

15200

OLD SENIOR SCHOOL  
ST MARYS  
ISLES OF SCILLY

VISUAL APPRAISAL SURVEY



MARCH 2016

**MBA**  
CONSULTING

consultingstructural  
&civilengineers

## 1.0 INTRODUCTION AND CLIENTS BRIEF

1.1 MBA's Client is The Isles of Scilly Council. This report is private and confidential to our Client and their appointed advisors.

1.2 At the request of our Client, MBA carried out a Visual Appraisal Survey of the property referred to in the title of this report to identify, where possible, within the confines of a purely visual inspection.

- A summary of the structural condition of the building
- Areas and nature of any obvious structural distress.
- Whether any perceived movement could potentially be progressive.

The report is to accompany tender documents for the demolition of the building and is intended to give the prospective Contractors an initial overview of the form of construction of the building together with details off any potential areas of instability. The documents will also require the Contractors to carry out their own, more detailed inspection prior to works commencing.

Our investigation was initially carried out on a visual basis only. A scheme of limited opening-up works was then carried out, primarily to investigate the structural form of the first floor to the original building (Block B - see below).

1.3 We have not inspected woodwork or other parts of the structure, fabric or finishes which, at the time of our inspection, were covered, unexposed or not readily accessible and are therefore unable to report that any such part of the property is free from defects.

1.4 Our initial inspection was carried out in August 2015. The weather at the time of our inspection was warm and dry. Our subsequent inspection to view the results of the opening-up works was carried out in December 2015.

1.5 MBA sketches are attached as Appendix A. MBA photographs are attached as Appendix B.

1.6 Archive information provided by the Client is attached as Appendix C.

1.7 No chemical or physical testing has been carried out on the materials contained within the existing building. It is assumed that the demolition Contractor will carry out any testing required.

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## 2.0 OBSERVATIONS AND COMMENTS

### 2.1 General

- 2.1.1 The buildings referred to in the title of this report, form the old Senior School on St Marys, Isles of Scilly. The buildings are now largely redundant following the construction of a new school.
- 2.1.2 There are two main buildings present. The larger building, occupying the western portion of the site is understood to be the original school building and was built over 50 years ago. No records exist of its construction within the Council archives. This building has been referred to as Building B in this report.
- 2.1.3 The second building, occupying the eastern part of the site, is a later addition, constructed in the late 1960's. Some record drawings have been provided by our Client and these are attached in Appendix C. These show the building to be formed in load-bearing masonry, although the floor and roof construction is not detailed. This building is referred to as Block A within this report.
- 2.1.4 Block A was extended in the late 1980's to provide an additional design studio. This was constructed in loadbearing masonry with a steel and timber roof structure. Drawings showing this construction are attached in Appendix C.
- 2.1.5 A link building is present connecting Blocks A and B. This was built in the late 1960's, apparently as part of the construction of Block A. The link is formed in a mixture of loadbearing blockwork and timber frame. Architectural drawings for the link are attached in Appendix C.
- 2.1.6 The ground levels around the buildings slope steeply up towards the rear of the site. The buildings therefore incorporate a number of internal and external retaining walls. Whilst there are no large changes in level across the eastern boundary, the western boundary incorporates a significant retaining structure forming part of an external staircase.
- 2.1.7 A phase 1 geo-environmental desk study has been carried out, details of which are held by the Client. Reference should be made to this document for all matters relating to potential ground contamination.
- 2.1.8 A CCTV survey of the existing drainage has been carried out on behalf of the Client. Reference should be made to this document for all details of the buried drainage on the site. The key plan from that document is included within this report as Appendix D.

2.2 **Block A** (see MBA sketches 15200/SK/10 and 20)

- 2.2.1 This building is a two-storey school building built on a steeply sloping site. The external walls are formed in loadbearing masonry as indicated on the original archive drawings provided in Appendix C.
- 2.2.2 The first floors to the building are formed in precast concrete beam and block flooring (see fig 11). This floor structure appears to be performing adequately and is free from excessive deflection or other signs of distress.
- 2.2.3 The front portion of the building has a duo-pitch roof, clad in concrete tiles. The roof structure is formed in timber trusses (see fig 9). The timber to this roof is generally free from signs of structural distress.
- 2.2.4 There are sections of timber flat roof construction within the central sections of the building. There are some signs of past roof leaks and the joists and roof covering should therefore be assumed to be fragile.
- 2.2.5 The roof construction to the workshops at the rear of the building is formed in lightweight steel trusses. These support steel angle purlins. There is no visible bracing and the longitudinal stability of the roof is therefore assumed to be provided by the roof covering itself. Care will therefore be required during the demolition of the roof and temporary diagonal bracing may be required, particularly during storm conditions.
- 2.2.6 The stability of the building depends on the cellular layout of the loadbearing masonry walls and the connections to the first floor and roof structures which provide plate action under lateral loads. The method of demolition should therefore take this into consideration and allow for any temporary restraint required to blockwork walls once the restraining roof or upper floor has been removed. Free-standing walls are unlikely to be able to resist large lateral wind loads.
- 2.2.7 The ground floors to the building appear to be formed in concrete, although this could not be confirmed from our visual inspection. It should be assumed that these will incorporate mesh reinforcement.
- 2.2.8 The external retaining walls around the building are faced in blockwork. It is suspected that the structure is also blockwork although this may be reinforced with a concrete core. It is assumed that the retaining walls to this block are to be removed as part of the demolition. The ground levels should be re-profiled to provide maximum slopes of 1 Vertical : 2 Horizontal (26 degrees from the horizontal). Any internal retaining walls or those attached to the building should be assumed to be restrained by the floors and intersecting walls. Their stability cannot therefore be assured once the building has been demolished and allowance should be made for temporary support until the walls themselves can be demolished.

- 2.2.9 Internal cracking is present within the ground floor stores at the western end of the building. However, this is minor in nature and not considered to be significant in terms of the demolition of the building.

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- 2.3 **Block B** (see MBA sketches 15200/SK/30, 40, 50 and 60)
- 2.3.1 This building is the original, two-storey school building and is situated at the western end of the site. This is the steepest area of the site and the formal ground floor accommodation is only present at the front of the building. The sub-floor void to the rear of this accommodation has been occupied as informal storage and a caretaker's store. The ground within these voids has been surface in concrete and steps up to the rear elevation (see figs 13 and 14).
- 2.3.2 The ground floor over the sub-floor voids is formed in precast concrete beam and block flooring. This appears to be in a good condition and free from excessive deflection or other signs of structural distress.
- 2.3.3 The precast concrete ground floor is supported on a number of load-bearing masonry walls. These are a mixture of solid and cavity construction. The front elevation incorporates a stone-faced section of walling. The overall thickness of this wall is approximately 490mm and seems to include a 250mm granite stonework leaf. The stability of the lower building storey depends on the cellular layout of the loadbearing masonry walls and the connections to the first floor structure which provides plate action under lateral loads. The method of demolition should therefore take this into consideration and allow for any temporary restraint required to blockwork walls once the restraining roof or upper floor has been removed. Free-standing walls are unlikely to be able to resist large lateral wind loads and will need to be restrained if retained for any period of time.
- 2.3.4 The upper storey of the building is formed in very lightweight timber frame construction. The external walls are formed from pairs of vertical studs which are tied longitudinally with mild steel rods (see fig 31). The large areas of glazing in the elevation suggest that lateral stability may, in part, be provided by the window framing. This is particularly important within the main hall which has a higher roof level and incorporates long lengths of glazing (see fig 28).
- 2.3.5 The flat roof to the building is formed in timber construction. The large spans over the main hall are formed in ply-web timber beams (see MBA sketch 15200/SK/50). The plate action of the flat roofs will be transferring any lateral wind loads to the vertical elevations and are therefore key to ensuring the overall stability of the building. The proposed demolition method should therefore include provision for temporary support to the elevations during the removal of the roof finishes and structure.
- 2.3.6 Some cracking is present to the western elevation to the building. However, this is minor in nature and not considered to be significant in terms of the demolition of the building.
- 2.3.7 The external retaining walls around this building are faced in blockwork. It is suspected that the structure is also blockwork although this may be reinforced with a concrete core. It is assumed that the retaining walls to this block are to be removed as part of the demolition. The ground levels should be re-profiled to provide maximum slopes of 1 Vertical : 2 Horizontal (26 degrees from the horizontal). Any internal retaining walls or those attached to the building should be assumed to be restrained by the floors and intersecting walls. Their stability cannot therefore be assured once

the building has been demolished and allowance should be made for temporary support until the walls themselves can be demolished.

- 2.3.8 The external staircase at the western end of the site appears to be performing as a retaining structure to support the higher ground levels on the adjacent site. It is therefore anticipated that this structure will remain and be supported by a temporary berm formed from aggregate arising from the demolition. The angle of this berm should be suitable to allow its retention for a prolonged period of time without distress or failure. This will depend on the grading and condition of any crushed material retained on site. The tendering Contractors should make their own assessment in this respect.
- 2.3.9 MBA sketch 15200/SK/60 shows the assumed construction of the cantilever section of first floor to the front elevation. There is some corrosion staining visible to the soffit which is assumed to relate to degradation of the embedded reinforcement. This cantilever should be propped during the demolition process to prevent premature collapse. It should be assumed that the dead weight of the building on the back-span is contributing to the stability of the cantilever.

2.4 **Link Building** (See MBA figures 13-16)

- 2.4.1 This building is a single-storey link, formed in a mixture of timber framing and load-bearing blockwork.
- 2.4.2 The building is in a reasonable condition with no significant signs of structural distress.
- 2.4.3 The link is positioned on an elevated portion of the site and is supported by a number of external retaining walls (see fig 13). Reference should be made to section 2.2.8 above for further comment on the retaining walls and their removal.

- 2.4 **Buried Drainage and Surface Water Management** (See MBA sketch 15200/SK/70)
- 2.4.1 A CCTV survey of the buried drainage has been carried out by Southwest Drains Ltd on behalf of XTek Innovations. Their key plan is attached as Appendix D.
- 2.4.2 The foul drainage from the site discharges to the public sewer via manholes F11 and F3. All drainage upstream of these manholes should be disconnected and sealed. Manholes F3 and F11 should be clearly marked and protected for future use.
- 2.4.3 The surface water from the site is discharged via two manholes, marked S1 and S4. The impermeable roof and hardstanding areas are to be removed as part of the proposed demolition work. Any surface water is to be attenuated and retained on site, where possible, both during and after demolition. A drainage swale is to be formed across the lower site boundary. This is to incorporate a controlled discharge for excess surface water into the existing surface water drains. Details are to be prepared by the Contractor for consideration by the Client, but are to include effective silt removal prior to discharge into the off-site drainage system.

**3.0 CONCLUSIONS AND RECOMMENDATIONS**

- 3.1 The form of construction of the buildings on the site is described in section 2 above. The buildings are generally in a good condition but there are aspects of the construction that require detailed consideration by the demolition consideration. Reference should be made to section 2 for further information.
- 3.2 We would point out that some elements of the buildings are likely to contain asbestos. Reference should be made to the asbestos report prepared on behalf of the Client for more information.
- 3.3 It is intended that materials where possible, will be re-cycled for re-use either on this site or elsewhere on the islands. The Contractor should refer to the tender documents in this respect and allow for the completion of all necessary sampling, testing and treatment to achieve this.

Signed.....  
CHRIS OWEN BSc.,C.Eng., MIStruct.E  
FOR AND ON BEHALF OF  
MBA CONSULTING

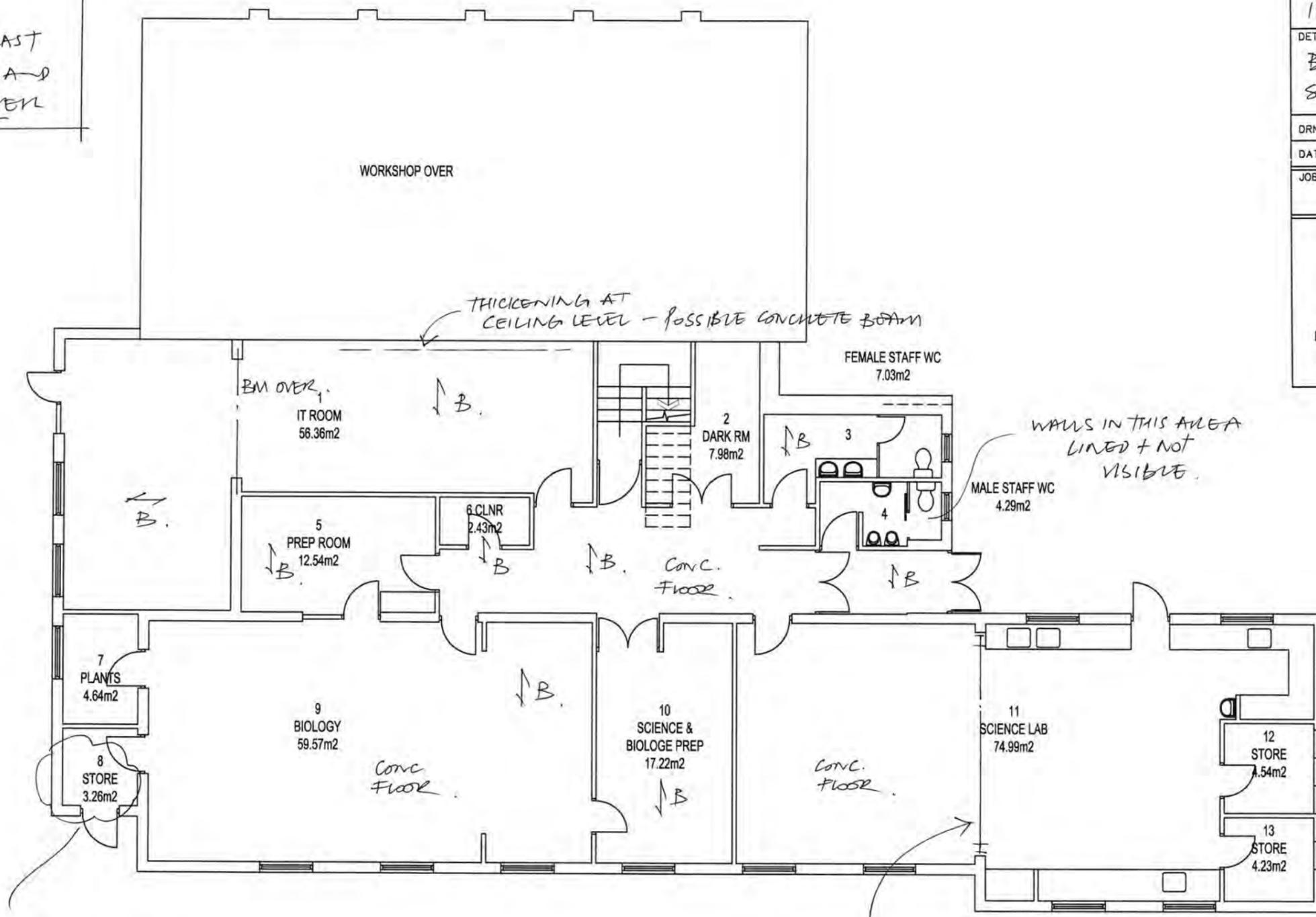
Dated: 27 March 2016

**APPENDIX A**

**MBA Sketches**

KEY.

↓ B SPAWN OF PRECAST  
CONCRETE BEAM AND  
BLOCK FLOOR OVER



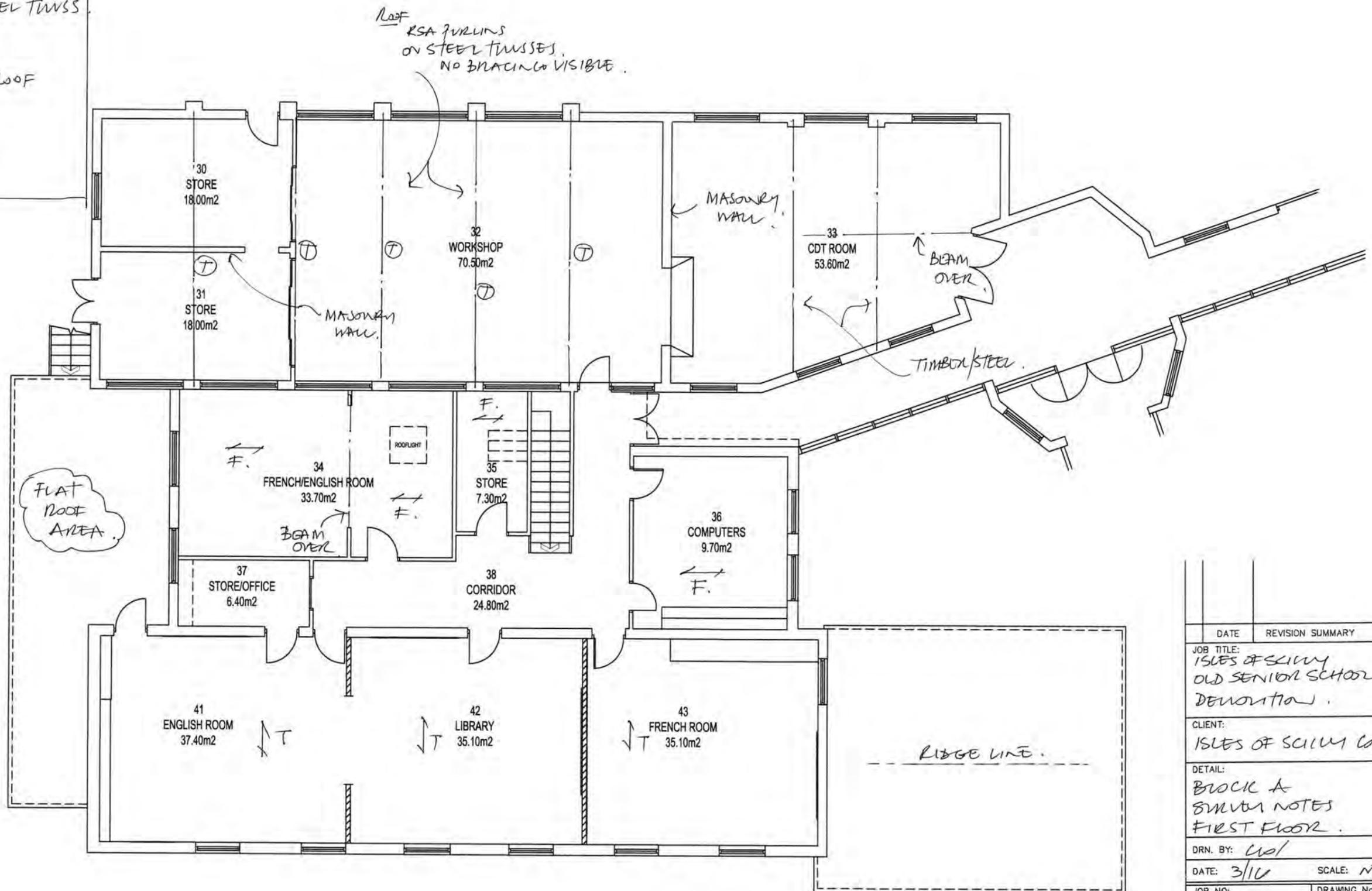
HISTORIC CRACKING  
TO FLOOR.

STEEL FRAME  
254x102 UB ON 152x152 UC COLUMNS.

DATE	REVISION SUMMARY	BY	CHK
JOB TITLE: ISLES OF SCILLY OLD SENIOR SCHOOL DEMOLITION.			
CLIENT: ISLES OF SCILLY COUNCIL.			
DETAIL: BLOCK A. SURVEY NOTES / GROUND FLOOR			
DRN. BY: LD			
DATE: 3/16		SCALE: NTS.	
JOB NO:	DRAWING No:	REV:	
	SK/10.		
<h1>MBA</h1> <p>CONSULTING</p> <p>Boscawen House · Chapel Hill · Truro · Cornwall TR1 3BN Tel. 01872 260962 Fax. 01872 260963</p>			

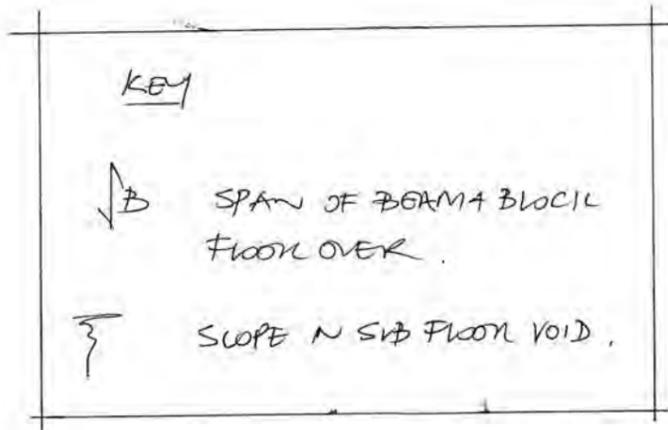
**KEY**

- ⊕ LINE OF STEEL TRUSSES
- ← F TIMBER FLAT ROOF JOISTS
- ↙ T TIMBER ROOF TRUSSES

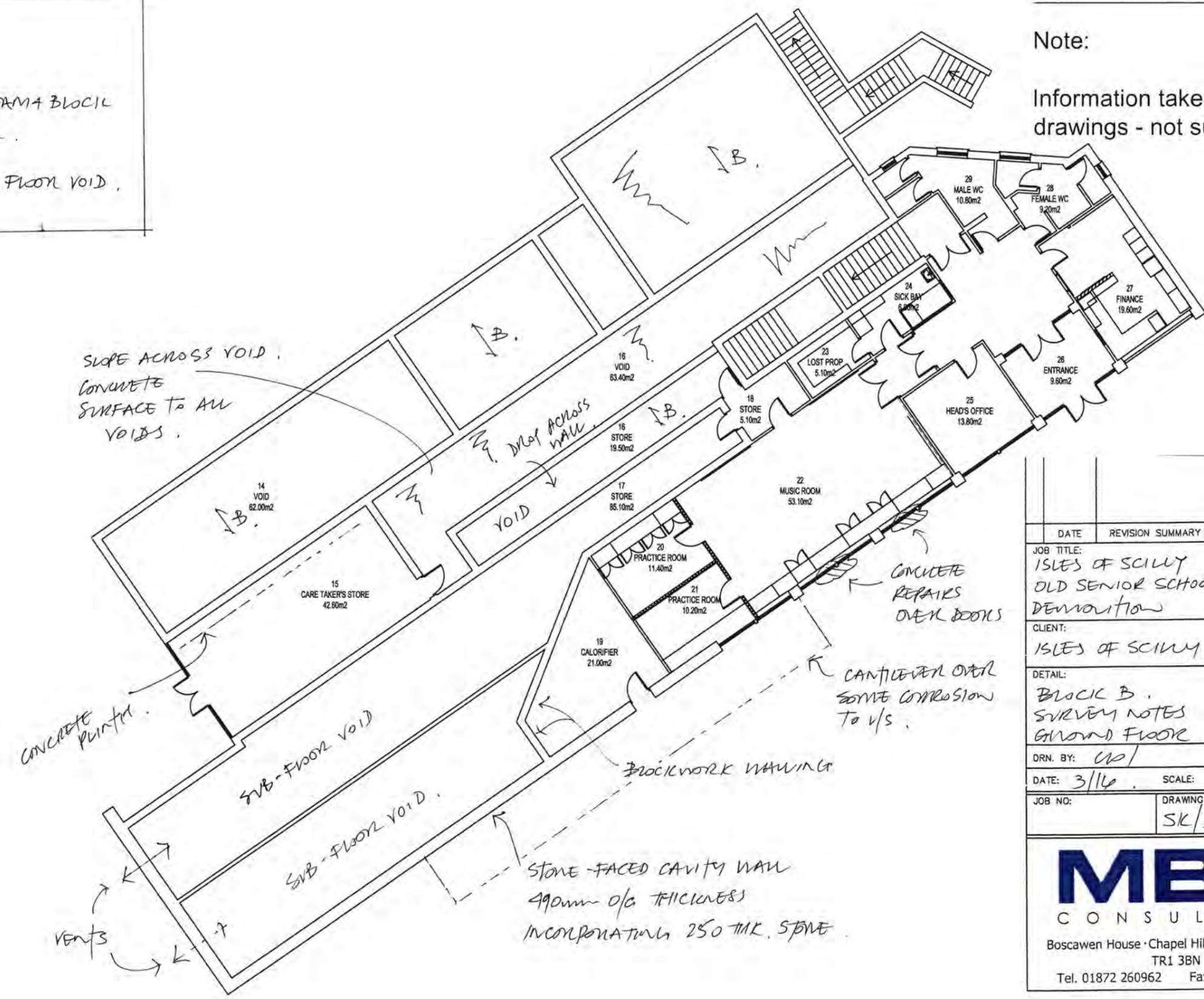


DATE	REVISION SUMMARY	BY	CHK
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CLIENT: ISLES OF SCILLY COUNCIL.			
DETAIL: BLOCK A SUMMER NOTES FIRST FLOOR.			
DRN. BY: <i>WJ</i>			
DATE: <i>3/16</i>	SCALE: <i>N/S.</i>		
JOB NO:	DRAWING No: <i>SK/20</i>	REV:	

**MBA**  
CONSULTING  
Boscawen House · Chapel Hill · Truro · Cornwall  
TR1 3BN  
Tel. 01872 260962 Fax. 01872 260963



Note:  
Information taken drawings - not sut



DATE	REVISION SUMMARY	BY	CHK

JOB TITLE:  
ISLES OF SCILLY  
OLD SENIOR SCHOOL;  
DEMOLITION

CLIENT:  
ISLES OF SCILLY COUNCIL.

DETAIL:  
BLOCK B,  
SURVEY NOTES  
GROUND FLOOR.

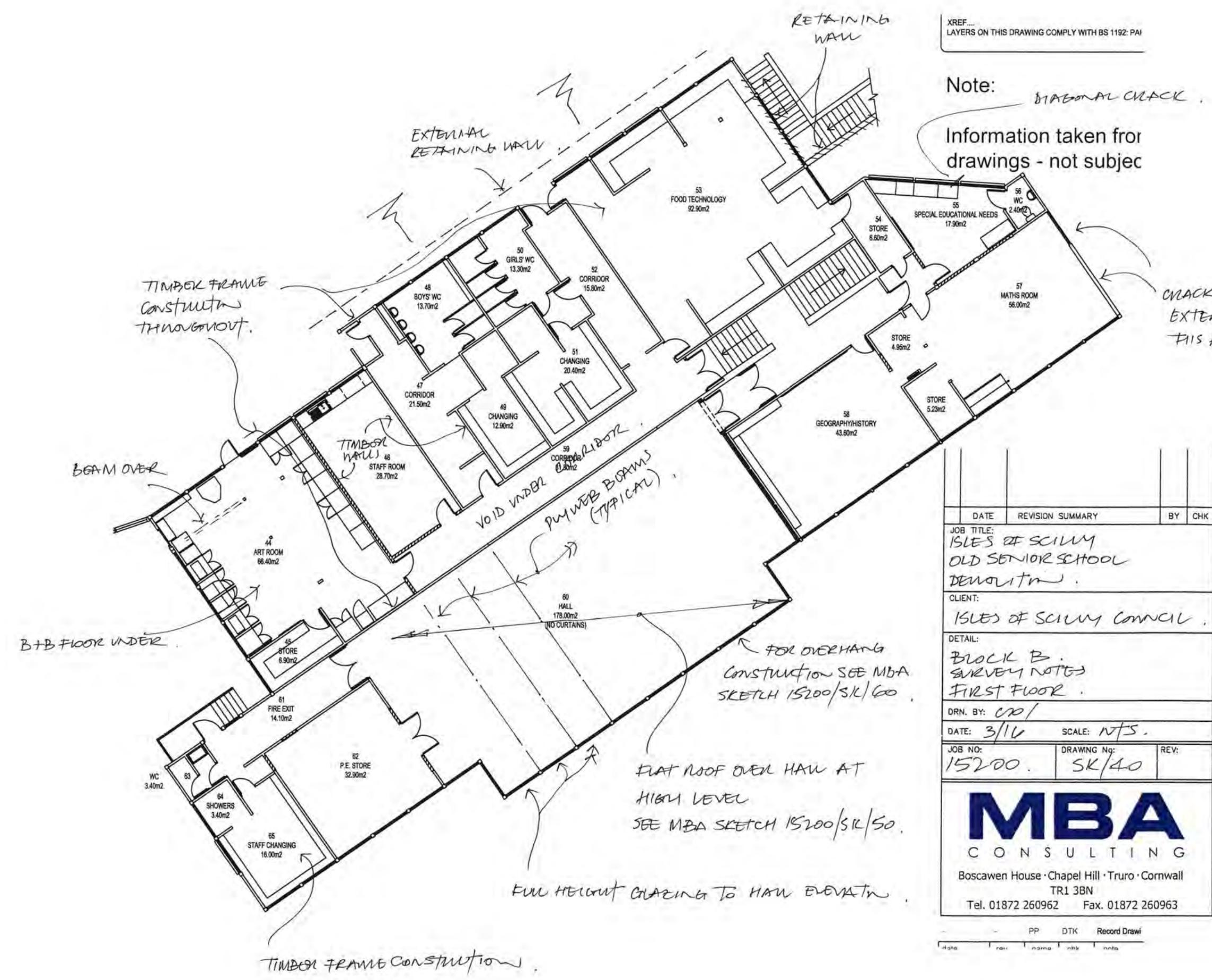
DRN. BY: GP

DATE: 3/16 SCALE: N/S.

JOB NO:	DRAWING No:	REV:
	SK/30	

**MBA**  
CONSULTING

Boscawen House · Chapel Hill · Truro · Cornwall  
TR1 3BN  
Tel. 01872 260962 Fax. 01872 260963



XREF...  
LAYERS ON THIS DRAWING COMPLY WITH BS 1192: PA1

Note: DIAGONAL CRACK

Information taken for drawings - not subject

CRACKING VISIBLE TO EXTERNAL WALLS IN THIS AREA

DATE	REVISION SUMMARY	BY	CHK

JOB TITLE:  
ISLES OF SCILLY  
OLD SENIOR SCHOOL  
DEMOLITION

CLIENT:  
ISLES OF SCILLY COUNCIL

DETAIL:  
BLOCK B  
SURVEY NOTES  
FIRST FLOOR

DRN. BY: CD/

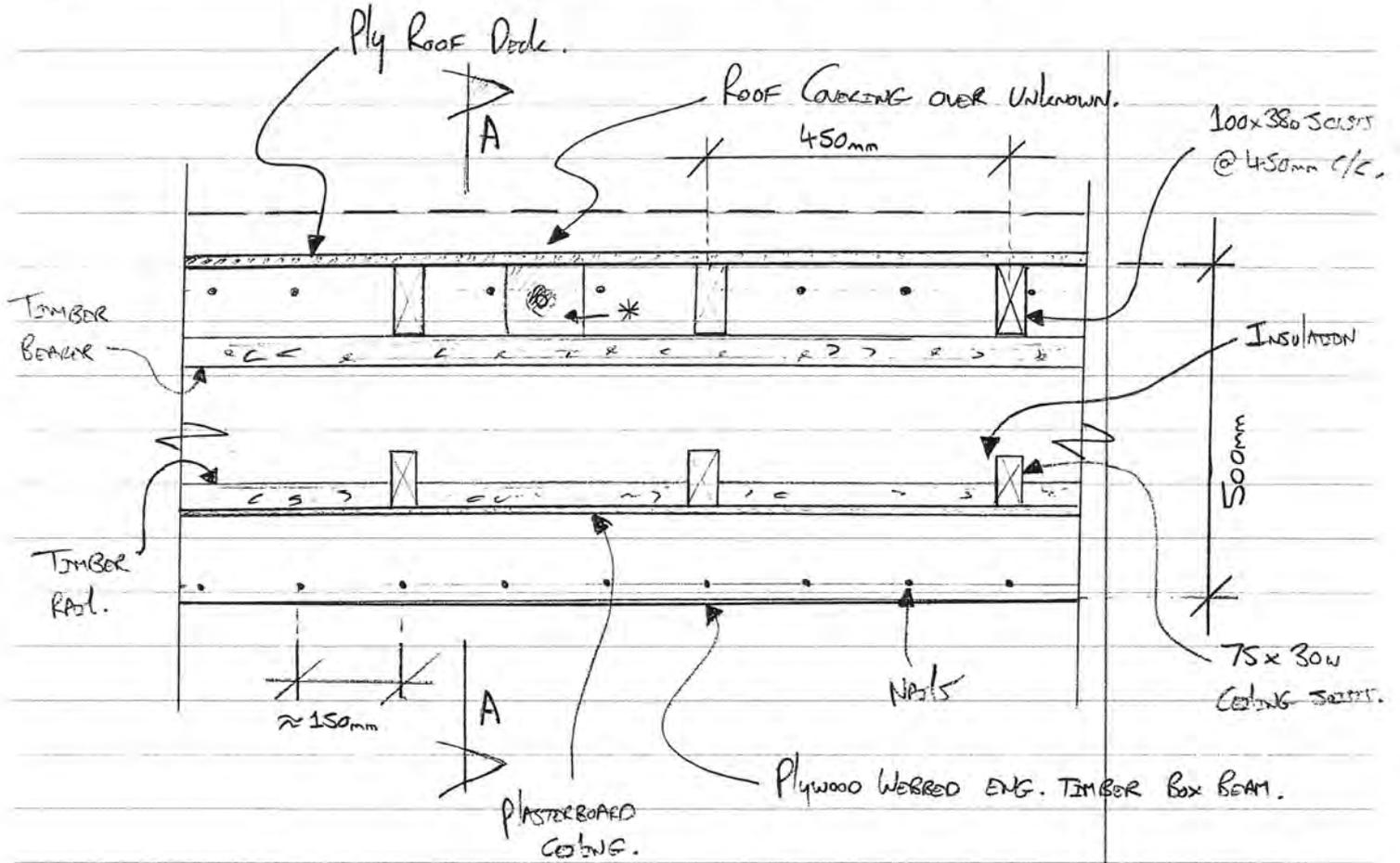
DATE: 3/16 SCALE: NTS

JOB NO: 15200 DRAWING No: SK/40 REV:

**MBA**  
CONSULTING  
Boscawen House · Chapel Hill · Truro · Cornwall  
TR1 3BN  
Tel. 01872 260962 Fax. 01872 260963

date	rev	name	chk	note

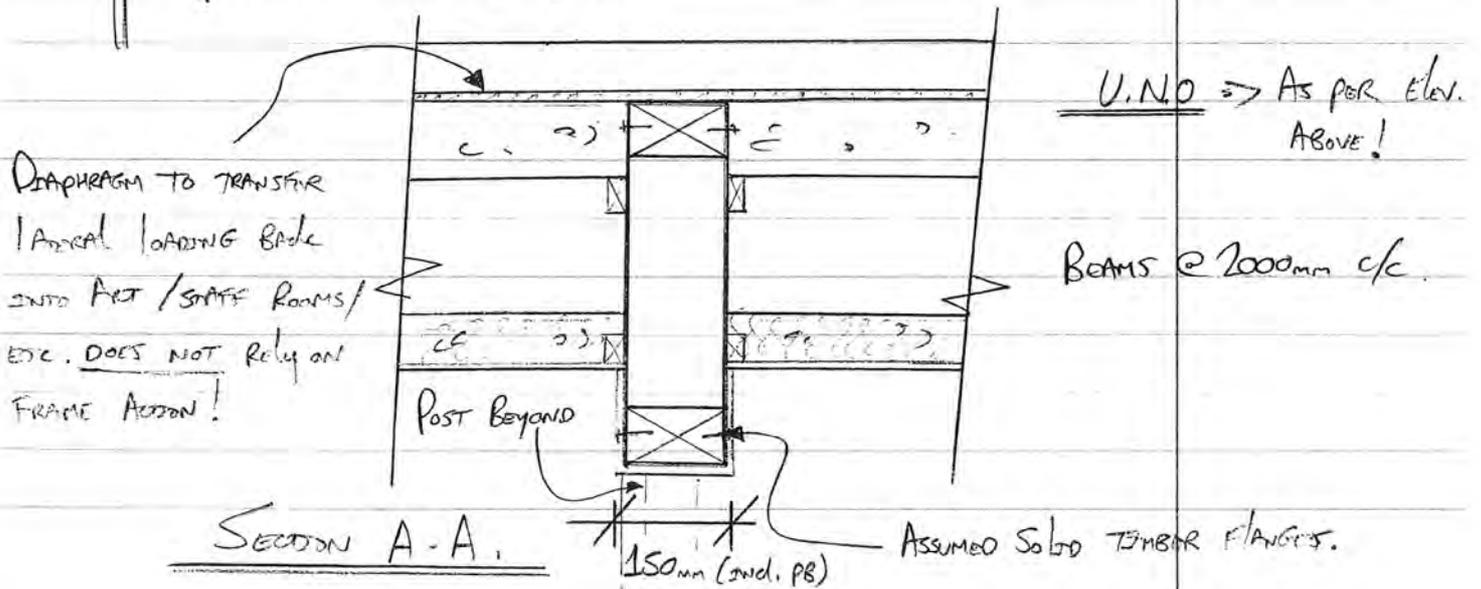
Made by MSH	Job Title FORMER SECONDARY SCHOOL ⇒ IAS		
Checked by	Job No. 15100	Sheet SK/50	Date DEC '15



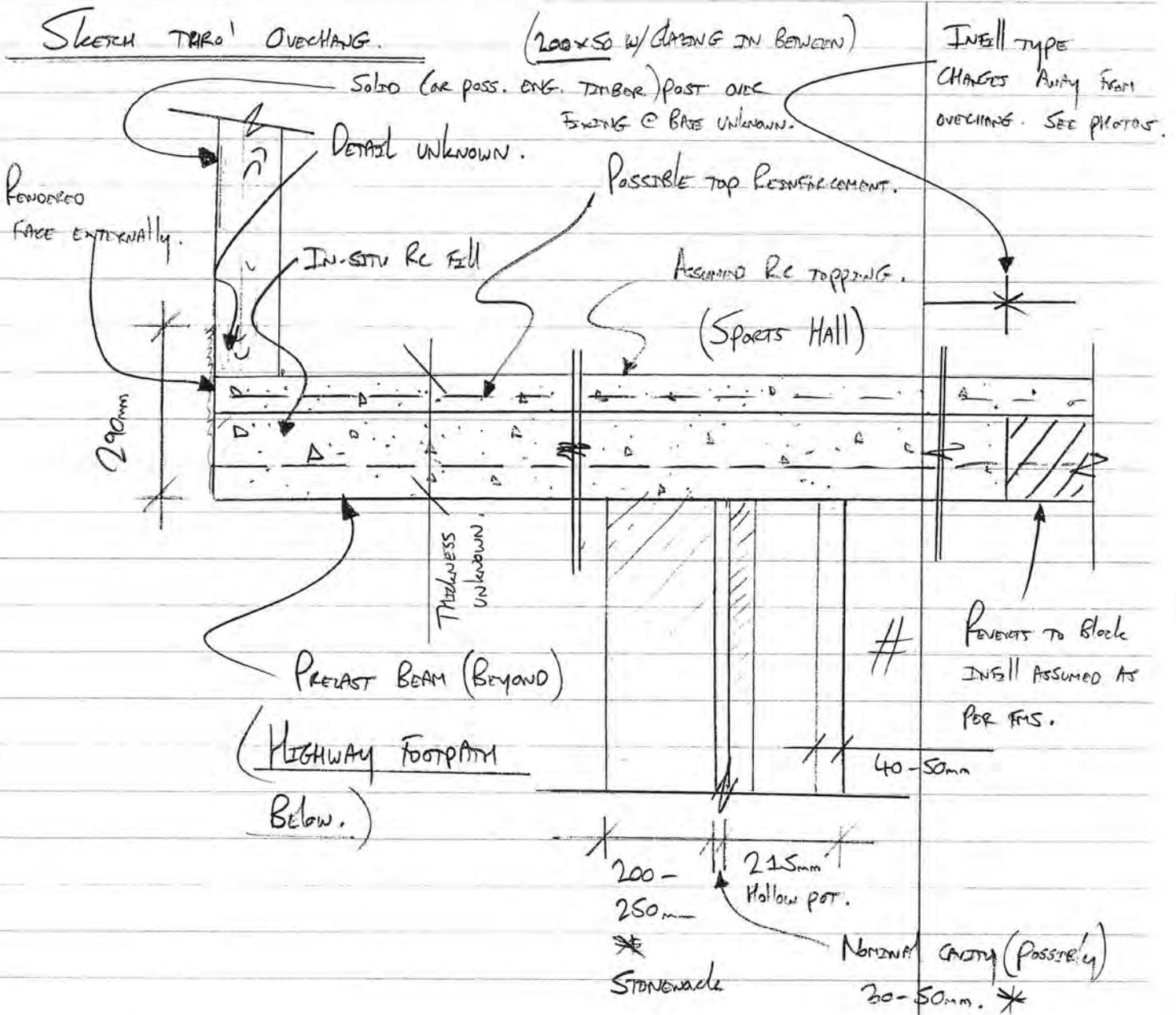
\* Bolted TIMBER @ ISOLATED POSITIONS. PURPOSE UNKNOWN. POSSIBLE TEMP FIXING OF PLYWOOD PRIOR TO NAILING ??

ELEVATION ON PLY WEBBED Box GIRDER (SPORTS HALL ROOF)

Approx SCALE 1:10 @ A4.



Made by MSH	Job Title Former Secondary School ⇒ IAS.		
Checked by	Job No. 15200	Sheet SL/60	Date Dec '15



# ⇒ SUB-FLOOR VOID W/ OVERSITE CONCRETE @ Approx 1.0m (low) ABOVE EXTERNAL GROUND LEVEL. CHECKS REMAINING SITUATION ALONG EXT. WALL LINE. MONITOR DURING REMEDIATION ??

\* ⇒ DIFFICULT TO DETERMINE VIA OPENING UP WALLS ON SITE ..

**APPENDIX B**

**MBA Photographic Plates**



Figure 1 Block A - Front Elevation (1 of 2)



Figure 2 Block A - Front Elevation (2 of 2)



Figure 3 Block A - Typical Flat Roof Structure



Figure 4 Block A - Beam Supporting Flat Roof ( Room 34)



Figure 5 Block A - Workshop (Room 32)



Figure 6 Block A - CDT Room (Room 33)



Figure 7 Block A - Roof Structure Over CDT Room (Room 33)



Figure 8 Block A - Steel Roof Truss Over Workshop (Room 32)



Figure 9 Block A - First Floor Ceiling Make-Up to Front Portion of Building



Figure 10 Block A - External Flat Roof Area



Figure 11 Block A - Ground Floor Showing First Floor Structure Over



Figure 12 Block A - Typical Ground Floor View (Room 9)



Figure 13 Block A and Link - External Retaining Walls



Figure 14 Link Block - Front Elevation (1 of 2)



Figure 15 Link Block - Front Elevation (2 of 2)



Figure 16 Link Block - Typical Internal View



Figure 17 Block B - Front Elevation (1 of 2)



Figure 18 Block B - Front Elevation (2 of 2)



Figure 19 Block B - West Elevation



Figure 20 Block B - East Elevation



Figure 21 Block B - First Floor Overhang to Front Elevation



Figure 22 Block B - Entrance to Caretakers Store (Room 15)



Figure 23 Block B - Typical Sub-Floor Void (Room 16)



Figure 24 Block B - Access Between Sub-Floor Voids



Figure 25 Block B - Ground Floor Plant Room



Figure 26 Block B - Sub-Floor Void (Room 17)



Figure 27 Block B - Corrosion to Underside of First Floor Overhang



Figure 28 Block B - Main Hall



Figure 29 Block B - Timber Posts Within Room 44



Figure 30 Block B - Typical First Floor External Wall Detail



**Figure 31 Block B - Typical First Floor External Wall Construction**



**Figure 32 Block B - Main Hall Roof Make-Up**



Figure 33 Block B - External Canopy to Rear Elevation

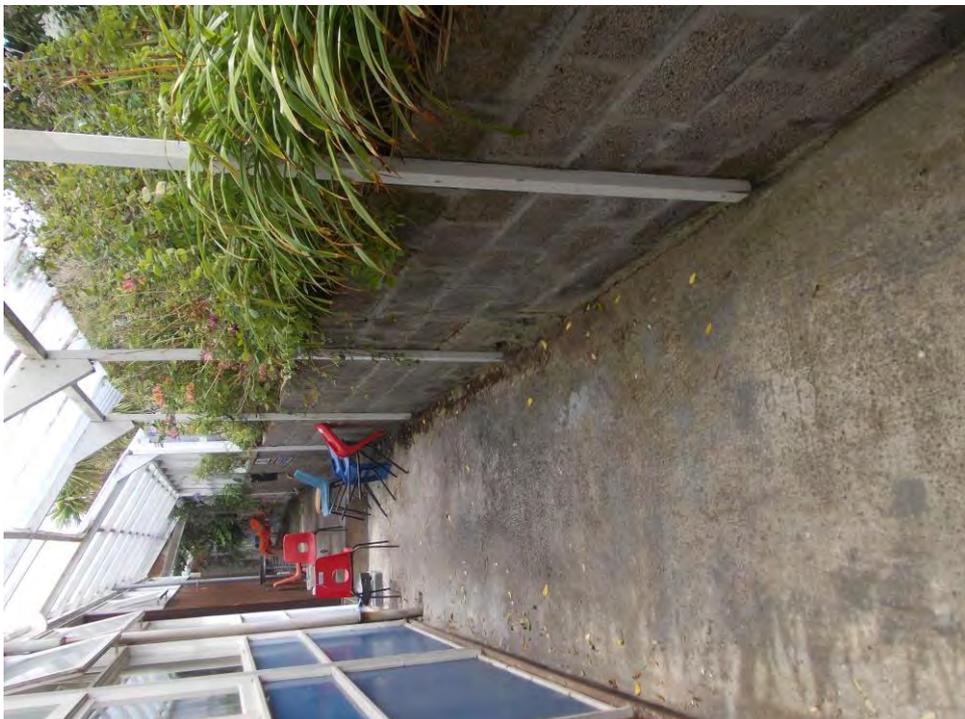


Figure 34 Block B - External Canopy to Rear Elevation



Figure 35 Block B - External Staircase to West Elevation



Figure 36 Block B - External Staircase to West Elevation



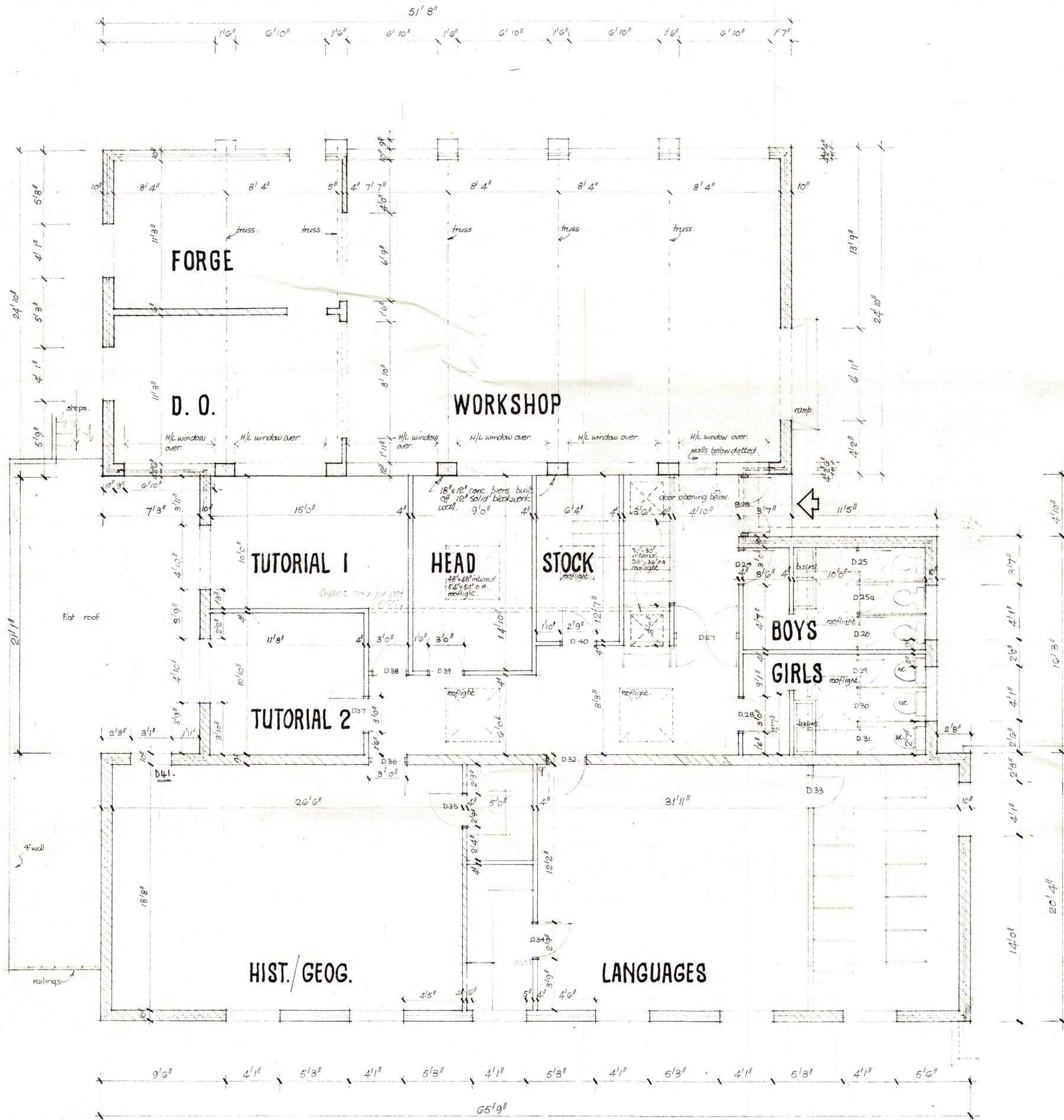
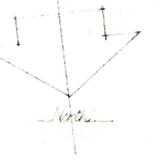
Figure 37 Block B - View of Roof From Rear

**APPENDIX C**

**Archive Drawings Provided By Client**

Contractors must check all dimensions on site:  
Figured dimensions are to be taken in preference  
to those scaled.

notes



"D" Urinal removed, w.c. added, new basins, rooflight over stairs moved & one added, steps, wall & railings on flat roof added. 5.3.68  
"C" Door D.32 & D.33 moved.  
"B" Stage 2 added.  
"H" North wall amended. Note this drawing supersedes no. 5009.12. J.B. 18. Sept. '67.

index	date	revision
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**ISLES OF SCILLY SCHOOL**

NEW BLOCK

UPPER GROUND FLOOR PLAN.

GEOFFREY BAZELEY & BARBARY F. ERIBA.  
Chartered Architects.

15/16 Alverton Penzance.  
5 Tregarne Terrace St. Austell.  
5 Portland Square Plymouth.

drawing 5009 / 12 / "D"

scale 1/4" to 10' date 18 Sept. '67 drawn J. Brown

Contractors must check all dimensions on site:  
 Figured dimensions are to be taken in preference  
 to those scaled.

notes



WORKSHOP OVER

REFERENCE LIBRARY

CHAIRS

BOYS

GIRLS

CLEANER

STORE

OFFICE

PORCH

YOUTH ROOM

DINING ROOM

KITCHEN

STAFF

LARDER

W.C.

5368.  
 "A" unnot. omitted. new door 10 at new position.  
 door D.15 moved boys & girls w.c.s rearranged.

index	date	revision

ISLES OF SCILLY SCHOOL

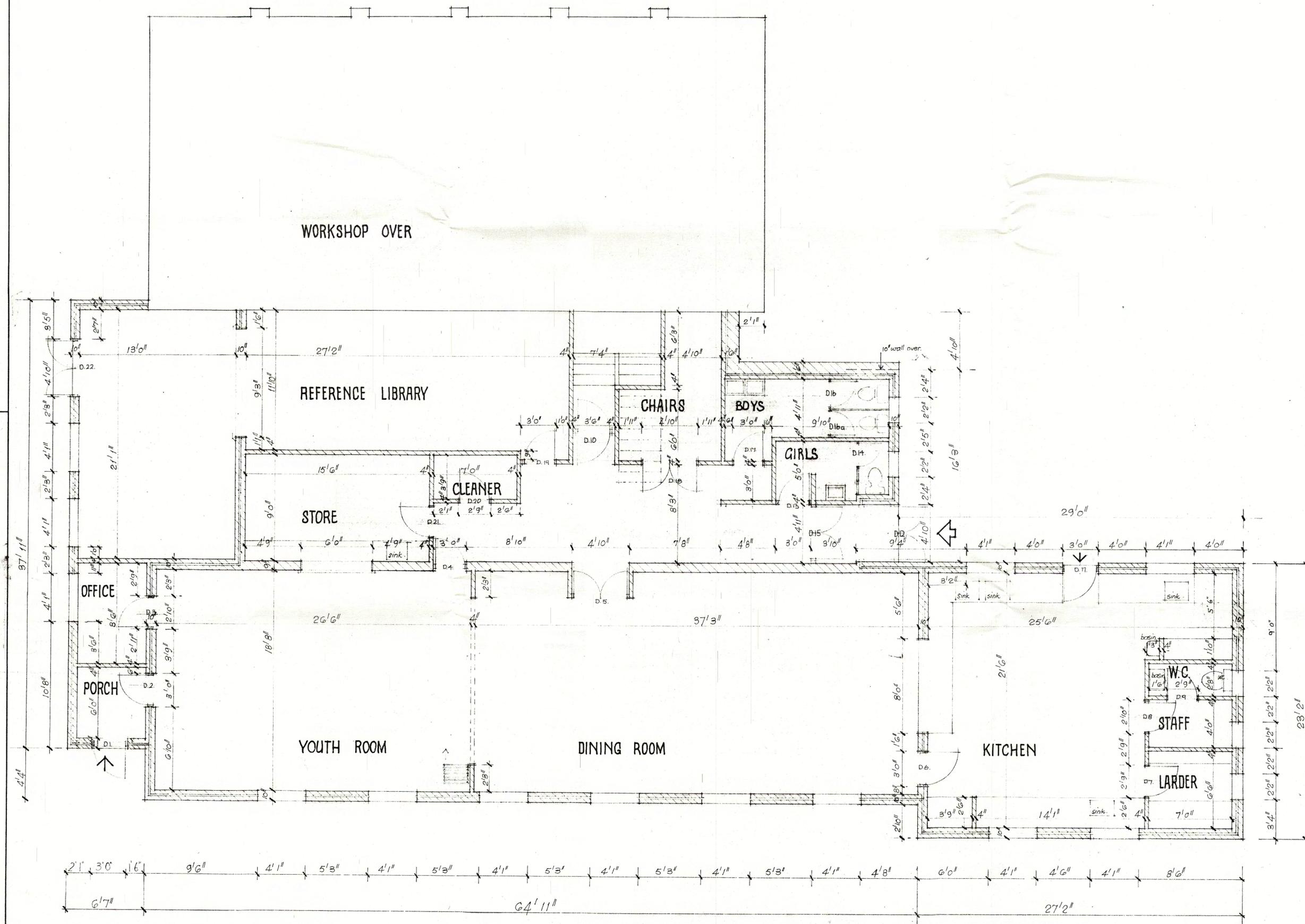
NEW BLOCK.

LOWER GROUND FLOOR PLAN.

GEOFFREY BAZELEY & BARBARY F./R.L.B.A.  
 Chartered Architects.  
 15/16 Alverton Penzance.  
 5 Tregarne Terrace St. Austell.  
 5 Portland Square Plymouth.

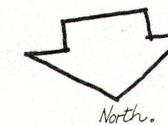
drawing 5009 / 17 / A.

scale 1/4" to 1'0" date 4th Oct. '67. drawn Jekman.

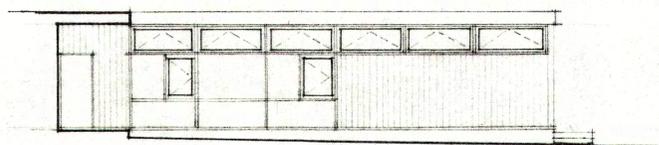


Contractors must check all dimensions on site:  
Figured dimensions are to be taken in preference  
to those scaled.

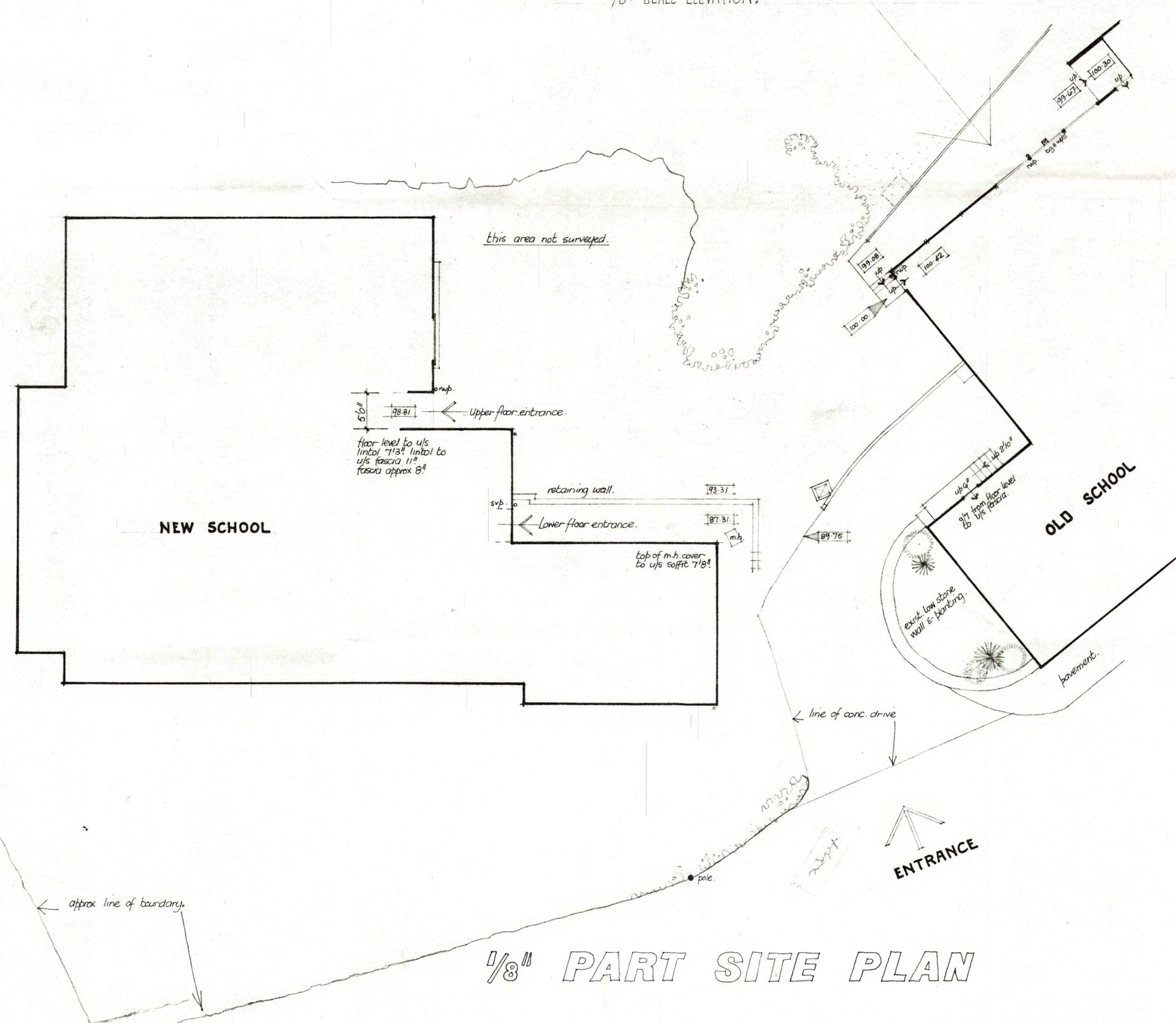
notes



Levels shown thus, relevant  
to this drawing only. NOT  
related to Bench mark or levels  
shown on other drawings.



1/8" SCALE ELEVATION.

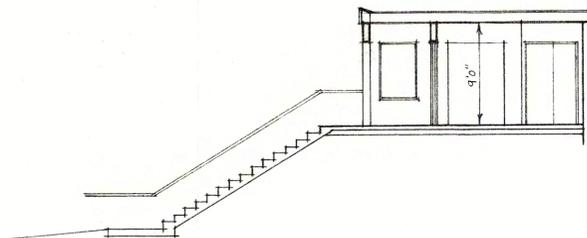
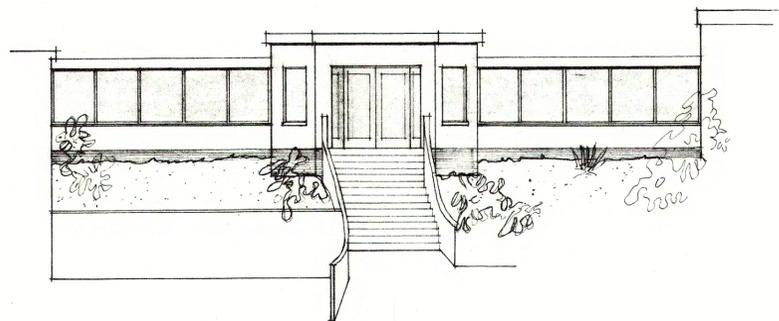


1/8" PART SITE PLAN

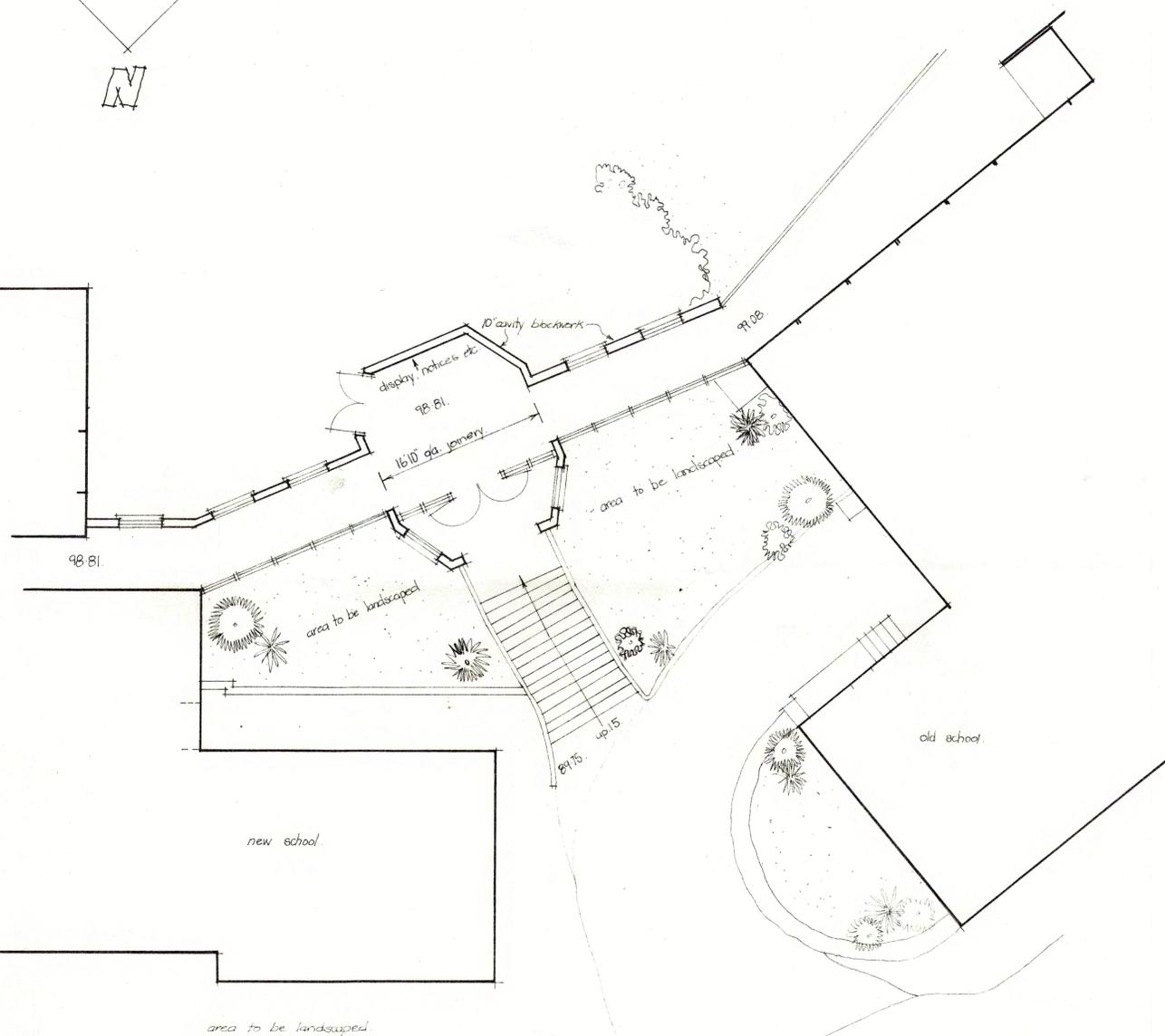
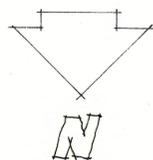
index	date	revision
<b>SECONDARY MODERN SCHOOL ISLES OF SCILLY.</b>		
<b>SURVEY PLAN OF ENTRANCE AREA. 1/8"</b>		
GEOFFREY BAZELEY & BARBARA F./R.I.B.A. Chartered Architects.		
15/16	Alverton	Penzance.
5	Tregarne Terrace	St. Austell.
5	Portland Square	Plymouth.
drawing <b>5009 / 19 /</b>		
scale 1/8" to 1'0"	date 27 June '68	drawn J.Borman.

Contractors must check all dimensions on site:  
 Figured dimensions are to be taken in preference  
 to those scaled.

notes



SECTION.



\*A 10' cavity walls added, concourse reduced in breadth.

index	date	revision
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ISLES OF SCILLY SCHOOL

PROPOSED LINK BUILDING.

GEOFFREY BAZELEY & BARBARY F./R.I.B.A.  
 Chartered Architects.  
 15/16 Alverton Penzance.  
 5 Tregarne Terrace St. Austell.  
 5 Portland Square Plymouth.

drawing 5009 / 20 / A

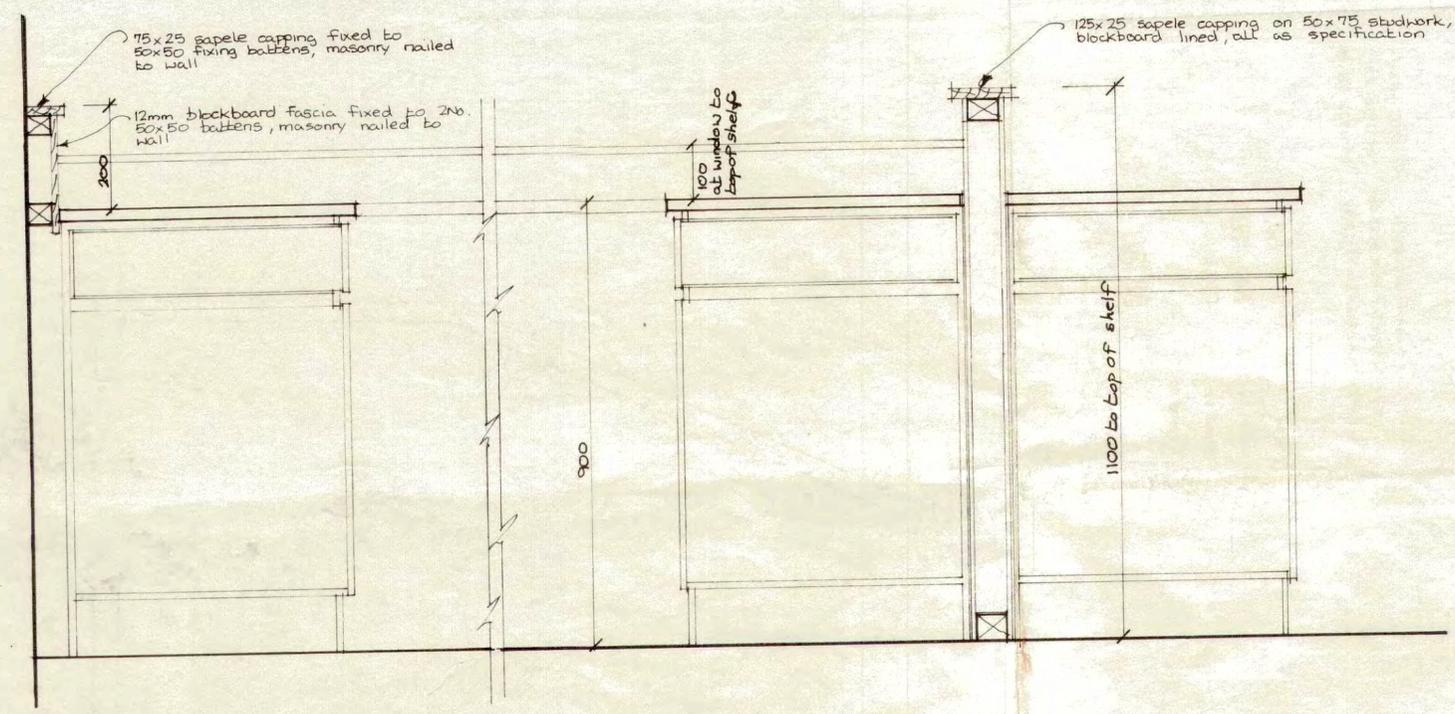
scale 1/8" to 1 foot date 15 July 1963 drawn V.A. & J.B.

4

PLAN & ELEVATION.

2882

Notes  
 © This drawing must not be reproduced without permission  
 Contractors must check all dimensions on site  
 Figured dimensions to be taken in preference to those scaled.



Section a ~ a

Revisions

Job  
 Proposed Addition of a Design Studio Workshop to Isles of Scilly School

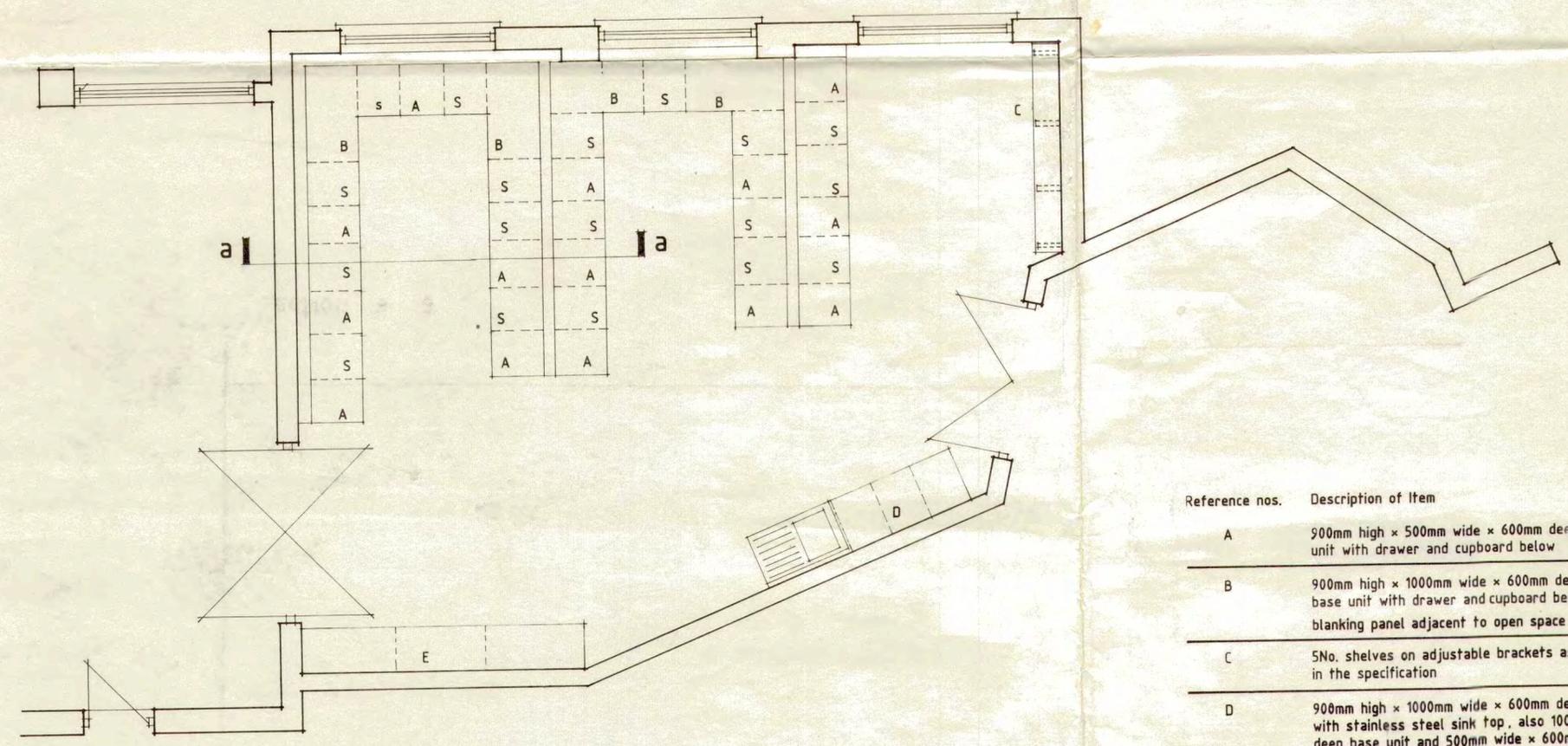
Drawing

Layout showing work bench positions and cupboards.

**BAZELEY MILLER-WILLIAMS & CORFIELD**  
 CHARTERED ARCHITECTS

36 Looe Street, Plymouth, PL4 0EB Tel. 0752-668236  
 5 Tregarne Terrace, St Austell, PL25 4BE Tel. 0726-73103  
 9 Killigrew Street, Falmouth, TR11 3PG Tel. 0326-312145

Scale 1:50, 1:10  
 Date December 1988  
 Drawn by sav  
 Drawing no. 88180 / 6



Reference nos.	Description of Item
A	900mm high x 500mm wide x 600mm deep base unit with drawer and cupboard below
B	900mm high x 1000mm wide x 600mm deep corner base unit with drawer and cupboard below, with blanking panel adjacent to open space
C	5No. shelves on adjustable brackets as described in the specification
D	900mm high x 1000mm wide x 600mm deep sink base unit with stainless steel sink top, also 1000mm wide x 600mm deep base unit and 500mm wide x 600mm deep base unit with worktop over both units.
E	Worktop over 3no. base units, 1000mm long, with open shelves inside.
S	Open space under worktop for stool position. (approx. 500mm wide)

Worktops Worktops 600mm deep to be provide and fixed over all base units, A&B, and over open spaces, S..

Notes  
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Contractors must check all dimensions on site.  
Figured dimensions to be taken in preference to those scaled.

GENERAL NOTES.

DRAINAGE.

All drains to be 'Hepworth Superseve' vitrified clay to B.S. 65+540 with flexible joints. Laid in granular bed & surround as detail (S2.1)01.

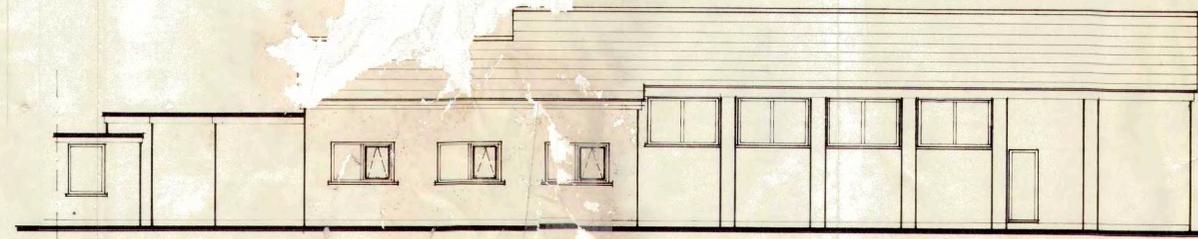
Rainwater downpipes to be bedded into back inlet of Hepseve 191 A access gully with sealing plate code 1006 in place of grid & to be set on & surrounded with 150mm concrete with precast concrete kerb.

Junctions on drain runs other than at manholes to be made with Y junctions not greater than 45°.

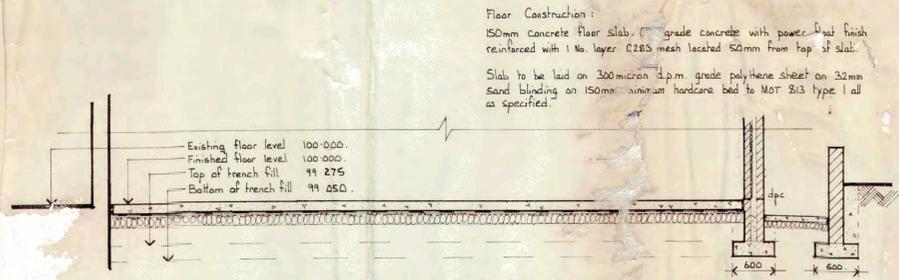
Rodding points to be made using Code 262 with aluminium cover plate & frame coupled to code 22pp. 3 way coupling via a straight as necessary. Hepworth manual detail 22, fitting to be bedded & surrounded with 150mm concrete.

Rest bends code 19 with AD400 connectors to receive stub duct or s.v.p. as indicated & described in plumbing specification. Rest bends to be set in floor slab with pipe projecting 50mm above finished level.

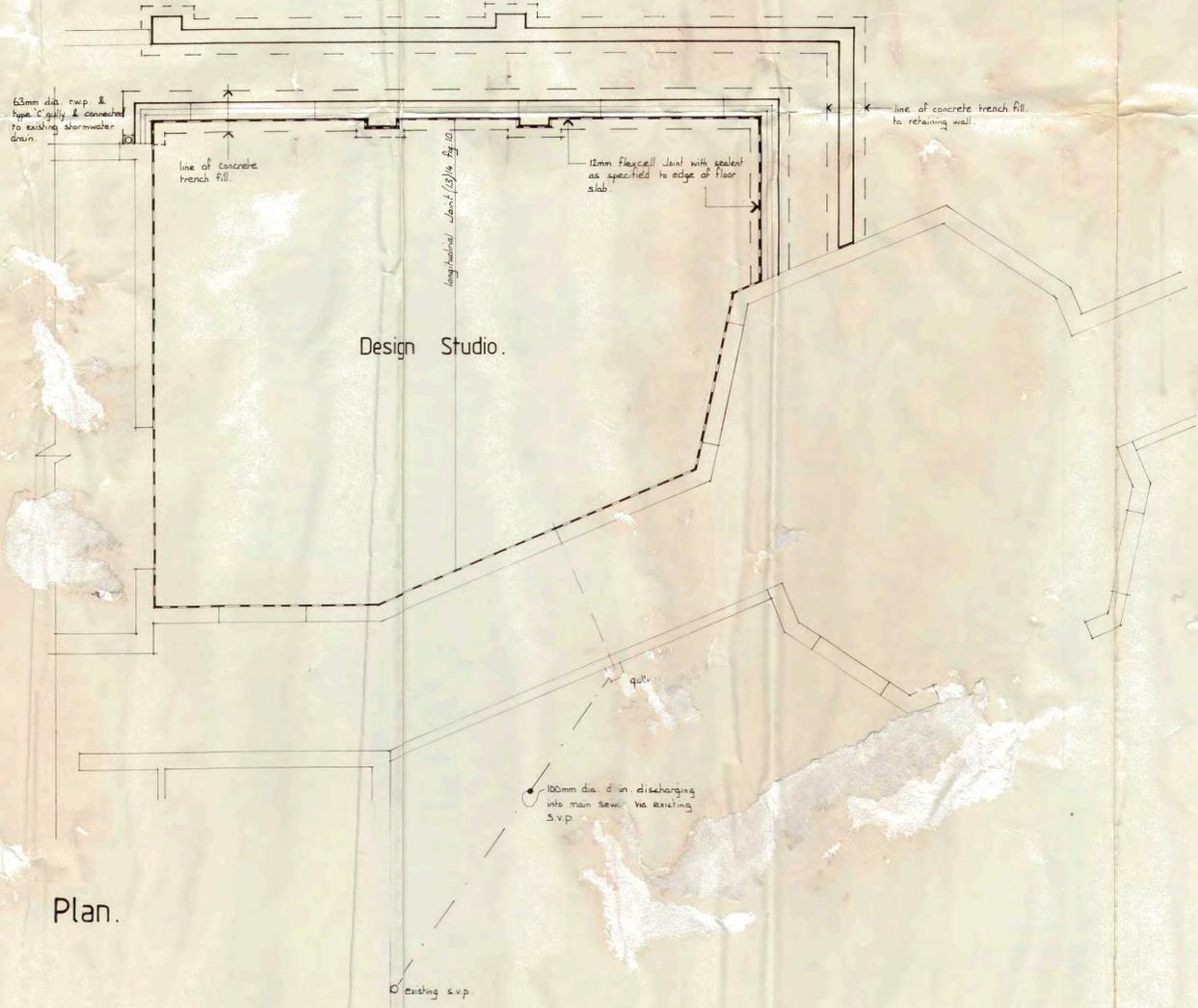
Pipes passing through walls to be sleeved & r.c. lintels to be built into wall over pipes. Lintels to be full width of wall with 150mm bearing reinforced with 1 No. dia. m.s. rod.



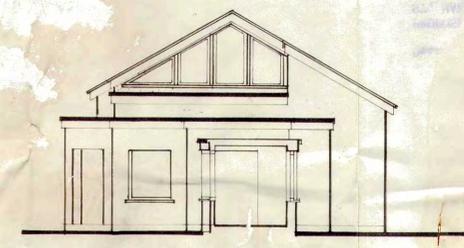
South Elevation.



Section A-A.



Plan.



West Elevation.

Revisions

Job  
Proposed Addition of a Design Studio Workshop to Isles of Scilly School.

Drawing  
Substructure Plan, & Section Elevations.

**BAZELEY MILLER-WILLIAMS & CORFIELD**  
CHARTERED ARCHITECTS

36 Looe Street, Plymouth, PL4 0EB Tel. 0752-668236  
5 Tregarne Terrace, St Austell, PL25 4BE Tel. 0726-73103  
9 Killigrew Street, Falmouth, TR11 3PG Tel. 0326-312145

Scale 1 / 50 , 1 / 100.  
Date Nov. 1988.  
Drawn by DKH.  
Drawing no. 88180 / 02.

Notes  
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 Figured dimensions to be taken in preference to those scaled.

Roof (pitched) — concrete roof tiles (make, type & colour to match existing) on 50x25 s/w tanalised battens on reinforced roofing felt on 50x150 s/w rafters at Max. 400mm c/c (on 127x76 m.s. purlins at midspan).  
 Rafters to be fixed down onto 100x50 s/w plate tied 2 cas. down cavity with galv. metal straps.  
 Principle truss supporting ends of purlins to be constructed to structural engineer's details.

Roof (flat) — 3 No. layers of built-up roofing felt as follows:  
 1st layer Ruberfort  
 2nd layer Ruberfort HP125  
 3rd layer Ruberfort HP350 Mineral finish.

All layers to be applied strictly in accordance with the manufacturer's specification on 50mm Coolag Puridek on firing pieces laid at Min. 50mm fall in 3 metres on 50x150 s/w roof joists at Max. 400mm c/c. Roof joists to be fixed down onto 100x50 s/w plate tied 2 cas. down cavity with galv. metal straps.  
 Roof joists fixed to inner skin of external wall with 30x5mm m.s. straps to 3 No. joists at not more than 2m c/c.

Ceiling — 19mm T & G boarding (stained) with Min. 100mm fibreglass insulation in roofspace of pitched roof. Boarding to be treated with a fire retardant in accordance with the manufacturer's specification.  
 Structural Timbers — to be SCS strength graded to B.S. 5268 part 2: 1984.

External Walls — 100mm concrete block class A inner & outer leaf 75mm cavity partly filled with 25mm Celotex double R insulation fixed to inner leaf with proprietary fixing clips on s/w wall ties. Top of cavity to be prestopped. Cement & sand render externally to match existing. Walls to be plastered internally.

Lintols — 150x100 'Duro' r.c. type with pitch polymer cavity flashing where necessary for openings up to 1800mm wide 225x100 r. conc. lintol. Hereafter or Galvic steel lintols to the manufacturer's specification.

Windows — (3 No. new) to be 1770x1050 one fixed with 1 no. top hung & 1 no. bottom hung. Existing windows to be 600mm wide x 360mm deep. Glazing to windows to be laminated throughout.

Revisions

Job  
 Proposed Addition of a Design Studio Workshop to Isles of Scilly School.

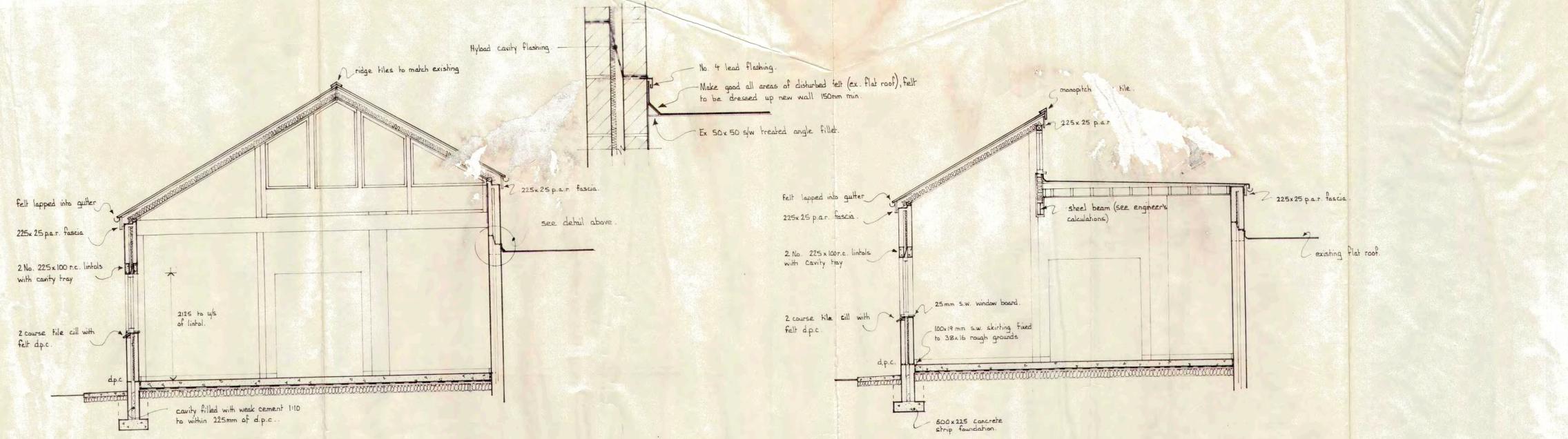
Drawing  
 Superstructure Plan, & Sections.

**BAZELEY MILLER-WILLIAMS & CORFIELD**  
 CHARTERED ARCHITECTS

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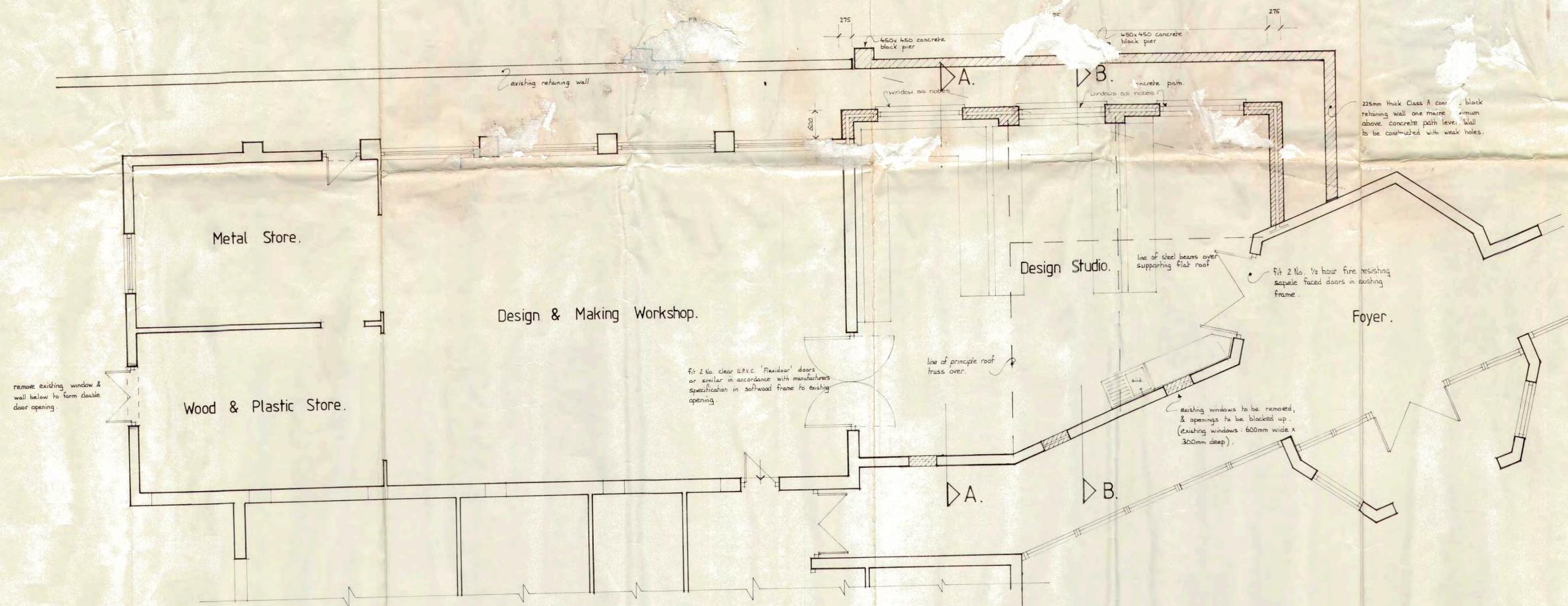
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 Date Nov. 1988.  
 Drawn by DKH.  
 Drawing no

88180 / 03.A



Section A-A.

Section B-B.



Ground Floor Plan.

**APPENDIX D**

**Key Plan From CCTV Survey**

Isles of Scilly School

===== = PRESUMED ROUTE  
o = CAPPED OFF  
D = SURVEY ABANDONED  
□ = UNKNOWN



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