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STROUD GREEN PRIMARY SCHOOL - BOILER & FLUE INSTALLATION FOR THE LONDON BOROUGH of HARINGEY

DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared by Frankham Consultancy Group (FCG) to support a planning application on behalf of the London Borough of Haringey. The statement will form part of the Planning & Listed Building Consent applications required for this project.

Project Proposal

The existing gas fired boilers are over 23 years old, they are now unreliable and no longer manufactured and spare parts are increasingly difficult or impossible to source. The existing flue arrangement discharge the products of combustion close to the ground floor opening windows and the school playground is no longer compatible with the current Building Regulations, the Clean Air Act 1993 and the Chimney Heights Memorandum 3rd Edition. The installation of new condensing boilers is necessary due to repeated failures of the boilers and problems sourcing spare parts. The school will also benefit from a likely reduction in their utility bills of up to 30%.

The proposed new gas fired boilers shall be stainless steel, high efficiency, low water content, low standing losses, low NOx, fully modulating condensing pre-mix floor standing boilers with a Gross Seasonal Efficiency of up to 95%, ErP compliant, Part L2B 2010 compliant.

The installation as a whole will be in accordance with BS 6644.

The proposed new flue will run horizontally from the boiler house to an existing chimney void in the main school building and rising to discharge/terminate at top of chimney. The horizontal sections will be concealed behind a shiplap/T&G screen and all exposed sections of the flue will be coloured in a matt earthen/terracotta colour meaning the impact on the significance of the asset will be negligible.

There are no evacuations proposed and the new flue will enter the existing chimney at a point where no architectural features will need to be removed or disturbed.

There are no demolitions or rebuilding works proposed as part of these works.

A CCTV inspection of the existing chimney will take place 16-21 February 2015 to determine the suitability of the route, identifying any obstructions or kinks within the chimney. If/where any obstructions or kinks are identified the chimney will be opened up to address any problems and the chimney closed up complete with an airtight access panel. These works, if necessary, will be executed from within the school.

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Design and Access Statement

It is proposed that high efficiency gas fired condensing boilers are installed within the existing brick built external boiler room. The boiler room is located adjacent to the school facing Perth Rd.

A new flue is required to vent the exhaust gasses of the boilers, the flue has to be constructed from stainless steel in order to resist the condensate produced which is mildly acidic. The new flue can be coated any colour. It is proposed that the exposed parts of the flue are finished in a terracotta coloured finish to blend in with the schools architectural details.

The horizontal exposed flue sections are to be concealed behind a shiplap/T&G screen that will replace the existing wire fencing arrangement on the top of the front elevation of the boiler room and can be stained painted a suitable colour. The screen will prevent the flue from being seen from Perth Road & Woodstock Road.

The flue termination will rise approximately 1.5m above the top of the existing chimney and will also be finished in a terracotta colour. The exact chimney height will depend on its proximity to other structures and engineering calculations dependent on the boiler size/selection. The flue will be relatively small at 300mm outside diameter and may include a support mast at the termination.

Access – Boiler Room

It is not proposed to make general access available to the boiler room for people who have a disability which prevents them from manoeuvring in awkward spaces as the only purpose of gaining access to these areas will be for maintenance, repair or adjustment of the heating plant.

Sustainability

The proposed works will provide new high efficiency condensing boilers, which shall reduce energy consumption, and in turn carbon emissions.

Impact on surround area - Noise, dust and traffic

Not applicable.
The works are not expected to cause undue noise, dust or traffic.

Emissions / Air Quality Assessment

The proposed boilers are Wessex ModuMax mk2 models manufactured by Hamworthy or equal & approved and shall achieve the highest rating for low NOx emissions, European Class 5 performance, with <40 mg / kWh.

Safety

The selection criteria will require the boiler to meet the safety & control standards set down by BS 6644.

Construction Traffic

Parking of vehicles for contractors operatives and deliveries – limited vehicular activity due to the small size of the project. The school keeper will supervise contractor parking & deliveries.

Daylight / sunlight assessment

Not applicable.
The flue and support mast are so slim in profile the effects are negligible.

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External works and landscaping statement
Not applicable
The works have no impact on the existing surroundings.

Flood risk assessment
Not applicable
Haringey is not currently considered to be an area at high risk of flooding

Foul sewage and utilities treatment
The condensate produced by the condensing boilers will be run to an existing drainage gulley. The existing gas meter and distribution pipework are adequate and will require no modification.

Land contamination assessment
Not applicable
Existing use is established and is not changing. Land use is not changing.

Lighting assessment
Not applicable
Not relevant to the scale of the development.

Open space assessment
Not applicable
The development has no impact on current open spaces.

Parking
Not applicable
The development will not result in an increase use of the premises. Parking for limited periods of time for technician's servicing heating plant compares with current regimes and is negligible.

Planning obligations
Not applicable
The development does not add additional burden on the existing infrastructure.

Statement of Community involvement
Not applicable
There is no scope for community involvement or use of plant room facilities.

Structural Survey
Not applicable
The proposal does not involve substantial demolition or civil engineering works.

Transport assessment
Not applicable
There will be no significant increase in local transport network use as a result of this development.

Travel Plan
Not applicable
The development will not result in an increase use of the premises.

Tree Survey
Not applicable

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The project will not affect any existing trees on the site.

Site waste management plan

A clause in the specification will ensure that all waste is legally disposed of by licensed contractors.

Waste Audit

Not applicable
The development will not generate significant volumes of waste.