

10, Princess Mews
Hampstead,
London. NW3 5AP

13th June 2016

Dear Michael Cassidy,

RE: NEW APPLICATION (16) 2016/2671/P
3, Belsize Place, London. NW3 5AL

Orig. App: 2012/3291/P

I have studied the revised plans for 3 Belsize Place and I have noticed that no consideration has been given to the position of my kitchen and bathroom windows (see diagrams attached) also outlet for the flue pipes from the boilers not shown. Being a HEALTH AND SAFETY ISSUE this is extremely important and should be shown as per the diagram instructions from BAXI HEATING U.K. Ltd. This was the main concern when the original plans were submitted two years ago. (encl. diagram from Baxi)

May I respectfully remind the committee of these problems that may be dangerous to our living conditions and that we wish to object most strongly to any building works in front of our windows and flue pipes.

Yours faithfully

Mrs. D.B.Davies

Mrs Davies

Terminal Position and Minimum Clearance	Minimum Clearance
A) Directly below an opening, an open covering, windows, etc.	300
B) Above an opening, an open covering, window etc.	300
C) Horizontally to an opening, an open covering, window etc.	300
D) Below ground level (see diagram below)	25 (75)
E) Below eaves	25 (300)
F) Below eaves on a pitched roof	25 (300)
G) From a vertical opening into a space	25 (300)
H) From an internal or external corner	25 (300)
I) Above ground level on a balcony, etc.	300
J) From a surface or boundary, half facing a terminal	600
K) From a terminal facing a terminal (Horizontal flue)	1200
L) From a terminal facing a terminal (Vertical flue)	600
M) From an opening in a room (e.g. door, window) into the opening	1200
N) Vertically from a terminal on the same wall	1500
O) Horizontally from a terminal on the same wall	300
P) From an adjacent wall to flue (vertical only)	300
Q) From an adjacent opening window (vertical only)	1000
R) Adjacent to windows or openings on pitched and flat roofs	600
S) Below windows or openings on pitched roofs	2000

1 In addition, the terminal should be no nearer than 150 mm to an opening in the building fabric formed for the purpose of accommodating a built-in element such as a window frame.

2 Only ONE 25mm clearance is allowed per installation. If one of the dimensions D, E, F, G or H is 25mm then the remainder MUST be as shown in brackets, in accordance with B.S.5440-1.

NOTE: The distance from a fanned draught appliance terminal installed outside to a boundary may not be less than 300mm in accordance with the diagram below.

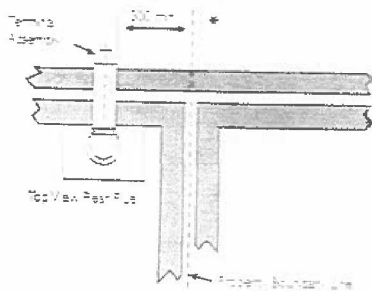


Fig. 17

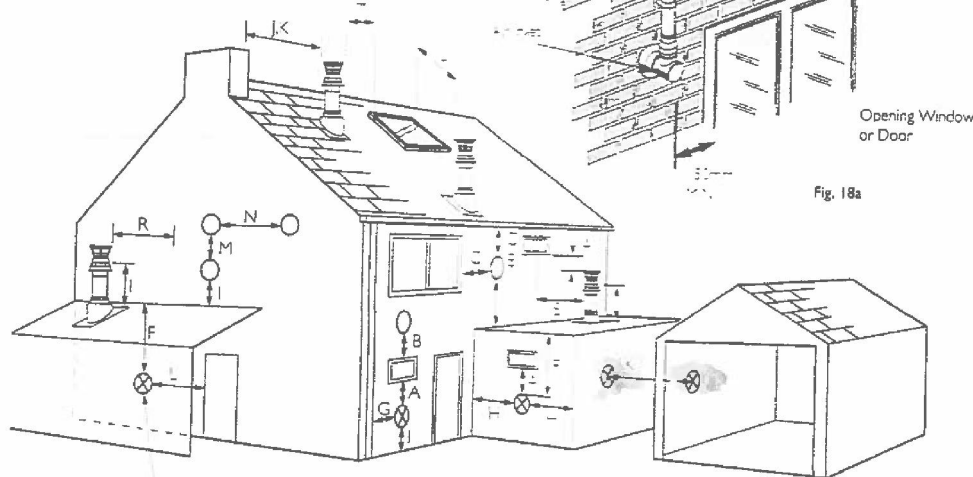


Fig. 18

7.0 Site Requirements

7.8 Flue (Figs. 17 & 18)

NOTE: Due to the nature of the boiler a plume of water vapour will be discharged from the flue. This should be taken into account when siting the flue terminal.

1. The following guide has no state the general requirements for siting balanced flue terminals. For GB recommendations are given in BS 5440 Pt 1. For IE recommendations are given in the current edition of I.S. 813 'Domestic Gas Installations'.

2. If the terminal discharges onto a pathway or passageway check that combustion products will not cause a nuisance and that the terminal will not obstruct the passageway.

3. If a terminal is less than 2 metres above a balcony, above ground or above a flat roof to which people have access, then a suitable terminal guard must be provided.

IMPORTANT:

- Under car ports we recommend the use of the plume displacement kit.
- The terminal position must ensure the safe and nuisance-free dispersal of combustion products.

*4 Reduction to the boundary is possible down to 25mm but flue deflector dam no. B 1000 must be used.

IMPORTANT: If fitting a Plume Displacement Flue Kit, the air inlet must be a minimum of 150mm from any opening windows or doors (see Section 9.0).

Fig. 18a

Mrs Davies

FLUES (CCN1 -12,14)

Notes - Corbels must have two open, unobstructed sides

All dimensions in the table below are in millimetres

Use of sign permitted

Use of sign appropriate

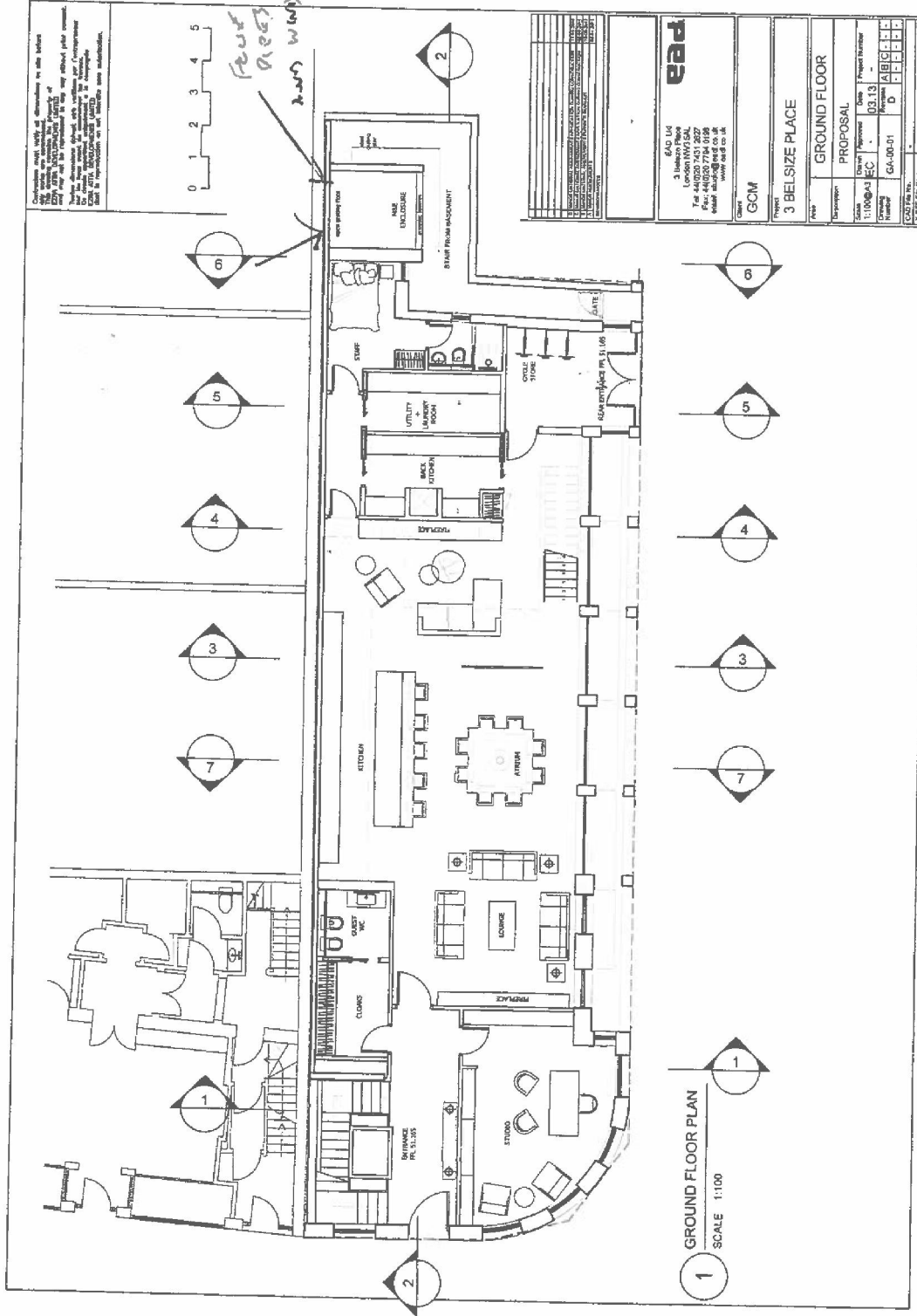
Always refer to manufacturer's requirements when choosing a fitting location. This document and table only addresses some of the more common situations

TYPICAL SITUATION	CORBEL		OPEN FILE	
	MIN. LEAD ¹	MIN. LEAD ²	NAT'L. LEAD ³	FILE
1. Directly below or opposite window or door opening	200mm	200mm	N 2	200mm
2. Below gutter, air pipe or drain pipe	200mm	200mm	N 2	200mm
3. On the edge	200mm	200mm	N 2	200mm
4. Below balcony or a car port top	200mm	200mm	N 2	200mm
5. From left to right sides of roof slope	200mm	200mm	N 2	200mm
6. From right to left sides of roof slope	200mm	200mm	N 2	200mm
7. From eaves of external corner	200mm	200mm	N 2	200mm
8. Above ground floor or balcony area	200mm	200mm	N 2	200mm
9. From a structure of another building or terrace	200mm	200mm	N 4	200mm
10. From a structure extending beyond ground level	200mm	200mm	N 4	200mm
11. From an opening in an existing wall or roof - wind blowing	200mm	200mm	N 4	200mm
12. Vertically from eaves of an existing wall	200mm	200mm	N 4	200mm
13. Horizontally from eaves of an existing wall	200mm	200mm	N 4	200mm

Construction shall include all alterations to site before
 start of construction.
 All work shall be completed within the time specified in the contract.
 The Contractor shall be responsible for obtaining all necessary permits.
 The Contractor shall be responsible for the safety of all workers and the public.
 The Contractor shall be responsible for the protection of all existing utilities.
 The Contractor shall be responsible for the removal of all debris.
 The Contractor shall be responsible for the cleanup of all materials.

0 1 2 3 4 5

Handwritten notes: "Handwritten notes: 'New Windows' with arrows pointing to window locations on the plan." "New Windows"

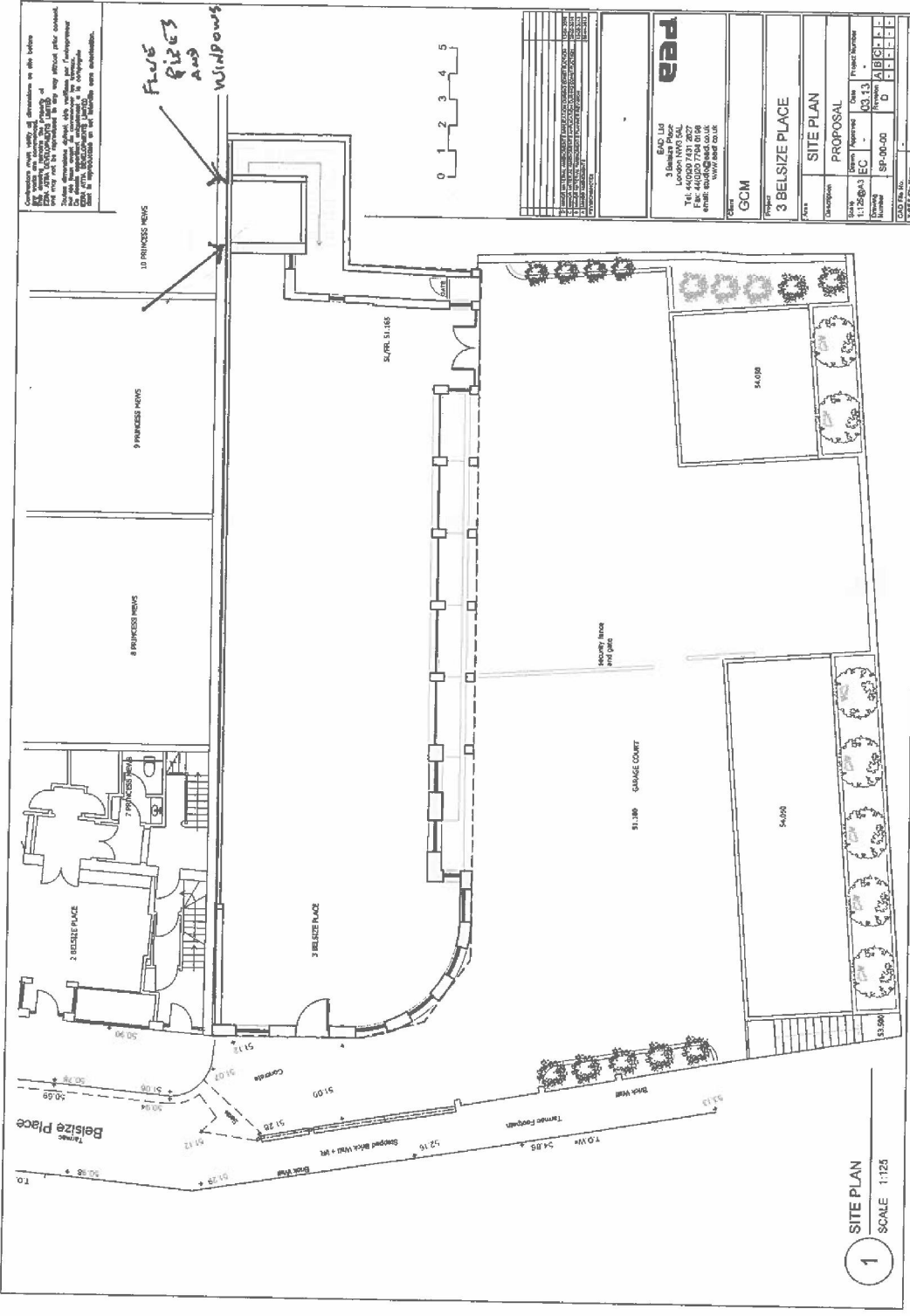


ead	
6AD Ltd 1, Belmont Road Tel: 01020 7431 2627 Fax: 01020 774 0188 Email: info@ead.co.uk www.ead.co.uk	
Client:	GOM
Project:	3 BELSIZE PLACE
GROUND FLOOR	
PROPOSAL	
Drawn:	1:10/04/13
Checked:	EC
Date:	03.13
Project Number:	GA-00-01
Revision:	D
Scale:	1:100
Sheet:	1

1 GROUND FLOOR PLAN
 SCALE 1:100

Construction shall include all foundations, as well as all other works as indicated on drawings. The contractor shall be responsible for all works shown on drawings. The contractor shall be responsible for all works shown on drawings. The contractor shall be responsible for all works shown on drawings.

Flats
Pipes
and
Windows



NO.	REVISION
1	ISSUED FOR TENDER
2	ISSUED FOR TENDER
3	ISSUED FOR TENDER
4	ISSUED FOR TENDER
5	ISSUED FOR TENDER

10 BELSIZE PLACE, BELSIZE PLACE, LONDON NW5 2LJ
 11 BELSIZE PLACE, BELSIZE PLACE, LONDON NW5 2LJ
 12 BELSIZE PLACE, BELSIZE PLACE, LONDON NW5 2LJ
 13 BELSIZE PLACE, BELSIZE PLACE, LONDON NW5 2LJ
 14 BELSIZE PLACE, BELSIZE PLACE, LONDON NW5 2LJ
 15 BELSIZE PLACE, BELSIZE PLACE, LONDON NW5 2LJ

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 www.pba.co.uk

Client
GCM

Project
3 BELSIZE PLACE

SITE PLAN	
PROPOSAL	
Discipline	Proposed
Client	EC
Date	03.13
Project Number	10000000000000000000
Revision	0
Number	SP-00-00
Scale	1:125
Drawn By	0
Checked By	0
Approved By	0
Drawn	0
Checked	0
Approved	0

1 SITE PLAN
 SCALE 1:125