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By Liv Rickman at 9:45 am, Jun 14, 2022

Design and Access Statement

Features of the site

The site is located at 31 and 33 Porthcressa, Porthcressa Road, St Mary's, Isles of Scilly. Number 31 and 33 are adjoining residential properties, 31 is owned by the council and 33 is privately owned.

Works Proposal

Currie & Brown were instructed to investigate roof leaks on behalf of the Council of the Isles of Scilly at 31 Porthcressa. The source of the leak was deemed to be associated to the chimney (now redundant) which is situated on the party wall line of the properties.

It is proposed that the redundant chimney stack is demolished to omit current and future cyclical maintenance requirements. The stack is to be brought below the level of the existing roof covering and capped internally. The external area is to be made good with tiles to tie in and match the existing surroundings.

Access

No changes or additions are proposed to the existing access arrangements.

Layout

No changes or additions are proposed the existing site layout.

Scale/Appearance

Works are to consist of the removal and making good of the chimney area only. The new roof covering is to be re-instated to match the existing surrounding roof covering material.

Heritage Assets

The buildings are not subject to any listed status. Whilst the site is located within a conservation area and area of outstanding natural beauty, we do not anticipate the chimney removal will have any negative affect on the character of the dwelling and street scape in general. We are aware the remainder of properties on the terrace have previously undertaken chimney removal works.

Ecological Impact

The works are deemed to be of low impact to local ecology. The property is not a known bat roost and no evidence of bat activity is evident from drone footage of the works area. Once scaffold access is in place, the chimney stack will be fully inspected 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.

If bats or signs of bat activity is identified, all works on the property will cease until an independent assessment can be undertaken. If bats are discovered, they will not be handled and the contractor will be placed in contact with The Bat Conservation Trust's national Bat Helpline

Tel: 0345 1300 228

Email: enquiries@bats.org.uk

Waste Management

The waste product during the construction will be small in nature consisting of the following materials; masonry block, clay chimney pots and capping, lead flashing and general construction waste rubble. A proportion of this waste may contain contaminated material formed on the internal surface of the flue and not suitable for recycling, in this case materials will be disposed of at St Mary's waste facility. Masonry stone and rubble will be sent to the quarry for recycling.

