

QMK

CHOLMLEY GARDENS BOILER HOUSE | DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

Cholmley Gardens is a residential block of 164 flats in West Hampstead built in the 1920s. Approximately 100 of the flats are served by a communal central heating and hot water system based around a central boiler room.

De Metz Forbes Knight Architects (dMFK) have been commissioned to provide architectural services to refurbish and update the boilers and boiler house.

This proposal aims to:

- 1- Update the existing boilers and associated machinery
- 2- Create additional storage space for communal bins
- 3- Add louvered doors

This application is designed to be read in conjunction with the following documents:

dMFK_2063_A00
dMFK_2063_A05
dMFK_2063_A10
dMFK_2063_A11
dMFK_2063_A20
dMFK_2063_A21
dMFK_2063_A100
dMFK_2063_A101
dMFK_2063_A200
dMFK_2063_A201

2.0 PROPOSED SCHEME

The existing boiler plant and separate HWS generation plant is failing and needs urgent replacement. The hot water capacity is already reduced to 50% of its total, and the heating boilers have continuing maintenance issues and are towards the end of their useful life.

All of the existing boiler equipment, hot water equipment, pipework, pumps and controls will be replaced under this project.

The existing heating boilers have a flue which runs underground to the existing chimney stack then rises and terminates above the roof level of the block. It is not possible to re-use this flue route for the new boilers due to advances in boiler technology and the use of condensing boilers, and also for purely practical reasons.

The existing hot water heaters have a flue which terminates above the boiler room. This flue termination does not comply with current gas regulations and therefore cannot be re-used under the replacement scheme.

In order to replace the gas fired equipment a new flue route has been designed to terminate at roof level of the block and in full compliance with the gas regulations, and the planning proposal reflects this designed route.

The heating and hot water equipment is essential to the operation of the 100 or so flats which it serves and there is no alternative flue route available.

The flue route designed has been carefully chosen to offer a solution which has the least impact on the visual appearance of the estate and minimal nuisance to the tenants.

The flue will be powder coated black to match the exiting pipework boxings.

3.0 REFUSE

The existing bin store is not large enough to accommodate all the bins required by the estate resulting in the majority of the communal bins being stored outside. The proposal will create a larger bin store to accommodate all general waste as well as all recycling waste bins.

4.0 ACCESSIBILITY

Access is as existing via an access road off Mill Lane.

APPENDIX

Site Photos



View south towards access roadx



View of boiler house



View North from access road of ducting running up 134-141 Cholmley Gardens



View of North elevation of boiler house



Noise assessment

See seperate document.

Noise spectrum

