

[REDACTED]

From: [REDACTED]
Sent: 31 July 2013 15:09
To: [REDACTED]
Cc:
Subject: RE: St Christopher final check!

Hi [REDACTED]

Unfortunately [REDACTED] can not make the date below so [REDACTED] is going to liaise with you so we can get a date that is convenient.
Sorry for any inconvenience.

Kind regards
[REDACTED]

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

From: [REDACTED]
Sent: 25 July 2013 09:54
To: [REDACTED]
Subject: RE: St Christopher final check!

Hi [REDACTED]

Yes it's been baking hot so it's been good getting out and about.

As regards the completion I would suggest Tuesday 6th August at 10.30(ish) if that's ok. We have received the electrical notification for the installation but would remind you that the following items remain outstanding for the purposes of completing the works:

1. The electric cupboard to the head of the stair should be housed within a fire resistant construction;
2. Please clarify how 30 minute fire resistance has/is to be maintained where the air handling plant has penetrated the floor construction (with particular reference to the first floor ceiling/second floor junction in the new extension);
3. The relevant checklist for hearths, fireplaces and flues should be completed by the installer along with the provision of a durable Notification plate for information purposes;
4. Carbon monoxide detectors should be provided to those rooms containing oil, gas or solid fuel heat producing appliances. (Note: the provision of permanent combustion air may be required to the rooms containing solid fuel fires);
5. Copies of the relevant commissioning details for new heating appliances should be provided by the installer(s);
6. Commissioning details for the air handling units should be provided showing compliance with TGD 5 (Means of Ventilation);
7. A drains test is required;

Kind regards
[REDACTED]

[REDACTED] Department of the
Environment South Hill | St Helier | Jersey | JE2 4US
t: +44 (0) 1534 [REDACTED] | f: +44 (0) 1534 448461 | e: [REDACTED] | www.gov.je

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

From: [REDACTED]
Sent: 25 July 2013 09:33
To: [REDACTED]
Subject: St Christopher final check!

Hi [REDACTED]

I hope you're well and getting to enjoy some of this lovely sunshine.

With reference to the final check on St Christopher we have completed the items you detailed in the last letter to me. When would be convenient to meet you there please? [REDACTED] can meet you tomorrow or next week; alternatively we can both meet you the following week, on Monday 5th or Tuesday 6th August which would be my preferred option. Please advise when is best for you.

Many thanks,
[REDACTED]

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No virus found in this message.
Checked by AVG - www.avg.com
Version: 10.0.1432 / Virus Database: 3209/6028 - Release Date: 07/28/13

[REDACTED]

From: [REDACTED]
Sent: 26 February 2013 09:25
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: B/2011/0220 - St Christopher, St peter
Attachments: Part J Checklist.PDF

[REDACTED]

Following out meeting yesterday I would confirm that that the following items remain outstanding:

1. The electric cupboard to the head of the stair should be housed within a fire resistant construction; 2. Please clarify how 30 minute fire resistance has/is to be maintained where the air handling plant has penetrated the floor construction (with particular reference to the first floor ceiling/second floor junction in the new extension); 3. The relevant checklist for hearths, fireplaces and flues should be completed by the installer along with the provision of a durable Notification plate for information purposes; 4. Carbon monoxide detectors should be provided to those rooms containing oil, gas or solid fuel heat producing appliances. (Note: the provision of permanent combustion air may be required to the rooms containing solid fuel fires); 5. Copies of the relevant commissioning details for new heating appliances should be provided by the installer(s); 6. Commissioning details for the air handling units should be provided showing compliance with TGD 5 (Means of Ventilation); 7. A drains test is required; 8. Notification confirming the electrical work has been satisfactorily inspected and tested to be submitted to the Department via one of the Minister's approved Competent Persons schemes.

I have attached the pro-forma for your information in connection with item 3. If you have any queries please do not hesitate to contact me.

Regards

[REDACTED]

[REDACTED] Department of the
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-----Original Message-----

From: [REDACTED]
Sent: 19 February 2013 12:36
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: B/2011/0220 - St Christopher, St peter

That is great, thanks [REDACTED] See you next on Monday.

Kind regards
[REDACTED]

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

From: [REDACTED]
Sent: 19 February 2013 12:11
To: [REDACTED]
Subject: RE: B/2011/0220 - St Christopher, St peter

Hello [REDACTED]

I can be up at St Christopher's around 10.30 a.m. on Monday if that's any good to you.

Regards
[REDACTED]

[REDACTED] Department of the
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-----Original Message-----

From: [REDACTED]
Sent: 19 February 2013 11:12
To: [REDACTED]
Subject: RE: B/2011/0220 - St Christopher, St peter

Hi [REDACTED]

Would it be possible to meet at St Christopher this Monday 25th February to run through the final items please? If possible Monday morning?
We hope we have rectified everything now.

Many thanks
[REDACTED]

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

From: [REDACTED]
Sent: 08 February 2013 16:40
To: [REDACTED]
Subject: FW: B/2011/0220 - St Christopher, St peter

Hello [REDACTED]

With reference to my previous email/correspondence in connection with the above and would be grateful if you would give me an update as to the resolution of the outstanding matters that have been listed. (Please note that having taken further advice, Item 10 may be ignored in this instance).

I would be grateful if these could be dealt with in the next 28 days to enable me to issue the completion certificate for the project.

Many thanks

[REDACTED]
[REDACTED] Department of the
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-----Original Message-----

From: [REDACTED]
Sent: 08 October 2012 09:28
To: [REDACTED]
Subject: B/2011/0220 - St Christopher, St peter

[REDACTED]
Further to my recent visit please find attached letter outlining details for outstanding works in connection with the above. I do not appear to have [REDACTED] email address so perhaps you could forward this on. Hard copies in the post.

Kind regards
[REDACTED]

[REDACTED] Department of the
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[REDACTED]

From: [REDACTED]
Sent: 01 October 2012 11:29
To: [REDACTED]
Subject: RE: st christopher


Good morning [REDACTED]

Can we arrange to undertake the final inspection and drains testing for the above sometime in the near future.

Kind regards
[REDACTED]

[REDACTED]

Department of the Environment
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From: [REDACTED]
Sent: 06 August 2012 10:00
To: [REDACTED]
Subject: RE: st christopher

[REDACTED]


I've just returned from holiday and will be able to carry out a final inspection this week sometime.

(Please note that the above and below ground drainage systems will need testing as part of the completion inspection and that commissioning certification for the MVAC system and any new heating installations will also be required.)

Regards
[REDACTED]

[REDACTED]

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From: [REDACTED]
Sent: 01 August 2012 12:12

To: [REDACTED]
Subject: st christopher

Hi [REDACTED]

I hope you are well?

How would you be fixed please to come and see St Christopher Friday afternoon for, hopefully, the final view??

Many thanks

[REDACTED]

[REDACTED]

[REDACTED]

Lonsdale Property Ltd

3 Villa Rayson | Victoria Avenue | St Lawrence | Jersey | JE3 1LU
+44 1534 490654 [REDACTED] | lonsdaleproperty.com

[REDACTED]

From: [REDACTED]
Sent: 11 February 2013 10:03
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: B/2011/0220 - St Christopher, St peter

Thanks [REDACTED] We will update you this week.

Kind regards
[REDACTED]

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

From: [REDACTED]
Sent: 08 February 2013 16:40
To: [REDACTED]
Subject: FW: B/2011/0220 - St Christopher, St peter

Hello [REDACTED]

With reference to my previous email/correspondence in connection with the above and would be grateful if you would give me an update as to the resolution of the outstanding matters that have been listed. (Please note that having taken further advice, Item 10 may be ignored in this instance).

I would be grateful if these could be dealt with in the next 28 days to enable me to issue the completion certificate for the project.

Many thanks
[REDACTED]

[REDACTED] Department of the

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

From: [REDACTED]
Sent: 08 October 2012 09:28
To: [REDACTED]
Subject: B/2011/0220 - St Christopher, St peter

[REDACTED]
Further to my recent visit please find attached letter outlining details for outstanding works in connection with the above. I do not appear to have [REDACTED] email address so perhaps you could forward this on. Hard copies in the post.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 08 October 2012 09:28
To: [REDACTED]
Subject: B/2011/0220 - St Christopher, St peter
Attachments: 811833.DOC; (27) Guarding in buildings likely to be used by children under 5 years old.doc

[REDACTED]

Further to my recent visit please find attached letter outlining details for outstanding works in connection with the above. I do not appear to have [REDACTED] email address so perhaps you could forward this on. Hard copies in the post.

Kind regards
[REDACTED]

[REDACTED] Department of the
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[REDACTED]

From: [REDACTED]
Sent: 12 May 2011 10:32
To: [REDACTED]
Subject: B/2011/0220 - St Christopher, St Peter



776486.DOC (125
KB)

[REDACTED]

Please find attached amendment schedule in connection with the above. I would be grateful if you could forward 3 copies of appropriately revised (and highlighted) details by 4 June 2011.

If you have any queries please do not hesitate to contact me.

Regards

[REDACTED]

Department of the Environment

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Consulting civil, structural, mechanical and electrical engineers

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w: www.hartigan.co.uk

09 SEP 2011 **COPY**

SITE VISIT REPORT

PROJECT St Christopher, St Peter **JOB NO:** 8317
TIME/DATE 09:30am - 10:30am, Wednesday 7th September 2011
WEATHER Dry/fine
REASON FOR VISIT To discuss garage construction
PEOPLE SEEN [REDACTED] - Main Contractor

REMARKS

- Works were well underway to the main building and new-build extension. Timber trussed rafters have been installed over the new extension. [REDACTED] noted that the design for these elements should be submitted for certification.
- Demolition works had commenced to the south gable of the existing building. This had exposed a certain amount of rot to the end of the first floor joists. [REDACTED] noted that these joists should be cut back to sound timber when the new works are carried out. It should be noted however the floor design is dependant on the new and existing joists working together compositely so cutting back should be kept to a minimum.
- The works to the garage were discussed. [REDACTED] noted that his preferred method of construction in this instance was to remove the concrete beam and replace it with a steel beam sitting on the newly constructed masonry piers. [REDACTED] recommended that this be concrete cased to provide protection from the elements.
- The attached sketch indicates the satisfactory structural sizes. This is to be formalised on a drawing and certified in due course.
- [REDACTED] queried the size of the foundation pads which had been constructed, as the scar in the slab did not appear to match the foundation size shown on Hartigan's drawings. [REDACTED] noted that the concrete had been poured beneath the existing slab and agreed to expose the foundations in order that they can be viewed.

VISIT BY

[REDACTED]

Technical Director (Civil/Structural)
HARTIGAN

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[REDACTED]

07/09/2011

Consulting civil, structural, mechanical and electrical engineers

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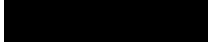
SITE VISIT REPORT

PROJECT St Christopher, St Peter JOB NO: 8317

TIME/DATE 9:00am, Friday 27th May 2011

WEATHER Sunny

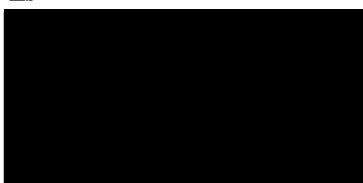
REASON FOR VISIT To check the ground conditions for the foundations

PEOPLE SEEN  Main Contractor

REMARKS

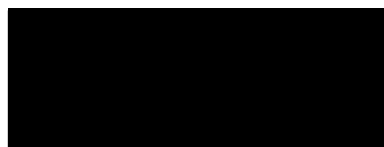
- The trenches for the foundations were dug and it was seen that they were taken down to the shale to provide sufficient bearing capacity.
- The location of a proposed column was noted as encroaching into the kitchen. One reason for this location is to allow a suitable footing to be provided. (*Post Visit Note: Having this column in line with the new block wall would cause a clash with the existing beam supporting the existing gable end of the house. This would need further extensive works to remove and replace this existing beam.*)
- The column in line with the northwest wall in the gym was discussed to see if the beam could bear onto the wall instead. (*Post Visit Note: A check has been carried out on this wall to see if it is sufficient to support the beam. However, it was found that this was not possible and the column is required.*)
- The first floor beams over the living and dining room openings were discussed and it was agreed that the depth of these could be reduced.

VISIT BY

Graduate Engineer (Civil/Structural)
HARTIGAN

02/06/2011

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09 JAN 2012

SITE VISIT REPORT

PROJECT St Christopher, St Peter. JOB NO: 8317

TIME/DATE 14:45pm - 15:15pm, Thursday 5th January 2012

WEATHER Overcast/dry

REASON FOR VISIT To inspect remedial works to first and second floors at the contractor's request

PEOPLE SEEN [REDACTED]

REMARKS

- It was noted that the new floor joists which had been installed as grade (C16) timber had been covered with an 18mm thick plywood boarding which had been glued and screwed to the joists, allowing the floor to act as a stressed skin floor.
- Calculations have been carried out which show that the floor is satisfactory structurally following these remedial works.
- The link section of roof between the new extension and the main house which had been constructed as a cut timber roof was re-inspected.
- [REDACTED] confirmed that calculations have been carried out on this section of roof which show the cut roof is acceptable structurally.

Will need details when final SER undertaken

VISIT BY

[REDACTED]

[REDACTED]

Technical Director (Civil/Structural)
HARTIGAN

06/01/2012

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[REDACTED]

Consulting civil, structural, mechanical and electrical engineers

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SITE VISIT REPORT

29 NOV 2011

PROJECT St Christopher, St Peter JOB NO: 8317

TIME/DATE 13:15pm - 13:45pm, Friday 25th November 2011

WEATHER Overcast/dry

REASON FOR VISIT To inspect cut roof area at the request of the Building Control Officer

PEOPLE SEEN No one

REMARKS

- The junction between the trussed rafter attic section of the new extension and the roof of the main house has been constructed as a cut timber roof as opposed to the trussed rafter solution specified on Hartigan's drawings.
- The rafters were measured and seen to be 170 x 50 rafters at 400mm centres with 170 x 50 collar ties. The rafters are supported on a combination of load-bearing studwork and timber purlins fabricated from a pair of 225mm x 50 timbers.
- During the visit it was noted that the installation of new 300 x 47 floor joists was proceeding to the first and second floor. It was noted however, that the joists were stamped as grade C16 and not C24 which were specified. If the lower grade timber has been installed it will be necessary to augment them, possibly through the introduction of steel flitch plates.
- The steelwork to the cantilever balcony had been installed unpainted. This should be painted to provide protection from the environment to which it is exposed. The minimal level of paint protection which should be provided is detailed on Hartigan's drawing 001.

VISIT BY

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Technical Director (Civil/Structural)
HARTIGAN

28/11/2011

Consulting civil, structural, mechanical and electrical engineers

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SITE VISIT REPORT

PROJECT St Christopher, St Peter JOB NO: 8317

TIME/DATE 15:00pm – 15:20pm, Monday 17th October 2011

WEATHER Dry/fine

REASON FOR VISIT To inspect obstruction in foundation excavation at the contractor's request

PEOPLE SEEN [REDACTED] Main Contractor

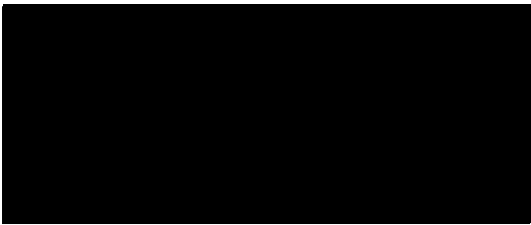
19 OCT 2011

RE MARKS

- Excavation works were underway for the new foundation to the extended south gable.
- An existing obstruction had been encountered of reinforced concrete construction which is thought to be a redundant foundation.
- [REDACTED] explained that he would rather bridge the concrete than break it out.
- The enclosed sketches detail the ground beam which will be required to bridge the existing foundation.

VISIT BY

DISTRIBUTION



Technical Director (Civil/Structural)
HARTIGAN

18/10/2011

Consulting civil, structural, mechanical and electrical engineers

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La Grande Route de St. Martin,
St. Saviour, Jersey JE2 7GR

t: 01534 766655
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19 OCT 2011

Contract ST. CHRISTOPHER		Job ref. 8317		Calc. sheet No. SK/01
Element GROUND BEAM		Calculations by [REDACTED]	Checked by	Date 17/10/11
Members Ref.	Calculations	Output		

Report on Inspections for Application No. B/2011/0220/

Location: St. Christopher La Vieux Beaumont,,St. Peter

Report produced on the 17/05/2019

Date	Type	Surveyor	Result	Cost
23/05/2011	Notes	[REDACTED]	Part Satisfactory	0.00
<p>Notes: Notes: SER certificate J003033 received but relate to a revised scheme for the entrance hall and main vestibule/staircase area for which no approval has yet to be granted. Rang engineer's and architect's [REDACTED] and [REDACTED] (respectively) to seek clarification and advise them of "non" status of details for the time being.</p>				
23/05/2011	Routine	[REDACTED]	Part Satisfactory	0.00
<p>Notes: Routine: Progress inspection to check works on site. Demolition of front section of living area demolished with opening up of inner entrance hallway suspended with walls removed and acro props in position. Re-roofing works to annex ostensibly complete. No one on site at time of visit.</p>				
05/05/2011	Routine	[REDACTED]	Unsatisfactory	0.00
<p>Notes: Routine: Progress visit to ascertain/clarify existing layout. Noted that partial demolition of existing living room and 1st floor conservatory and elements of stripping out in progress. It is unclear if this constitutes "building work" although there was extensive propping of the existing internal first floor hallway structure and opening up of the basement. Will liaise with agent</p>				
24/05/2011	Commencement Of Work	West	Satisfactory	0.00
<p>Notes: Commencement Of Work. SDR1 sent.</p>				
27/05/2011	Notes	[REDACTED]	Satisfactory	0.00
<p>Notes: Notes: SER certificate J003048 for extension foundations received and acknowledged by fax.</p>				
27/05/2011	Excavation For A Foundatic	[REDACTED]	Satisfactory	0.00
<p>Notes: Excavation For A Foundation: Excavations for main extension dug min 600-750mm wid strip ranging between 1.0m adjacent to main house to 1.7m to front of pool house into firm clay strata. Footing to be brought up to level using min 500mm of blind before placing reinforcement.</p> <p>File Note: Advised site forman, [REDACTED] that works to entrance vestibule have not been approved and that reinforcement that is being set up should not be concreted until a revised scheme has been submitted and approved</p>				
14/06/2011	Concrete Oversite	[REDACTED]	Satisfactory	0.00
<p>Notes: Concrete Oversite: Reinforcement to main extension floor slab in position (A393 to top [and bottom of toe arrangement]) 600 x 750 deep ground beam sleeper wall footing with 5No. 25mm bars top and 16mm bars bottom formed on previously cast foundation with pads taken out to stanchion bases.</p> <p>Noted that reinforcement (252 mesh and 4No. 20mmbars laid diagonally across) to infill section of floor over basement stair in position top mesh yet to be placed.</p>				
17/06/2011	Notes	[REDACTED]	Satisfactory	0.00
<p>Notes: Notes: Earlier SER certificate J003033 for revised internal works now accepted and confoirmation faxed to engineers</p>				
29/06/2011	Routine	[REDACTED]	Part Satisfactory	0.00
<p>Notes: Routine: Progress inspection whilst passing. Cavity walling being raised with horizontal dpc's in position satisfactorily. Formwork for 1st floor shuttering being erected. Shuttering and reinforcement to new stair in position and appeared satisfactory. Noted 3no. Pad foundations excavated (2 alongside pool house and 1 centrally to rear wall) with re-bar cages inserted as per engineers plan - no notification given! Site foreman not on site at time of visit.</p>				
14/07/2011	Routine	[REDACTED]	Part Satisfactory	0.00
<p>Notes: Routine: Progress inspection. Earlier pad foundations concreted. Main steel floor beams and associated columns in place as per engineers drawing (NB. very substantial steel sections!) along with shuttering and props ready for positioning laying of reinforcement. Met owner [REDACTED] and builder [REDACTED] and commented that notification of relevant inspections had been lax. Requested re-visit when 1st floor ready for reinforcement inspection.</p>				
14/07/2011	Routine	[REDACTED]	Part Satisfactory	0.00

Notes: Routine: Requested by builder to inspect part reinforcement to 1st floor balcony areas. Reinforcement to rear section as engineers details but noted that edge detail to front balcony has been revised as a consequence of the positioning of the PFC over the proposed window openings. This had resulted in the drilling of the PFC at 250-300mm c/c to allow for the bottom 12mm re-bars to project through and tie in with the perimeter links. The builder advised me that this had been agreed with the engineer - informed him that I would verify this upon my return to the office.

FILE NOTE:

Spoke to [REDACTED] at Hartigans who confirmed that revised details had been discussed and agreed with builder following "on site" issues. Requested that revised detail be forwarded for record purposes.

15/07/2011	Routine	[REDACTED]	Satisfactory	0.00
Notes: Routine - steel to central section of 1st floor extension inspected and appeared as per Engineers drawing.				
01/08/2011	Routine	[REDACTED]	Satisfactory	0.00
Notes: Routine: Progress inspection. Blockwork to 1st floor extension being raised, tray dpc inserted. Noted that internal blockwork being raised but layout appeared different to approved plans. Block layer informed me that applicant in the process of seeking revised planning approval for further forward of extension of property and associated revisions - no revised details received yet!				
07/09/2011	Notes	[REDACTED]	Unsatisfactory	0.00
Notes: Notes: Revised SER certificate J003284 received. Details include proposed extension to existing drawing room and formation of playroom (2nd storey) in main extension - all of which do not have bye law approval.				
07/09/2011	Notes	[REDACTED]	Unsatisfactory	0.00
Notes: Notes: File Note. [REDACTED] at Riva Architects to enquire status of any proposed revisions to scheme. he informed me that Riva have had no further involvement and that applicant is progressing certain revisions. Spoke to [REDACTED] (Builder) who informed me that he thought revisions had been accepted. Advised him that no bye law approval has been given for these further revisions and that works should not proceed until situation is resolved.				
07/09/2011	Roof	[REDACTED]	Part Satisfactory	0.00
Notes: Roof: Met with [REDACTED] to discuss progress on site and issues in relation to yet further revisions which include the roof structure. Revised scheme has received Planning Approval but no bye law application has been received. The roof has been constructed as per the revision which includes higher ridge and formation of 3No. velux style rooflights to the rear elevation. Roof has been constructed using attic trusses with wall plate secured to the outer leaf and is 90% complete from a carcassing aspect. Advised [REDACTED] that roof works may progress (as there is unlikely to be too great a problem from the proposed revisions) but that other works from the extension must not proceed until a revised application has been approved...				
05/10/2011	Roof	[REDACTED]	Part Satisfactory	0.00
Notes: Roof: Progress inspection. Noted that roof has been plasterboarded out but it was unclear what, if any provision has been made for the provision of longitudinal bracing and lateral restraint strapping to gable. Rang [REDACTED] to advise that internal works to further revised scheme should not have progressed and that I had been unable to verify the roof construction. Noted that existing roof to cloister area has been removed and that new works to this area are imminent - will check to see if appropriate structural details have been submitted.				
14/10/2011	Roof	[REDACTED]	Unsatisfactory	0.00
Notes: Roof: Plasterboard section alongside gable removed to reveal end truss bolted to blockwork. No evidence of lateral restraint strapping or bracing in the area revealed. Advised builder that truss details have yet to be provided and that these should be submitted ASAP				
14/10/2011	Excavation For A Foundatic	[REDACTED]	Part Satisfactory	0.00
Notes: Excavation For A Foundation: Excavations for living room extension (which are subject to a revised application - B/2011/0816) dug 750mm wide x 900mm deep onto weathered shale strata however, noted existing concrete foundation present in centre of proposed footings - advised ground workers to contact engineer for clarification how this is to be dealt with.				
18/10/2011	Routine	[REDACTED]	Unsatisfactory	0.00
Notes: Routine: Progress inspection to check works in relation to revised plans. Following items noted: 1. 3No. Rooflights smaller than that shown on proposals and may have an effect on room ventilation to play loft. 2. 2 additional rooflights provided to cut roof over stair; 3. 200mm diameter flue liners used for chimneys (larger ones specified on plans); 4. Noted garage door openings enlarged and the existing reinforced concrete downstand has been cut away. No one on site to discuss issues with at time of visit.				
21/10/2011	Foundation Concrete	[REDACTED]	Satisfactory	0.00

Notes: Foundation Concrete: Reinforcement to drawing room projecting extension in position as per engineers detail with cage formed over existing concrete footing.

21/10/2011 Concrete Oversight [REDACTED] Part Satisfactory 0.00

Notes: Concrete Oversight: A252 mesh being position to floor slab to drawing room - 60% complete advised builders to proceed but to take photograph of completed preparation.

28/11/2011 Notes [REDACTED] Part Satisfactory 0.00

Notes: Notes: SER certificate J003481 for roof trusses received and acknowledged by fax. Rang Engineers and advised that cut roof section to valleys not included in design and that further details would be required (this note to be duplicated on working file B/2011/0220)

25/11/2011 Routine [REDACTED] Part Satisfactory 0.00

Notes: Routine: Progress visit. Met [REDACTED] Projecting extension to front elevation at wall plate level with new floor joists to 2nd floor just delivered to site. Mentioned that SER details received for attic trusses but not for infill section of roof - [REDACTED] advised me that engineer would be attending site to review works (including bracing and lateral restraint issues). Glazing provided to main extension - advised that containment not an issue as low level glazing have balcony sections abutting them.

10/01/2012 Routine [REDACTED] Part Satisfactory 0.00

Notes: Routine: Called on site having received engineers site report of progress on site.

The following items were noted:

1. new 300 x 47 floor have yet to be bolted to existing joists;
2. It is unclear whether joists have been doubled up to 2nd floor (under dwarf wall partitions);
3. Roof beam?
4. Roof insulation only 50mm Kingspan laid between rafters - unlikely to achieve U-value of 0.2W/m²K;
5. remedial works (bracing etc) yet to be undertaken to attic trusses;
6. The swimming pool enclosure has had a new roof covering (incorporating additional insulation) and is being provided with a new insulated external render system - advised builder and owner that these works are actually classified as building work and are controlled under the bye laws (Part 11 renovation of thermal elements) - details needed to substantiate levels of insulation achieved by modification.

advised builder that I would review files (including revisions) to check on-going status of works..

12/01/2012 Routine [REDACTED] Unsatisfactory 0.00

Notes: Routine: See email to applicant on file, contents reproduced below:

I refer to my recent site visit and the review of the associated structural information in relation to the above project and would take this opportunity to advise you of the following matters for your information/attention:

1. The new 300 x 47mm floor joists to the first and second floor bedrooms (Bed 1 and Bed 6) are in position. Your engineer has pointed out that a lower grade timber has been utilised but as the 18mm plywood boarding has been glued and screwed to the joists this will act as a stress skin and has been proven by calculation to be acceptable. Copies of these calculations should be forwarded in due course as part of the SER certification scheme. (It was also noted that the structural details indicated that these new joists should be bolted to the existing joists at 400mm c/c - this has yet to be undertaken);
2. The engineers details indicate that double joists should be provided under the dwarf walls to Bed 6 - these do not appear to have been provided;
3. The bracing issues to the main attic truss roof have yet to be resolved;
4. Calculations for the cut roof infill over the main stairs should be forwarded in due course as part of the SER certification scheme.

I also pointed out to [REDACTED] that additional roof insulation to Bed 6 and the adjoining en-suite would be necessary to achieve the appropriate U-value of 0.2 W/m²K.

In addition to the above structural matters I would also advise you (and [REDACTED]) that the recovering of the roof and walls to the swimming pool area are classed as "building work", requiring permission for bye law purposes. In order to treat this as a working revision to the plans already approved I would be grateful to receive details of what insulation has been used to upgrade these elements and what U-values have been achieved.

I have copied [REDACTED] in to this email for his information but do not have [REDACTED] contact details to do likewise. If you need any clarification of the above items please do not hesitate to contact me.

Regards
[REDACTED]

26/01/2012 Notes [REDACTED] Satisfactory 0.00

Notes: Notes: SER certificate J003598 including cut in-fill roof (and other structural queries in relation to bracing and doubling up and bolting of joists etc) - (Notes copied from B/2011/0381)

27/01/2012 Routine [REDACTED] Part Satisfactory 0.00

Notes: Routine: Progress inspection following receipt of remedial calculations from engineer. Bracing and diaphragm action of decking and plaster boarding to attic trusses accepted; Skew nailing of old joists to new joists accepted; Calcs for cut roof received; Noggins to be provided between new joists to offer support to 2nd floor partitions - unable to determine this aspect as 1st floor ceilings erected; Additional insulation provided to new roof to Bed 6 as previously requested.

Also noted that existing steel purlin to main roof has been left hanging/unsupported by the removal of the gable. The engineer's details indicate that a 203 x 133 purlin would be used in this location - engineer's confirmation required. The suspended ceiling to the Family Room has been constructed it is unclear whether the additional insulation to the soffit of the concrete has been provided to avoid cold bridging. Advised [REDACTED] on site that this should be provided to the dining area where the ceiling is being prepared for boarding (with no provision of the additional insulation being evident).

Confirmation of insulation type/thickness and associated U-values yet to be received where thermal elements to swimmingpool enclosure have been upgraded.

01/02/2012 Routine [REDACTED] Part Satisfactory 0.00

Notes: Routine: Requested by [REDACTED] to visit site. Noted insulation provided to the soffit of the structural slab in the main living room but that this did not extend the 1m either side as approved (nor had any consideration been made to the rear balcony area). Advised [REDACTED] on site that if this method had been adopted to the area already plasterboarded then this may require further substantiation. Details for externally insulated render system received with certification to follow.

01/02/2012 Drainage [REDACTED] Part Satisfactory 0.00

Notes: Drainage: New drainage across front of property laid in in pvc-u pipework on chippings to falls. The existing I.C. is to be replaced with a new back drop I.C. taking the two new connections as indicated on the plans

23/03/2012 Routine [REDACTED] Unsatisfactory 0.00

Notes: Routine: Progress inspection requested by applicant - see comments below:

[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.

Regards
[REDACTED]

22/05/2012 Routine [REDACTED] Part Satisfactory 0.00

Notes: Routine: Progress inspection whilst passing. Internally works progressing to 2nd and 3rd fix stage. Following items noted and conveyed to [REDACTED] (who I met when leaving site):

1. Intumescent strips needed to fire doors on escape route;
2. Glazing to glazed doors on escape route yet to be provided but will need to be fire resistant;
3. Electric cupboard to head of stair should be in 30min fire resistant enclosure.
4. Handrail to feature stair to be completed and will need to be 900mm above pitch line.
5. Fireplaces to complete and permanent combustion air provision yet to be provided

Externally - works to entrance vestibule continuing with external wall raised by two courses of blockwork and terracing formed. Guarding yet to be provided to first floor balconies.

01/10/2012 Routine [REDACTED] Unsatisfactory 0.00

Notes: Routine: Works appear completed but final inspection and drains test yet to be undertaken. See email copied to I@W requesting appropriate inspection.

08/10/2012 Completion [REDACTED] Unsatisfactory 0.00

Notes: Completion: Completion inspection. See Comp 1 letter which was also emailed to applicant - contents below:

I refer to my recent site visit in connection with the above and I would take this opportunity to advise you of the following items which require your attention and/or rectification:

1. Doors opening onto the protected entrance hall and landings should be rated FD20S. This ordinarily requires the insertion of an intumescent strip to the head, jambs and meeting stiles of those relevant door sets. Several doors need "easing" to ensure that a positive self closing action is maintained;
2. The electric cupboard to the head of the stair should be housed within a fire resistant construction;
3. Please clarify how 30 minute fire resistance has/is to be maintained where the air handling plant has penetrated the floor construction (with particular reference to the first floor ceiling/second floor junction in the new extension);
4. The relevant checklist for hearths, fireplaces and flues should be completed by the installer along with the provision of a durable Notification plate for information purposes;
5. Carbon monoxide detectors should be provided to those rooms containing oil, gas or solid fuel heat producing appliances. (Note: the provision of permanent combustion air may be required to the rooms containing solid fuel fires);
6. Copies of the relevant commissioning details for new heating appliances should be provided by the installer(s);
7. Internal doors should be undercut to provide 7600mm² free area to facilitate air transfer between rooms (typically equivalent to a 10mm gap for a standard 760mm wide door);
8. Commissioning details for the air handling units should be provided showing compliance with TGD 5 (Means of Ventilation);
9. A drains test is required;
10. The external guarding to the main balcony area is located on an upstand for which a person can step on. This effectively reduces the height of the guarding to less than the 1100mm required. I have enclosed our own, internal, guidance note for the measurement of guardings to assist you in how we determine acceptable measurements for the guarding (refer to item 3 - Construction of guarding);
11. The hand rail to the external guarding to the master bedroom requires fixing;
12. Insulation should be provided to the hot water pipework from the new boilers and unvented hot water systems;
13. Sealing around pipe and service penetrations to the external envelope require completing;
14. Notification confirming the electrical work has been satisfactorily inspected and tested to be submitted to the Department via one of the Minister's approved Competent Persons schemes.

I would be grateful if these matters could be addressed within next 28 days so that a further final inspection can be made and the appropriate Completion Certificate issued for the works. In the meantime if you have any queries please do not hesitate to contact me.

08/02/2013 Routine [REDACTED] Part Satisfactory 0.00

Notes: Routine: Reminder forwarded to applicant regarding outstanding matters. Property remains unoccupied.

25/02/2013 Completion [REDACTED] Unsatisfactory 0.00

Notes: Completion: Further site meeting to discuss remaining issues. Following email sent to applicant/builder:

[REDACTED]

Following out meeting yesterday I would confirm that that the following items remain outstanding:

1. The electric cupboard to the head of the stair should be housed within a fire resistant construction;
2. Please clarify how 30 minute fire resistance has/is to be maintained where the air handling plant has penetrated the floor construction (with particular reference to the first floor ceiling/second floor junction in the new extension);
3. The relevant checklist for hearths, fireplaces and flues should be completed by the installer along with the provision of a durable Notification plate for information purposes;
4. Carbon monoxide detectors should be provided to those rooms containing oil, gas or solid fuel heat producing appliances. (Note: the provision of permanent combustion air may be required to the rooms containing solid fuel fires);
5. Copies of the relevant commissioning details for new heating appliances should be provided by the installer(s);
6. Commissioning details for the air handling units should be provided showing compliance with TGD 5 (Means of Ventilation);
7. A drains test is required;
8. Notification confirming the electrical work has been satisfactorily inspected and tested to be submitted to the Department via one of the Minister's approved Competent Persons schemes.

I have attached the pro-forma for your information in connection with item 3. If you have any queries please do not hesitate to contact me.

Regards
[REDACTED]

21/06/2013 Notes [REDACTED] Unsatisfactory 0.00

Notes: Notes: Contacted applicant yet again to check on status of outstanding matters. Some works have been undertaken (but not notified or inspected). Building remains unoccupied.

12/07/2013 Notes

Satisfactory

0.00

Notes: Notes: Electrical notification received (NICI/2013/6227)

13/08/2013 Drainage

Unsatisfactory

0.00

Notes: Drainage: Above ground drainage failed to hold an air test - further investigation required.

13/08/2013 Completion

Part Satisfactory

0.00

Notes: Completion: Meeting with [REDACTED] to finalise completion items. Items raised on earlier email dated 25 July 2013 (saved on I@W) mostly address, however carbon monoxide detector to living room needs repositioning to be with 3m of appliance and the commissioning details for the boiler installation are outstanding (along with the re-testing of the drains)

16/09/2013 Completion

Satisfactory

0.00

Notes: Completion: Outstanding matters have now been addressed works can be signed off as complete.

Department of the Environment
Planning and Building Services

South Hill
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21/06/2013



Application Number B/2011/0220/

Dear 

Application Address:	St. Christopher, La Vieux Beaumont, St. Peter, JE3 7EZ.
Description of Work:	Construct ground floor extension to form living room and dining room. Construct first floor extension to form new bedroom, ensuite bathrooms and dressing rooms including terrace. Various external and internal alterations.

I note from my earlier visit and email that I have not received any confirmation that the outstanding matters in connection with eth above have yet to be resolved. In particular these relate to:


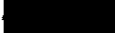

1. The electric cupboard to the head of the stair should be housed within a fire resistant construction;
2. Please clarify how 30 minute fire resistance has/is to be maintained where the air handling plant has penetrated the floor construction (with particular reference to the first floor ceiling/second floor junction in the new extension);
3. The relevant checklist for hearths, fireplaces and flues should be completed by the installer along with the provision of a durable Notification plate for information purposes;
4. Carbon monoxide detectors should be provided to those rooms containing oil, gas or solid fuel heat producing appliances. (Note: the provision of permanent combustion air may be required to the rooms containing solid fuel fires);
5. Copies of the relevant commissioning details for new heating appliances should be provided by the installer(s);
6. Commissioning details for the air handling units should be provided showing compliance with TGD 5 (Means of Ventilation);
7. A drains test is required;
8. Notification confirming the electrical work has been satisfactorily inspected and tested to be submitted to the Department via one of the Minister's approved Competent Persons schemes.

COMP2

Chief Executive Officer: 

I must inform you that you are now in breach of the Building Bye-Laws (Jersey) and that if notification of completion of the above items is not received within the next 28 days the matter will be passed to the department's enforcement office to commence enforcement proceedings without further notice.

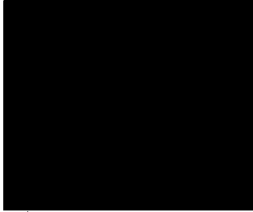
Yours sincerely


tel: 01534 
fax: 01534 448461
email: 

Department of the Environment
Planning and Building Services

South Hill
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08/10/2012



Application Number B/2011/0220/
Property Number

Dear Sam

Application Address:	St. Christopher, La Vieux Beaumont, St. Peter, JE3 7EZ
Description of Work:	Construct ground floor extension to form living room and dining room. Construct first floor extension to form new bedroom, ensuite bathrooms and dressing rooms including terrace. Various external and internal alterations.

I refer to my recent site visit in connection with the above and I would take this opportunity to advise you of the following items which require your attention and/or rectification:

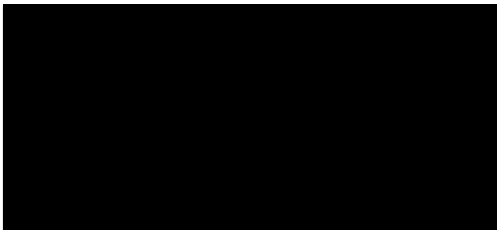
1. **Doors opening onto the protected entrance hall and landings should be rated FD20S. This ordinarily requires the insertion of an intumescent strip to the head, jambs and meeting stiles of those relevant door sets. Several doors need "easing" to ensure that a positive self closing action is maintained;**
2. **The electric cupboard to the head of the stair should be housed within a fire resistant construction;**
3. **Please clarify how 30 minute fire resistance has/is to be maintained where the air handling plant has penetrated the floor construction (with particular reference to the first floor ceiling/second floor junction in the new extension);**
4. **The relevant checklist for hearths, fireplaces and flues should be completed by the installer along with the provision of a durable Notification plate for information purposes;**
5. **Carbon monoxide detectors should be provided to those rooms containing oil, gas or solid fuel heat producing appliances. (Note: the provision of permanent combustion air may be required to the rooms containing solid fuel fires);**
6. **Copies of the relevant commissioning details for new heating appliances should be provided by the installer(s);**
7. **Internal doors should be undercut to provide 7600mm² free area to facilitate air transfer between rooms (typically equivalent to a 10mm gap for a standard 760mm wide door);**



8. Commissioning details for the air handling units should be provided showing compliance with TGD 5 (Means of Ventilation);
9. A drains test is required;
10. The external guarding to the main balcony area is located on an upstand for which a person can step on. This effectively reduces the height of the guarding to less than the 1100mm required. I have enclosed our own, internal, guidance note for the measurement of guardings to assist you in how we determine acceptable measurements for the guarding (refer to item 3 – Construction of guarding);
11. The hand rail to the external guarding to the master bedroom requires fixing;
12. Insulation should be provided to the hot water pipework from the new boilers and unvented hot water systems;
13. Sealing around pipe and service penetrations to the external envelope require completing;
14. Notification confirming the electrical work has been satisfactorily inspected and tested to be submitted to the Department via one of the Minister's approved Competent Persons schemes.

I would be grateful if these matters could be addressed within next 28 days so that a further final inspection can be made and the appropriate Completion Certificate issued for the works. In the meantime if you have any queries please do not hesitate to contact me.

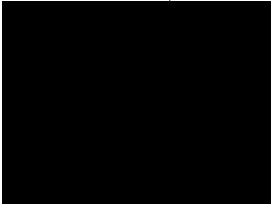
Yours sincerely



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

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08/09/2011



Application Number B/2011/0220/
Property Number 6219

Dear 

Application Address: St. Christopher, La Vieux Beaumont, St. Peter, JE3 7EZ.

Description of Work: Construct ground floor extension to form living room and dining room. Construct first floor extension to form new bedroom, ensuite bathrooms and dressing rooms including terrace. Various external and internal alterations.

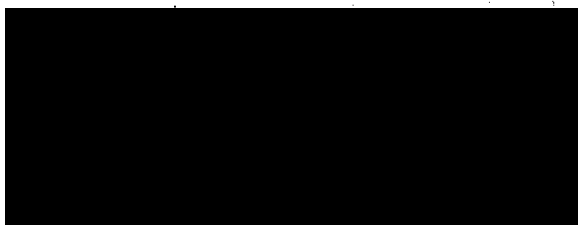
I note from my recent site inspection that works on site are deviating from the approved Bye Law plans. I am aware that you have recently received Planning Approval for further extensions and alterations to your property but as yet I have not received a Bye Law application for the same.

I would take this opportunity to advise caution in progressing any works in relation to these revisions as you will be technically undertaking "unauthorised works" and therefore in breach of Bye Laws.

In order to avoid further action being taken I would request that a revised application is made as soon as possible and that works on the "revised" elements are suspended until such time as Building Permit is issued.

If you have any queries regarding this matter please do not hesitate to contact me.

Yours sincerely



LOWN

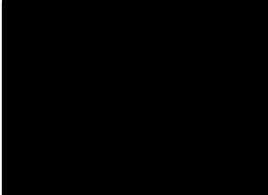
Chief Executive Officer: 

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

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Tel: +44 (0)1534 445508
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Bye-law 17 - Certificate of Completion



Building Permit/Registration Number: B/2011/0220/
Property Number: 6219

DESCRIPTION OF WORK:

Construct ground floor extension to form living room and dining room. Construct first floor extension to form new bedroom, ensuite bathrooms and dressing rooms including terrace. Various external and internal alterations.

WORK CARRIED OUT AT:

St. Christopher, La Vieux Beaumont, St. Peter, JE3 7EZ

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:

16/09/2013

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.