

6 BAY VIEW TERRACE, PORTHMELLON, ST MARYS, ISLES OF SCILLY. TR21 ONE

Refurbishment and Extension

Design & Access Statement

Having commenced works at 6 Bay View Terrace we have highlighted a few areas that require planning/amends to our original application.

CHIMNEYS Chimney demolition subject to separate planning application

Both chimney stacks are/were in a very poor state of repair and are unsafe, posing a risk to people and properties.

The shared rear chimney stack has already been removed in agreement with our neighbours at Number 5 as it was in a particularly precarious condition. Photos supplied. The rear chimney further along the terrace, at 1 & 2 Bay View Terrace, has already been removed.

The main chimney is of inadequate single brick construction which, coupled with the poor state of repair, renders it unsafe and unsalvageable. Additionally, it is contributing to damp issues in the house. It has not been used for many decades, the hearth was covered over with wall paneling in the 1960s. The chimney stack is located on the gable end of 6 Bay View Terrace, and is fully exposed to any winds coming across the moors from Old Town Bay making it particularly vulnerable to storm damage. It overhangs a vehicle turning area and pedestrian walkway leading to the rear of the terrace. As we do not intend to use the chimney we wish to carefully demolish it, but not replace it.

LAYOUT

In order to maximize the natural light flow to the internal kitchen we have re-located the ground floor cloakroom/toilet to under the stairs, which has allowed us to reconfigure the window/sliding door arrangement on the side elevation to maximize light flow through to the dark internal kitchen.

CANOPY/PORCH

During the re-construction of the extension we concluded that the extended joists would make a perfect frame for a door canopy to provide some much needed weather protection above the sliding door. The canopy will have a grey frame to blend with the cladding but topped with glass or polycarbonate to maintain natural light levels inside. A downpipe will be installed against the wall to collect rain water in a water butt.

Site Waste Management Plan Chimney demolition subject to separate planning application

Rubble – will be separated and screened and disposed of via Mulciber at the quarry. Approximately 2 tonnes.

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