

Local Authority: London Borough of Camden

Reference: PP-03111469

1.1 Purpose of Development

The project is for the replacement of the existing communal heating and domestic HWS production at Beckley House. The site comprises a number of varying types of dwellings as shown in the table below: -

Block	1 Bed	2 Bed	Total
1 – 35 Beckley	30	5	35
Total	30	5	35

At present, each flat's heating is served by a communal boiler room located within the basement and the hot water production is via individual hot water cylinders heated by electric immersion heaters. The cold water service for each flat is provided by a gravity fed system via storage tanks located within the roof top tank room. It is planned to remove the communal heating system and provide each dwelling with their own individual boiler as part of this development and to install a new boosted cold water system.

The new scheme will provide an individual boiler and flue in the kitchen of each dwelling. The existing communal boilers and pipework will be removed from the basement Boiler Room including all associated plant to allow for the installation of the new cold water booster sets.

The main purpose for the development is to provide the residents with a pressurised cold water system and increased control over their own individual heating and hot water services and also provide an overall more efficient system.

1.2 Design Statement

The site comprises a six storey building with commercial properties located on the Ground Floor and residential dwellings on the First to the Fifth Floors. Each floor consists of a various number of dwelling types (see above table) ranging between 1 bedroom flats and 2 bedroom flats.

The visible development, i.e. the part of the proposed works that will be externally visible, comprises of a flue terminal exiting each flat through an external wall. The

flue terminals in all cases are galvanised steel & plastic and are proposed to be white in colour to match the existing window/door frames and the painted colour of the underside of the external balcony walk ways. The Flue terminal will be required to discharge to atmosphere and will be required to extend across the walkway to ensure that they vent direct to atmosphere and not onto the walkways.

It is proposed to provide each flat with a pressurised boosted cold water supply comprising of pipework rising within the service cupboard in the communal stairwell from the booster set located in the basement plant room up to each floor. The pipework will then be run at high level on the underside of the external balcony/walkway, as close to outer edge as possible and be boxed in. All floors apart from the fifth floor have support beams on the underside of the balcony/walkway which will require the pipework to be suspended slightly lower than the end of the beam to maintain structural integrity of the walkway, as shown on the accompanying drawings.

The pipework shall be boxed in using with pre-formed 1mm thick powder coated galvanised mild steel sheet and fixed to a $40 \times 40 \times 6$ mm galvanised rolled steel angle. All cut edges must be filed and treated to prevent rust and all sharp edges removed. Powder coating to be to white in colour, or as approved by the planning department. The profile shall be as compact as possible.

1.3 Layout

The main entrance and exit points to and from each block are existing and will be unchanged by the works.

The internal layout of each block will remain the same and be unchanged by the works.

The overall site layout drawing including the location of each block can be seen on the site layout accompanying the planning application.

1.4 Scale and Appearance

The appearance of the site will not be significantly affected by the installation of the new flue terminals as each terminal will be no more than 150mmin diameter however to comply with regulations and avoid the condensate plume affecting adjacent surfaces the flue will be run at high level across the external walkway and

protrude from the external face by approximately 100mm. The terminals will be White in colour to match with the existing door/window frames and the colour of the underside of the balcony/walkway.

The boxing for the boosted cold water service shall be powder coated to match the colour of the underside of the balcony/walkway and be formed in a way to tie back into the existing support beams to ensure that natural light entering in the flats is not affected.

It is not envisaged that the noise levels produced from the proposed works will be any higher than existing due to the following:-

- 1) The existing, ageing communal boiler plant serving the block will be removed, eliminating noise from the boiler room.
- 2) Each dwelling will have its own modern room-sealed condensing boiler utilising a balanced concentric flue. The boilers are designed for domestic application. The boilers will be manufactured by Vaillant. The Boilers are Class 5 boilers (SEDBUK Band A). The boiler emissions and Nox levels of the domestic boilers are shown on page 33 & 34 of the Vaillant Brochure attached. Each boiler flue will terminate in a proprietary discharge cowl on the exterior wall to each dwelling. Flue terminations will be kept away from air intakes in accordance with legislation.
- 3) The boilers are standard domestic boilers with no moving parts (other than a small circulator pump) so they should not cause any issues with vibration. The noise from the boilers will not perceptible beyond the demise of each dwelling.
- 4) The boilers will be located away from habitable rooms where possible.

1.5 Landscaping

The landscape will be unchanged by this modification, any damage caused by the development works will be made good.

1.6 Access Arrangements

The existing access arrangements to the block will be unchanged by this modification.

During the works access to the Beckley House shall be via the rear courtyard of the block accessed by Dane Street. Parking is within the basement area of the block. Parking for the working area of the site shall be within the basement area of Beckley House, away from the other car-park areas and shall be maintained at existing numbers. The area of work is not intended to encroach onto the existing parking area.

Despite the generous general site access, consideration will be given to maintaining clear routes on access roads around the boiler Room. Access for site vehicles, will be planned with specific consideration given for lorry access and for the maintenance of fire escape routes.