

Planning Application Cover Letter for St Silas Estate for 1-160 Southfleet Blocks 5&9

The project is the replacement of the existing heating system and external installation of the new heating, domestic water and general services to the residential estate.

The addresses for the planning requirements are to the following blocks:

- 1- 160 Southfleet NW5 4DD

All new pipework will be run underground and then will rise up the buildings, on top of the roofs and will drop down.

All pipework will be encased in metal containment that resembles, as closely as possible, in colour and texture those of the existing building, and have worked with our planning department so that we have the routes agreed on site so that we are keeping the building and the containment run so that the building is kept as close to the original design and so that this is aesthetically pleasing.

We will hold meeting with the leaseholders and the residents to discuss the pipe routes and the containment routes keeping the existing characteristics of the building and ensuring that the containment is as closely matched and agreed with out planning officer on site. The pipe routes cannot be deviated on and the pipe routes are the best-planned route to get the services to the blocks and to the properties so that the aesthetics of the building are taken into consideration.

We will hold block meetings with the residents explaining where the pipes will be run and that this has been agreed with planning and show samples of the containment colours that will be agreed with our planning department.

The proposal is to replace the heating, and domestic water plant, piped distribution services in order to improve the energy efficiency of the building and therefore improve the quality of life of the occupiers and the works would benefit St Silas estate comprising of 474 flats.

The proposal would include the removal of the existing heating system, central redundant plant with associated elements such as boilers, flues, pumps and other ancillary equipment and the installation of a new piping system with associated boxing. The boxing would project externally along the communal areas up the side elevations of the building and drop through to balcony levels and the enclosure and horizontally distributing at soffit level of each floor landing before entering individual flats at high level.

The boxing would be made of a sheet steel powder coat finish to suit the existing building, details of which could be secured by condition.

We will be carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday only.

All fees associated with this application will be covered via cost or journal transfer.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'A. Georgiou', with a long horizontal flourish extending to the right.

Andrew Georgiou
Project Manager
M&E Department
Planned works