

5021620 – CECIL HOUSE, BOSWELL STREET BOILER FLUE DESIGN AND ACCESS STATEMENT

RIDGE

The building comprises four stories and a basement floor which is split into individual flats. Sash windows are on the front elevation. There is a front basement well, enclosed by cast iron railings incorporating a staircase leading to the light well. The building sits between adjoining buildings of similar construction type and the main roof is flat.

The building is unlisted and located within the Bloomsbury Conservation area of the London Borough of Camden. The building was likely to have been built in the early 20th century along with the similar style blocks located either side of Boswell Street with neo-classical and early 20th century Dutch influences.

This application relates to the replacement of a boiler and the attached boiler flue kit within Flat 6, Cecil House, 34-35 Boswell Street, London, WC1N 3PR. The works are required as the existing boiler within the flat is faulty and replacement works are required to restore hot water and heating for the resident. Below is an image which displays the proposed external flue to be used. This will be white to match the existing flues on the front elevation.

For the sake of this application, we have suggested the boiler and flue is replaced. The proposed drawing contained within this application displays the approximate location of the new boiler flue. Access to this area will be made via an external scaffold to the front elevation of the building. Boards and sheeting will be used to prevent dust and debris entering the building as well as to protect workers during the replacement works.

Proposed boiler flue to be installed.

