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Waller & Partners

ARCHITECTS : PROJECT MANAGERS : INTERIOR DESIGNERS : PRINCIPAL DESIGNERS

4829/3.3/AC 25 May 2024

NEW BOILER FLUES
WOODFIELD COURT, QUEENS ROAD, HUDDERSFIELD HD2 2AR
INCOMMUNITIES LTD

DESIGN AND ACCESS STATEMENT

Physical Context

The site is located in the Edgerton area of Huddersfield, approximately 1.5 km to the north-west of the town centre. The buildings are predominantly large detached properties set in generous landscaped grounds, and therefore the density of development is low. They are generally set back from the road, often partially screened from view by mature vegetation, with gardens defined by boundary walls.

The high architectural quality of the buildings within the area is reflected in number of buildings that are listed as being of historic or architectural significance.

Aerial Site Photo (Google Earth)

Use

The property, which is a Grade II Listed Building, is an old manor house which has been converted into 10 flats and is currently owned by Incommunities Ltd.

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Amount
The existing flats will be unaffected by the proposals.

Rather than replace the existing complicated flue dilution system and problematic, utilises one of the properties existing chimneys, we propose a more straightforward external flue system.

The proposals include the installation of three 55P Keston Heat 2 boilers with each boiler requiring an air inlet run in 50mm plastic pipe and extract exhaust run in 50mm plastic pipe. The boiler room is located in the cellar below ground level.

The 3 vertical 50mm black plastic flues made of muPVC to match existing soil pipe and rainwater downpipes to the rear elevation should have minimal impact on the appearance of the heritage asset.

Layout
The layout of the building will remain unchanged.

Scale
The scale of the building will remain unchanged.

Landscaping
The external areas will remain unchanged.

Appearance
The external appearance of the building will include for an additional 3nr rainwater downpipes to match existing, incorporating the Keston boiler flues.

Access
The existing access arrangements will be unaffected by these proposals.