

## **The Wheatsheaf, 25 Rathbone Place, London W1T 1JB**

### **Design & Access Statement**

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The public house is located on Rathbone Place, just a few minutes walk from Oxford Street.

Mitchells & Butlers are seeking to install a kitchen extract which is required under the current regulations for a commercial kitchen in order for the public house to operate and be a viable business going forward.

From a design perspective the proposed kitchen extract ductwork has been located at the back of the building on the highest level flat roof to reduce impact on the street scene, minimise impact visually to the surrounding area and reduce the level of noise disruption

#### **Use**

The current use of the site is a public house and this will not change with the proposed works. The kitchen extract will be used for the commercial kitchen to ensure the public house can remain as a viable business going forward.

#### **Layout**

The proposed kitchen extract ductwork has been located at the back of the building on the highest level flat roof to reduce impact on the street scene, minimise impact visually to the surrounding area and reduce the level of noise disruption.

#### **Landscaping**

There are currently hanging baskets to the shopfront and these will be retained as part of the works.

#### **Appearance**

The ductwork will be made from steel and be kept to a minimum in size.

#### **Scale**

The scale of the proposed ductwork will be kept to a minimum and the vertical extract will protrude past the ridge line to the minimum legal requirement.

#### **Access**

The access will not be affected by the proposals in any way.

#### **Amount of Development**

The amount of development will be minimal but to a level ensuring the minimum legal standards are met for a kitchen extract installation.