

BACTON LOW RISE
PHASE 1 (DHO SITE)

Response to LBC Planners; Planning Pre-application Advice Note Reference:
2014/0255/PRE dated 14 January 2014 in connection with proposed External
Temporary Heating Unit for Phase 1 Site, on the BLR Estate.

Following discussions with the Client London Borough of Camden an agreement was made to relocate the temporary boiler location from the area shown on the approved plans between Block B1 and C to outside the site in a secure metal container for the following reasons.

- To allow us to keep the building structure down between Blocks B1 and C for as long as possible to allow site traffic from Grafton Road to use to gain access on to the middle of the site hence cutting down on vehicle movements in Vicar's road.
- To avoid the need to procure and run gas services on site in congested areas.
- With the proposed new location (Please see ACA drawing) all major Statutory Undertakers services are available with no need to procure same and have them brought in to site.
- Avoids the need to over come the running of a twin 300mm stainless steel boiler flue up the outside of Block C.

The temporary heating unit will be located outside the site for approximately 2 years until the main boiler room situated in Phase 2 basement is installed and commissioned. The temporary unit will then be decommissioned and taken of site, with Phase 1 district heating being connected on to Phase 2 system.

The heating unit will be fully self contained within a secure container. All boilers flues, pumps and the like will be fitted on anti-vibration fixings to ensure vibration is kept to the absolute limit. The proposed location of the heating unit will be positioned as far away from Bacton High Rise Tower and Block A new building on Phase 1.

The heating unit will be located within a secure acoustic type fence / pair of gates with the fence being the same height as the container. The container will have a Bauder green roof applied to afford extra sound retention and also be more pleasing to the eye when looked down upon from Bacton High Rise Tower. The unit will have an acoustic louver fitted and the whole of the inside of the container will be lined with 50mm acoustic sound deadening material. It is likely the unit will have a 52db or less (subject to final design and use of equipment) value with no noticeable vibration outside the heating unit

Once all the main services and the district heating pipework are connected then the heating unit will be commissioned and made ready to provide both hot water and heating to the Phase 1 units in accordance with each block handover schedule.

The temporary heating unit will be stand alone with no added input from the district heating coming from the Royal Free Hospital.

Please see the ACA drawings showing the exact location of the temporary heating unit on plan in relation to both Bacton High Rise Tower and Block A on Phase 1, the drawing will show the fencing / gates and the boiler flue position coming out of the unit roof. There is also a drawing showing the unit in scale in relation to the surroundings and Bacton High Rise Tower.

With the above in mind we have suggested to our Client the London Borough of Camden two alternative positions namely a) in Haverstock Road parking bay areas, this location was rejected as it was too close to the day health clinic and children's nursery nearby and b) within our compound area at the end of Vicar's road opposite the church, this area was also in question as the unit would be too close to occupied units.

The Client is very keen to locate the temporary heating unit at the preferred location at the bottom of Bacton High Rise Tower and will shortly embark on consulting with the residents on same once we have all the proposals and drawings to hand.