

Report on Inspections for Application No. B/2011/0816/

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

Report produced on the 17/05/2019

Date	Type	Surveyor	Result	Cost
14/10/2011	Commencement Of Work	West	Satisfactory	0.00
Notes: Commencement Of Work				
14/10/2011	Routine	[REDACTED]	Satisfactory	0.00
Notes: Routine: Notes aperatining to this revision will be found on B/2011/0220 and this record is closed.				
07/01/2016	SER Acknowledgement	[REDACTED]	Satisfactory	0.00
Notes: SER Acknowledgement: SER certificate J010076 in respect of remedial works and new guarding to existing balconies on this phase received and acknowledged by email.				
Certifier: [REDACTED]				

[REDACTED]
From: [REDACTED]
Sent: 18 October 2011 16:04
To: [REDACTED]
Subject: B/2011/0816 - St Christopher, St Peter



782614.DOC (119
KB)

[REDACTED]
Please find attached amendment schedule in relation to the above for your consideration/action. I would be grateful if you would forward me three copies of appropriately revised (and highlighted) details by 8 November 2011 in order for me to progress the application. In the meantime if you have any queries please do not hesitate to contact me.

Regards
[REDACTED]

[REDACTED] | **Senior Building Control Officer**

Department of the Environment

South Hill | St Helier | Jersey | JE2 4US

t: +44 (0) [REDACTED] f: +44 (0) 1534 448461 | e: [REDACTED] | www.gov.je



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MCLEAN QUINLAN

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211.04-1111-08

8 November 2011

BY EMAIL ONLY

[REDACTED]
Department of the Environment
South Hill
St Helier
Jersey
JE2 4US

Dear [REDACTED]

Response to comments – St Christopher

Further to your recent conversation with my Client regarding the building application for St Christopher, La Vieux Beaumont, St Peter, Jersey JE3 7EA please find a detailed response below and the following revised document attached:

211.04_GA_00_C revised ground floor plan

7.01 **clear space to top of cellar stair** – please refer to revised drawing indicating the omission of the door previously shown at the top of the cellar stair

If you require any further information or wish to discuss any details further please do not hesitate to contact me directly.

Yours sincerely,

[REDACTED]
[REDACTED]
enc

cc: [REDACTED] Lonsdale Property Ltd

[REDACTED]

From: [REDACTED]
Sent: 08 November 2011 14:07
To: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

[REDACTED]

I've suggested to [REDACTED] to remove the door over the basement stair (this will show compliance and be sufficient to issue an approval) - further alternatives could then be discussed as works progress.

[REDACTED]

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

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

From: [REDACTED]
Sent: 08 November 2011 11:05
To: [REDACTED]
Subject: RE: B/2011/0816 - St Christopher, St Peter

Hi [REDACTED]

Thanks so much for your email. [REDACTED] has told me he is waiting for the engineers certification so I will chase this.

I understand the situation regarding the cellar stairs - is this something we can discuss on site or is it pretty black and white with regards to the measurements needed? Does it make a difference if we change the swing of the door etc?

Kindest regards
[REDACTED]

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

From: [REDACTED]
Sent: 08 November 2011 09:29
To: [REDACTED]
Subject: B/2011/0816 - St Christopher, St Peter

[REDACTED]

I would acknowledge receipt of the truss layout details in connection with the above but would advise you that your Engineer will need to appraise the overall structural design, including the "cut roof" that has been formed between the new and existing roofs.

The layout drawing will assist me in verifying the "as built" construction on site but I would point

out that this does not reflect what has been constructed in terms of roof bracing. Your Engineer may conclude that the bracing of the roof is superfluous, as the floor boarding and plasterboard lining may contribute to providing the roof with the rigidity that the bracing is there for. A condition will be put on the permit to ensure that the Engineer will SER certify the roof design

You will be aware that [redacted] has forwarded me further revised drawings in order to issue the building permit. There is, however one outstanding item in relation to the lack of a landing area to the basement stair. As the stair and enclosure have been re-modelled there should be no reason why this area should not comply with the current standards.

I trust this clarifies the situation as it presently stands but feel free to contact me if you have any queries.

Regards

[redacted] | Senior Building Control Officer Department of the Environment South Hill | St Helier | Jersey | JE2 4US
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www.gov.je<http://www.gov.je/>

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No virus found in this message.
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Version: 10.0.1411 / Virus Database: 2092/4003 - Release Date: 11/07/11

07 NOV 2011

[REDACTED]

St Christopher

I am sorry about the delay – enclosed are Truss details from Normans.

The architect is forwarding all fireplace detailing and play loft areas, along with other information you have asked for.

Please accept my apologies for the lateness [REDACTED]

[REDACTED]

Many thanks for your help and understanding.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

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211.04-1111-07

7 November 2011

BY POST AND EMAIL

[REDACTED]
[REDACTED]
Department of the Environment
South Hill
St Helier
Jersey
JE2 4US

Dear [REDACTED]

Response to comments – St Christopher

Further to your comments dated 1.11.11 regarding the building application for St Christopher, La Vieux Beaumont, St Peter, Jersey JE3 7EA please find detailed responses below and the following revised documents attached:

- 211.04_BBL_00.00B revised building bye laws checklist
- 211.04_BBL_05.00B revised ventilation calculation
- 211.04_GA_00_B revised ground floor plan
- 211.04_GA_02_B revised second floor plan
- 211.04_GA_03_B revised roof floor plan

*highlight indicates details which are still in development, to follow shortly

- 1.07 **play loft and 2 storey extension cross section highlighting floor/wall/roof junctions** – contractor to confirm this information and include any 'as built' details (to follow shortly)
- 1.14 structural details – my client is forwarding this information separately.
- 3.01 **'as built' fireplace details** – existing opening of W750xH1000xD450mm to be reduced to W780xH635xD365mm to suit 'Jet Master Universal700' which will use a 200mm flue, refer to dimensions on revised drawing and the attached literature.
- 3.03 **'as built' fireplace details** – position of 'as built' W750xD425mm recesses shown on drawings, contractor to confirm dimension of 'as built' constructional hearths (to follow shortly)
- 5.08 **playloft** – the useable area of the playloft is 15x5.3m=79.5m² which will mean the installed windows will provide enough purge ventilation, refer to revised schedule for confirmation.
- 6.00 **design code** - TGD Parts 5-8 (Hygiene and Water Storage) has been used.
- 6.05 **specification for cesspool and alarm system** – not applicable

08 NOV 2011

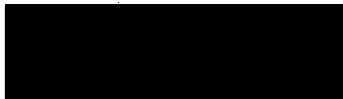
- 6.06 **capacity of packaged treatment plant and soakaway position** - not applicable
- 6.07 **confirmation that any new system is the required distance away from any borehole or watercourse** - not applicable
- 6.08 **land drain design to BS 6297 etc** - not applicable

7.01 **clear space to top of basement stair** – my client wishes to note that the basement is existing and therefore queries whether the stair is required to meet current building regulations. If it is this will require a site visit to agree with you how the stair can be amended to provide suitable provision as there is currently not enough room for a landing.

- 11.17 **rooflight revisions** – second floor and roof plans updated to show correct position of additional rooflights over stair

If you require any further information or wish to discuss any details further please do not hesitate to contact me directly.

Yours sincerely,



enc

cc 

[REDACTED]

From: [REDACTED]
Sent: 01 November 2011 09:43
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: revised building bye law application - st christopher

[REDACTED]

Thank you for the amended details which I have now reviewed (as I was away on leave last week) and would make the following comments for your information:

- Remaining information "*to follow shortly*" will need to be deposited and approved prior to a building permit being issued;
- The reduced openable windows to the play loft may be offset by the reduced "habitable" floor area created by the attic trussed rafter roof which is approximately 80-90m² (but the contractor should confirm this). The 5.04m² openable area would service 100.8m² of habitable accommodation;
- Sections 6.05 - 6.08 are not applicable to this application and should be deleted from the specification. My comment on the amendment schedule simply means that you need to add the note regarding TGD 6 Parts 5-8 (Hygiene and Water Storage) to the general specification in Paragraph 6.00;

In the meantime I would reiterate to all parties concerned with this project that they are working at their own risk until the Building Permit issued (Note: I am still awaiting the structural details form the main attic trussed roof which has now been partially boarded out!)

Regards

[REDACTED]

[REDACTED]

Department of the Environment
South Hill | St Helier | Jersey | JE2 4US

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

From: [REDACTED]
Sent: 25 October 2011 15:29
To: [REDACTED]
Subject: revised building bye law application - st christopher

[REDACTED]

Please find attached a copy of a letter and attachments posted to you today.

Regards,

[REDACTED]

01/11/2011

[REDACTED]
37 Southgate Street | Winchester | Hampshire | SO23 9EH
[REDACTED] | mcleanquinlan.com | RIBA Chartered Practice

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211.04-1110-25

25 October 2011

BY POST AND EMAIL

[REDACTED]
Department of the Environment
South Hill
St Helier
Jersey
JE2 4US

27 OCT 2011

Dear [REDACTED]

Response to comments on building specification – St Christopher

Further to your comments dated 17.10.11 regarding the building application for St Christopher, La Vieux Beaumont, St Peter, Jersey JE3 7EA please find detailed responses below and the following revised documents attached:

- 211.04_BBL_00.00A revised building bye laws checklist
- 211.04_BBL_02.23A revised unprotected area calculation
- 211.04_BBL_05.00A revised ventilation calculation
- 211.04_BBL_11.12A revised area calculation
- 211.04_GA_00_A revised ground floor plan
- 211.04_GA_01_A revised first floor plan
- 211.04_GA_02_A revised second floor plan
- 211.04_GA_03_A revised roof floor plan
- 211.04_GA_10_A revised proposed stair section

*highlight indicates details which are in development, to follow shortly

1.07 **play loft and 2 storey extension cross section highlighting floor/wall/roof junctions** – contractor to confirm this information and include any 'as built' details (to follow shortly)

pendy

2.23 **calculation of unprotected area** - the building is longer than 24m so table 16 from document B has been used, please refer to revised unprotected area calculation 211.04/BBL/02.23A for clarification

3.01 **'as built' fireplace details** – contractor to confirm 'as built' fireplace position, opening dimensions and calculation of correct flue size (to follow shortly)

pendy

3.02 **flue height** - the flue height is dimensioned with a datum on the drawings

3.03 **'as built' fireplace details** – contractor to confirm position and dimension of as built fireplace recesses and constructional hearths (to follow shortly)

pendy

5.00 **design code edition** - the 2011 edition of document 5 has been used

5.08 **'as built' velux windows** - please refer to revised ventilation calculation 211.04/BBL/05.00A incorporating the installed velux windows. these will not provide enough purge ventilation so any shortfall will have to be provided mechanically.

Details?

Non of this is applicable

6.05 **specification for cesspool and alarm system** - details to be developed by specialist (to follow shortly)

6.06 **capacity of packaged treatment plant and soakaway position** - details to be developed by specialist (to follow shortly)

6.07 **confirmation that any new system is the required distance away from any borehole or watercourse** - details to be developed by specialist (to follow shortly)

6.08 **land drain design to BS 6297 etc** - details to be developed by specialist (to follow shortly)

perdy

7.01 **clear space to top of basement stair** - contractor to confirm any 'as built' details so top of basement stair can be assessed (to follow shortly)

7.03 **section/dimensions of steps to roof space** - refer to revised drawings

11.12 **revised area calculation** - 'as built' rooflight areas updated. areas of original building and extensions have been clarified on drawings with thick lines, windows PGW09-12 do not form part of the extension so were not included in this calculation.

11.17 **rooflight revisions** - drawings and relevant calculation schedules updated with the 'as built' rooflights, see 11.12 and 5.08 above

If you require any further information or wish to discuss any details further please do not hesitate to contact me directly.

Yours sincerely,



enc

cc

