- 12.1 the Minister shall (without prejudice to his powers under Article 25(10) of the Law) be authorised to enter the Site and carry out, or cause to be carried out, such works as he considers to be reasonably required in the circumstances, and in any event the Minister shall not carry out, or cause to be carried out, any works not required by the La Fantaisie application, and the Owner shall allow the Minister, his employees or agents, access to the Site for such purpose with or without men, plant, vehicles and machinery and shall provide all such assistance as may be reasonably required by the Minister in connection therewith; and
- 12.2 the Minister shall be entitled to recover from the Owner all of the reasonable costs, fees and other expenses incurred by the Minister incidental to any works undertaken or any action undertaken by the Minister pursuant to this Clause 12.

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13 JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of the Island of Jersey.

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FIRST SCHEDULE

(Description of the Owners Site)

The Owner has an interest in the Site being the owner in perpetuity (*à fin d'héritage*) as follows by:

- i) a contract of purchase from Maude Eveline Le Gallais passed before the Royal Court on 29 May 1937 as to part; and,
- ii) a contract of purchase from Frank Tregear and passed before the Royal Court on 25 November 1954 as to the remainder

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SECOND SCHEDULE

(Planning Permits)

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



21 June 2012

Mr J Sayer
PWP Architects Ltd
61 South Street
Havant
Hants
England
PO9 1BZ

Planning Application Number P/2007/1427
Property Number 2336

Dear Sir

Application Address:	La Fantaisie, Merton Hotel, Belvedere Hill, St. Saviour.
Description of Work:	Refurbish existing building into 6 No. staff apartments.

Please find enclosed notice of The Minister for Planning & Environment's decision regarding the above application..

Please note that the Conditions imposed on the Permit are important and should be strictly adhered to and any subsequent changes to the development which may affect the requirements of the Conditions should be notified to the Minister for Planning and Environment as soon as possible.

Failure to comply with the attached Conditions may result in the Minister for Planning and Environment instigating Enforcement Action.


M Jones - Planner - BA (Hons) Int. Des., MA T&CP
Planner - Central Team
Planning and Building Services
Department of the Environment
direct dial: +44 (0) 1534 448439
fax: +44 (0) 1534 445528
email: m.jones@gov.je www.gov.je

Encl.

PI_2010

Chief Executive Officer: Andre

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States 
 of Jersey

Planning Application Number P/2007/1427

Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

IMPORTANT NOTICE

This notice gives permission under Article 19 of the Planning and Building (Jersey) Law 2002, as amended. In accordance with Article 24(i) of the Law the grant of this permission enures (except insofar as the permission otherwise provides) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

The development stated below may also require Building consent under Article 34, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407 who will be pleased to help.

The Minister for Planning & Environment, having considered your application hereby GRANTS PERMISSION TO DEVELOP LAND¹ under Article 19 of the Planning and Building (Jersey) Law 2002.

Refurbish existing building into 6 No. staff apartments.

To be carried out at:

La Fantaisie, Merton Hotel, Belvedere Hill, St. Saviour.

PLEASE NOTE: This decision is purely permissive and in no way absolves the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

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

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APPROVED



Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2007/1427

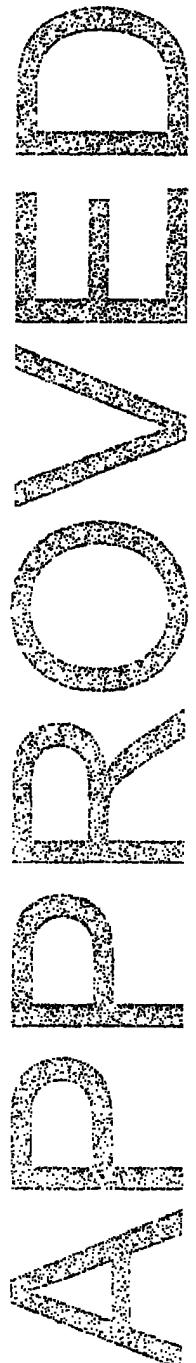
Standard Condition

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

Reason: The Minister for Planning & Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.

Condition(s):

1. The development hereby approved shall be carried out entirely in accordance with the plans and documents permitted under this permit. No variations shall be made without the prior written approval of the Minister for Planning and Environment
2. Prior to commencement of development on site a detailed measured and photographic record of La Fantaisie will be carried out, the methodology of which and final report are to be submitted to the Minister for Planning and Environment, to be held as part of the public record.
3. Prior to commencement of the development hereby permitted a detailed proposal for the landscaping of the site shall be included as part of the detailed planning application. This must include details of the number, species and location of both existing and proposed trees and shrubs and details of any hard surfacing proposed. The drawings are to be supplemented with a programme of implementation with details of:- (a) the method to be taken to protect existing trees and shrubs; (b) the method of planting to be adopted; (c) the arrangements to be made for the maintenance of the landscaped areas. All planting and other operations comprised in the landscaping scheme approved under this permission, shall be carried out and completed in the first planting season following the commencement of the development.
4. Any trees or plant(s) planted in accordance with the approved scheme, which within a period of five years from the planting taking place; die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Minister for Planning and Environment gives written consent to a variation of the scheme.





Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

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5. Prior to the commencement of the development hereby permitted the following details must be submitted to and approved in writing by the Minister for Planning and Environment;

- i) The nature, materials, dimensions and profile of external & internal heads, cills, jambs and mullions (where included) of windows and the heads and jambs of doorways.
- ii) The design or pattern, materials and extent of reveals of external & internal windows and doors illustrated by a scale drawing of a typical example.
- iii) The colour(s) of all external & internal woodwork by reference to a British Standard Classification or its equivalent.
- iv) Details of new doors and other new joinery to include a full shedule.

6. Prior to commencement on site, large scale details 1:20 of junctions and ceilings, doors and other features including architectural details are required to be submitted to and agreed in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and shall be retained and maintained as such.

7. Prior to commencement of development on site details of any areas proposed for demolition and re-build are to be submitted to and agreed in writing by the Minister for Planning and Environment.

8. Prior to commencement on site, full details of any intumescent guarding of existing windows and doors must be submitted to and agreed in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and shall be retained and maintained as such.

9. Prior to commencement of development on site, the final finish details to the chimney and roof ridges shall be submitted to and agreed in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and shall be retained and maintained as such.

10. Prior to the commencement of the development on site, a method statement for the damp proofing shall be submitted to and approved in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and shall be retained and maintained as such.





Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2007/1427

11. As set out in Planning Document P/2007/1427 'J' - Proposed Conversion Works, rev. 'C', item 4a, the Minister for Planning and Environment requires details of upgrade works to the compartmentalisation walls and any openings therein to be submitted to and approved in writing.

12. Details of sliding secondary glazing, including the location and fixing of tracks and materials are to be submitted to and approved in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and shall be retained and maintained as such.

13. Full details of the routing and termination of ventilation ducts including external details of the external grill are to be submitted to and agreed in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and shall be retained and maintained as such.

14. All fittings, including emergency lighting and smoke detectors, are to be fixed clear of all architectural detailing. The approved details shall be implemented in full and shall be retained and maintained as such.

15. New window fittings are to match the originals with illustrations of examples of both existing and proposed being submitted for prior approval by the Minister for Planning and Environment before installation. (Please note Comyn Ching 28 window fastener 0030 is not approved).

16. All interior architectural features are to be retained in situ unless otherwise agreed in writing by the Minister for Planning and Environment.

17. Samples of the existing roof tiles are to be retained for comparison alongside samples of any new tiles and the new sample roof tiles, which shall be submitted to and approved in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and shall be retained and maintained as such.

18. Samples of the existing rain water goods are to be retained for comparison and samples of any new rain water goods approved in writing by the Minister for Planning and Environment. Details to include materials, finish and colour of rain water goods. The approved details shall be implemented in full and shall be retained and maintained as such.





Planning Permit

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19. In the event that any hidden features are found during the course of development works on site these must be recorded and the Historic Environment Team advised immediately. Thereafter, demolition/alterations shall be carried out in a manner to be agreed in writing by the Minister for Planning and Environment. Such features shall be retained if the Minister so requires.

20. Prior to the commencement of the development, hereby approved, details of a specially commissioned single tangible work of art to the value of 0.75% of the full build costs of both applications for La Fantaisie and St Juste, Belvedere Hill, St. Saviour, shall be submitted to and approved by the Minister for Planning and Environment. The work of art shall be installed on site (or on adjacent land within the same ownership) prior to first occupation of any part of the development, and retained and maintained as such.

Reason(s):

1. To ensure that the development is carried out and completed in accordance with the details approved by the Minister for Planning and Environment to accord with Policy HE1 of the Adopted Island Plan, 2011.
2. To protect the structure and appearance of this registered building to accord with Policy HE1 of the Adopted Island Plan, 2011.
3. To ensure that before development proceeds provision is made for a landscaping regime that will enhance the appearance of the development and help to assimilate it into the landscape to accord with the standards of Policies GD1 & HE1 of the Adopted Island Plan, 2011.
4. To mitigate against the potential failure of trees and plants, and the extent to which that failure might threaten the success of the landscaping scheme to accord with Policies GD1 and HE1 of the Adopted Island Plan, 2011.
5. These details are not included in the application and are required to be submitted and agreed by the Minister for Planning and Environment to ensure that the character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.
6. To ensure that the historic character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

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Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2007/1427

7. These details are not included in the application and are required to be submitted and agreed by the Minister for Planning and Environment to ensure that the historic character of the building is not harmed to accord with Policy HE1 of the Adopted Island Plan, 2011.

8. To ensure that the historic character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

9. To ensure that the historic character of the building is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

10. To ensure that the historic character of the building within which the damp course will be constructed is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

11. To ensure that the historic character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

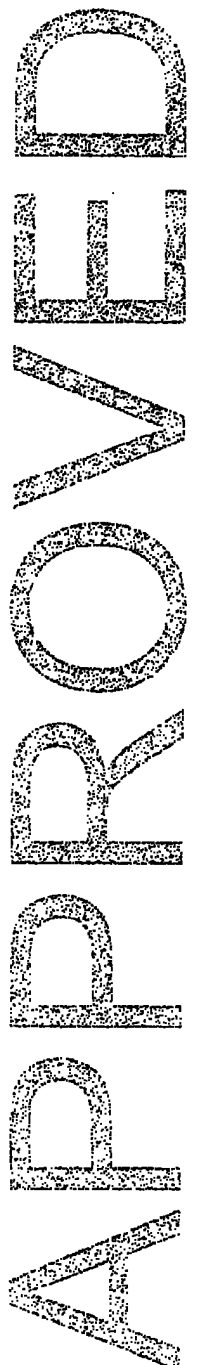
12. To ensure that the historic character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

13. To ensure that the historic character of the building is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

14. To ensure that the historic character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

15. To ensure that the historic character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

16. To ensure that the historic character of the building in which they are to be inserted is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011



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Chief Ex:





Planning Permit

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17. To ensure that the historic character of the building is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

18. To ensure that the historic character of the building is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

19. To ensure that the historic character of the building is not harmed to accord with the standards of Policy HE1 of the Adopted Island Plan, 2011.

20. To accord with the provisions of Policy GD8 of the Adopted Island Plan, 2011.

FOR YOUR INFORMATION:

The following plan(s) has/have been approved:

- A: Location Plan
- F: Details
- H: Images
- I: Trade Literature
- J: Proposed Conversion Works Document
- K: Windows Schedule
- L: Elevations - Existing
- M: Floor Plans - Proposed Ground & First Floor
- N: Proposed Elevations and Sections
- O. Photo location floor plans
- P. Schedule of works floor plans
- Q. Existing floor plans

APPROVED

L1297-688--





Planning Permit

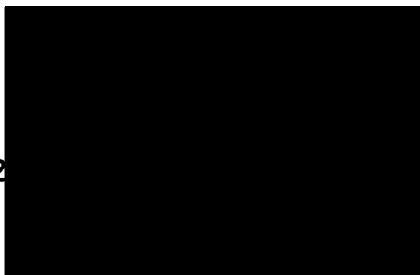
PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2007/1427

If written representations were made on this application this permission shall not have effect for a period of 28 days from the date of this notice, in order to allow for the lodging of any 'third party' appeal against the decision under Article 114 of the Law of the Planning and Building (Jersey) Law 2002.

If during this period a person appeals in accordance with Article 114 of the Law, the decision shall not have effect until either the appeal is withdrawn or is determined. When any such appeal is determined the decision shall have effect, if at all, in accordance with that determination.

21/06/2



Signed for Director

APPROVED

L1297-689--



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



21 June 2012

Mr J Sayer
PWP Architects
61 South Street
Havant
Hampshire
England
PO9 1BZ

Planning Application Number P/2006/0636
Property Number 2336

Dear Sir

Application Address:	St Juste, Merton Hotel, Belvedere Hill, St. Saviour.
Description of Work:	Demolish existing staff accommodation and construct indoor bowling hall with associated landscaping works. AMENDED PLANS: Minor material and design alterations. FURTHER AMENDED: Demolish modern extensions to 'St. Juste' and replace roof with thatch. Construct indoor bowling alley and associated landscaping. Erect tensile roof over existing tennis court for multi-purpose ball court. FURTHER AMENDED PLANS: Demolish structure to north/east of site & modern extensions to 'St. Juste'; removal of three external support walls to east elevation of 'St. Juste'; replace roof with thatch. Construct indoor bowling alley to north/east of 'St. Juste'; associated landscaping. Erect tensile roof over existing tennis court for multi-purpose ball court.

Please find enclosed notice of The Minister for Planning & Environment's decision regarding the above application.

Please note that the Conditions imposed on the Permit are important and should be strictly adhered to and any subsequent changes to the development which may affect the requirements of the Conditions should be notified to the Minister for Planning and Environment as soon as possible.

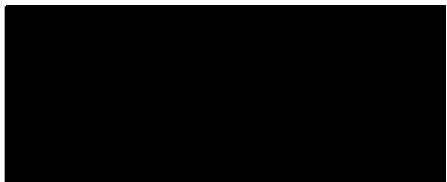
2/.....



Planning Application Number P/2006/0636

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Failure to comply with the attached Conditions may result in the Minister for Planning and Environment instigating Enforcement Action.



M Jones - Planner - BA (Hons) Int. Des., MA T&CP
Planner - Central Team
Planning and Building Services
Department of the Environment
direct dial: +44 (0) 1534 448439
fax: +44 (0) 1534 445528
email: m.jones@gov.je
www.gov.je

Encl.

APPROVED

CAUTION

This decision is purely permi
required under any other law
permission of the owner of the

L1297-691--



overrule, any other permission that may be
ve an applicant from the need to obtain the

**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



Planning Application Number P/2006/0636

Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

IMPORTANT NOTICE

This notice gives permission under Article 19 of the Planning and Building (Jersey) Law 2002, as amended. In accordance with Article 24(i) of the Law the grant of this permission enures (except insofar as the permission otherwise provides) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

The development stated below may also require Building consent under Article 34, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407 who will be pleased to help.

The Minister for Planning & Environment, having considered your application hereby GRANTS PERMISSION TO DEVELOP LAND¹ under Article 19 of the Planning and Building (Jersey) Law 2002.

Demolish existing staff accommodation and construct indoor bowling hall with associated landscaping works. AMENDED PLANS: Minor material and design alterations. FURTHER AMENDED: Demolish modern extensions to 'St. Juste' and replace roof with thatch. Construct indoor bowling alley and associated landscaping. Erect tensile roof over existing tennis court for multi-purpose ball court. FURTHER AMENDED PLANS: Demolish structure to north/east of site & modern extensions to 'St. Juste'; removal of three external support walls to east elevation of 'St. Juste'; replace roof with thatch. Construct indoor bowling alley to north/east of 'St. Juste'; associated landscaping. Erect tensile roof over existing tennis court for multi-purpose ball court.

To be carried out at:

St Juste, Merton Hotel, Belvedere Hill, St. Saviour.

PLEASE NOTE: This decision is purely permissive and in no way absolves the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

APPROVED

L1297-692--





Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2006/0636

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

The proposed development is considered to be acceptable having assessed all of the material considerations raised. In particular, the development has been assessed against Policy SP4 of the Adopted Island Plan 2011, for which there is a general presumption in favour of the preservation of registered buildings and places. In this case, however, the proposed partial demolition of the registered building of St. Juste is permitted due to the poor condition of the building and the confirmed agreement of the applicant to the full restoration of La Fantaisie, Merton Hotel, Belvedere Hill, St. Saviour adjoining.

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

Standard Condition

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

Reason: The Minister for Planning & Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.

Condition(s):

1. The development hereby approved shall be carried out entirely in accordance with the plans and documents permitted under this permit. No variations shall be made without the prior written approval of the Minister for Planning and Environment.
2. Prior to commencement of development on site a detailed, measured and photographic record of St Juste will be carried out, the methodology of which and final report are to be submitted to the Minister for Planning and Environment, to be held as part of the public record.

APPROVED





Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2006/0636

3. Prior to commencement of the development on site a method statement and structural engineer's report shall be compiled by a competent person and shall be submitted to and approved in writing by the Minister for Planning and Environment. The structural engineer's report, with details of construction, shall be submitted to minimise interventions to the rear of the ground floor, to ensure the stability of the St. Juste in the course of the works thereafter and the treatment of historic fabric that is agreed to be removed.

4. Notwithstanding the indications on the approved plans, prior to the commencement of the development, hereby permitted, full plans of the existing internal layout and proposed internal layout for all levels are to be submitted to and agreed in writing by the Minister for Planning and Environment.

5. In the event that any hidden features are found during the course of development works on site these must be recorded and the Historic Build Environment Team advised immediately. Thereafter, demolition/alterations shall be carried out in a manner to be agreed in writing by the Minister for Planning and Environment. Such features shall be retained if the Minister so requires.

6. Prior to commencement of the development on site a method statement shall be provided by a competent person to ensure that the physical evidence of the radiating walls enclosing a fan shaped terrace are recorded and possibly preserved when the cellars are in filled.

7. Prior to the commencement of the development, hereby permitted, full construction details clearly illustrating proposed revisions, materials and their finish alongside proposed repairs at scale 1:20 must be submitted to and approved in writing by the Minister for Planning and Environment for the following:

- i) Roof, including details of the form, type and finish of the thatch
- ii) Chimneys
- iii) Walls
- iv) Windows
- v) Rainwater goods, flues, vents and extracts

The approved details shall be implemented in full and retained and maintained as such.

APPROVED

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Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2006/0636

8. Prior to commencement of the development, hereby approved, a method statement shall be submitted by a competent person detailing the repairs and thatching works for 'St. Juste' and approved in writing by the Minister for Planning and Environment. Full repairs and re-thatching of St Juste are to be completed to the satisfaction of the Minister for Planning and Environment prior to the bowls hall being brought into use.

9. For the avoidance of doubt the proposed glazing either side of St. Juste at its junction with the Bowls Hall shown on Planning Document P/2006/0636 'AE' are reserved matters. Further details of which shall be submitted to and agreed in writing by the Minister for Planning and Environment. The approved details shall be implemented in full and retained and maintained as such.

10. The external walls of the bowls hall shall be plain render to match the external walls of St. Juste. Further, details of the pilasters, copings and plinth of the Bowls Hall shall be submitted to and agreed in writing prior to commencement of works on site. The approved details shall be implemented in full and retained and maintained as such.

11. All details of the access points into the bowls hall are hereby reserved. Further details of which shall be submitted to and agreed in writing by the Minister for Planning and Environment.

12. All planting and other operations comprised in the landscaping scheme approved under this permission, shall be carried out and completed in the first planting season following the commencement of the development. Any trees or plant(s) planted in accordance with the approved scheme, which within a period of five years from the planting taking place; die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Minister for Planning and Environment gives written consent to a variation of the scheme.

13. The landscape treatment to the perimeter walls of the Bowls Hall shall be submitted to and agreed in writing by the Minister for Planning and Environment prior to the commencement of the development on site. The approved details shall be implemented in full and retained and maintained as such.

APPROVED

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Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2006/0636

14. Notwithstanding the indications on the approved plans, prior to the commencement of the development hereby permitted, full details of all external materials to be used to construct the development shall be submitted to and approved by the Minister for Planning and Environment. The approved details shall be implemented in full and retained and maintained as such.

15. Prior to the commencement of the development, hereby approved, details of a specially commissioned single tangible work of art to the value of 0.75% of the full build costs of both applications for La Fantaisie and St Juste, Belvedere Hill, St. Saviour, shall be submitted to and approved by the Minister for Planning and Environment. The work of art shall be installed on site (or on adjacent land within the same ownership) prior to first occupation of any part of the development.

16. No development shall take place on the site in pursuance of this permission until foul sewer and surface water drainage details for have been submitted to and approved in writing by the Minister for Planning and Environment. The approved scheme shall be implemented in full before the development if first brought into use and retained and maintained as such.

Reason(s):

1. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.

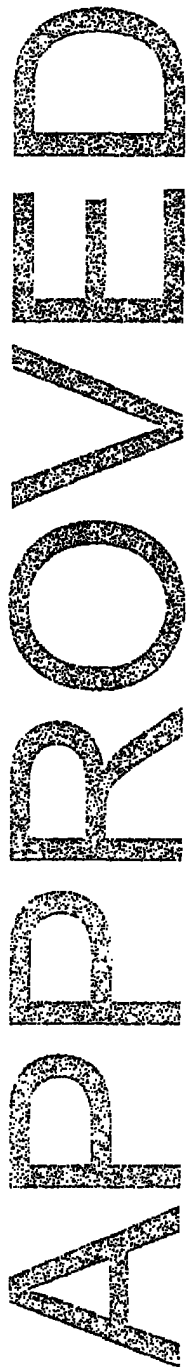
2. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.

3. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.

4. These details are not included in the application and are required to be submitted and agreed by the Minister for Planning and Environment to ensure that the character of the building in which they are to be inserted is not harmed to accord with Policy SP4 of the Adopted Island Plan, 2011.

5. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.

6. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.



L1297-696--



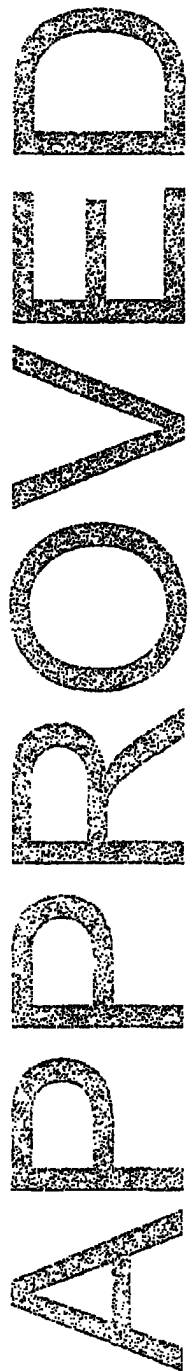


Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2006/0636

- 7. To protect the structure and appearance of the registered building St Juste to accord with Policy SP4 of the Adopted Island Plan, 2011.
- 8. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.
- 9. To protect the structure and appearance of the registered building St Juste to accord with Policy SP4 of the Adopted Island Plan, 2011.
- 10. To protect the structure and appearance of the registered building St Juste to accord with Policy SP4 of the Adopted Island Plan, 2011.
- 11. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.
- 12. To ensure that the benefits of the approved landscaping scheme are not delayed and consequently make an early contribution to the amenity of the site in the interest of sustaining and enhancing landscape quality to accord with Policy SP4 and GD1 of the Adopted Island Plan, 2011.
- 13. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.
- 14. To protect the structure and appearance of this registered building to accord with Policy SP4 of the Adopted Island Plan, 2011.
- 15. To accord with the provisions of Policy GD8 of the Adopted Island Plan, 2011.
- 16. To ensure that the completed development is provided with satisfactory infrastructure to accord with the standards of Policy GD1 of the Adopted Island Plan, 2011.
- 17. **INFORMATIVE:-** The applicant/agent for the development, hereby approved, are advised to forward copies of all approved plans to the Jersey Fire and Rescue Department showing all active and passive fire safety measures.



L1297-697--





Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2006/0636

FOR YOUR INFORMATION:

The following plan(s) has/have been approved:

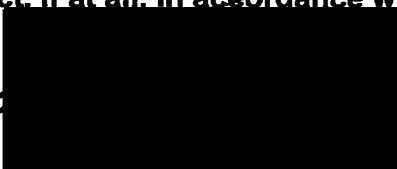
- A: Location Plan
- G: Existing Tree Appraisal
- I: Green Roof Systems Brochure
- J: Waste Management Plan
- L: Structural Report
- T: Existing Site Layout
- U: Proposed Site Plan
- V: Site Survey
- W: Proposed Ground Floor Plan
- X: Proposed First Floor Plan
- Y: Proposed Section A-A and Section B-B & C-C
- Z: Proposed Roof Plan
- AA: St Juste Existing Basement Plan
- AB: St Juste Existing Ground Floor
- AC: St Juste Proposed Plans
- AD: St Juste Proposed Section A-A & Junction Detail
- AE: Proposed Elevations North and West
- AF: Proposed Elevations South and East
- AG: St Juste Existing Elevations
- AH: Landscape Strategy Outline Proposal
- AI: Landscaping Planting Plan

If written representations were made on this application this permission shall not have effect for a period of 28 days from the date of this notice, in order to allow for the lodging of any 'third party' appeal against the decision under Article 114 of the Law of the Planning and Building (Jersey) Law 2002.

If during this period a person appeals in accordance with Article 114 of the Law, the decision shall not have effect until either the appeal is withdrawn or is determined. When any such appeal is determined the decision shall have effect, if at all, in accordance with that determination.

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21/06/2012



Signed for Director

L1297-698--

Chief



Third Schedule

The Owner's Covenants with the Minister

The Owner covenants and agrees and undertakes:

- 1 That the La Fantaisie Site shall be developed in accordance with the La Fantaisie Permit as granted by the Minister and as specified in the detailed planning permission and evidenced in the Drawing Information Schedule annexed hereto.
- 2 To give not less than 7 days written notice to the Minister of the Owner's intention to commence the La Fantaisie Development.
- 3 To give not less than 7 days written notice to the Minister of the Owner's intention to commence the St Juste Development.
- 4 None of the obligations or agreements entered into by the Owner pursuant to the terms of this Agreement shall have effect or be enforceable unless and until such time as the Owner commences development of the St Juste Site pursuant to the St Juste Application.
- 5 That it will use all reasonable endeavours to complete the La Fantaisie Development within 6 months of the completion of the St Juste Development.

L1297-699--



Fourth Schedule

The Minister's Covenants with the Owner

The Minister covenants and agrees and undertakes that, upon the full discharge by the Owner of an obligation under this Agreement, and upon receipt of a formal request from the Owner, formally to acknowledge such discharge to the Owner in writing and to register in the Public Registry of Contracts evidence of such full discharge the whole without prejudice to all and any continuing obligations of the Owner at that time still undischarged.

L1297-700-



Signed on behalf of the Owner

By



DAVID SEYMOUR
MANAGING DIRECTOR

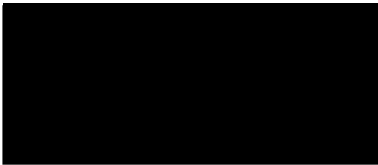
In the presence of

JEREMY HEYWOOD
ADVOCATE

This 19th day of June 2012

Signed on behalf of the Minister for Planning and Environment

by



PETER LE GREGGLEY (DIRECTOR)

in the presence of



MARION JONES

this 20th day of June , 2012

L1297-701--



drainage system would effectively provide a lower exterior ground level to reduce the effects of rising damp.

Where the western part of the property is finished in painted rubble stonework, the paint will be stripped back to stonework and then applied with new masonry paint to match the remainder of the property and to improve the weather keeping nature of that part of the building.

20. Apparent External Condition

Findings and Defects

The main brick built chimneystack is split and affected by historic deterioration about the centre line north to south with spalling of brickwork and mortar work.

Lead work is split and holed to the benching allowing rain penetration, (which has lead to the severe wet rot defect within the roof void as previously noted).

Hip and valley tiles show movement and there are a number of missing tiles. Hip details have been piecemeal repaired to a substandard nature.

Rainwater goods are generally in a dilapidated condition, severely corroded and holed. Wet rot decay affects fascia boarding.

The arched box details to the veranda are generally split to the render plasterwork, and to the west the render is missing, exposing the timber formers which are affected by wet rot decay. The heads of the cast iron columns are corroded and there is heavy decay to the capital timber pads.

L1297-702--





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www.pwp-architects.com

Our ref: JS/CF/4379

Marion Jones
States of Jersey
Planning and Building Services
South Hill
St Helier
JERSEY
JE2 4US

21 October 2009

Dear Marion

LA FANTAISIE

We are writing in response to a report from Tracey Ingle, your reference:P/2007/1427 dated 8 October 2009. We wish to clarify some of the points raised and incorporate further conditions.

- The window and door (WG23, DG07) on the proposed rear elevation is currently inaccurate; we have amended PWP drawing 1301 (proposed elevations) & 1700 (window schedule) to show a revised window to match the existing window currently on site. The proposed window & door will match the existing in size, profile and form with full joinery details agreed as a condition.
- The vaulted areas in the basement will be unaffected by tanking; we are only proposing tanking to the vertical faces of the existing walls.
- With reference to the window between the stair and the bathroom, we would propose to repair the existing window and install a clear glazed panel in front of the existing in equal shape and form with fire resisting glazing and hardwood beading.
- We propose that we carry out a door schedule as the subject of a condition but the intent is shown on PWP Dwg. No. 1700.
- We ask that the chimney ventilation bonnets are details to be agreed as a condition.
- We also ask that the location and methodology of proposed Chemical dpc's are to be a condition following detailed discussions with specialist contractors.
- It is not being proposed to replace all tiles to the existing roof. Before roof timber repairs are carried out and new roofing felt can be installed within the existing structure we need to carefully remove all existing tiles and put them to one side. Once all necessary works have been carried out, all existing tiles will be re-installed and any unsound tiles replaced with new ones to match.



- All mechanical ventilation from bathrooms and kitchens will be routed through the existing floor structure into the chimney stack. We have amended the floor plans, PWP drawing 1200 (Floor Plans) to show the removal of extraction through external walls. Further information will be produced at a later stage highlighting the routes of ducting within the existing structure.
- With reference to the split chimney stack, our proposals are to repair and ensure it is structurally sound following consultations with the Structural Engineer, we suggest details to be agreed subject to a condition.

Furthermore we have amended the 'Proposed Conversion Works rev B' of October 2007 omitting 'Safety Glazing' compliance with part N1 of the UK code and confirm that Envirograph intumescent materials will not be applied to architectural mouldings.

I trust we have covered all points raised but should you have any further queries please do not hesitate to contact me.

Kind regards

Yours sincerely
pp PWP Architects



JEREMY SAYER

Encs

cc. G Rossner
T Ingle
D Seymour
C Bovey
J Goff

L1297-704--



Revision A 12 July 2007 - Minor revisions made to text
Revision B 24 Oct 2007 - Minor additions
Revision C 21 October 2009 - Minor amendments

PROPOSED CONVERSION WORKS TO FORM STAFF ACCOMMODATION

at

LA FANTASIE
MERTON HOTEL, ST SAVIOUR, JERSEY

Job. No. 4379

Construction Notes:

Status

For submission to accompany planning application to describe the proposed approach to repairs and improvements to existing fabric.

Amendments

1. Demolitions

Carefully dismantle existing lean to construction at ground floor as indicated on PWP Architects drawing no. 1200 Rev. B and cart away from site. Make good junctions to existing fabric on completion.

Carefully dismantle existing internal partitions where indicated on PWP Architects drawing no. 1200 Rev. B. Make good junctions to existing fabric on completion.

2. Existing Cellar

The existing cellar suffers from water ingress and is to be made watertight.

Floor to be replaced with a concrete slab incorporating a damp proof membrane under a screed having the "RIW Cavity Drain System". See trade literature in Appendix A.

The membrane will be attached to the wall to let water through the retaining wall and drained into a sump pump. This will allow the existing brickwork to remain largely unaffected by the work

3. Floors

a. **Existing Suspended Ground Floors Above Basement:** existing floorboards, and existing skirting where necessary, are to be carefully removed and set aside for re-use. 100mm Kingspan Kooltherm K3 Floorboard insulation is to be placed between the joists. The existing floorboards are to be re-laid, and existing skirtings re-fixed. Construction to provide an Elemental U-value of at least 0.25W/m²K.



Underside of the ground floor joists over the cellar are to have 15mm thick fine line board attached plus skim coats.

While the floorboards are removed the underfloor ventilation should be checked to ensure that substructure voids below the suspended floors have a minimum 150mm air space, and are ventilated the equivalent to 3000mm² per metre run of external wall. Cranked ventilators, with Longbottoms cast iron airbricks 977X are to be used in this location.

b. Existing Solid Ground Floors: existing floor coverings to be removed; surface to be checked for soundness, and made good.

The floor structures will be repaired where joist ends are affected by wet rot and treated to eradicate all infestation by wood boring insect and decay through fungal attack. Furthermore, bearing in mind the solid nature of the perimeter walls and the inherent problem with penetrating and rising damp, joist ends and other timbers should be treated to withstand moisture interference. This work will be carried out by a specialist contractor who is able to cover the work with a 30-year insurance backed guarantee.

A structural engineer to investigate the past repair works to the crossbeams and joists of the structures at ground floor level for any possible repair works.

Furthermore, where solid structures exist these will need to be replaced if no damp proof membranes exist and in any case there will need to be associated work with the installation of the patent damp proof course in the walls.

4. Walls

a. Separating Wall Upgrade to Existing Walls: existing walls are to have fixed 50 x 50mm treated softwood battens, at 600mm maximum centres, with 50mm Gyproc Isowool between; Gypframe RB1 Resilient Bars, horizontally, at 600mm centres, to be fixed to the new studs, with 2 layers of 15mm thick Gyproc SoundBlock plasterboard fixed to the resilient bars. All to give one hour's fire resistance, and 52 Rw dB sound insulation.

b. Infill walls to existing openings: Profile of existing openings are to remain expressed. Doors are to be removed clearly labelled and stored in the cellar on site. Infill partitions to site on centre line of wall. Specification of partitions to be as "new internal partitions below".

c. New Internal Partitions: to consist of 1 layer of 12.5mm Gyproc plasterboard, moisture resistant to bathrooms, cloakrooms, and kitchens, to each side on; 69 x 44mm treated softwood studs at 600mm centres between 69 x 44mm head and sole plates, with mid point noggins and additional noggins inserted as necessary to take fixtures and fittings. 18mm WBP plywood may be fixed under the moisture resistant plasterboard in bathrooms, cloakrooms, and kitchens, to allow the fitting of sanitary ware, kitchen units etc. Partitions are to have 50mm thick Gyproc Isowool Acoustic Partition roll (1200) in the centre of the cavity.

L1297-706--



d. Existing Structure: Walls are to be checked by Structural Engineer to ensure that they are sound.

All the flueways and fireplaces will be thoroughly cleaned out and in association with repairs to the chimneystack structure, flueways will be put into sound condition. Fireplaces will be ventilated to the open flueway, which externally will have a ventilating bonnet fitted to the head of the chimney pot.

The masonry walls will be injected with a patent damp proof course with associated works to plasterwork. This work will be carried out by a specialist contractor who is able to back the work with a 30 year insured guarantee.

5. Lintels

a. **Internal:** to be timber to stud partitions, new and old.

6. Timber treatment, damp-proofing and external wall treatment: Specialist contractors will survey, report and carry out works for any defective areas present in existing:-

a. Floor and roof timbers (including rot, damp, fungus and insect attack).

b. External walls (including making good any loose or defective material and making good render where necessary).

c. It is recommended that the existing walls are tested for rising damp. Should rising damp be present it is recommended that a chemical injection dpc be installed

d. All lead work is to be checked for integrity and replaced where necessary. Lead flashings are generally to be of code 4 lead; all leadwork to be formed and installed as per CP 143 pt.11, and Lead Development Association handbook.

Where lead is to be built into masonry, as opposed to being tucked into joints, is to be coated with bituminous paint after being formed, but prior to being built in.

Exposed leadwork is to be treated with quick-drying 'weathering' oil, applied vertically or horizontally.

7. Windows

New and replacement timber casement and decorative lancet windows are to match existing in shape, profile and function. Timber windows to be in accordance with BS 1186:Part 2: 1988 Specification for workmanship in Joinery. Timber requiring preservative treatment shall be treated using methods and preservative formulations recommended in BS 5589:1989, Section 2. Treatment shall be carried out in accordance with BS 5589 after machining of all timber sections is completed. Where sills or other frame, sash members are formed by laminating two or more pieces of timber, joints shall be positioned so that their edges are located away from any point of severe exposure to the weather. Drips or extended cill members, formed using separate sections, shall be fixed by glue or mastic, preferably with mechanical fixing, through a concealed surface at the time of manufacture.



Glazing is to match the existing as near as possible.

Windows are to be fitted with brushed draught seals and weather stripping - allowing easier sash movement and to provide maximum protection from air and water penetration, all in accordance with BS 6262. Demountable secondary glazing is to be fixed to window reveals internally.

Windows are to have restrictors on Ground and First Floor windows.

The eaves detailing with the arch heads and the soffits to the verandas plus the renovation of the cast iron columns will be carried out in accordance with detail shown on PWP Architects drawing no. 1600 Rev. A.

The works to the dormer windows are assumed to have been assessed by the client's architect and the quantity surveyor, though from our inspection, split and perished lead work was noted to the apron details and repair and treatment of the coverings and frames should be included in the general roof works.

8. Roof

The roof structure will be subject to a programme of in-depth maintenance and overhaul with treatment to eradicate infestation by wood boring insects and timber decay, with the replacement of all structurally defective timbers. The treatment work will be carried out by a specialist contractor who can cover the work with an insurance backed 30-year guarantee.

The extent of historic deterioration to the tiles on the weather slopes of the roof is such that their total renewal is required.

Tiles and battens will be carefully stripped from the roof slopes for the installation of Tyvek, whereafter new battens, and sound and new tiles are re-fixed complete with new lead work to benches, valley, flashing and soakers.

Existing clay tiles are to be carefully removed, and stacked for re-use; and existing battens removed. Existing roof timbers are to be checked, repaired, and treated against insect attack and wet rot as necessary. A new layer of Tyvek roofing felt is to be laid over the rafters to eliminate the need for ventilators through tile. New treated softwood battens, of a size to suit the existing rafter spacings, to take the re-laid existing clay tiles. New tiles are to be laid on the west slope of the existing roof over apartment F.

While the roof is stripped, over fascia ventilation is to be installed, at least equivalent to a continuous strip 10mm wide, to both the front and the back. Two layers of 100mm thick Isowool Spacesaver insulation is to be laid between the ceiling ties, cross-layered with two layers of 100mm thick Isowool Spacesaver over the joists.

Special care is to be taken of clay finials which are to be replaced to match existing if any are found to be missing or damaged. Existing flat roofs are to be inspected and repaired to match existing.

L1297-708-



General Comment

From a brief walk round the remainder of the building, it is our further opinion that a similar degree of attention will be required elsewhere to the other roof structures.

9. Sanitary Installation

Sanitary pipework is to comply with the requirements set down in Building Regulation Approved Document H1, in an approved PVC-u system to BS 4514 and BS 3943 (traps). The installation is to be designed in accordance with BS EN 12056-2:2000.

Generally sink, baths, and showers are to have 50mm dia wastes, and wash basins 32mm dia wastes. All sanitary fittings are to be fitted with 75mm deep seal traps, of the appropriate diameter.

Soil pipes are to be 100mm dia., and vent pipes are to be taken to the chimneystack to discharge to open air.

Bath connections to the stack are to be either above the wc connections, or a minimum of 200mm below the wc connection.

Pipes are to be provided to storage tanks/cisterns, and are to discharge to Water Authority approval.

10. Rainwater Installation

The existing pressed zinc ogee gutters and circular down pipes are to be replaced with pressed aluminium to match the existing shapes.

11. Mechanical Ventilation

a. Kitchens: to provide extraction at the rate of 30 litres per second if situated adjacent to the hob; or 60 litres per second if situated elsewhere. To be humidistat controlled, with a manual over-ride.

b. Bathrooms: to provide extraction at the rate of 15 litres per second. To be humidistat controlled, and controlled by the light switch to give a 15-minute over-run where a window is not present. Bathrooms with windows are to have an extraction rate of 15 litres per second and to be humidistat controlled.

c. Cloakrooms: to provide extraction at the rate of 6 litres per second; to be controlled by the light switch, and to give a 15-minute over-run.

In all new wet rooms formed within the existing building, in addition to the mechanical ventilation, background ventilation of at least 2500mm² is to be installed; also there is to be a 10mm air inlet gap between the bottom of the door and the floor finish.

Mechanical ventilation ducting will be routed through floor to the chimneystack, in order to minimise for extract grilles on external elevations.

L1297-709--



12. Heating and Hot Water

Heating and hot water will be provided by the central Hotel system to hot water radiators or by way of steam from Seymours services main boilers.

13. Fire Safety

a. **Emergency Lighting:** An emergency lighting system should be installed to the communal lobby, staircase, and entrance lobby to the apartments, that should provide 150 lux for a period of 2 hours after the immediate failure of the local lighting sub-circuit. The installation should comply with BS 5266 part 1 and equipment should be ICEL approved.

b. **Fire Alarms:** Every storey to each apartment, is to be provided with a mains operated, self contained, smoke detector and alarm unit, of optical detection design; 240 volt AC operated. All to be installed in accordance with the Smoke Detector's Act 1991, and Building Regulations pt. 3 (Fire) 1992. Units will conform to BS 5446 pt.1, and have a rechargeable battery operated supplementary power supply. The units are to be wired on a separate circuit, and are to be connected to a 6amp MCB in the consumer unit.

c. **Fire Doors:** FD30S rated doors are to be provided to the entrances of each apartment, and to the staircase lobby to each floor, all with self-closing devices.

Doors with Lancet shaped door heads will require some other means of self-closing device including "perko" closer or similar appropriate device. Fire doors in apartments may be fitted with rising butt hinges rather than spring or other forms of self-closing device.

Historic doors are to be upgraded where necessary through the use of Envirograph intumescent paper or similar.

14. Drainage

New drainage installations are to be linked into the existing.

15. Electrics

The building will be rewired. Damage to existing fabrics to be minimised by routing electrics through existing cavities as much as possible. Electrical installation to comply with BS 7671 'Requirements for Electrical Installations' (IEE Wiring Regulations). Switches and sockets to habitable rooms are to be positioned in accessible locations so they are easily reachable. Part M of the Building Regulations provides an appropriate height of between 450 and 1200mm above floor level. Lighting and small power layout are to be produced by the interior designer.

16. Energy Efficient Lighting

Lighting to kitchens, bathrooms, cloakrooms, halls, stairs and landings to have fixed lighting that only takes lamps having a luminous efficacy greater than 40 lumens per circuit-watt e.g. fluorescent tubes and compact fluorescent lamps (not GLS tungsten lamps with bayonet caps or Edison screw bases).



17. Interior Features

All interior features are to be retained as far as possible including rope pattern features, all existing joinery and fireplace surrounds. Fireplaces are to be boarded up but with ventilation grilles maintained.

18. Treatment of External Elevations

a. Fascias and Soffits: Remove all rotten items, make good rafter floor in line with structural timber repair and replace fascias and soffits with treated softwood to match existing profiles all to be painted.

b. External Render: Remove all loose or unstable existing render and make good as necessary.

Inspect and repair all hood mouldings and tiles and replace or repair if found to be necessary.

c. Collonade detail: Existing columns are to be wire brushed and repainted with a suitable paint. All timber column capital details are to be replaced. Roof overhangs are to be temporarily propped whilst arch features are investigated for structural soundness. Cladding to arch features is to be removed and replaced with treated timber formwork. Clad in an inert board plus stainless expanded metal lathe to accept a final render coat.

d. Redundant Features: All external redundant features are to be removed including PVC wastes, downpipes and light fittings.

e. Garden Wall: Existing low granite wall is to be made good through replacing loose or unsound stones and bedding in as necessary.

f. Existing Concrete Paths: Concrete paths are to be retained and cleaned down and access, landscaping, pathways and hardstandings and parking generally will be repaired/made good as necessary.

19. Elevations

External elevations will be hacked off of the mismatched and defective render work back to the rubble stonework, after which repair of the structural cracks and refurbishment and refitting of the window units with newly formed weather reveals will take place.

A structural engineer will investigate the foundations to the cast iron columns supporting the veranda and roof with recommendations for any necessary reinforcement work, to prevent further settlement.

There will be re-laying of the floor pathway in the veranda areas with falls away from the elevations to purpose made surface water drains. Furthermore, around the other elevations of the house the provision of a recessed gulley gutter to a surface water

