

Design & Access Statement:

Proposed removal of chimney

Date 03/08/2020

Part 1

Site 8 Parson's Field, Hugh Town, St Mary's

Authors Housing Department: Council Of the Isles of Scilly

Introduction

1. The purpose of this document is to support the planning application which seeks permission to remove the chimney on 8 Parson's Field

Proposed Site

2. The proposed site is located at 8 Parson's Field, St Mary's, Isles of Scilly. Situated in Hugh Town, St Mary's, Isles of Scilly
3. The property boarder's 8A Parson's Field, with a public foot path on the front and rear of the property (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 west side of the property below tile level.
7. The lower part of the chimney stock will remain below eaves level and will be re-feltd, battened and tiled over.

Access

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

9. The proposed works may require access from the neighbouring property. This property is also owned by the council.

Relevant Data

10. The property currently has an ongoing issue of damp caused by water ingress into the lounge and bedroom. The property has been visited on a number of occasions to ascertain the route of the problem.
11. In late 2018 the Operational Services department carried out works to expose both the foul and storm water drainage pipework in the raised neighbouring property to establish if the damp issue was being caused by broken/collapsed pipe with nothing found, both Operational Services and external contractors deemed that the issue was caused by either the chimney or guttering within the raised ground of the neighbouring property.
12. In 2019 the council capped the chimney of the property. The same year the guttering within the raised ground of the neighbouring property was repaired by the Operational Service department.
13. Since the above repairs were carried out water ingress has continued causing ongoing damp issues to the property. If left unresolved, damp issues in the property will create long term maintenance issues, which could, in time, compromise the structural integrity of the property.

Historical Impact

14. This property is not a listed building.

Ecological Impact

15. The property is not a known bat roost. The work considered will take place outside of their hibernation period to minimise the potential disturbance.
16. 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.
17. 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.
18. 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

19. 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: Site Plan

Appendix C: Existing & Proposed Elevation Plans