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Dear Andy,

## **ST. PETERS COLLEGE, CANAL HOUSE-BOILER REPLACEMENT-PLANNING NOTE**

As per our recent discussion on site and our review of the works associated with the boiler replacement at Canal House at St Peter's College, we would provide the following commentary to support the listed building consent application.

Firstly, it is pertinent to note that the existing boiler plant is reaching the end of its useful economic life and is subject to regular failures and is thus being replaced.

The existing boiler is manufactured by Messrs Ideal and is the imax W80 model and is natural gas fired with an output of circa 80kW. The existing boiler will be replaced by a new high-efficiency Worcester Bosch boiler which will significantly improve the efficiency of the system and reduce carbon emissions associated with the site as well as improve reliability.

A new flue is necessary to transport the products of combustion from the boilers, at an appropriate location, to atmosphere.

The design team considered the installation of heat pumps to serve Canal House during a feasibility process but determined that fabric improvement works would be necessary to make the provision of the aforementioned heat pumps viable at this time. No such fabric works are currently envisaged.

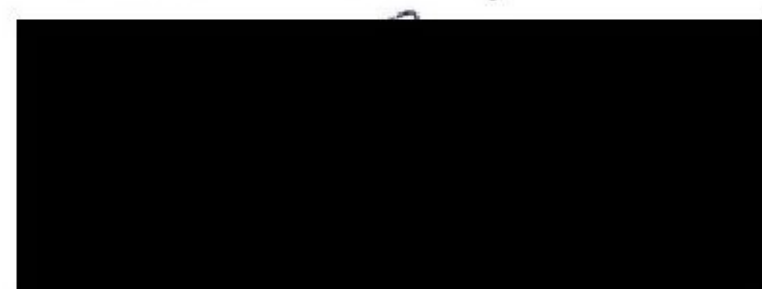
As part of the adjacent Castle Hill House development, a future upgrade path has been identified where heat pumps can be installed to serve the site at a later stage. Electrical infrastructure has been allocated within this project to facilitate the works at a later date.

When the aforementioned Castle Hill House heat pumps works are being considered, the connection of Canal House to the heat pump system will also be considered by the College as a means of further reducing their carbon footprint.

To maximise the performance of the heat pumps this would necessitate some fabric improvements which would be subject to a separate listed building consent process.

Hopefully the above is clear but if you should have any queries, please do not hesitate to contact me.

Yours sincerely



**David Behan**  
**Associate Director**