

### Hilldrop house – Chimney removal

The proposal is to demolish the rear chimney to the newer portion of the property known as Hilldrop. This has become redundant due to the appliance being removed as part of refurbishing the kitchen. If it remains it will create long term health and safety issues with maintenance and will contribute to water ingress issues within the property.

We have considered the risk to disturbing bats which are likely to be within their hibernation cycle during the works. With this in mind the stack will be fully checked once scaffold access has been set up for Bats or signs of bat activity. Demolition work will be instructed to be carried out sensitively with the view to continue to check crevices unable to be investigated before for bats. If required works can cease to allow an independent assessment if bats are found.

The lower part of the chimney stack will remain below eaves level and will be capped with lead dressing. The chimney is not a positive contributor to the character of the dwelling or the street scene in general and removal should not be considered detrimental to the character of the area.

Waste from the demolition is dealt with under a waste management plan. The contractors plan is a working document but thus far states that “Waste from Hilldrop house projects will be dealt with in our best means and practise possible, as you are aware of living on St martins all waste is taking to St Mary’s by cargo boat and dealt with at their facility. We will be working closely with [local waste and freight handlers] to make sure we reuse, recycle as best as we possibly can [manage]...” Masonry and inert waste arising may have segments which is contaminated with soot and creosote where forming the internal surface of the flue which will not be suitable for reuse or recycling however the external envelope has potential for recycling.