

STATES OF JERSEY



PARISH OF ST. MARTIN: PROVISION OF A LOAN FOR THE FORMER ST. MARTIN'S PRIMARY SCHOOL REDEVELOPMENT

Lodged au Greffe on 22nd October 2018
by the Minister for Treasury and Resources

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

- (a) to authorise the grant of a loan to the Parish of St. Martin for the purpose of converting the former St. Martin's Primary School for retail and commercial use; and
- (b) to agree that the loan shall not exceed £2.60 million, shall bear interest at a fixed rate of 4.5% per annum, and shall be repayable over a period not exceeding 20 years on terms to be agreed with the Treasurer of the States.

MINISTER FOR TREASURY AND RESOURCES

REPORT

Executive Summary

The old school site in St. Martin was returned to the Parish in 2016 upon completion of construction of the new Parish School. After an extensive period of consultation with parishioners and other interested parties, it was concluded that the site should be retained by the Parish and developed to provide retail and commercial facilities for the local community and the Parishes beyond.

Having finalised its plans, the Parish have approached the Minister for Treasury and Resources to provide funding for the project, as they consider a States loan will provide greater flexibility than commercial borrowing options, which they have also explored.

This provision of the loan provides the States with an excellent opportunity to support a parish-focussed project which brings essential amenities and reduces travel times for parishioners, particularly the elderly. It also offers the Department of Customer and Local Services with a potential opportunity to work in closer collaboration with the Parish.

The Minister for Treasury and Resources has sought advice from the independent Treasury Advisory Panel in relation to this proposition, who have noted the proposal and have no adverse comments.

Background

Construction of the new St. Martin's Parish School was completed in 2016, at which time ownership of the old school was handed back to the Parish. The Parish own the freehold for the site and the buildings on an unencumbered basis. The then Connétable decided to form a working party to consider the future of the old school site.

The working party consisted of an appointed project co-ordination company, the Connétable, both Parish Procureurs, the Parish Secretary, and 4 parishioners with relevant experience. The working group first met in early 2015.

An extensive period of consultation took place with parishioners and other interested parties. A copy of the outcome of the Parish Consultation Survey can be found attached at **Appendix A**.

The results of those consultations were as follows –

- The site should remain in the ownership of the Parish.
- Any future use should be self-funding, with no material cost to the Parish in the long term.
- The preferred uses for the site were: a small supermarket, and health care facilities such as a doctor, dentist, pharmacy, vet, etc.

Many options were considered, and the final scheme approved by the working party was put to parishioners and approved at a Parish meeting on 31 May 2017. The key elements were: the limited demolition of some minor later add-ons to the original school; preserving the original façade and appearance of the historic building; inclusion of a small supermarket-type unit of about 3,000 sq.ft.; provision for a pharmacy, a doctor's

surgery, and similar well-being types of facilities. A copy of the site plans can be found attached at **Appendix B**.

Since that time, the project co-ordinator has produced plans in conjunction with a local architect and numerous surveys, including: retail impact, traffic and bats. By late 2016, the old headmaster's house (Maison Scolaithe) had been renovated, and a lease was signed in 2017.

Planning Department approval was received on 13 July 2018, and a Building Bye Law application Control Consent will be submitted at the end of September 2018. The Parish also envisage inviting tenders for the construction works from local contractors (as part of a structured procurement process) in the autumn.

Public Finances (Jersey) Law 2005

Public Finances (Transitional Provisions) (No. 2) (Jersey) Regulations 2005

Regulation 13(1) ("**Minister's authority to lend money in the name of and on behalf of the States**") of the [Public Finances \(Transitional Provisions\) \(No. 2\) \(Jersey\) Regulations 2005](#) details the maximum amounts delegated to the Minister for Treasury and Resources in relation to lending money in the name of and on behalf of the States. Any amounts lent outside of these delegations require States' approval.

- “(1) The Minister may, in any financial year, in the name of and on behalf of the States, lend up to £500,000 in respect of any one transaction where –
- (a) the total amount lent in that financial year by virtue of this paragraph does not exceed £3 million;
 - (b) the amount lent by virtue of this paragraph and still outstanding at any one time does not exceed £10 million; and
 - (c) any amount lent by virtue of this paragraph is repayable within 20 years.”

Furthermore, Article 23(2) of the [Public Finances \(Jersey\) Law 2005](#) ensures that the total amount lent by the States “must not at any one time exceed an amount equal to 60% of the estimated income of the States derived from taxation during the previous financial year.”.

The States of Jersey accounts for the year ending 31 December 2017 show total loans of £5.08 million and ‘taxation revenue’ of £603.58 million. This loan, therefore, falls within the legal parameters of the current Public Finances legislation, but requires States' approval.

Project overview and benefits

This is a community-focussed project which enables the school building to be retained within the ownership of the Parish. It will bring essential amenities closer to the heart of the Parish and reduce travel for many residents, particularly the elderly. The project is aimed at providing facilities for the community rather than maximising financial return, albeit within the parameters identified through the consultation exercise.

It is renovating and developing an historic building in a sympathetic way, which the Parish advise is backed by Jersey Heritage, St. Martin's Conservation Society, and the Historical Building Department of the States of Jersey Planning Section from the Department of Growth, Housing and the Environment. It will enhance the centre of the Parish of St. Martin by bringing a hub of amenities within easy reach of Parishioners. The Parish have also confirmed that the project is well supported by the Parish community.

The development is designed to allow for a retail outlet, a well-established local company providing 'care in the community' products, a vet, a doctor's surgery, and a pharmacy. Heads of Terms for the retail outlet, the local company and the vet have been signed, and negotiations are continuing to secure the doctor's surgery and pharmacy. The already occupied 'Maison Scolaithe' will continue to be part of the site, but will remain as a residential unit. There is also a unit on the first floor of the building that is likely to be retained by the Parish for community purposes. This offers a potential opportunity for the States (mainly through the Department of Customer and Local Services) to work collaboratively with the Parish and its residents.

Local firm CBRE have been engaged by the Parish to seek the tenants, and Heads of Terms are signed in most cases, with formal leases due to be signed when the construction work has commenced. It is intended that construction will begin in late 2018 with completion early in the second half of 2019.

It should be noted that the Parish has considered commercial borrowing solutions for this project from private sector lenders, but negotiations to date do not provide the certainty of a fixed interest rate over the long term that is being proposed. Similarly, commercial borrowing carries with it significant associated costs (e.g. legal, security, monitoring) which can be reduced, but not removed, with a loan from the States.

Loan details

Purpose

The loan will be utilised for the payment of all demolition, alteration and construction costs, professional fees, legal fees and other associated costs of the development works. These costs total £2.6 million. Interest on the loan will be charged at a fixed rate of 4.5% per annum for the full term of the loan, with capital and interest payments due on a quarterly basis. The interest rate has been determined with reference to other loans historically provided by the States, and reflects the term of the loan and an assessment of the risk of default. A comparison to commercial lending rates has also been undertaken.

Amount

The total amount lent to the Parish will be £2.6 million based on the approved plans. It is anticipated that this sum will be drawn down in stages during the construction phase of the project. A loan schedule is included with this report as **Appendix C**.

Repayment

The loan will be repaid from rental income received from the tenants. Initial leases are expected to be for a minimum of 9 years. It is anticipated that until mid-2020, interest payments on the loan will be rolled-up into the capital, by which time the rental income

from the main leases will be used to repay the loan. Until then, only the rental income from 'Maison Scolaithe' is available to contribute towards repayment. Current Heads of Terms on the tenancies allow for upward-only rental reviews in line with the Jersey Retail Prices Index every 3 years.

Term

The loan is intended to run for the maximum permissible legislative term of 20 years, with loan repayments due on a quarterly basis. The Parish have the option to repay the loan together with accrued interest on the amount repaid prior to the end of the loan term without fee or penalty. Similarly, the States will be able to demand immediate repayment subject to a 6-month notice period.

Security

The loan will be provided on an unsecured basis; however, the Parish will be required to provide a Promissory Letter agreeing not to raise any hypothec or legal charge on the site or the individual properties without the prior consent of the States. This Promissory Letter will include an agreement to provide security, exercisable at the option of the Treasurer of the States, at any point during the term of the loan. An independent valuation of the site has been undertaken at the request of the States Treasury and Exchequer by a local third party valuation company, for the purposes of assessing this loan. This valuation has been undertaken in accordance with the current Royal Institution of Chartered Surveyors Valuation – Professional Standards. This provides an opinion of the Market Value of the properties in their existing state, with the benefit of planning permission and separately a Gross Development Value ("GDV"), on the basis that the project is completed in accordance with the proposed plans.

The GDV upon practical completion is £3.65 million, increasing to £3.8 million once the rent-free periods of leases have completed. The final GDV exceeds the full loan amount and leads to a loan-to-value of 68.4%. This provides comfort that should the Parish find it necessary to sell the site, it carries sufficient value, when developed, to repay the loan in full.

Other conditions

Prior to the release of funds, the Parish will be required to provide invoices to substantiate all loan drawdowns, and the States of Jersey will undertake regular meetings with the Parish and project co-ordinators to ensure that construction is being undertaken in line with the original plans and remains on schedule.

Risks

As well as the community benefits outlined above, this proposal does carry some risks.

During the construction phase, there is a risk that costs rise significantly ahead of those budgeted, and delays may occur as a result of various factors. To mitigate these potential issues, monitoring of the construction phase will be undertaken by the States Treasury and Exchequer through regular consultation with both the Parish and the Project Co-ordinator, and funds will not be released without the provision of appropriate invoices.

The Parish maintains some surplus funds which could be used to address cost over-runs, and the total loan amount also includes an element of contingency to allow for unforeseen events such as higher construction inflation or delays. Additionally, the option to take security over the development site provides additional comfort in the event of financial difficulty.

Further mitigation is provided through the Market Value of the freehold interest in the site, on the basis of the existing planning permission, which is in the region of £1.25 million. This valuation notes that the Market Value is considered to be “comparatively low given the size of the site and the planned scheme which do not necessarily reflect the site’s full potential”.

Whilst the property will be fully let prior to completion, there is a risk that at the renewal of the first leases after 9 years, tenants may choose not to continue occupation, leading to insufficient income to meet the quarterly loan repayments. The initial rental levels are greater than the sums required to meet the loan repayments, which allows the Parish to build up surplus funds in the event of tenant difficulties. Furthermore, other similar well-established projects are proving to be viable, and with the ageing demographic of Jersey’s population it is anticipated that demand for this type of community-based facility will continue.

Financial and manpower implications

Whilst, to date, the resources of the States Treasury and Exchequer have been utilised in assessing this proposal, the provision of the loan requires no significant additional manpower to implement; the provision and monitoring of loans forms part of the day-to-day activity of the States Treasury and Exchequer. The loan agreement will be based on existing documentation, but may require minor amendments from the Law Officers’ Department to reflect this specific project and loan terms. The loan will initially provide a fixed rate of return to the Consolidated Fund which is significantly in excess of the current investment return, and there is sufficient surplus cash available to make the loan over the timeframe proposed.

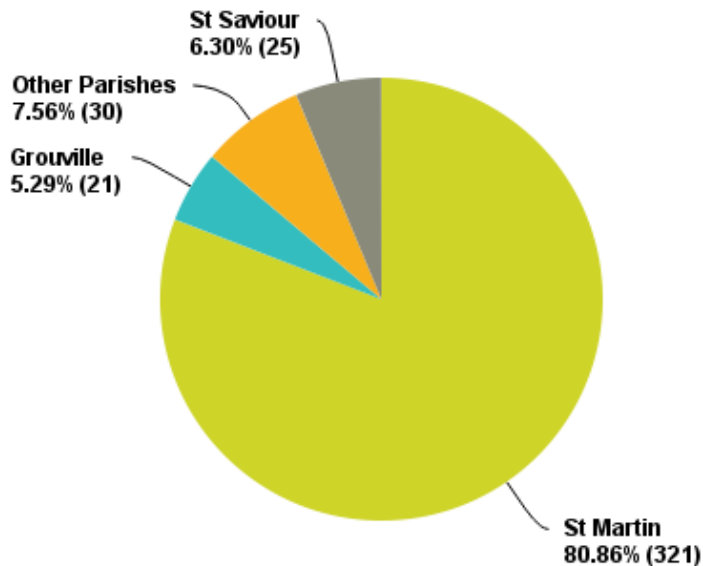
Parish of St Martin Existing Primary School Parish Consultation Survey

Summary of Responses and Key Findings

v1.0, Final for Publication

Overall Response Rate and Q1: Which Parish do you presently live in?

All responses received.



400

Total Responses Received

321

Responses from St Martin households
(80.96% of the Total Responses Received).

This response rate equates to approximately **20% of all St Martin households** (based on 2011 Census).

Q3: Please rank the following qualities about St Martin, in the order of importance to you (1 being most important, 6 being least important).

St Martin responses only.

	1	2	3	4	5	6
Friendly neighbourhood	26.90% 85	23.73% 75	24.37% 77	12.03% 38	11.08% 35	1.90% 6
Quiet, peaceful neighbourhood	34.50% 108	29.07% 91	14.38% 45	8.95% 28	10.86% 34	2.24% 7
Range of different convenient stores	1.26% 4	3.77% 12	13.84% 44	16.04% 51	12.89% 41	52.20% 166
Safe and secure neighbourhood	22.78% 72	24.37% 77	25.63% 81	21.52% 68	5.06% 16	0.63% 2
Well-run Parish administration	8.49% 27	9.43% 30	14.78% 47	27.67% 88	34.28% 109	5.35% 17
No debt in Parish accounts	5.96% 19	9.72% 31	7.21% 23	13.79% 44	26.02% 83	37.30% 119

St Martin respondents ranked *‘quiet, peaceful neighbourhood’* and *‘friendly neighbourhood’* as their most important qualities; whilst *‘range of different convenient stores’* and *‘no debt in Parish accounts’* were the least important qualities.

Q4: Which of the following Parish facilities or community groups do you use? How often? (Please tick all that apply).

All responses received.

The most popular Parish facilities used are the **Corner Shop** (43% of respondents use at least once a week), the **Village Green Tea Room** (28% at least once a month) and the **Royal St Martin** (24% at least once a month).

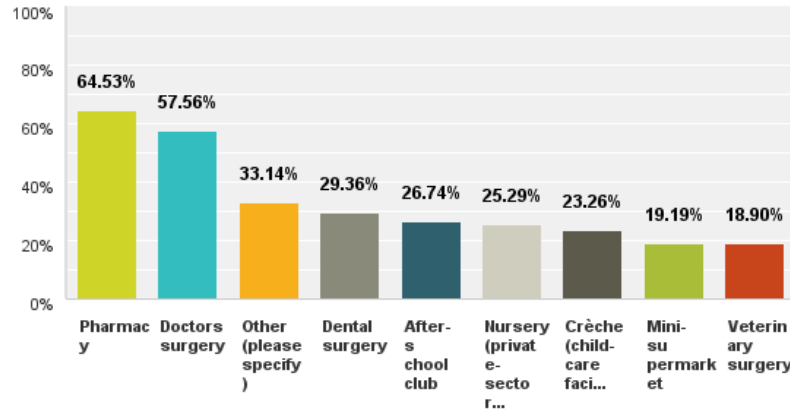
	Never	Occasionally	At least once a month	At least once a week	Everyday
Corner Shop (adjacent to Parish Church)	6.93% 25	33.24% 120	15.51% 56	31.86% 115	12.47% 45
Village Green Tea Room	27.27% 99	43.25% 157	19.83% 72	9.92% 36	0.00% 0
Royal St Martin public house	15.73% 56	59.55% 212	14.33% 51	9.55% 34	0.84% 3
St Martin Village Green	18.93% 67	46.33% 164	16.38% 58	14.97% 53	3.95% 14
St Martin Public Hall	16.15% 57	62.89% 222	16.43% 58	4.82% 17	0.00% 0
Any Church in St Martin (which includes Church-related activity)	38.95% 134	38.08% 131	7.27% 25	15.99% 55	0.00% 0
Berni Community Centre	64.06% 221	23.77% 82	4.06% 14	8.12% 28	0.00% 0
Existing primary school (after hours)	90.24% 305	6.21% 21	0.59% 2	2.07% 7	1.18% 4
St Johns Ambulance Hall	81.56% 283	16.71% 58	0.86% 3	0.86% 3	0.00% 0
3rd Jersey Scout Group	79.82% 273	1.46% 5	0.58% 2	17.54% 60	0.88% 3
Baby Clinic	92.98% 318	4.68% 16	1.46% 5	0.88% 3	0.00% 0
Diamond Club	91.30% 315	2.32% 8	6.38% 22	0.00% 0	0.00% 0
Gorey Fete	26.91% 95	71.10% 251	0.85% 3	0.28% 1	1.70% 6
Maufant Youth Centre	85.92% 293	9.38% 32	0.29% 1	4.40% 15	0.00% 0

	Never	Occasionally	At least once a month	At least once a week	Everyday
St Catherine Sailing Club	88.43% 298	9.79% 33	0.89% 3	0.89% 3	0.00% 0
St Martin's Battle of Flowers Association	85.63% 292	13.78% 47	0.29% 1	0.29% 1	0.29% 1
St Martin's Bonfire	29.94% 103	68.02% 234	1.16% 4	0.00% 0	1.45% 5
St Martin's Conservation Trust	93.75% 315	5.36% 18	0.89% 3	0.00% 0	0.00% 0
St Martin's Flower Club	94.74% 324	2.05% 7	3.22% 11	0.00% 0	0.00% 0
St Martin's Housing Association	94.28% 313	5.12% 17	0.60% 2	0.00% 0	0.00% 0
St Martin's Jumelage Association	88.76% 300	8.88% 30	2.37% 8	0.00% 0	0.00% 0
St Martin's Parish in Bloom	92.04% 312	7.37% 25	0.59% 2	0.00% 0	0.00% 0
St Martin's Petanque Club	90.86% 308	5.60% 19	0.59% 2	2.95% 10	0.00% 0
St Martin's Rifle Club	96.99% 322	2.41% 8	0.00% 0	0.30% 1	0.30% 1
St Martin's School Children's Gardening Club	99.12% 336	0.88% 3	0.00% 0	0.00% 0	0.00% 0
St Martin's W.I.	94.97% 321	2.66% 9	2.37% 8	0.00% 0	0.00% 0
Toddler Group	96.43% 324	2.68% 9	0.60% 2	0.60% 2	0.00% 0
Whist Drive	96.42% 323	2.69% 9	0.00% 0	0.90% 3	0.00% 0

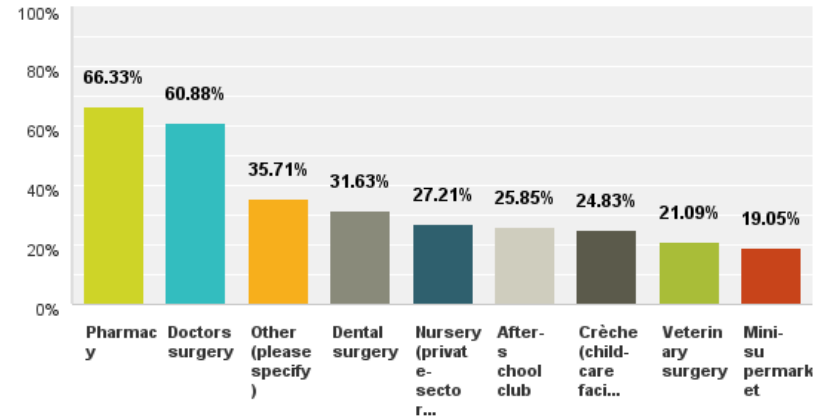
Q5: What additional facilities would you like to see within the Parish?

All responses and St Martin responses.

All responses received.



St Martin responses only.



There was an overwhelming desire from respondents to see a **pharmacy** (circa 65% of all respondents) and **doctor's surgery** (over 60% of St Martin respondents). Further, the potential for a **dental surgery** in the Parish also met with good appetite (over 30% of St Martin respondents). There was some appetite amongst respondents for enhanced **childcare / crèche / nursery** facilities (noting roughly 25% of all respondents). There was a very low appetite for a mini-supermarket (less than 20% of all respondents).

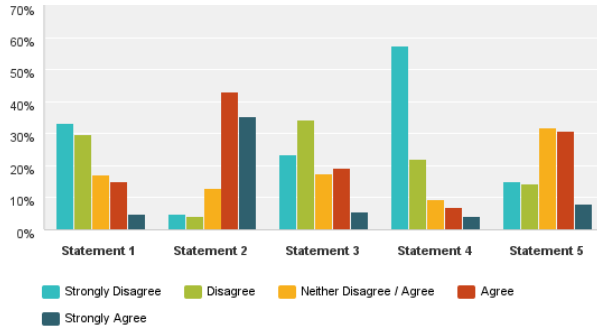
Q6: How strongly do you agree or disagree with the following statements?

Analysis of key findings.

- Almost **two-thirds** of St Martin respondents **do not agree** that “the Parish should develop a purely community facility that will require funding of the building and running costs to be raised by the Parish.”
 - Over **three-quarters** of St Martin respondents **agree** that “the Parish should develop a partly commercial / partly community facility that is built and maintained at no financial burden to the Parish.”
 - Almost **70%** of St Martin respondents **disagree** that “the Parish should develop a purely commercial facility that maximises the financial return to the Parish.”
 - More than **80%** of St Martin respondents **do not agree** that “the Parish should dispose of the existing Primary School, for maximum value, to someone else to develop.”
 - Almost **40%** of St Martin respondents would **agree** that “the Parish should move some or all of Parish functions delivered from the Public Hall to the existing primary school.”
-

Q6: How strongly do you agree or disagree with the following statements?

All responses received.



	Strongly Disagree	Disagree	Neither Disagree / Agree	Agree	Strongly Agree
Statement 1	33.09% 90	29.78% 81	17.28% 47	15.07% 41	4.78% 13
Statement 2	4.75% 14	4.07% 12	12.88% 38	43.05% 127	35.25% 104
Statement 3	23.44% 64	34.43% 94	17.58% 48	19.41% 53	5.49% 15
Statement 4	57.55% 160	21.94% 61	9.35% 26	6.83% 19	4.32% 12
Statement 5	14.89% 42	14.18% 40	31.91% 90	30.85% 87	8.16% 23

Statement 1: "The Parish should develop a purely community facility that will require funding of the building and running costs to be raised by the Parish."

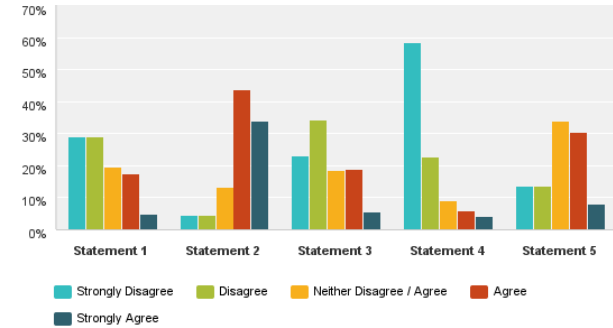
Statement 2: "The Parish should develop a partly commercial / partly community facility that is built and maintained at no financial burden to the Parish."

Statement 3: "The Parish should develop a purely commercial facility that maximises the financial return to the Parish."

Statement 4: "The Parish should dispose of the existing Primary School, for maximum value, to someone else to develop."

Statement 5: "The Parish should move some or all of Parish functions delivered from the Public Hall to the existing primary school."

St Martin responses only.



	Strongly Disagree	Disagree	Neither Disagree / Agree	Agree	Strongly Agree
Statement 1	29.00% 96	29.00% 96	19.64% 65	17.52% 58	4.83% 16
Statement 2	4.52% 16	4.52% 16	13.28% 47	43.79% 155	33.90% 120
Statement 3	23.26% 77	34.14% 113	18.43% 61	19.03% 63	5.44% 18
Statement 4	58.33% 196	22.92% 77	9.23% 31	5.95% 20	4.17% 14
Statement 5	13.78% 47	13.78% 47	34.02% 116	30.50% 104	7.92% 27

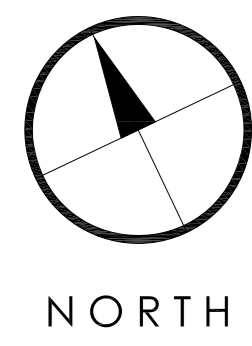
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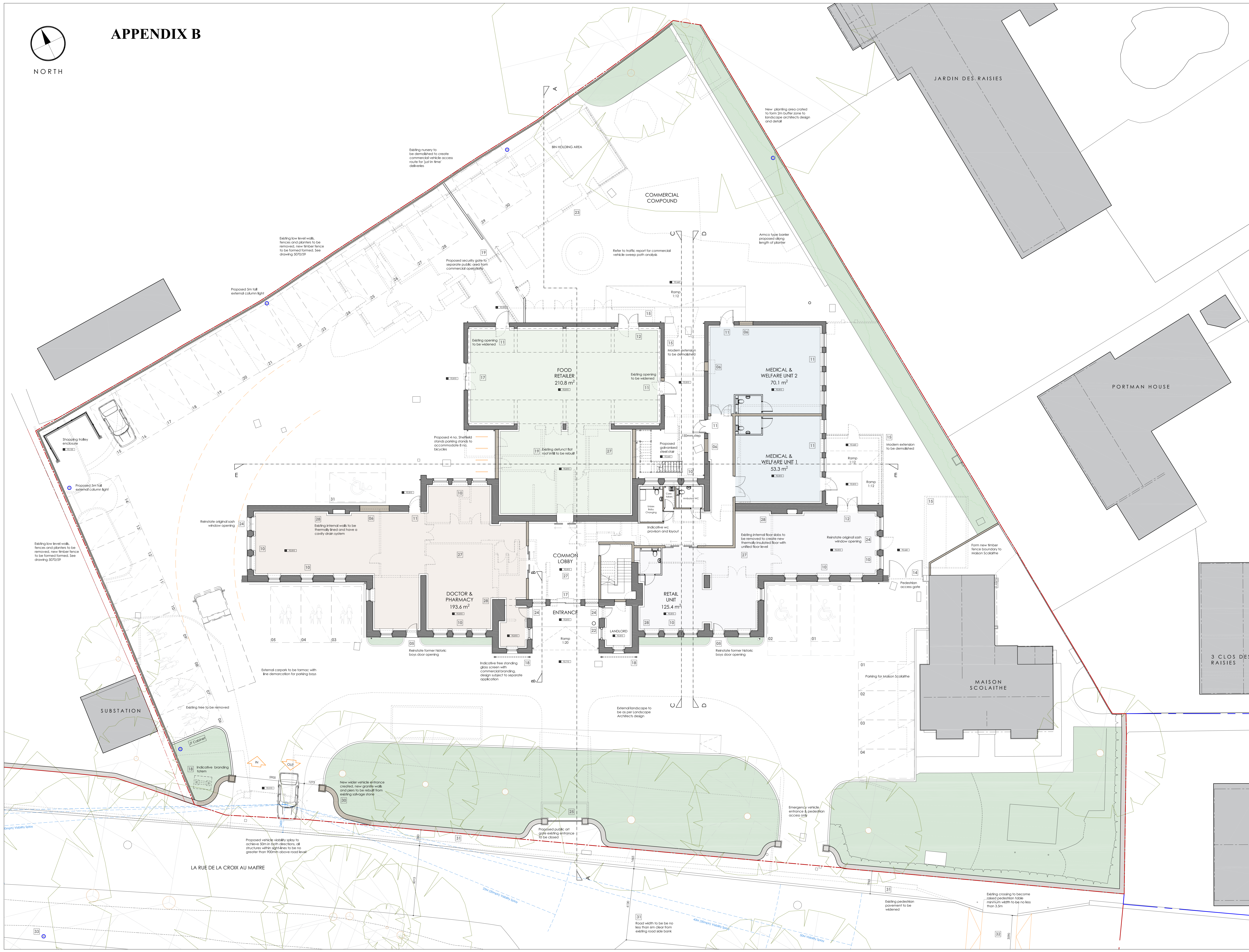


HLG Associates Ltd • 3rd Floor • 3 Mulcaster Street • St Helier • Jersey • JE2 3NJ • Channel Islands • UK
T. +44 (0)1534 888 135 • M. +44 (0)7700 706 339 • E. info@hlgassociates.com
www.hlgassociates.com

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APPENDIX B



General Notes
 Note: Architects © Copyright reserved 2004. Do not scale. Use metric dimensions only. All dimensions in millimetres unless otherwise stated. The drawing must be read in conjunction with all other drawings and specifications. Any discrepancy between drawings and specifications must be referred to the architect before carrying out the work.

Scales
 1:100
 1:200
 1:500

Revisions

Rev	Date	Description	By
A	02/02/18	Signage omitted & additional notes	RM

PLANNING NOTES

NOTE 01 New blue / black sparsen roof slates

NOTE 02 New fascia & soffits boards. White aluminium heritage rain water goods to replace all existing items including Gutters, hoppers & downpipes

NOTE 03 Existing external render to be made good & painted white

NOTE 04 Existing decorative sills, moldings and cills to be made good and painted light grey grey

NOTE 05 Original historic gills & boys door opening reinstated within current window opening. Door to be double glazed with hardwood white painted frames. Branding Logo shed above door is subject to separate application

NOTE 06 Existing modern opening to be infilled

NOTE 07 Form new hardwood timber louvre opening for extract vent

NOTE 08 Original historic window opening reinstated within current door opening. Sash window to be double glazed with hardwood white painted frames

NOTE 09 Convert existing window opening to hardwood timber louvre extract vent

NOTE 10 All existing historic doors & sash windows to be replaced with similar hardwood double glazed units with white painted frames

NOTE 11 All modern upvc doors and windows to be replaced with grey powder coated aluminium double glazed units. Existing concrete sills to be retained

NOTE 12 Extend existing single door opening to form new double door

NOTE 13 Existing roof lights to be replaced

NOTE 14 New pedestrian gate, refer to drawing 5070/58

NOTE 15 Modern extensions to be demolished

NOTE 16 Existing defunct flat roof will be rebuilt. New slate roof pitched roof to conceal proposed external plant area

NOTE 17 Existing modern openings extended to allow for new automatic sliding doors with grey powder coated aluminium double glazed units

NOTE 18 Indicative commercial branding signage - subject to a separate application

NOTE 19 2100mm High metal non-dimittable barrier to commercial compound with electric motorised vehicle gate refer to drawing 5070/58

NOTE 20 Proposed external galvanised steel door located on flat roof

NOTE 21 Proposed external plant equipment to be located on flat roof

NOTE 22 Existing flagpole to be retained

NOTE 23 Existing redundant nursery to be demolished

NOTE 24 Original historic door opening reinstated within current window opening. New hardwood panel door to be painted white

NOTE 25 Percentage for art - Proposed pedestrian gate, design to be confirmed at later date refer to drawing 5070/58

NOTE 26 New planting areas created to form 2m buffer zone to landscape architects design and detail

NOTE 27 Existing internal floor slabs to be removed to create new thermally insulated floor with a single unified floor level

NOTE 28 Existing internal walls to be thermally lined and have a cavity drainage system

NOTE 29 Existing historic cold roof voids to be insulated between and over existing ceiling joists. Vertical fire breaks and maintenance access walkways created

NOTE 30 Existing western entrance gate to be widened. Section of the historic wall to be taken down and rebuilt further back with larger opening. New wall and plant to be built from existing salvaged granite - see drawing 5070/53

NOTE 31 Narrow pedestrian pavement to be widened between the two existing pedestrian crossings on La Rue de la Croix au Maître. Propose road width to be a minimum 5m clear

NOTE 32 Existing crossing to become raised pedestrian table to improve access and safety. Road width to be removed unless more than 3.5m

NOTE 33 Proposed external 5m column lighting

PARKING SCHEDULE

- 03 Disabled parking bays
- 07 Parent & Children parking bays
- 21 Disabled parking bays
- 04 Parking bays for Maison Scolaithe
- 16 Existing parking bays utilised within Parish carpark

Total Provision = 51 car parking spaces + 8 bicycle spaces

DRAWING KEY

- Existing building fabric to be retained
- Proposed building fabric
- Existing structures to be demolished

Project
 St. Martins School (Former)
 La Rue de la Croix au Maître
 St. Martin
 JE3 6HW

Client
 Parish of St. Martin

Drawing
 Planning Drawing
 Proposed Plans
 Ground Floor

morris architects
 17 LA MOTTE STREET
 ST HILIER
 JE3 4JF
 Telephone: 01534 736335
 Email: info@morrisarchitects.co.uk

Date
 Oct '17

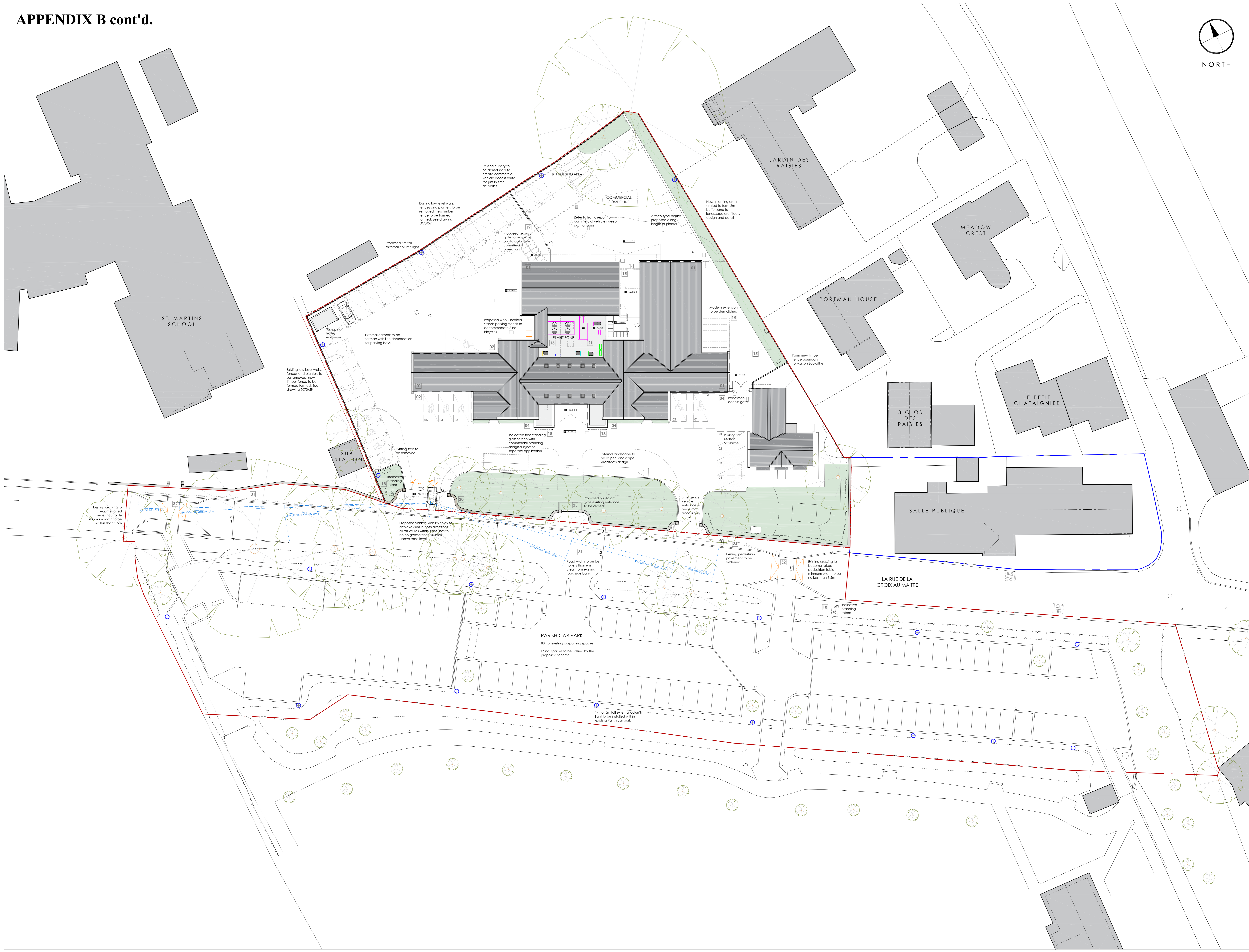
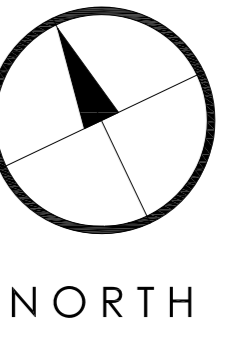
Scale
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Drawn by
 RM

Drawing Number
 5070/46

Revision
 A

APPENDIX B cont'd.



General Notes
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Revisions

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PLANNING NOTES

- NOTE 01 New blue / black sparsen roof dates
- NOTE 02 New fascia & soffit boards. White aluminium heritage rain water goods to replace all existing items including Gutters, hoppers & downpipes
- NOTE 03 Existing external render to be made good & painted white
- NOTE 04 Existing decorative sills, moldings and cills to be made good and painted light grey
- NOTE 05 Original historic gills & boys door opening reinstated within current window opening. Door to be double glazed with hardwood white painted frames. Branding Logo fixed above door & subject to separate application
- NOTE 06 Existing modern opening to be infilled
- NOTE 07 Form new hardwood timber louvre opening for extract vent
- NOTE 08 Original historic window opening reinstated within current door opening. Sash window to be double glazed with hardwood white painted frames.
- NOTE 09 Convert existing window opening to hardwood timber louvre extract vent
- NOTE 10 All existing historic doors & sash windows to be replaced with similar hardwood double glazed units with white painted frames.
- NOTE 11 All modern upvc doors and windows to be replaced with grey powder coated aluminium double glazed units. Existing concrete cills to be retained
- NOTE 12 Extend existing single door opening to form new double doors
- NOTE 13 Existing roof lights to be replaced
- NOTE 14 New pedestrian gate, refer to drawing 5070/58
- NOTE 15 Modern extensions to be demolished
- NOTE 16 Existing deficient flat roof will be rebuilt. New slate roof pitched roof to be installed on proposed external plant area
- NOTE 17 Existing modern opening extended to allow for new automatic sliding doors with grey powder coated aluminium double glazed units.
- NOTE 18 Indicative commercial branding signage - subject to a separate application
- NOTE 19 2100mm high metal non-dimble barrier to commercial compound with electric motorised vehicle gate refer to drawing 5070/58
- NOTE 20 Proposed external galvanneal steel door
- NOTE 21 Proposed external plant equipment to be located on flat roof
- NOTE 22 Existing flagpole to be retained
- NOTE 23 Existing redundant nursery to be demolished
- NOTE 24 Original historic door opening reinstated within current window opening. New hardwood panel door to be painted white
- NOTE 25 Percentage for art - Proposed pedestrian gate, design to be confirmed at later date refer to drawing 5070/58
- NOTE 26 New planting areas created to form 2m buffer zone to landscape architects design and detail
- NOTE 27 Existing internal floor slabs to be removed to create new thermally insulated floor with a single unified floor level
- NOTE 28 Existing internal walls to be thermally lined and have a cavity drainage system
- NOTE 29 Existing historic cold roof voids to be insulated between and over existing ceiling joists. Vertical fire breaks and maintenance access walkways created
- NOTE 30 Existing western entrance gate to be widened. Section of the historic wall to be taken down and rebuilt further back with larger opening. New wall and plant to be built from existing salvaged granite - see drawing 5070/53
- NOTE 31 Narrow pedestrian pavement to be widened between the two existing pedestrian crossings on La Rue de la Croix au Maitre. Propose road width to be a minimum 6m clear
- NOTE 32 Existing crossing to become raised pedestrian table to improve access and safety. Road width to be narrowed no less than 3.5m
- NOTE 33 Proposed external 5m column lighting

PARKING SCHEDULE

- 03 Disabled parking bays
- 07 Parent & Children parking bays
- 31 Disabled parking bays
- 04 Parking bays for Mason Scotland
- 16 Existing parking bays utilised within Parish carpark

Total Provision = 51 car parking spaces + 8 bicycle spaces

DRAWING KEY

- Existing building fabric to be retained
- Proposed building fabric
- Existing structures to be demolished

Project
 St. Martins School (Former)
 La Rue de la Croix au Maitre
 St. Martin
 JE3 6HW

Client
 Parish of St. Martin

Drawing
 Planning Drawing
 Proposed Plans
 Site Plan

morris architects
 17 LA MOTTE STREET
 ST HILIER
 JERSEY
 JE2 4YF
 Telephone: 01534 736335
 Email: em@morrisarchitects.co.uk

Date Jan '18 **Scale** 1:200 @ A0 **Drawn by** RM

Drawing Number 5070/45 **Revision** A

