

**Proposed works - To convert the property into  
3 self contained flats.**

**Site address - "GRAYS" The Bank St  
Mary's Isles of Scilly. TR21 0HY.**

**DRAWINGS CONSIST OF THE BELOW.**

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**IF PRINTED, PLANS ARE DRAWN ON A4 FORMAT.**

**DATE MARCH 2025.**

## **Building Regulation notes.**

**Site address** "GRAYS" The Bank St Mary's Isles of Scilly. TR21 0HY.

**Proposed work** – To convert the property into 3 self contained flats.

**Internal non-loadbearing stud walls.** 100x100mm softwood timber studwork fixed at 400mm vertical centres with 2 layers of 12.5mm foil back plasterboard and skim finish on both sides. Horizontal noggins to be provided at 600mm centres. All studwork partitions to be filled with 100mm Xtratherm Thin-R PIR Insulation Board or similar insulation to provide sound proofing to adjoining spaces. Built off double joists at ground, first & loft floor level where applicable.

**Background Ventilation and Intermittent Extract Fans (room specific where applicable).** Minimum extract ventilation rates for intermittent extract systems are: Kitchen: 30 l/s adjacent to the hob or 60 l/s elsewhere.  
Bathroom (including shower room or ensuite): 15l/s. Sanitary accommodation: 6 l/s. Minimum extract ventilation rates for continuous extract systems are: Kitchen: 13l/s. Utility room: 8l/s. Bathroom (including shower room or ensuite): 8l/s. Sanitary accommodation: 6l/s.

**Windows.** All new glazing to be double glazed to "K" glass specification with 16mm air gap (U value of 0.15W/m<sup>2</sup>K). Any glazing below 800mm above finished floor level to windows shall be toughened safety glass to comply with Part K of the current Building Regulations any glazing below 1500mm above finished floor level to doors and 300mm either side shall be toughened safety glazing conforming to Part K. If the total new glazing for the open plan kitchen / diner equals 9m<sup>2</sup>. A DER and TER Carbon Emission Calculations can be provided on completion of the glazing should this exceed the 25% of the total property floor area. This will demonstrate the building's compliance with Approved Document L1b as the glazed areas exceed 25% of the floor area. Any glazing within critical positions to marked safety glass. External doors U Value to achieve 0.14W/m<sup>2</sup>K.

**Window ventilation.** Opening lights of windows to habitable rooms to be a minimum 1/20<sup>th</sup> floor area of the room. Windows to be 1/10<sup>th</sup> floor area of room. Each habitable room is provided with proprietary window trickle ventilators to provide background ventilation equal to 8000mm<sup>2</sup>. For the new open plan kitchen / diner this requires a minimum of 3 No. trickle vents in the room equalling 8000mm<sup>2</sup> each.

**Foul and surface water drainage.** All drainage below ground level is to be flexible 100mm diameter pipes laid to suitable falls and lines as indicated. Falls to foul lines are to be no less than 1/60. Falls to surface water lines are to be no less than 1/80. All pipes are to be bedded and surrounded with 100mm thick, clean 5-10mm gravel or stone. Drains are to be protected with concrete slabs over the top of 100mm bedding where the crown of the pipe is within 600mm of the surface. Where drains pass under the building and the crown is within 300mm of the underside of the floor slab they are to be encased in 150mm of concrete integral with the slab. Flex cell or similar material is to be installed at all pipe joints to provide flexibility where drains are encased in concrete. Drains passing through walls or foundations are to be shuttered off, maintaining a 50mm gap all around and precast reinforced lintels over. Both sides of the wall are to have rigid non-degradable rigid sheets fixed to seal openings. Inspection chambers are to be proprietary units 475mm internal diameter and complete with cast iron cover and frame. All new gullies are rod-able type and all new drains are to have suitable access for rodding. Rainwater drainage from roof to be via 100mm diameter half round gutters with 63mm diameter downspouts. Any downspouts or waste pipes discharging to gullies are to terminate below grating but above the water line. The new SVP (if applicable) should finish a minimum of 900mm above any opening within 3m. In the case where the drain run is already appropriately vented at its head then consider using a stub stack. Basement waste is to be pumped to ground level using an approved waste system. The final drainage layout is to be confirmed on site with the local authority building control inspector.

**Plumbing.** All appliances are to be fitted with 40mm diameter, 75mm deep seal traps. Any appliances with waste pipes more than the recommendations below are to be fitted with anti-syphon traps. Wash hand basin waste pipes to be 32mm diameter for lengths up to 1.7m and 40mm for lengths up to 3m. Sink waste pipes to be 40mm diameter for lengths up to 3m and 50mm for lengths up to 40mm. Falls on pipes to be between 18 to 90mm/m. WC waste pipes to be 100mm diameter with a maximum unventilated branch of 6m were serving one unit with fall pipe to be 9mm/m. All sanitary pipework and fittings to be UPVC with colour to suit. NOTE Thermostatic valves to be fitted to all new radiators in extension. Hot water pipes are insulated to have a thermal conductivity at 40 degrees C not exceeding 0.035 W/mK and a thickness equal to the outside diameter of the pipe up to a maximum of 40mm.

**Roof ventilation.** Proprietary eaves ventilators to provide opening equal to a continuous 10mm gap with vent tiles at high level to give ventilation opening equal to the same. Low level ventilation is to be provided to eaves by proprietary soffit vents maintaining an air gap equivalent to a continuous 10mm strip.

**Existing flat roof where applicable** – The flat roof construction may be insulated in one of 2 ways.

**First** - the existing ceiling joists are to have suitable treated softwood battens fixed to the underside to achieve an overall depth of 175mm with 125mm insulation and a 50mm air gap with 125mm Kingspan Kooltherm K7 insulation board friction fitted between rafters and 25mm Kooltherm K18 under which comprises of 12.5mm of insulation board of thermal conductivity 0.023W/mk and 12.5mm of plasterboard and 3mm plaster finish below joists all to achieve a U value of 0.18 W/mk as the Kingspan recommendations.

**Second** - the existing ceiling joists are to have suitable treated softwood battens to the underside to achieve an overall depth of 125mm with 75mm insulation and 50mm air gap with 75mm of Kingspan Kooltherm K7 insulation board friction fitted between rafters and 62.5mm of K18 insulated plaster board and 3mm skim finish under. If separate elements are used to provide a polythene vapour barrier. Maintain a minimum 50mm clear ventilated air space above the insulation. Provide low level ventilation to the space above the insulation via a continuous unobstructed 25mm air gap at the soffit or a proprietary eaves ventilation system. High level ventilation is to be provided via ridge tile ventilators i.e. Glidevale G5 ventilated roof tiles equal to 5000mm<sup>2</sup>m continuous unobstructed air gap.

**Existing party wall if applicable** – The existing party wall is to have 25 x 50mm treated softwood battens at 600mm centres, mechanically fixed through strips of DPC into masonry wall. Then lined with 62.5mm of Kingspan Kooltherm K18 insulated plasterboard, which comprises 50 mm of insulation and 12.5mm of plasterboard and 3mm skim and emulsion paint finish, all to achieve a U value of 0.30W/m<sup>2</sup>k. Any gaps in the gable wall are to be made good with bricks and mortar or compacted mineral wool, all to achieve ½ hour fire resistance.

**Heating and hot water systems** – It is anticipated that the existing central heating system will be extended. All heat producing appliances are to be in accordance with J1, J2 and J3 of the Building Regulations. The existing central heating system is to be extended. If a new installation is to be fitted, then provide individual radiator valves to areas of differing needs for example the bedroom & living areas. Except for combination boilers provide separate timing controls for hot water and space heating. All new boilers must be able to be switched off. Hot water storage vessels are to have a minimum of 35mm factory applied PU foam coating or equivalent. Pipes are also to be insulated. New heating installations must be fully commissioned, and a certificate provided for the client and the Building Control Officer. All work is to be carried out by an Electrical registered engineer. Operating instructions and maintenance information must be provided by an Electrical registered engineer for the client.

**Rainwater goods if applicable.** 100mm half round self-coloured UPVC gutters as specified laid to falls with 65mm square or round section rainwater pipes to match existing.

**First floor construction / upgrade where applicable.** 19mm T&G flooring grade boarding on the existing 50 x 200mm floor joists at 450mm centres. 300mm thick crushed acoustic Rockwool of at least 10kg/m<sup>3</sup> density per 100mm on chicken wire. Ceiling below to be 2 layers of 21mm foil backed plasterboard & skim finish.

**Fire safety.** All surface finishes to walls and ceilings are to be plaster finish unless indicated to achieve Class 1 designation all in accordance with BS 476 parts 6 and 7. All elements of structure are to achieve 30 minutes fire resistance and 60 minimum living accommodations (and garage if applicable). Roof coverings and roof lights within 6m of any boundary are to have an AA, AB or AC rating for external spread of flame. Escape windows are to be provided to all habitable rooms at first floor level and above if applicable. Size of the window is to be no less than 450mm wide and 450mm high with an overall unobstructed area of no less than 0.33m<sup>2</sup> i.e. 750mm high by 450mm wide.

**RSJ's / Steelwork.** The RSJ's design, fabrication, positioning & support are to be done in full accordance with the Structural Engineers report. The structural engineer will also provide structural details and calculations for roof structure, including collar-ties and fixings, rafters, hips, valleys, and purlins and include information on how lateral spread at the eaves has been negated. The details and calculations should be in the form of a report and be prepared by a chartered civil or structural engineer experienced in the type of design proposed. The report should also contain sketches and drawings as relevant. Provide Structural Engineer's details of brickwork and movement joints for the 14m length of rear wall.

**Lintels. Sizes & positioning.** Catnic steel lintels. All are to be proprietary pressed steel to suit cavity wall construction. Cavities to lintels to be filled with 50mm insulation as wall construction to avoid cold bridging. All lintels over external openings to receive suitable cavity trays with weep holes at maximum 900mm centres. Lintels to receive suitable finish to achieve 30 minutes fire resistance i.e. 12.5mm plasterboard and skim finish. Lintels to be provided with a minimum 150mm end bearing and installed in accordance with manufacturer's instructions. All new external doors & windows are to have Catnic reinforced steel lintels which are to be seated on 100x222mm concrete padstones.

**Lateral stability where applicable.** Will need to be assessed on site prior to the commencement of any building work.

**Smoke & heat detectors.** Provide self-contained, mains operated, interconnected smoke and heat detectors should be provided within the dining, kitchen, lounge, halls & landing areas.

**Fire doors** – All new doors to be a minimum of FD60 fire rated and fixed in suitable fire-resistant frames & fitted with self-closers. All existing doors and frames are to be upgraded to FD60, frames & fitted with self-closers.

**Electrical installation.** All installations to comply with current IEE regulations and all fittings to comply with the British standards Quality. Part P compliance certificate / notification required for electrical installation on completion.

**Skirting & Timber.** All skirting's to be 19x100mm partially suspended, splayed and treated and to act as plaster stop. All timber used for structural purposes should be strength graded and stamped KD or DRY.

**Access to and inside of the refurbished building if applicable.** Provision for people to approach the dwelling and being able to access the dwelling from the most likely point of alighting from a car and able to enter the dwelling to include the following and having Level access / Accessible threshold / Door width etc. • Able to access habitable rooms – door and hallway widths etc are to be a minimum of 1m. An electrical consumer unit to be between 1350mm and 1450 mm above floor level. With WC access to be in accordance with para 1.17 and Diagram 1.3 and the door to the main w/c should open outwards and have an access width not less than that shown in Table 1.1.

**Network provider to new building.** The new network work must be carried out to ensure that the building is equipped with a high-speed-ready in building physical infrastructure, up to a network termination point for high-speed electronic communications networks.

**Dimensions.** All Dimensions to be checked on site first prior to commencement of works.

**General notes material and workmanship.** All work and materials to comply with Regulation 7 of the Building Regulations. All building materials used in the construction and workmanship are to comply with all relevant British Standards and are to the satisfaction of the Building Control Officer.

**Provision of Statutory Information Part F on complete ready for sign off.**

Ventilation Provide, Mechanical Ventilation Air Flow Rate Performance Testing results to Building Control prior to signoff. Part G – Sanitation, Hot Water Safety and Water Efficiency Provide to Building Control a notice, specifying the potential consumption of wholesome water per person per day, which is not to be greater than 125 litres/ person / day - calculated in accordance with the methodology set out in the document 'The Water Efficiency Calculator for New Dwellings' published in 2009 by the Department for Communities and Local Government, prior to sign-off. Part J – Combustion Appliances and Fuel Storage Systems Provide Formal notification from your Part J Registration Authority [e.g., Gas Safe], for any new installation works, prior to sign-off. The Part J Registration Authority supplies the notification that the Council requires electronically as soon as your engineer has lodged the relevant details with them. Part L – Conservation of Fuel and Power Provide carbon emission calculations for the new dwellings, including an SAP 2012 calculation, ensuring that the TER/DER and TFE/DFEE calculations and specifications are submitted to the Building Control Body before building work commences on site. Provide to Building Control a copy of a satisfactory air pressure test result for the

dwelling. Provide to Building Control a copy of an energy performance certificate for the dwelling. prior to sign-off Prior to works commencing on site, provide to Building Control, the Building Regulations England Part L (BREL) Design Stage Report At completion, Provide to Building Control the Building Regulations England Part L (BREL) 'As-Built' report and photographic evidence, which should include construction specification and detail and changes made since the design stage BREL. The 'As-Built' report should be signed by the SAP Assessor and the Developer/Builder to confirm the dwelling has been constructed according to the specification. At completion, Provide to Building Control, the 'On-Site Audit' (evolving photographic log of the dwelling) that includes photos taken at appropriate stages of main details as per examples in Part L 2022 Vol. 1 Appendix B including: Floor to wall junctions, Wall to ceiling junctions, Door thresholds • Below damp-proof course level, Lintel and steel beam penetrations, Roof and ceiling joist area, Junctions with ceilings and cable walls, Window and wall junctions, Perimeter insulation, Window and door insulation overlap. Compressible tape edging to insulation fitted between rafters. Photos should be digital, geo-located and referenced using methodology in Section 8 of Part L 2022 Vol. 1 Appendix B In accordance with the New Build Notional Model in Part L Regulations 2021, provide a Solar PV system and/or wastewater heat recovery system to achieve the required compliance targets and pass the SAP Calculation. Alternatively, you may consider the installation of an air-source heat pump as the space/water heating system. This may (but not always) mean that solar panels and wastewater heat recovery can be avoided. For each new renewable energy system (PV's etc) as required under AD L Vol 1: 2022, and all fixed building services in the new dwelling, the efficiency of the service should be no lower than the value set out in Section 6 ADL Vol 1: 2022 Provide commissioning certificates for all fixed building services within the new dwelling. Part O - Overheating Reasonable provision is to be made to limit unwanted solar gains in Summer and provide adequate means to remove heat from the indoor environment, considering the safety of any occupant and their reasonable enjoyment of the residence. Provisions to be made in accordance with either the Simplified Method or the Dynamic Thermal Modelling (DTM) method, with the completed checklist (found in Appendix B – A.D. O), and the assessment report (Overheating Calculation) demonstrating compliance, both submitted to Building Control prior to works commencing on site. Part P – Electrical Safety - Dwellings Provide to the Building Control formal notification from your Part P Registration Authority, demonstrating that the electrical

installation works have been registered with them. Part Q – Security - Dwellings

All easily accessible door sets (including garage door sets and communal entrance door sets) that provide access into a dwelling or into a building containing a dwelling should be secure door sets in accordance with paragraphs 1.2 to 1.4 of A.D. Q. 2015 Provide to the Building Control Body, manufacturers details for all secure door sets, confirming their design and testing to: A) PAS 24:2012, or b) A.D. Q 2015, Appendix B, Bespoke Timber Secure Doorsets - including Material, Dimensions, Locks Hinges and Letter Plates, Door Limitation and Caller Identification & Glazing as specified within the Approved Document Ground floor, basement, and other easily accessible windows (including easily accessible rooflights should be secure windows in accordance with paragraphs 2.2 and 2.3 of A.D. Q. 2015 Provide to the Building Control Body, manufacturers details for all secure windows, confirming their design and testing to PAS 24:2012 Part S: 2022.

## Building Control Amendments - Grays.

1. The sufficient works will consist of all external and internal doors being removed, replaced inline with the current U values for external. All new internal doors are to meet the current FD requirements. All existing windows are to be moved, replaced inline with the current U value requirements. The new stud walls are also being provided. The existing electrics will be assessed as will the utilities as these may also require upgrading as the works commence. Flooring & ceiling soundproofing upgrades are to be completed also. All to the satisfaction of the local authority building control on site inspector.
2. Existing original drawn plans will be provided to show the existing access from the road A3111.
3. All 3 self contained flats are accessed by their own individual secure front door onto a hallway. The hallways then lead into the living, kitchen, dining areas. Each flat has its own bathroom or en-suite.
4. See attached plans.
5. Escape lighting must be provided in all common hallways, above the exit doors and also mains operated. A backup source to the lighting must be provided incase of a power cut should any emergency arise.
6. 6 Awaiting Fire consultation comments.
7. Should these properties become let properties in the future the following will be provided as part of the upgrade. The routes from the bedrooms to a final exit door are to be protected with FD30 doors with a 30 minute rated construction, smoke detection in each bedroom, heat detection in the kitchen, emergency escape lighting, exit signage, as well as simple risk assessments, fire blankets and foam extinguishers.
8. The smaller window can be enlarged & french doors can be added to allow the bedroom opening into the existing yard area.
9. Each flat is to be provided with a mains supplied fire alarm in accordance with approved document B volume 1 and approved on site with the local authority fire service.
10. Each flat is to be provided with a mains supplied smoke control system in accordance with approved document B volume 1 and approved on site with the local authority fire service.
11. Surface finishes must comply with table 4.1. All finished surfaces are to be, to the satisfaction of the local authority visiting building control officer.
12. New steel lintels are to be purchased inline with fire test approved in accordance with BS 476 :Part20: 1987 and achieve a one hour fire performance.
13. Where applicable new cavity closers are to be provided around the windows, doors and at the top of the walls, also cavity barriers at the compartment floors junctions to provide sound & fire protection.
14. Floor / Ceiling construction. Isolating strips around the edges, 18mm flooring grade chipboard, a dense sound check layer, separating layer, elastomeric impact base mat, 35mm isolating bearer, T&G boards above the floor joists. Single layer plasterboard & skim finish to the ceiling below.
15. The existing roof condition is to be assessed ahead of the works commencing as a new roof may be required.
16. Radon risk assessment to be considered ahead of any works commencing.

## Building Control Amendments - Grays.

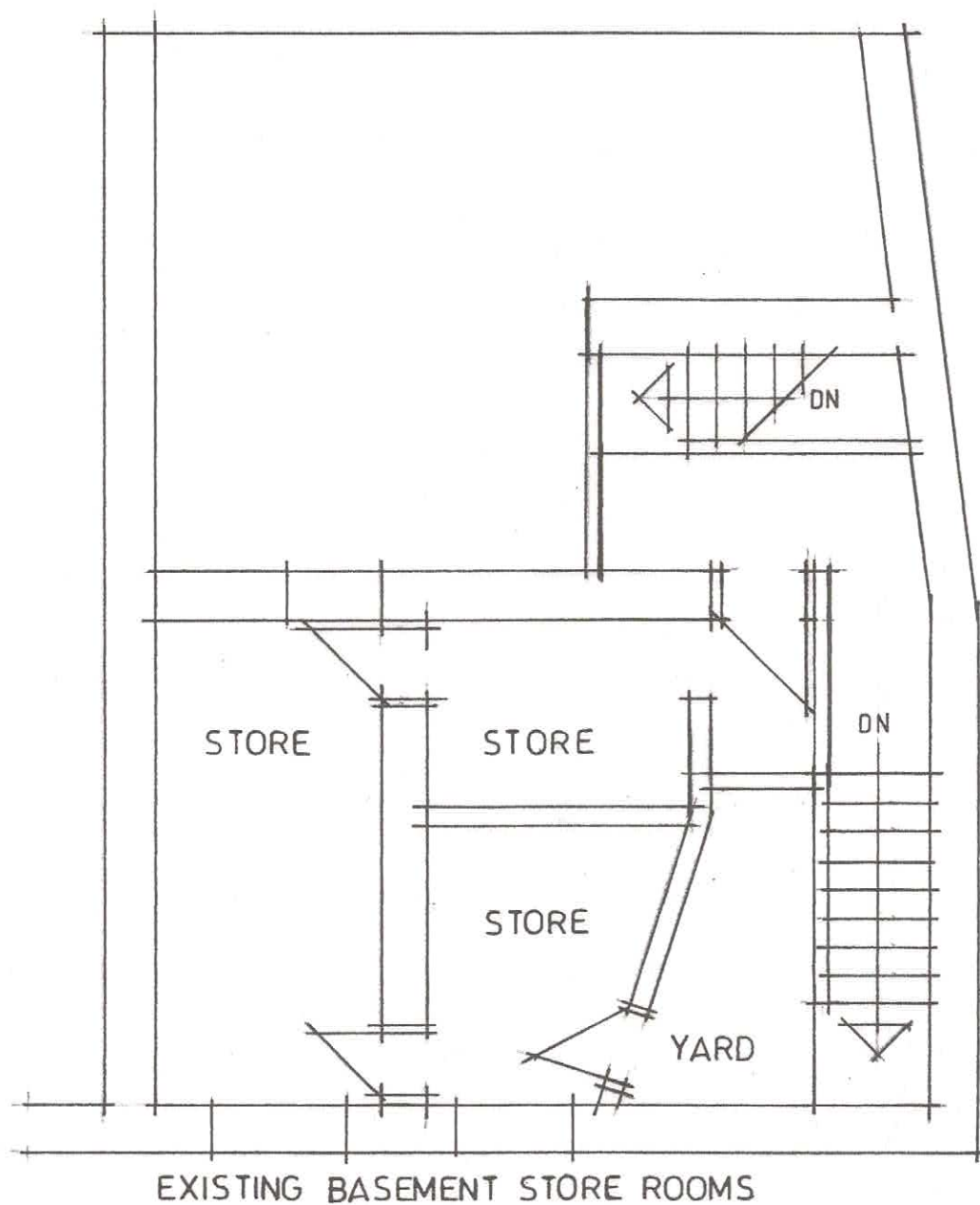
17. The fire service will be able to access the flats from the front road A3111 & also to the rear of the property from the basement yard.
18. New stud walls around the stairwells, 2 layers of foil backed plasterboard either side, full wood wool insulation fill, 100 x 100mm timber studding. Handrails to be provided to atleast one side of the stairs to allow for minimum of 3 points of contact during movement.
19. Sound flanking prevention as follows. Seal any obvious small gaps and openings. Inspect the area for potential gaps around doors, windows, electrical outlets, and any other openings.
20. Pre-occupation sound test report is to be submitted on completion.
21. Reverberation requirements for the following areas in Part E only applies to corridors, stairwells, hallways, and entrance halls which give access to the flat for residential purposes.
22. Cloak room removed.
23. Protected lobbies which provide for escape in only one direction are referred to as dead end corridors, these must remain as sterile areas. Items such as furniture or equipment may not be located or stored, even temporarily, in any dead-end corridors. Corridors where there are two means of escape may have restricted items contained within them. However, such items are limited, and this standard sets out those limitations. Corridors always used as a means of escape need to be kept unobstructed, to avoid tripping and collision risks and so as not to hinder passage.
24. The extract fans for the kitchen, bathroom & en-suites will exit through the external walls & will not be required to travel through the floor / ceiling areas.
25. All staircases are already in situ.
26. The existing drainage system where applicable will be connected into, any new layouts will be confirmed & approved on site.
27. The basement flat has existing windows which can provide natural ventilation to the lounge, kitchen & dining area, as does the bedroom, these windows can be enlarged, the en-suite will be provided with mechanical ventilation to the external wall.
28. To be provided.
29. To meet the Building Regulations Part F is intermittent extract fans with background vents for example trickle vents in the windows or air bricks in the walls. Extract fans are located in all the wet rooms such as the bathroom, en-suite and kitchen. They must comply with providing the following ventilation airflow rates for minimum intermittent extract and whole building ventilation rate based on number of bedrooms and occupancy levels in the dwelling. Minimum extract ventilation rates for intermittent extract systems are Kitchen: 30 l/s adjacent to the hob or 60 l/s else where Utility room: 30l/s Bathroom (including shower room or en-suite, 15l/s Sanitary accommodation: 6 l/s. Minimum extract ventilation rates for continuous extract systems are Kitchen: 13l/s Utility room: 8l/s Bathroom including shower room or en-suite: 8l/s Sanitary accommodation: 6l/s. If applicable the whole dwelling ventilation, delivered either through continuous supply fans

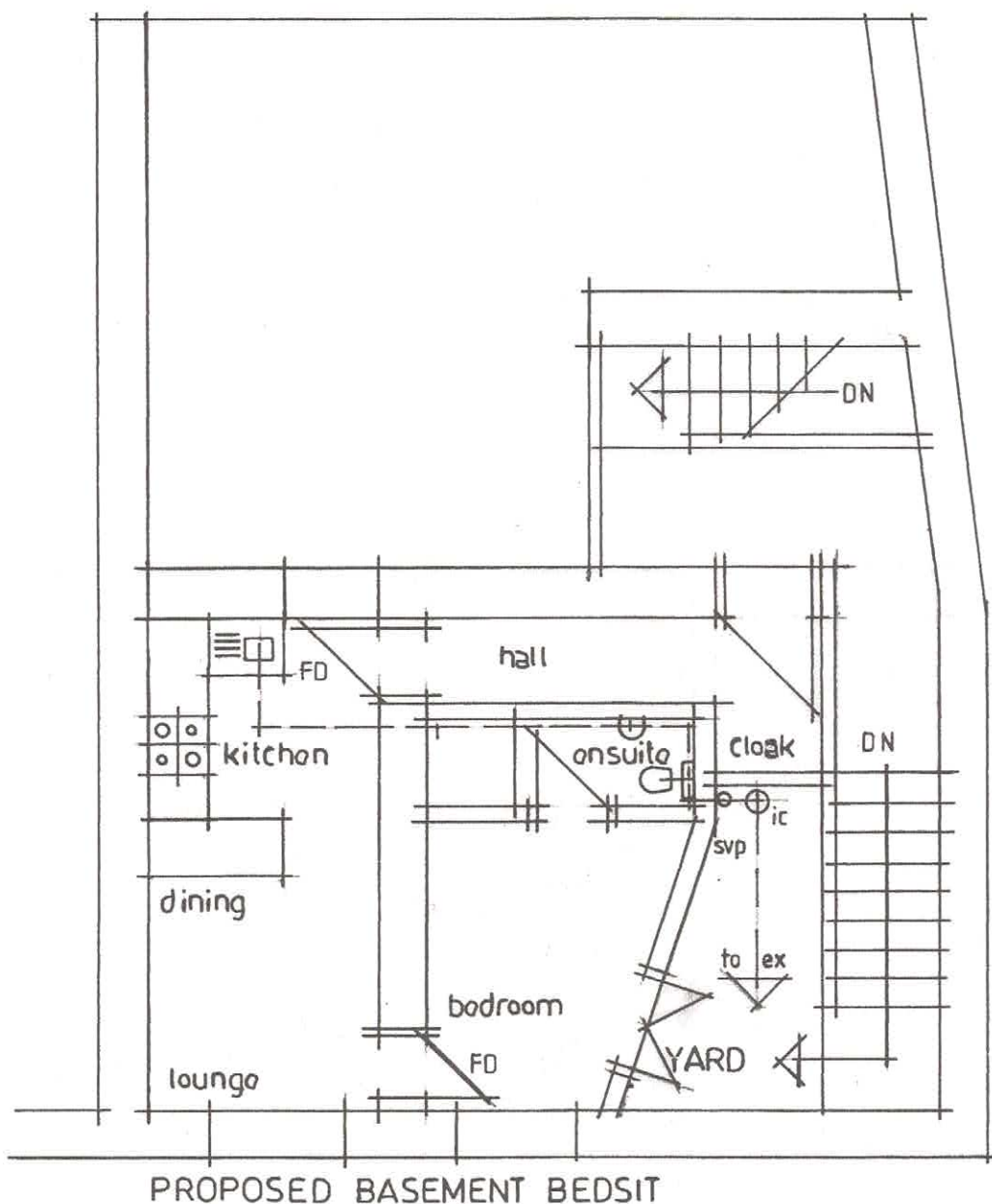
## Building Control Amendments - Grays.

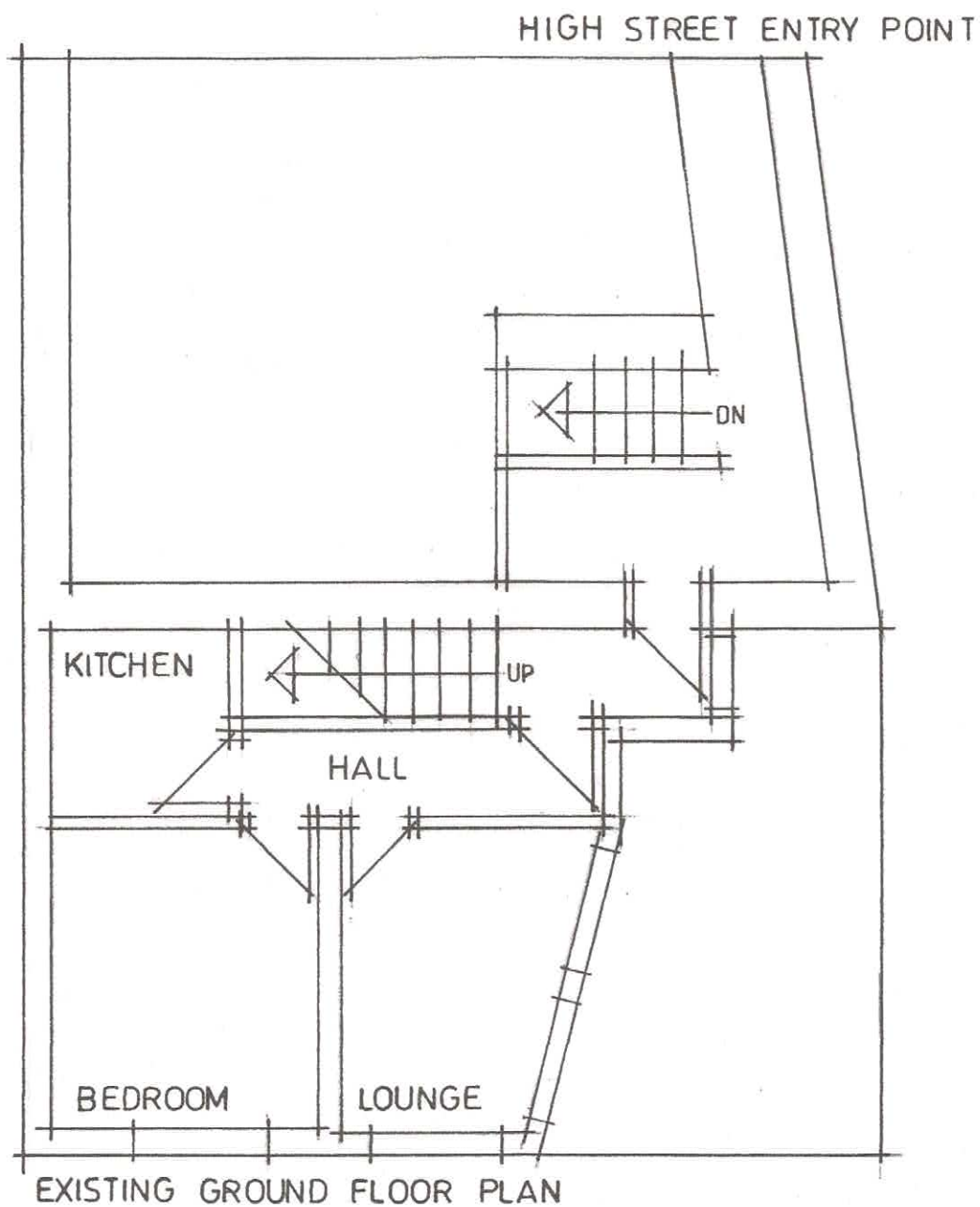
- or background ventilators, the minimum whole dwelling ventilation rates are determined by the number of bedrooms.
30. See attached plans for the fire doors locations.
  31. No gas is supplied onto the Isle of Scilly. All kitchen appliances will be electric.
  32. Amended.
  33. Amended.
  34. If the basement flat toilet is not of a gravity standard then an approved toilet pump system must be provided.
  35. The existing bin stores area to the property is to be retained & used by all 3 flats.  
Location to be confirmed.
  36. To be supplied.
  37. The Juliette balcony must be a minimum height of 1100mm above the floor level. If the window sill is 300mm to 600mm above the floor level, the Juliet balcony must be a minimum height of 700mm above the window sill.
  38. An "On Construction" Energy Performance Certificate is to be provided on completion of the works.
  39. The existing roof upgrade as well as the floors & walls will be carried out to the satisfaction of the local authority visiting building control officer. All External windows & doors are to be replaced to bring them up to the current U value standards.
  40. U values required are as follows, Floors 0.18, Roof 0.15, Walls 0.18 & Windows, Doors 1.4.
  41. Flat roof ventilation system Glidevale or similar approved. Use a FV250 Over Fascia Ventilator or similar product. To provide a continual ventilation along the length of the roof between each joist. If located close to a parapet or external wall abutment to the flat roof, the FV250 ventilator or similar can be used above a 150mm timber upstand battened off the wall by 25mm. The 25mm batten space creates a clear airpath to the roof void below, reducing the possibility of condensation and mold growth.
  42. The party wall upgrade should follow diagram 4.2 in approved document E. Constructed with a minimum distance of 10mm from the existing wall, timber framing, mineral wool insulation, 2 layers of plasterboard which are to be a minimum distance of 35mm from the party wall.
  43. Control devices should be provided to limit the hot water storage temperature to a maximum of 100 degrees C.

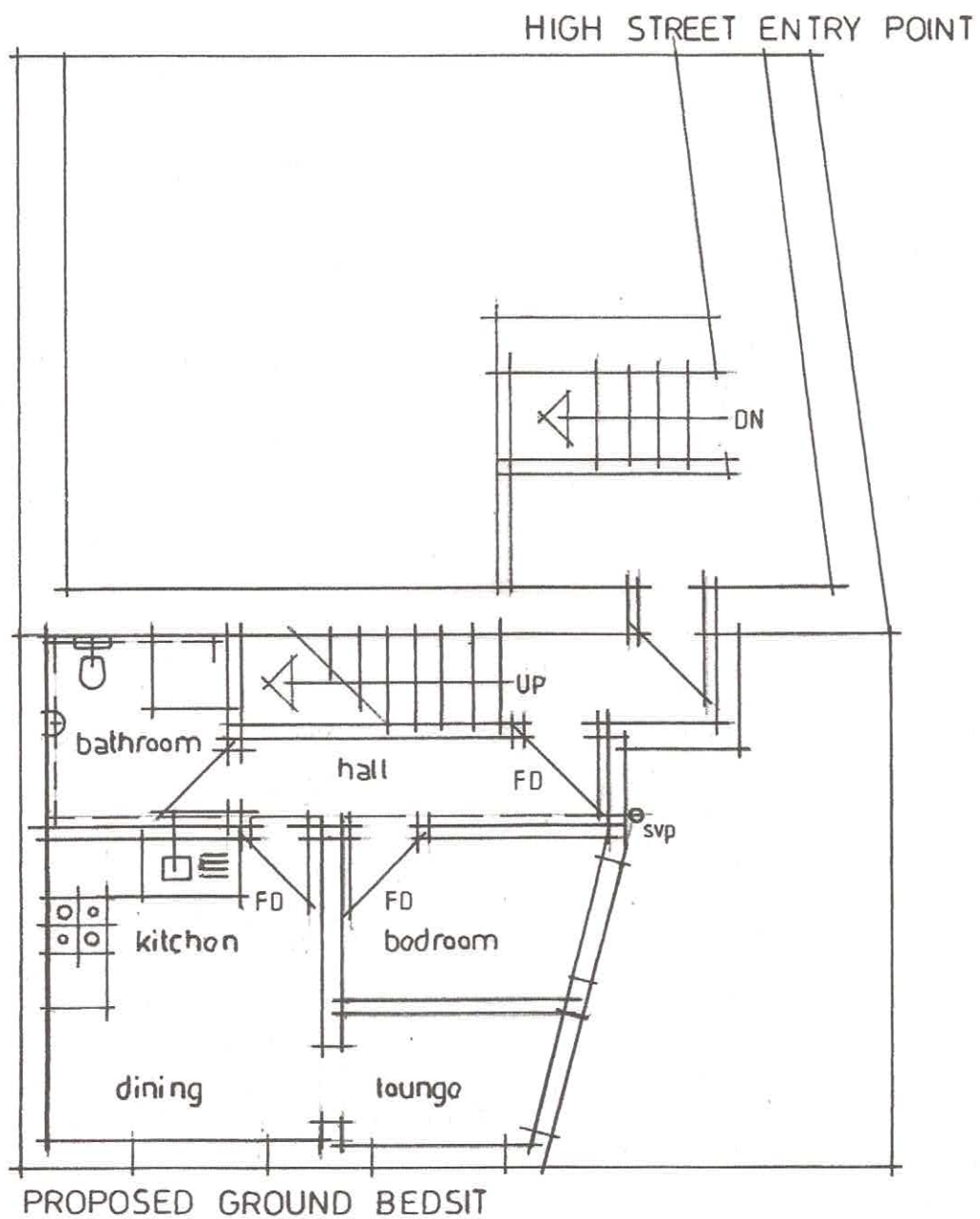
## Building Control Amendments - Grays.

44. Full details of the heating and hot water system will be required following the guidance in approved document L on commencement of works.
45. The dwelling created by change of use with associated parking should be provided with an electric car charging point to an associated parking space unless otherwise reasonably justified in accordance with Section 2 Approved Document S. Where an electric charging point cannot be provided a suitable cable route for future connection must be laid. Details of associated parking spaces and charging points and/or cable routes are required. To be verified on a visit by the local authority visiting building control officer.
46. The infill of the walls are to match those of the existing construction, method to be confirmed ahead of works commencing.
47. Structural waterproofing to the basement flat. 2 options are available. **Basement Waterproofing Type A – External Membrane. Basement Waterproofing Type B – Integral Waterproofing (Waterproof Concrete).**

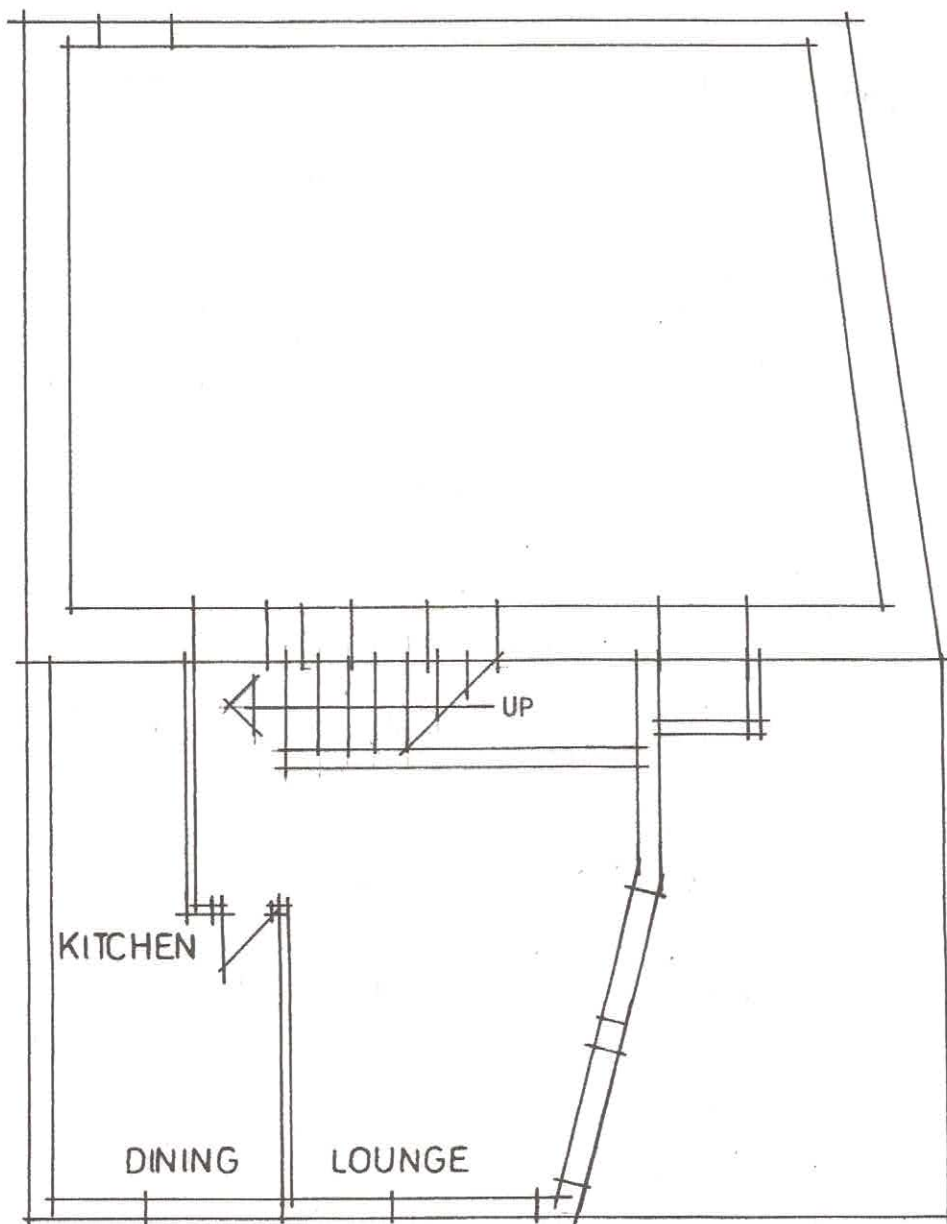




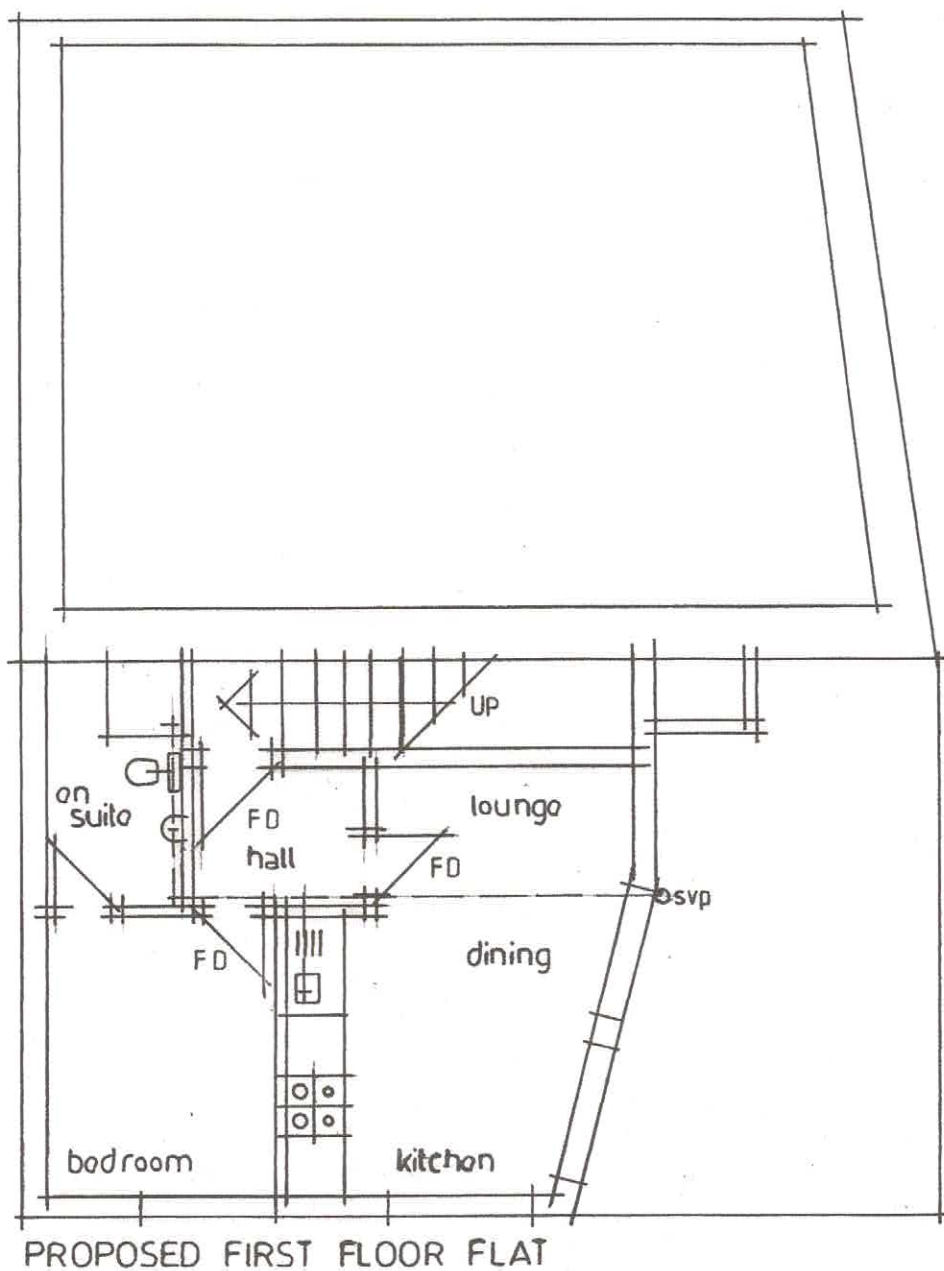


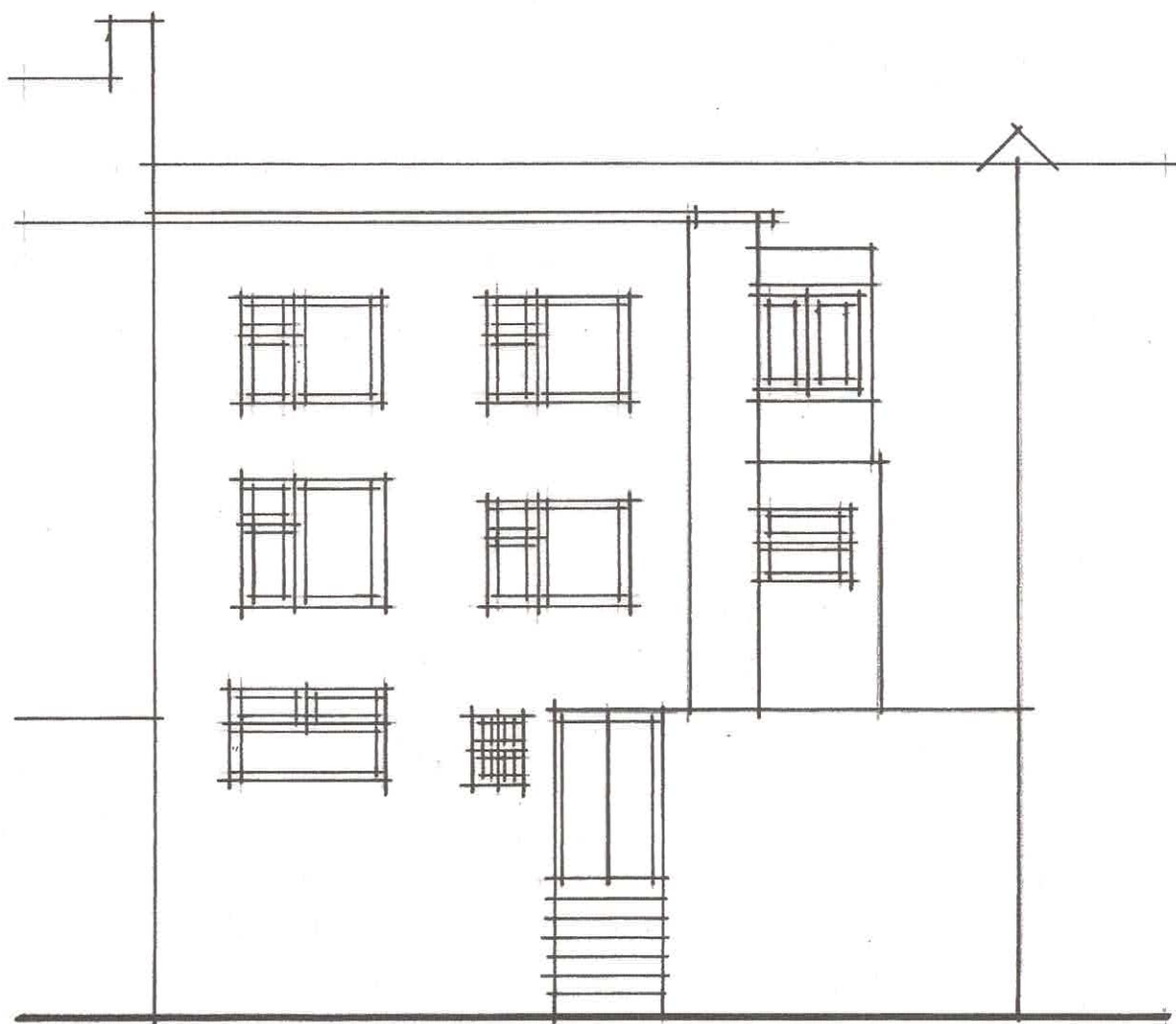


PAGE 0005 EXISTING FIRST FLOOR SCALE 1:100.

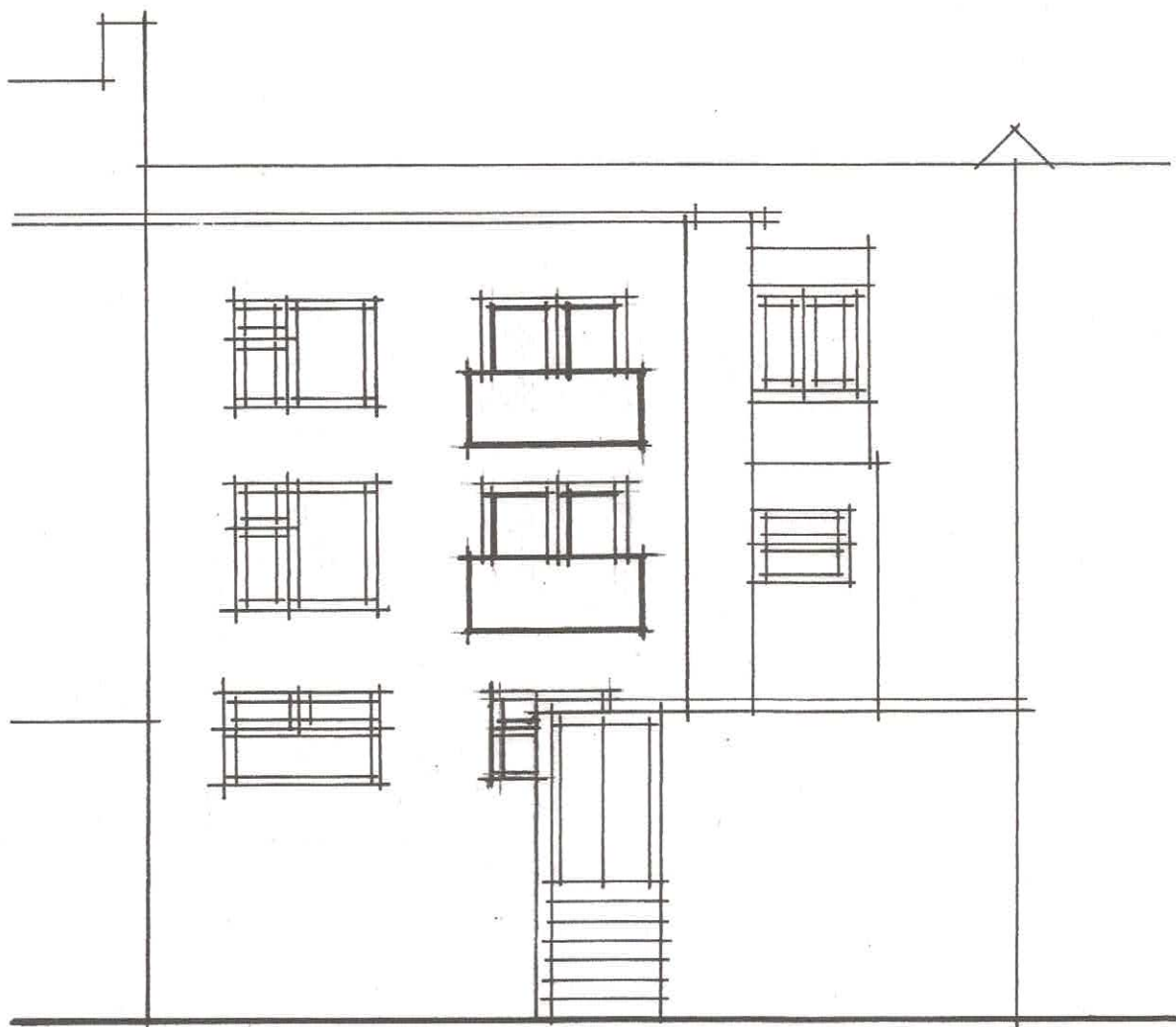


EXISTING FIRST FLOOR PLAN



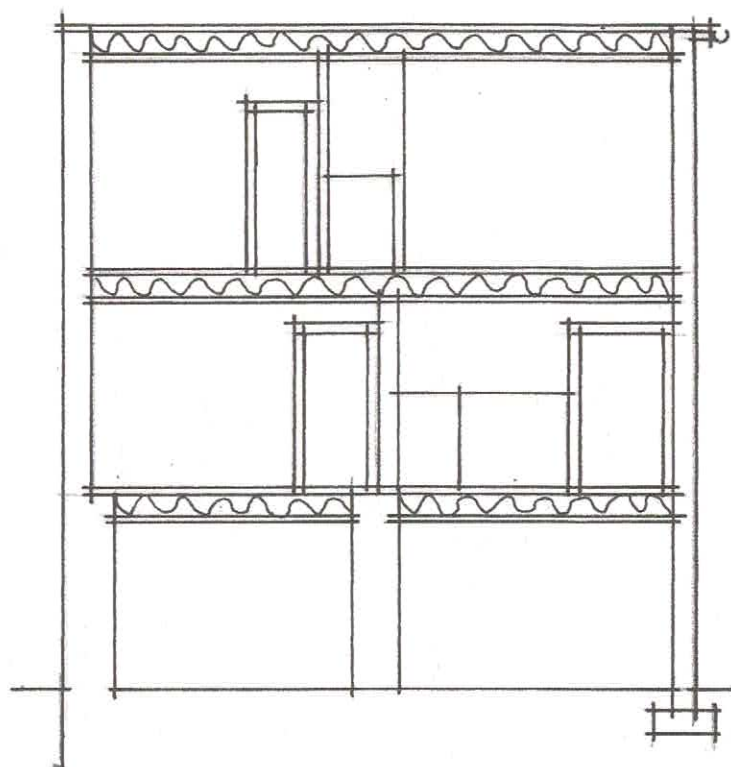


EXISTING EXISTING REAR ELEVATION

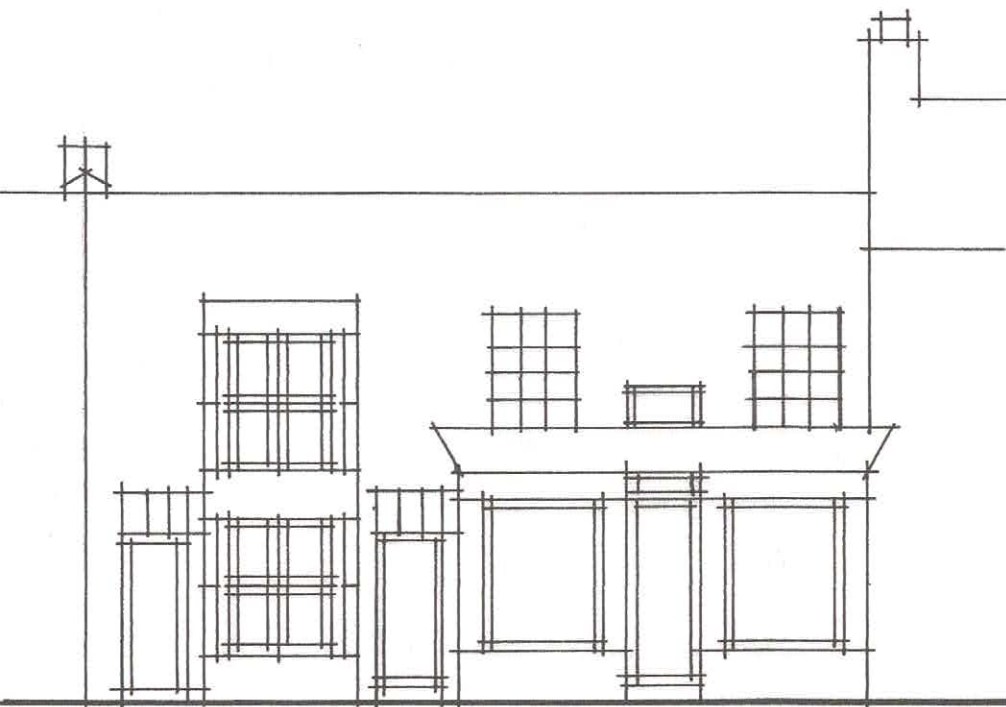


PROPOSED REAR ELEVATION

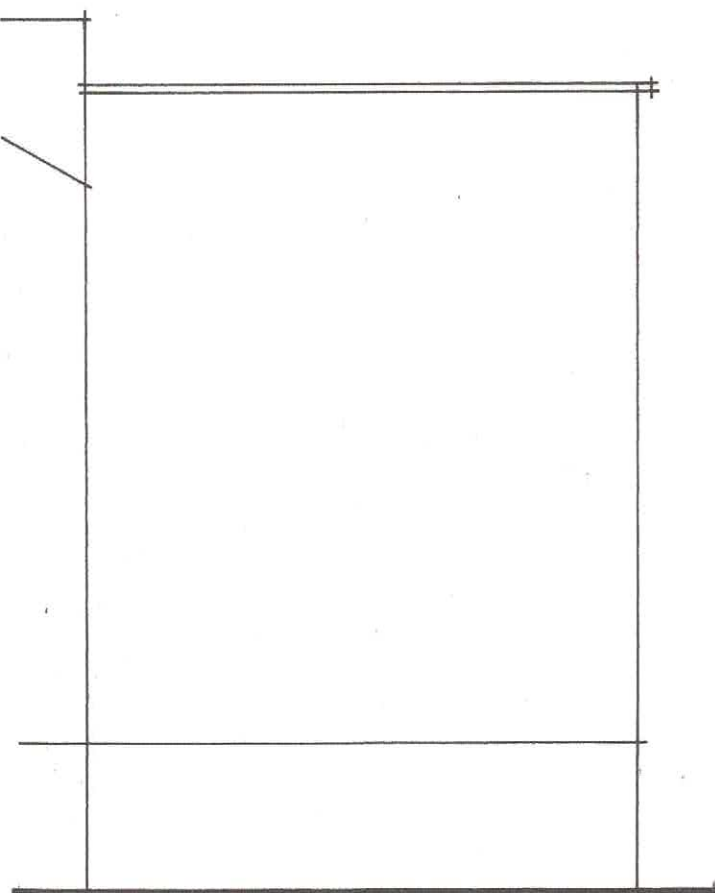
PAGE 0009 PROPOSED SECTION SCALE 1:100.



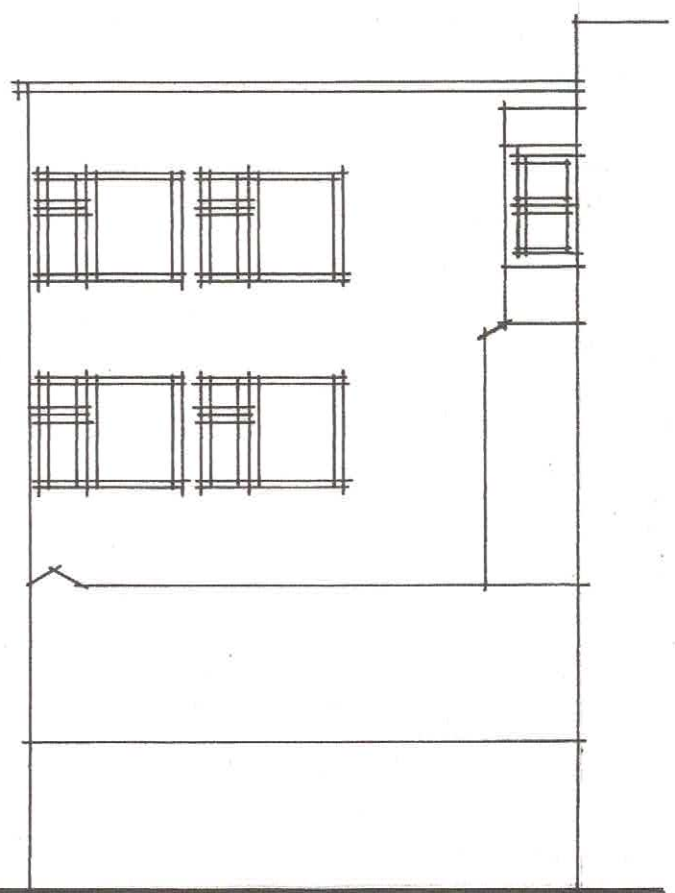
PROPOSED CROSS SECTION



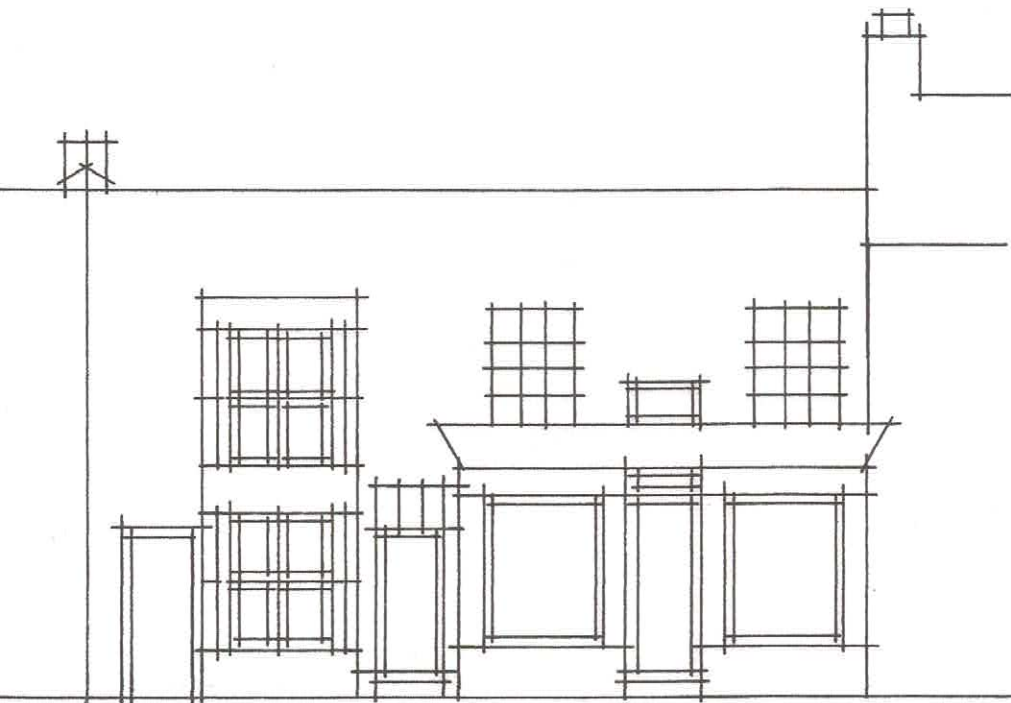
FRONT



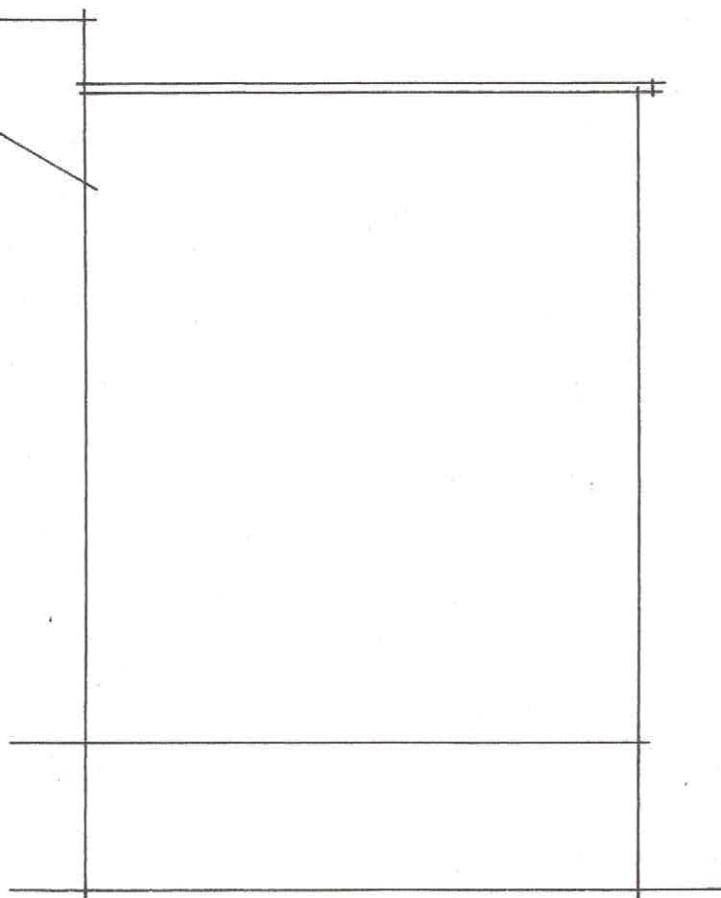
SIDE



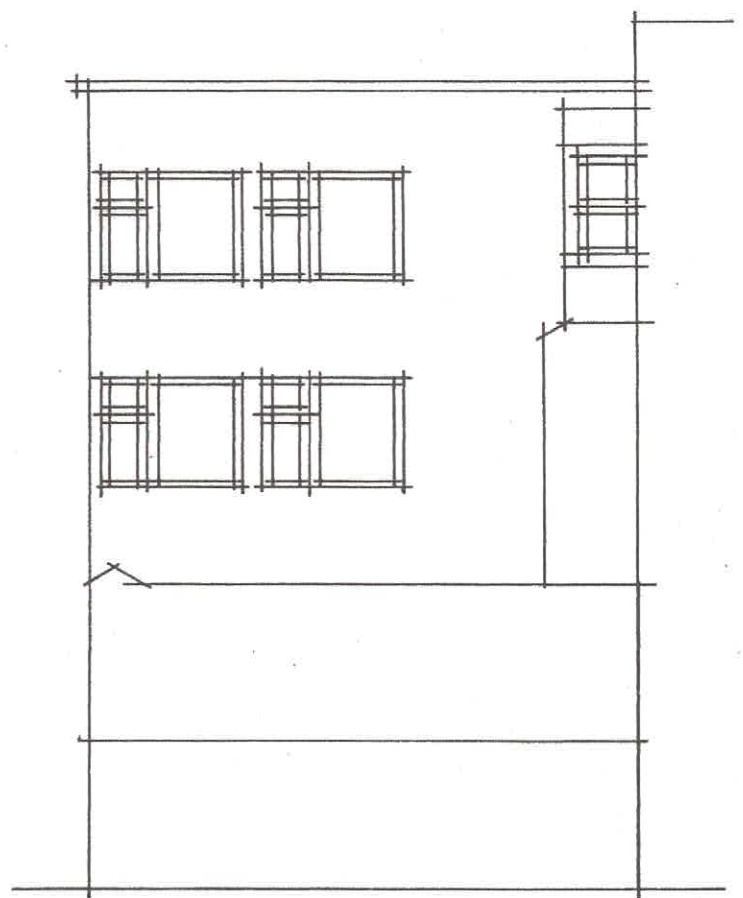
SIDE



FRONT

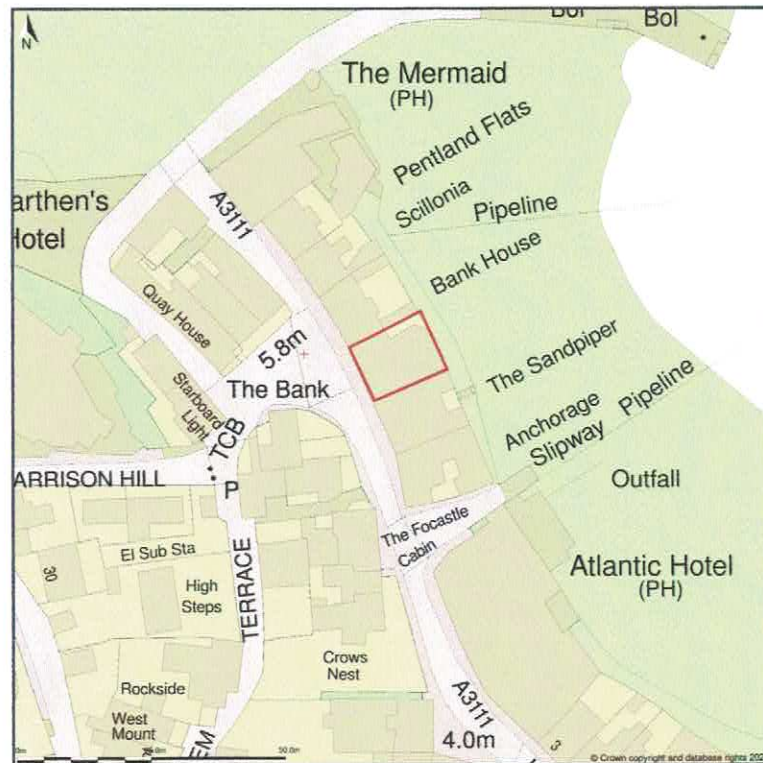


SIDE



SIDE

4. The Bank, Hugh Town, St Mary s. Isles Of Scilly, TR21 0HY



0012

Location Plan shows area bounded by: 90105.79, 10595.97 90247.21, 10737.39 (at a scale of 1:1250), OSGridRef: SV90171066. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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