

# Design & Access Statement:

## Proposed removal of chimney

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**Date** 25/11/2020

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**Part** 1

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**Site** 4 Ennor Close, Old Town, St Mary's

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**Authors** Housing Department: Council Of the Isles of Scilly

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### Introduction

1. The purpose of this document is to support the planning application which seeks permission to remove the chimney at 4 Ennor Close

### Proposed Site

2. The proposed site is located at 4 Ennor Close, St Mary's, Isles of Scilly. Situated in the housing estate of Ennor Close in Old Town, St Mary's, Isles of Scilly
3. The dwelling is a semi detached property connected to 5 Ennor Close, the rear of the property borders a flower farm field, while the front of the property borders with the public road 'Ennor Close' (U38). The north side of the property borders 3 Ennor Close (see appendix A)
4. The property is not a listed building
5. The property is contained in the area of outstanding natural beauty and a conservation zone

### Design

6. The proposed plan is to dismantle the chimney located on the south facing side of the property. This will be removed to below roof covering
7. Where the chimney is removed the roof will be recovered with interlocking concrete tiles to match existing construction

## **Access**

8. No alterations will be made to vehicular or pedestrian access to the property

## **Relevant Data**

9. As part of the stock condition survey carried out by Currie & Brown on behalf of the housing department in 2019. This showed that the lead around chimney split was visible. This was deemed a causing a significant dampness to bedroom wall below.
10. The property currently has an ongoing issue of damp caused by water ingress into the bedroom.

## **Historical Impact**

11. This property is not a listed building.

## **Ecological Impact**

12. The property is not a known bat roost. The work considered will take place outside of their hibernation period to minimise the potential disturbance.
13. Once the scaffolding has been placed on the property the chimney stack will be fully checked for bats or signs of bat activity. The works will be carried out in a sensitive manner, where regular checks will take place in crevices to ensure that no bats are disturbed.
14. If the discovery of either bats or signs of bats occur while the works are taking place, then all works on the property will cease until independent assessment can be done. If bats are discovered, they will not be handled, and a bat warden will be contacted
15. The contractor will be placed in contact with The Bat Conservation Trust's national Bat Helpline (0845 1300 228) or Natural England (01872 245045)

## **Waste Management**

16. Waste produced during the completion of this project will consist of a number of building materials such as concrete block, slate and general rubble. All waste will be stored off site by the contractor and recycled for use in other building projects.

## **Appendices**

Appendix A: Location Plan

Appendix B: Block Plan

Appendix C: Existing Elevation Plans

Appendix D: Proposed Elevation Plans