19/11/2023

Design & Access Statement for proposed New Boiler at 118 Cadley Rd, SN8 3EA.

[redacted]

Consequently Mr Andrew Welch is acting as Mrs Barnard's Agent in all respects regarding this matter.

The old oil fired boiler was installed in 1985 at first floor level of the new rear extension. The rear extension to the now listed property was constructed in 1985 to provide 2 extra bedrooms, a bathroom, a living room and a kitchen.

The new extension was constructed in traditional brick cavity walls with a tiled roof.

The old boiler was installed in a cupboard off the smaller bedroom adjacent to an outside wall but was sited directly over the kitchen.

The old boiler was attended to by a maintenance engineer on 3/11/2023 and advised that it was "kettling"; a condition resulting in alarming popping noises and severe overheating of the heat exchanger resulting in the risk of fire. It was advised that a boiler of this age could not be repaired and that a replacement was therefore necessary.

It was recommended by the Heating Engineers advising on a replacement boiler that a new boiler be located externally to the property to:

1. Avoid the smell of kerosene continuing to permeate the bedroom within the house,
2. To remove the risk of oil damage to the ceiling and below rooms in the event of an oil leak,
3. To make it easier to service and maintain the boiler.
4. To avoid the need for additional pumps (now needed to comply with updated Building Regulations) to raise the oil to 1st floor level.

An external flue to 1st floor level was also recommended by the Heating Engineers in order to avoid the exhaust plume affecting Mrs Barnard when she used the patio to the rear of the house.

Contact has been made with Mr Andrew Minting (Conservation Officer) to discuss the proposals. Information has been received from Mr Minting indicating that because the extension houses the existing boiler, and because the new boiler will not impact on the older section of the house, then the proposal would raise no issues with regard to the listed building.

A Method Statement covering the work to be carried out is attached to this Design and Access Statement.

Photos of the back of the house showing the existing rear elevation are shown overleaf.


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