

Local Authority: London Borough of Camden

Reference: PP-02701281

1.1 Purpose of Development

The project is for the replacement of the existing communal heating and domestic HWS production at Beaumont Walk. The site comprises a number of blocks made up of varying types of dwelling, as shown in the table below: -

Block	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
1-5	3			2		5
6 – 11	4	2				6
12 – 17	4	2				6
18 – 22	3	1			1	5
23 – 28	3	2	1			6
29 – 34	4		2			6
35 – 39	2	1	2			5
40 – 45	4	2				6
Total	27	10	5	2	1	45

At present, each flat's heating is served by a communal Boiler Room located within the basement of Block 35 – 39. The hot water production is via individual hot water cylinders heated located within the loft space of each block and these are heated via the communal heating mains. It is planned to remove the communal heating system and provide each dwelling with their own individual boiler as part of this development.

The new scheme will provide an individual boiler and flue in a suitable location within the dwelling, potentially within the kitchen or store cupboard depending on layout of the property. The existing boilers and pipework will be removed from the Boiler Room.

The main purpose for the development is to provide the residents more control over their heating and hot water services and also provide an overall more efficient system.

1.2 Design Statement

The Beaumont Walk site comprises of 8 small 3 storey apartment blocks. Each block contains between 5 and 6 apartments ranging from one to five bedrooms in size. The LTHW heating of all 8 blocks is served via a basement boiler room that is located in Block G (Dwellings 35 to 39)

The visible development, i.e. the part of the proposed works that will be externally visible, comprises of a flue terminal exiting the blocks through an external wall or through the pitched roof. The flue terminals in all cases are galvanised steel (Outer) & plastic (Inner) and shall be either Black or White in colour, to be approved by planning department.

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 150mm in diameter and protrude from the external face by no more than 100mm, for the roof top penetrations the flues shall are required to be a minimum of 300mm above the roof level. The terminals will be either Black or White in colour, to be approved by planning department.

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 each 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 Beaumont Walk shall be via the car park at the rear of block 40 – 45 and accessed from Adelaide Road. Parking shall be at the car park area at the side of the blocks. Parking for the working area of the site shall utilise the same car parking area but will be away from the resident's car-parking area. The area of work may 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.