

DESIGN AND ACCESS STATEMENT

INSTALLATION OF INDIVIDUAL BOILERS AND FLUES

AT

BROOKFIELD ESTATE

Prepared for:

Apollo Property Services Group,
Unit 3 Centric Close,
Off Oval Road,
Camden, London,
NW1 7EP

Prepared by:

NIFES Consulting Group
Bangrave Road
Corby
Northants
NN17 1NN

Our Ref: 12121 - DAS
Date: December 2011
Status: Release 1



Local Authority: London Borough of Camden
Application Ref: 2011/6216/INVALID
Reference: PP-01729987

DESIGN AND ACCESS STATEMENT

Purpose of Development

At present, the each block is served by a communal boiler room located in the roof space, but it is planned to remove the communal heating system and provide each dwelling with their own boiler as part of this development.

The new scheme will provide an individual boiler and flue in the kitchen of each dwelling. The existing boilers and pipework will be removed from the roof space of each block. The main purpose for the development is to provide the residents more control over there heating and hot water services.

Design Statement

All the existing blocks are four/five storey and of traditional brick construction with pitched roofs. The roof space were the existing boiler plant is located has a louvered dormer to allow ventilation. These will remain as part of the development.

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 either an external wall, window or through the pitched roof. The flue terminals in all cases are galvanised steel & plastic and shall be powder coated to an approved BS colour.

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.

Scale and Appearance

The appearance of the site will not be significantly affected by the installation of the new flue terminals as the each terminal will no more than 150mm in diameter and protrude from the external face by no more than 100mm. The terminals will also be painted to an approved colour to blend into the existing building as closely as possible.

Landscaping

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



Access Arrangements

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

Access to the area of works shall be via the main access roads (Chester Road, Croftdown Road and St Albans Road). Parking for the working area of the site shall be on the main access roads as near to the block being worked on as possible.

Despite the generous general works access, consideration will be given to maintaining clear routes on all the access roads around the blocks. Access for site vehicles, will be planned with specific consideration given for lorry and crane access.

