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10<sup>th</sup> January 2023

Porthcressa,  
St Marys,  
Isles of Scilly TR21 0JQ.

FAO Mr I Sibley

Dear Sirs,

### **PENOLD, ST MARYS, ISLES OF SCILLY PROPOSED ALTERATIONS**

Further to our recent discussions, we understand that you are considering the option of demolition and reconstruction of the above property rather than the conversion and extension previously considered. As such, we would record our comments on this matter.

1. The currently proposed conversion work is complex and requires the Builder to follow a carefully prepared sequence of works. As you are aware, this requirement has significant programme and cost implications. There will also be a high level of expertise required from the Builder.
2. There will be a need for significant temporary works to restrain and support the retained elements of the construction during the works. Under the Construction (Design and management) Regulations 2015, there is a duty on Designers to remove or minimise potential health and safety risks where possible. The option to demolish and reconstruct clearly reduces this risk and should be followed unless there are overriding reasons not to.
3. The reconstruction option will allow the opportunity to significantly improve the thermal and airtightness performance of the building in line with the current Building Regulations.

As such, we can see that the demolition option has significant cost, timing, performance and health and safety benefits. We would therefore suggest that this option is investigated with the regulatory authorities to see if the above benefits can be achieved.

Please let us know if there is anything we can help you with in this respect.

CHRIS OWEN  
FOR AND ON BEHALF OF  
MICHAEL BEARDSALL ASSOCIATES LIMITED



*MBA Consulting is the trading name of Michael Beardsall Associates Ltd.*

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