



**DESIGN AND ACCESS  
STATEMENT  
INSTALLATION OF INDIVIDUAL  
BOILERS AND FLUES  
AT  
BROOKFIELD ESTATE**



**nifes**  
understanding **efficiency**

Local Authority: London Borough of Camden

Reference: PP-02926957

## 1.1 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.

## 1.2 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 are proposed to be white in colour where the terminals are installed in windows to match the existing frames and new white composite panels. For flues penetrating through walls and roofs it is proposed that the terminals are black to match the existing gutters, rainwater down pipes, above ground drainage pipes and external electrical cabling.

It is proposed that each dwelling has a new gas meter box and distribution pipework installed to supply the new boilers. The new Multibox Gas Meter Box is proposed to be installed at ground level in as close a location as is possible to the individual boiler location to limit the amount of distribution pipework required. The meter boxes are manufactured in glass reinforced plastic and are brown in colour, see included data sheet.

From each new gas meter box it is proposed that a Ø32mm gas pipe runs on the external wall to each dwelling. The pipework will be manufactured in steel and is

proposed to be painted black in colour to match the existing gutters, rainwater down pipes, above ground drainage pipes and external electrical cabling.

### 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 the each terminal will no more than 150mm in diameter and protrude from the external face by no more than 100mm. The colour of the flue terminals are proposed to match the existing materials/services adjacent to the point of penetration.

The gas pipework and meters will be sited in a uniform manor as not to have multiple pipework route running around the building. The gas meter boxes are proposed to be brown in colour to blend in more with the external of the building and the gas pipework is proposed to be black in colour to match existing gutters, rainwater down pipes, above ground drainage pipes and external electrical cabling.

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 be perceptible beyond the demise of each dwelling.

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 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.