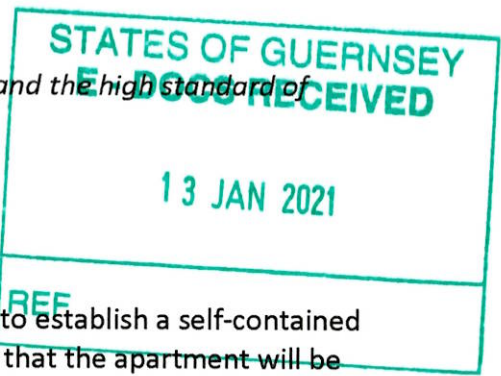


Figures 2-7 show the interior and exterior of the outbuilding and the high standard of construction

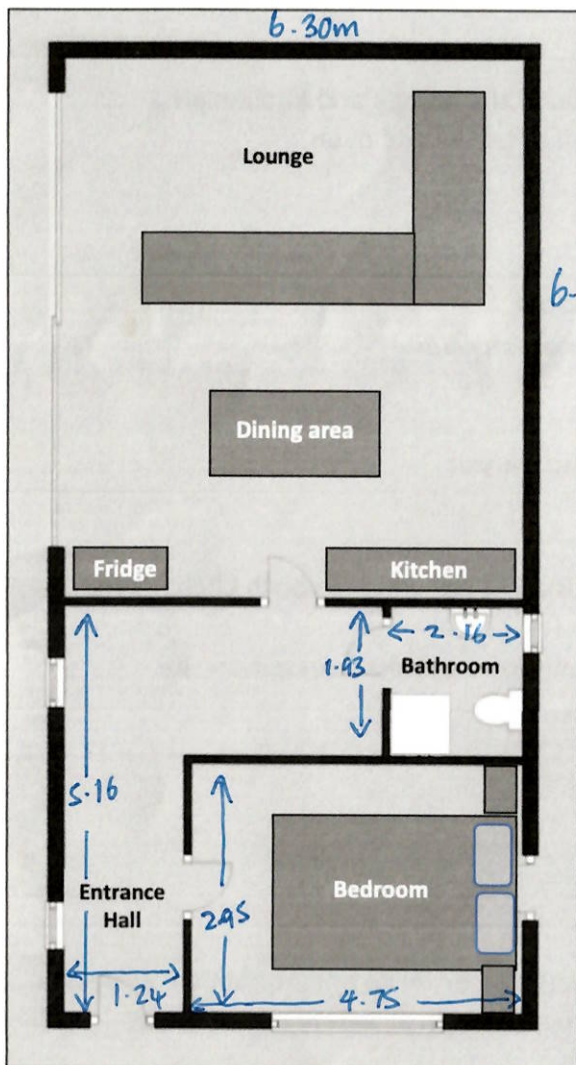


Proposal for Change of Use

The new owners intend to renovate the outbuilding in order to establish a self-contained apartment for the purposes of holiday lettings. It is intended that the apartment will be furnished and completed to a high standard and will be fully self-contained.

It is intended that the renovated building will meet all building regulation standards and we will work with the Building Regulations department to agree what is required.

In order to achieve this a number of alterations will be required and the proposed layout of the new unit is shown below. There is no structural change required to the layout ie internal walls remain as current.



- Room dimensions -
- Main lounge / Dining area / Kitchen: 6.30m x 6.30m
 - Bathroom : 2.16m x 1.93m
 - = Bedroom : 2.95m x 4.75m

Fig 8: proposed layout of new holiday rental unit

Occupancy

The unit will be self-catering and available for a maximum of two guests.

One bedroom with one double bed will be provided.

The unit will be available for rental throughout the year. Data published in the States of Guernsey '*Strategic Plan for Tourism*' indicates that occupancy rates for such holiday lettings are likely to be circa 63% during the months April to October and c20% in the remaining months.

Works required:

Please find below an initial draft outline of likely works required to convert the property. This is not an exhaustive list and a full survey will be completed with approved contractors before work commences. A schedule of works will be provided.

Lounge / Kitchen area:

- Installation of new electrical sockets around the lounge and kitchen area
- Installation of a new kitchen including electric hob and oven
- Installation of a fridge / freezer
- Installation kitchen unitary
- Tiling in kitchen area
- Provision of fire safety materials as required
- Drainage of waste water to established cesspit on site

Bathroom

- Installation of shower cubicle and electric shower
- Installation of a new sink / vanity unit
- Tiling throughout
- Installation of combi boiler for the provision of hot water to both kitchen and bathroom
- Drainage of waste water from shower unit to established cesspit on site

Bedroom

- No structural works required

Commentary on Works required

All work will be carried out by approved contractors in order to ensure that we achieve a high standard of execution and that we are compliant with all safety regulations.

Aesthetically we intend to maintain the high standards already obvious in the unit.

All works proposed will be internal although there may be a requirement for some cabling and plumbing / pipework externally.