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

### Chimneys, Shed & Solar Panels

#### Design & Access, inc. Heritage and Ecological Statement, Sustainable Design Measures & Waste Plan

##### CHIMNEYS

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 at some point.

The main chimney is of inadequate single brick construction, a construction method which is no longer permitted. The lead flashings are falling out and can't be replaced/re-fixed as the brickwork is spalling (the bricks have deteriorated and are flaking and crumbling). 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. The chimney has been redundant for many decades, and the condition means it leaks which is contributing to damp issues in the house. It is unsafe and unsalvageable and we wish to carefully demolish it in order to omit current and future cyclical maintenance requirements. We will also be installing solar panels on the roof of the house, within the permitted development rights, and the chimney would cast a shadow over them for much of the day.

The property is not subject to any listed status. We do not anticipate that the chimney removal will have any negative affect on the character of the dwelling and streetscape in general.

The works are deemed to be of low impact to local ecology. The bat survey carried out last year showed no sign of bat activity. The works will be carried out in a sensitive manner and, as advised, if bats or bat activity do happen to be identified, works will cease immediately and we will contact the relevant bodies (James Faulconbridge).

##### SHED

No 6 has a generous front garden, but no rear garden, hence we are applying to build a shed at the front. We require somewhere to store our gardening tools and equipment, garden furniture, bikes, kayaks, DIY tools etc. We are keen for all these items to be stored away when not in use, to prolong their lifespan, and to ensure the garden doesn't look like a dumping ground.

The shed will be constructed utilizing reclaimed materials as far as possible such as the windows & door and metal box cladding, to ensure it is long lasting and low maintenance, whilst being aesthetically and environmentally in-keeping. Rainwater will be collected in water butts for the bird baths, hedgehog water bowls, and plants. Bird and bug boxes will be installed.

##### SOLAR PANELS

In addition to the solar panels on the roof we would also like to add a row of panels on our bank to the rear of the property. The panels will have a battery storage system.

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##### Site Waste Management Plan

Waste volumes will be small, approx half a tone of rubble and bricks and approx 5lb of lead.

All waste will be separated and screened and disposed of via Mulciber at the quarry and if any other waste materials arise they will be dealt with in the optimum way.