

6 BAY VIEW TERRACE, PORTHMELLON, ST MARYS, ISLES OF SCILLY. TR21 ONE**Refurbishment and Extension****Design & Access Statement**

No 6 Bay View Terrace requires upgrading internally and externally.

The timber-clad, first floor bathroom extension is in a poor state of repair, and would like to replace it with a slightly larger room. The first floor bathroom could then accommodate a bath, the hot water cylinder (currently located on the far side of the house) and a large built-in storage/airing cupboard.

This would also enable us to reconfigure the layout of the space below to allow more natural light through to the kitchen, which is currently very dark as it has no windows. With the removal of an internal wall, and installation of external sliding UPVC doors the light flow through to the kitchen will be optimized.

The current external structure of the first floor bathroom extension means there is a problematic gulley, which is difficult to access and maintain. It is the source of a substantial leak which penetrates through to the ground floor. We would like to slightly amend the design so the new flat roof cuts into the pitched roof of the side return, in order to eliminate the gulley.

The side elevation of the property is exposed to the elements coming across the moors from Old Town and we would like to clad the bathroom extension in a low maintenance cement fibreboard which has the appearance of timber planks but is harder wearing, longer lasting, has good thermal properties, and is commonly used across the islands. This cladding will be continued down to ground level for an improved aesthetic.

We hoped some of the windows in the property would be repairable but they each have a combination various problems including blown glass, broken hinges, broken handles, ceased mechanisms and damaged seals. None of them have trickle vents. Hence we have concluded they must all be replaced. The UPVC full glass front door is in poor condition and will be replaced with UPVC top glazed stable door. This will also improve the external aesthetic.

Site Waste Management Plan

Timber – where possible we will re-use/re-purpose on site. Then we will advertise locally to anyone wanting old timber. Failing that DIY waste trailer loads to Moorwell. 1 tonne

Rubble – Initially it will be used as a base for a garden patio and as in-fill under the ground floor. The remainder will be separated and screened and disposed of via Mulciber at the quarry. 2 tonnes.

Granite – will all be used to landscape the gardens

Blocks - will be re-used on site

Plasterboard - skip and disposal by Richard Hand Haulage. 2 tonnes

Fibreboard - DIY waste trailer loads to Moorwell. 0.5 tonnes,

Metal - ship to mainland for recycling. 50kg

Roofing felt & fibreglass – DIY waste trailer loads to Moorwell. 0.25 tonne

Windows/Glass – offered locally for re-purposing. Remainder DIY waste trailer to Moorwell

Sanitaryware/ceramics – some items can be re-used, or re-purposed such as garden planters. The remainder DIY waste trailer to Moorwell

Packaging materials - Tonne bags in which aggregate will be delivered will be reused. Other packaging will be recycled where possible. Pallets will be returned to the suppliers, or reused.

The project will be managed with a view to minimising the amount of waste produced. All waste arising from the project will be separated on site, and then treated in the optimum way, as described above.

Sustainable Design Measures

Installation of wall, floor, ceiling & loft insulation throughout.

The flooring in the ground floor front room and hallway is a false wooden floor laid on bare ram. The rear of the house is a combination of uneven flooring types, mainly a thin concrete skim, with large areas/holes patched up in OSB. All of this needs lifting, damp proofing, concreting to level, and insulating.

Re-location of the hot water cylinder so the hot water will have less far to travel to usage points, making the system more efficient.

The bath will have an insulating coating which keeps the water hotter for longer.

The property will also be fully re-wired which will make it more energy efficient.

Removal of 1970s central heating plumbed radiators (all three of them), and 2 wall convector heaters, replace with energy efficient electric heaters.

Introduction of UPVC doors to improve natural light levels, improve thermal gain, and reduce heat loss.

Replacement of all windows throughout to reduce heat loss.

A sun tube will be installed to cast natural light into the first floor landing.

We plan to install solar panels in due course.

Addition of a window in the ground floor shower room to allow natural light and air circulation reducing energy consumption for operating both lights and extractor fan.

Installation of low flow taps, showers with eco settings and low consumption toilets. Isolation valves will be fitted to all pipes feeding basins, WCs and baths means that the water supply can be easily turned off locally if there is a problem.

Rainwater from the roof will be collected in water butts for use in the garden and other purposes like washing windows.

Cement fibre board cladding has good thermal properties, it is long lasting and there is no need for annual treatment with harsh chemical preservatives.

Upcycling/repurposing of second hand materials, fixtures and fittings wherever possible to minimise contributions to landfill, manufacturing processes and shipping/transport of goods.

Re-using as much timber as possible for example from studwork and re-instating the original floorboards. Old ships timber removed from under the floors will be re-used for landscaping features.

As part of this project we will improve the visual approach to the terrace with landscaping work, planting etc.

Existing building materials available on-site will be used where possible. Other building materials will be locally sourced where possible. Sustainable building components will be used where practical.

Much of the work will be carried out by us, with local tradespeople contracted as and when required.

The new building work will be fully compliant with Building Regulations. We are committed to altering the property in an environmentally friendly manner.

Statement of existing and proposed internal floor space 1st floor flat

	No of storeys	No of bedrooms	No of persons	Calculation of Gross internal floor space (m ²)
Existing	1	2	4	54
Proposed	1	2	4	59

Ground floor flat – no increase