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**FLAT 2, 21 POND STREET,  
LONDON, NW3 2PN**

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*Street view of N<sup>o</sup>s.19 & 21 Pond Street.*

**RETROSPECTIVE APPLICATION FOR BOILER AND FLUE INSTALLATION  
FULL PLANNING AND LISTED BUILDING CONSENT  
DESIGN AND ACCESS STATEMENT & PHOTOGRAPHS**

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Ref: AM\_2122\_DAS

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# FLAT 2, 21 POND STREET, LONDON, NW3 2PN

## DESIGN AND ACCESS STATEMENT

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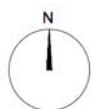
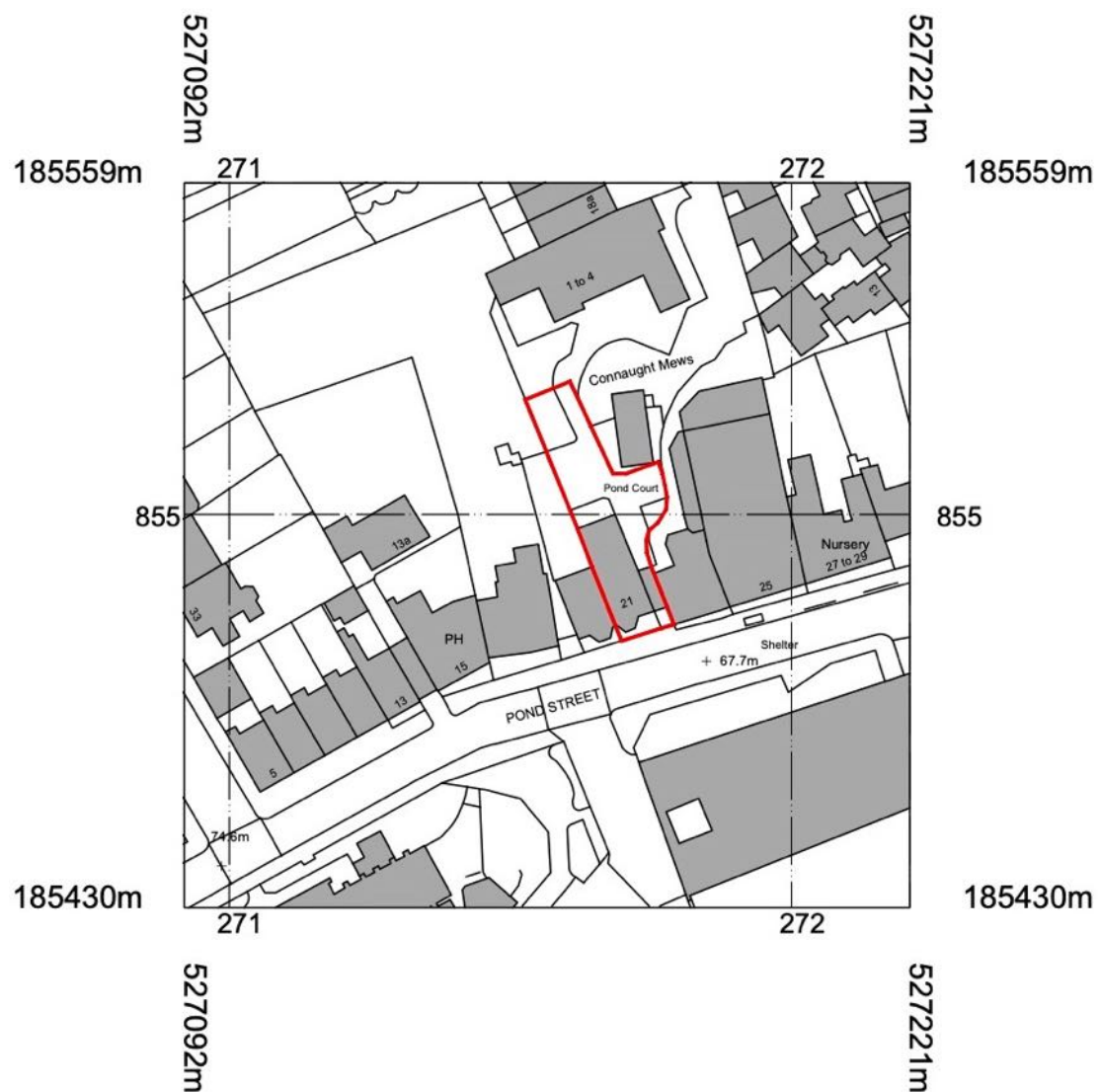
### 1.0 Introduction:

This Design and Access Statement is to be read in conjunction with the submitted design drawings and supporting documentation for a retrospective Full Planning and Listed Building Consent Application for the replacement/relocation of an existing boiler and installation of new boiler flue to the external wall.

### 2.0 The Application Site:

#### 2.1 The Location:

- The site is located on the north side of Pond Street (B518) opposite the Royal Free Hospital.



Location Plan (nts)

c. OS Maps

## 2.2 Existing Context and Property:

- The site is located in the Hampstead Conservation Area.
- N°21 is a Grade II Listed Building with the adjoining N°19 and attached railings and walls.
- The listing reads:

*Pair of semi-detached houses. Late C18, altered, No.21 with C20 re-fronting. Multi-coloured stock brick. No.19, tiled mansard roof with dormer; No.21, pantiled mansard roof with dormers. 3 storeys, basements and attics. Originally symmetrical with outer entrance bays and inner bays with canted bays rising from the basement through the 1st floor. No.21 now with additional bay. Round-arched entrances with stucco surrounds having impost bands, keystones and cornices; No.19 doorway with pilaster jambs, cornice head, fanlight and panelled door; No.21 with panelled reveals, cornice head, fanlight and panelled door approached by steps with cast-iron railings. Gauged red brick flat arches to slightly recessed sashes. Above canted bays, 2nd floor Diocletian windows. No.21 with plain brick band at 2nd floor level and segmental pediment above ground floor window. Parapet with plain brick band beneath. INTERIORS: not inspected but interior of No.21 noted to retain a good rococo ceiling in ground floor bay room. SUBSIDIARY FEATURES: attached cast-iron railings, with torch flambe finials, on low brick walls to areas.*

- The original building fronting Pond Street, was converted into separate apartments following Planning Approval ref: PW9802270R2 for 'The change of use of the building fronting Pond Street to five residential flats including works of conversion and the redevelopment of the rear part of the site to provide a one bedroom house in the retained outbuilding and 2 x 4 bedroom houses in the rear part of the garden, together with opening up of the carriage arch, new access, car parking and landscaping.'
- This application concerns Flat 2 on the 1<sup>st</sup> floor of the building fronting Pond Street.

## 3.0 Replacement Boiler Installation.

- In the winter of December 2016-January 2017, the boiler broke down and was thought to need a new heat exchanger, but there was some uncertainty about whether a replacement would be sufficient or whether there were additional problems. The heating engineers who came to look at it, were in any case not prepared to carry out the repair work because they said the boiler flue did not meet the current safety requirements. This was due to the fact that the flue was in a boxed channel running up through the flat above and discharging above the roof 2 storeys above.
- The boiler had broken down in the middle of winter (Jan/Feb. 2017), so there was some urgency in getting a replacement. The only outside walls that could be used for the new flue were the front elevation, facing the street, which would affect the appearance of the building as seen from the street (and would mean having the boiler in the living room or bedroom), or the west wall of the bathroom, where it would be largely concealed on a side (east facing elevation). My Client was advised that the only place a new boiler could be installed was on the bathroom wall. This required the rerouting of the gas pipes (which came up into the second bedroom from the existing services cupboard directly below, located within the communal hallway at ground floor.
- The new gas pipework is shown in the attached photographs and located on the plan drawing PL101, and runs from the existing supply pipework, through into the main bedroom and then into the rear bathroom, set just above skirting level.
- The new boiler was boxed in a cupboard and the flue routed out through the external east facing window at high level

- At the time the owner was not aware of the requirement for a Listed Building Consent, having understood that the Boiler Engineers would deal with the necessary regulatory requirements for the new boiler and gas installation works.

#### 4.0 Boiler Flue Regulatory Background, Guidance and Requirements:

- *The introduction of fan-flued gas appliances in the mid 1990s allowed gas central heating boilers to be installed away from external walls. This meant that builders could design new-build and refurbishment properties with boilers being installed on internal walls to make better use of the available space. The flues to these boilers were, in some cases, routed through voids in the ceiling space (and through stud walls) between properties above.*

*This practice became progressively more popular from 2000 onwards and the vast majority of affected systems are thought to be located in new build flats and apartments completed since 2000. It is however possible that other types of homes may have similar central heating systems installed.*

*Gas engineers are legally required to check the flue after carrying out any work on the boiler. This will include a visual inspection. Similarly, when an engineer installs a boiler they need to ensure that it can be used without constituting a danger to anyone; this would include checking whether the flue is safe. The original installer and every subsequent servicing or maintenance engineer need to be able to check that:*

- *the flue is continuous throughout its length;*
- *all joints are correctly assembled and are appropriately sealed; and*
- *the flue is adequately supported throughout its length.*

*Unless the gas engineer can make these checks they cannot ensure that the flue from the boiler is safe in order to comply with their legal duties. This necessitates the provision of appropriate inspection hatches in the ceiling (and, where relevant, stud wall).*

*The original industry technical guidance (aimed at registered gas engineers) advised that where the flue to the boiler was concealed within a void and could not be visually inspected it should be assessed as "not to current standards" (NCS) in accordance with the Gas Industry Unsafe Situations Procedure (GIUSP - see Reference section for explanation). This was dependent on there being no other risks being present which may have made the boiler unsafe.*

*The revised guidance that took effect on 1st January 2011 was the result of the industry working group who undertook a review of the original guidance and concluded that the potential risk from such systems, should it not be possible to inspect the flue, requires an alternative approach to ensure that the necessary remedial action is taken.*

*The revised technical guidance requires that inspection hatches to be fitted in properties where the flue is concealed within voids and cannot be inspected. The homeowner (or landlord etc.) had until 31st December 2012 to arrange for inspection hatches to be installed. Any gas engineer working on affected systems after 1st January 2013 will advise the homeowner that the system is "at risk" (AR) in accordance with the GIUSP and, with the owner's permission will turn off the gas supply to the boiler so it cannot be used.*

*From: Part Extract from Gas boilers - flues in voids, (Updated 20 May 2013)  
Health and Safety Executive - Safety alert*

#### 5.0 The new boiler, exhaust flue and gas pipe as Installed:

- As indicated on the attached Proposed Plan and Elevation: AM\_2122\_PL101 and PL102 and photos included in 9.0 Additional Photographs.



#### 6.0 Character, Appearance and Scale:

- The boiler flue was installed on 14/02/2017, it cannot be seen from the public highway as the flue is inset on the rear east side elevation. As such it maintains the existing character and appearance of the building and area.
- Other apartments in the same block also have external boiler flues (See photos included in 9.0 Additional Photographs and drawing PL102).

#### 7.0 Submitted Drawings:

- AM\_2122\_PL001 - Location Plan
- AM\_2122\_PL002 - Block Plan
- AM\_2122\_PL101 - Existing First Floor Plan (Boiler as Installed)
- AM\_2122\_PL102 - Existing East Side Elevation (Boiler as Installed)

#### 8.0 Amount - Floor Area:

- The GIA for Flat N°2 remains as existing at 64.56sqm.

#### 9.0 Additional Photographs:



Enlarged view of the boiler exhaust flue above the east facing window in the rear bathroom of Flat 2.

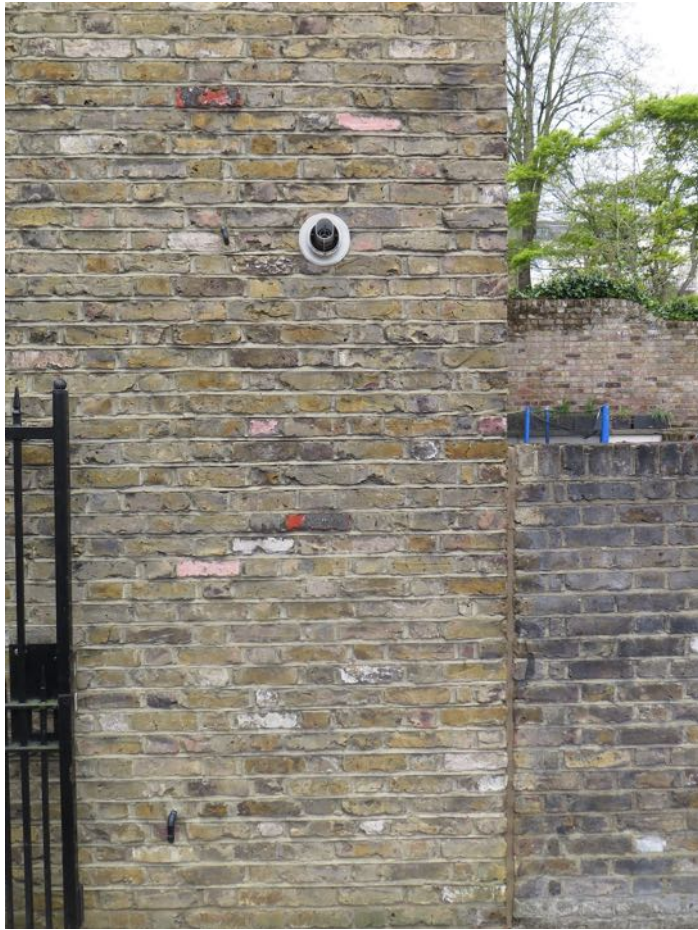


*View of rear of existing building from rear courtyard to the north east.*



*View of N°21 apartments from rear courtyard.*





*Similar boiler flue on east wall of existing basement flat.*



*Gas pipe entering Bed 2 from services cupboard at ground floor.*



*Gas pipe entering Bed 1 through wall from Bed 2.*



*Side view over fence of end of side rear door to N°113.*





Bathroom boiler cupboard with flue above.



New pipework within boiler cupboard.



*Services cupboard at communal ground floor entrance.*