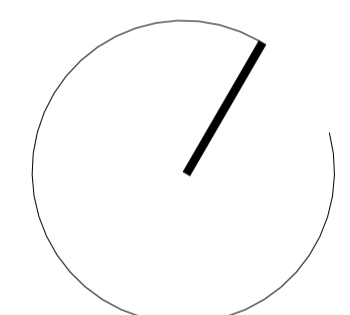


1. This drawing is the copyright of Cornwall Planning Group and may not be reproduced without licence.  
 2. The Contractor shall not scale off this drawing for construction purposes, only figured dimensions shall be worked from.  
 3. All dimensions and levels are to be checked on site by the Contractor before the commencement of any work and any discrepancies reported to the Architect.  
 4. No responsibility can be accepted for errors arising on site due to unauthorised variations from the Architects drawings.  
 5. The Contractor is recommended to visit the site before tendering to ascertain all local conditions and restrictions likely to affect the works. No claims arising from failure to do so will be considered.  
 6. Tenderers must include for all the works described or being apparent on the drawings or can reasonably be inferred as being necessary for the proper execution of the works.  
 7. This drawing is for town planning and building regulations only and is not a complete working drawing.  
 8. Depth, size and design of foundations shown are preliminary only, actual foundation, depth, size and design may differ depending on site conditions.  
 9. On completion of the works, if a National Home Energy Rating Certificate is required by the client, contact the Local Authority Building Control Department.  
 10. L1 and L2 requirements for limiting thermal bridging & air leakage workmanship shall be executed by the Contractor in accordance with the appropriate sections and DEPR/D1LR guidance document "Limiting Thermal Bridging & Air Leakage - Robust Construction Details for Dwellings and Similar Buildings" available from The Stationery Office Ltd.



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Client: Kastel Property Solutions Ltd

Project: Change of Use of Existing Guest House to HMO Accommodation & Associated Works

Address: Trewinda, 17 Eliot Gardens, Newquay, Cornwall, TR7 2QE

Title: Proposed Main Dwelling Plans

Revisions			
Rev.	Issue Date	Description	Issued by

Stage: Project Status

Scale: 1 : 50

Date: 07/02/2024

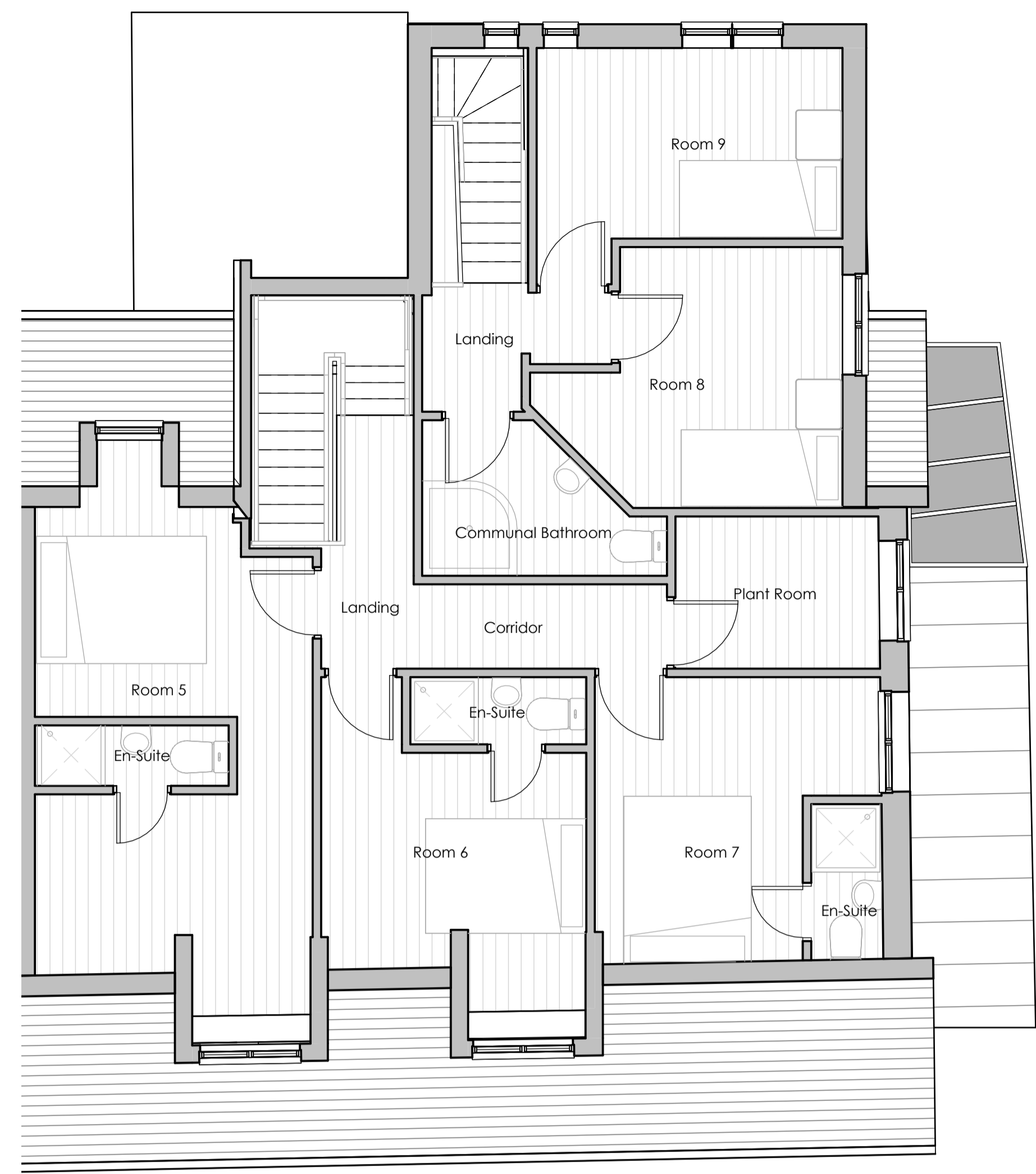
Drawn: AF Checked: CM

Project No: 2621 Drawing No: 005

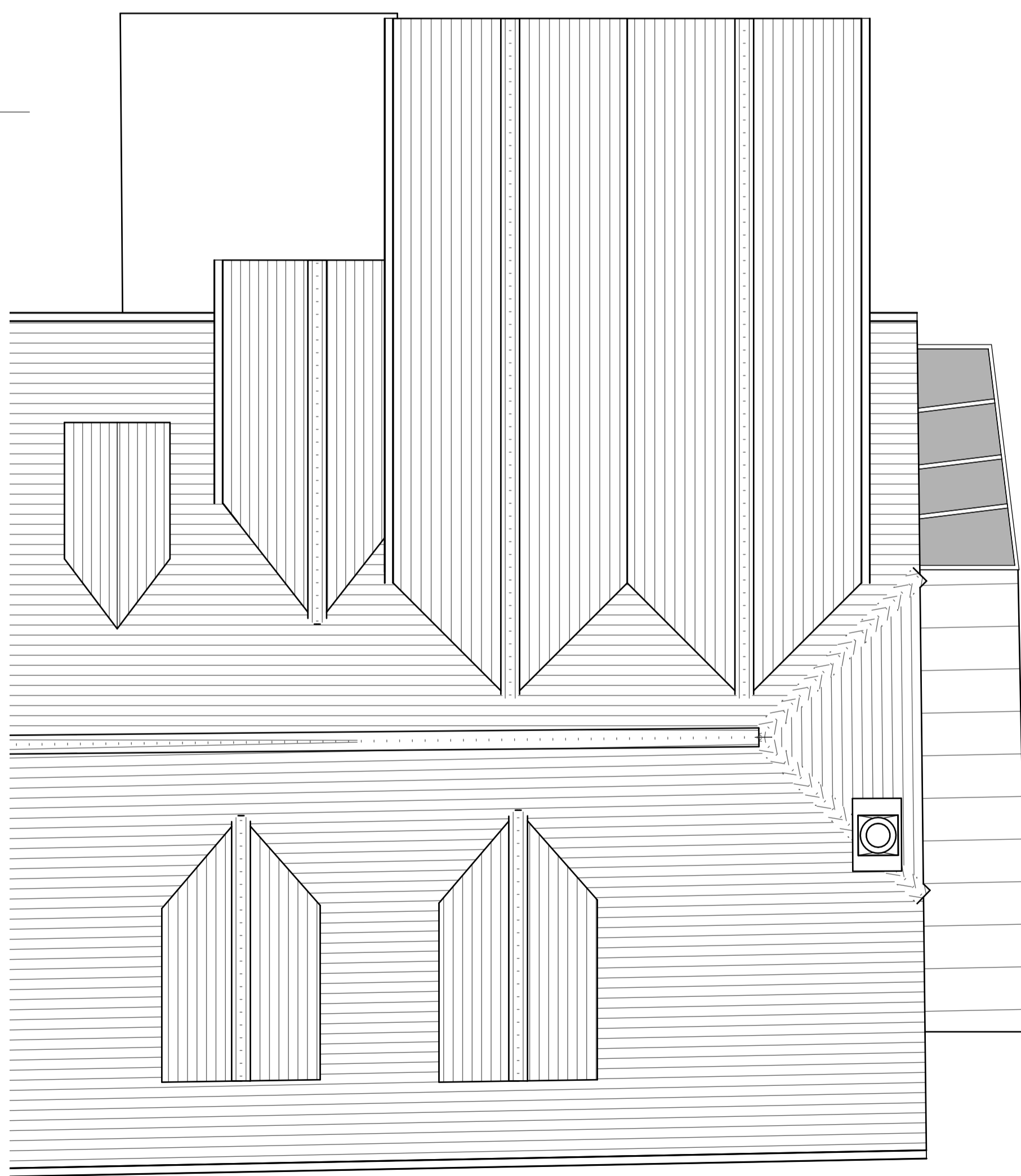
Rev:



1 PL00 - Ground Floor Plan  
1 : 50



2 PL01 - First Floor Plan  
1 : 50



3 PLRF - Roof Plan  
1 : 50

**Class A HMO Rooms:**

- GF:**
- Room 1 - 14.565m<sup>2</sup>
- Room 2 - 18.536m<sup>2</sup>
- Room 3 - 9.020m<sup>2</sup>
- Room 4 - 8.043m<sup>2</sup>
- FF:**
- Room 5 - 19.308m<sup>2</sup>
- Room 6 - 11.862m<sup>2</sup>
- Room 7 - 11.321m<sup>2</sup>
- Room 8 - 8.990m<sup>2</sup>
- Room 9 - 8.555m<sup>2</sup>
- Room 10 - 36.045m<sup>2</sup>