



**Carn Friars Farm  
St Marys  
Isles of Scilly  
TR21 0NZ  
21/10/2020**

**Mr. Andrew King  
Planning Department  
Council of the Isles of Scilly**

P-20-075 Consultation Response CFRS

Dear Andrew

We have seen and welcomed the response from the CFRS regarding our planning application and wished to assure that all measures detailed and more, have been attended to. Enclosed are a location plan, proposed floor plan and proposed elevation plan to demonstrate the compliance with both current building regulations and holiday rental fire safety legislation and guidance.

On the location plan (A) you will see a starting point for fire appliances being the main road at starting point (1).

The easiest route for fire hose from the appliance is marked down the slope from the road, down five steps and directly into the main entrance of the proposed building. This has been measured at 26-meters in total which is well within the 45-meters maximum recommendation.

If the fire crews preferred not to run the hose down the five steps, a flat run can be made by parking the appliance a few yards further to the east and routing down the front path which is a total run of 35-meters. Alternate and closer access again is also available by accessing further with an appliance down the concrete drive from the main road which exceeds the required width and load bearing requirements.

You may note the position of our rain water harvest tanks in position (2) which can provide up to 14,000 additional litres of water which could be used for additional smaller pump use if required for this, or other properties in the area.

On the proposed floor plan (B) you will see two fire escape routes for the CFRS mention of the first-floor bedroom.

The outside point (4) is reached via the bedroom door, down the steps and directly out through the minimum 450mm x 1400mm keyless escape window.

You will see on the location plan (C) that the ground outside of this escape window is far less than the recommended 1100mm required from the lowest point of the window, and the total route is approximately 9-meters from the furthest point in that room, well under the 12-meters maximum allowed distance. The second point of exit which could be considered from the first-floor bedroom is the route (5) which is directly on to and over the balcony. The height of this balcony is in the region of 1.8-meters, well below the maximum 4.5-meters required for a fire escape, however a gate through and a fold or roll down ladder could be provided for this option.

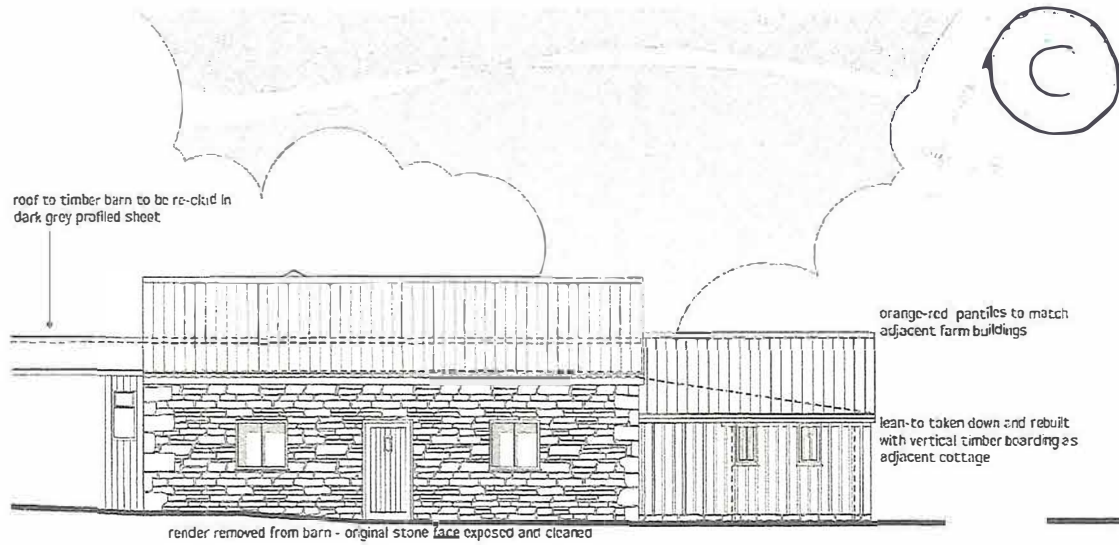
Please be assured that all recommended and required fire and carbon monoxide alarm systems, electrical appliances, emergency lighting etc will be installed, with a record of maintenance and testing being kept. Both domestic building regulations and holiday rental fire safety legislation & guidance will be adhered to, a full risk assessment for fire safety and the systems will be made, and we would welcome an inspection of the property in advance.

If you have any other questions or queries, do please let me know at any time.

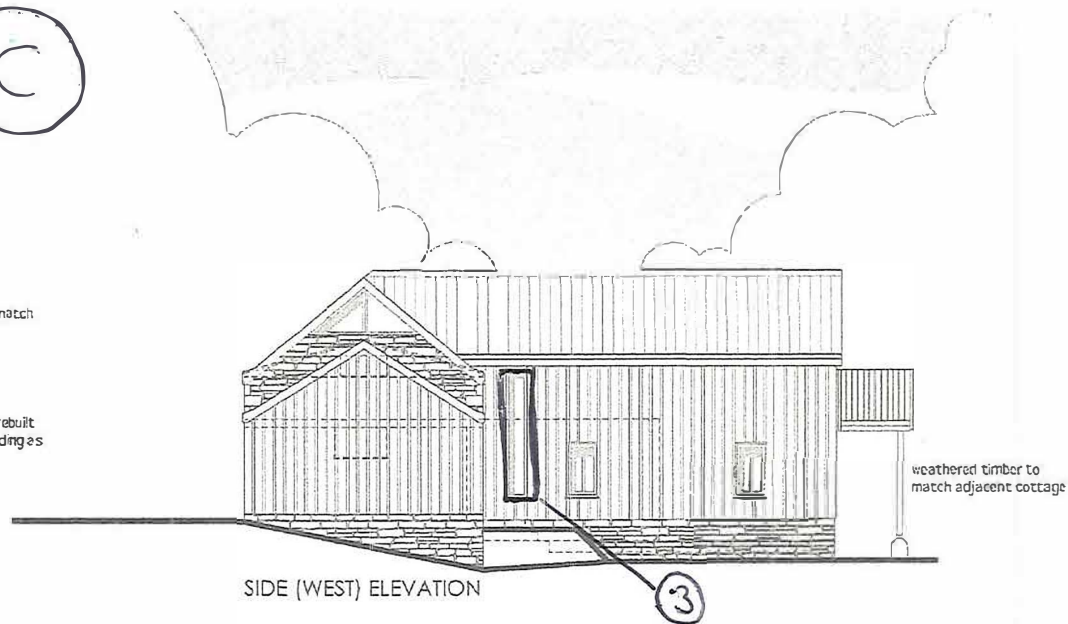
Best regards

Chris Jenkins





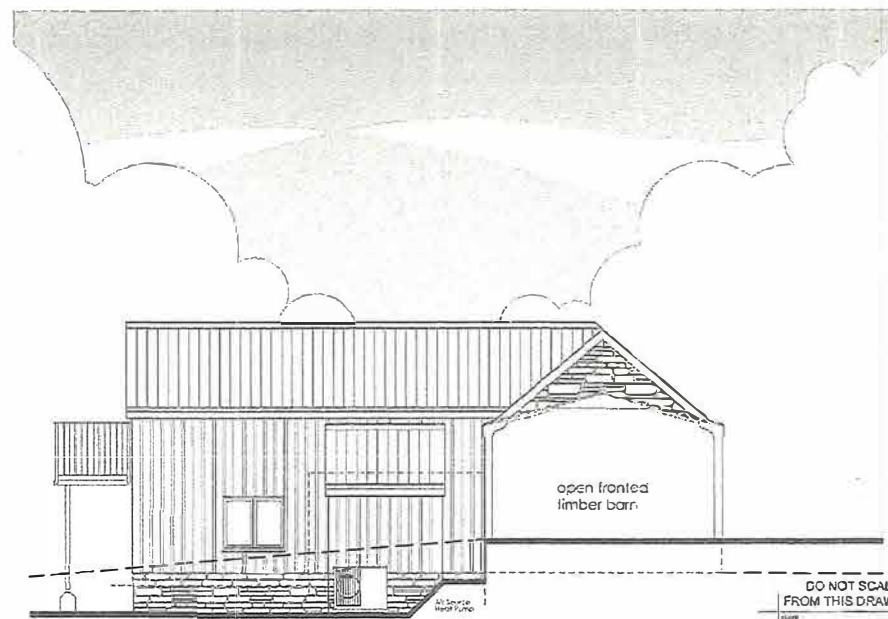
FRONT (NORTH) ELEVATION



SIDE (WEST) ELEVATION



REAR (SOUTH) ELEVATION



SIDE (EAST) ELEVATION

PROPOSED BARN CONVERSION, CARN FRIARS, ISLES of SCILLY

**RECEIVED**  
By Emma Kingwell at 11:02 am, Sep 22, 2020

1:100@ A3  
0 1 2 3 4 5 m  
PROPOSED ELEVATIONS

DO NOT SCALE FROM THIS DRAWING	
client	Mrs Angela Jenkins
project	proposed conversion of Carn Friars Barn
scale	1:100 A3
date	April 2020
drawing	proposed elevations
ref	CJCF-P-04



A

# Carn Friars Farm

CARN FRIARS LANE

26 meters

Cottage

lean-to

stone barn

timber barn

redundant water tank

existing 5700 litre septic tank

aviation

Lunnon

Carn Friars Cottage

Path (um)

LB

C Friar

Pond

