



SIGNET PLANNING
VISION | STRATEGY | ACTION

**RETROSPECTIVE FULL PLANNING
APPLICATION FOR INSTALLATION OF
THREE AIR CONDITIONING
CONDENSERS AND AN EXTRACTION
FLUE**

**MEGARO HOTEL, 23-27 EUSTON ROAD,
LONDON NW1 2SD**

Design & Access Statement



‘Retrospective application for the installation of three air conditioning condensers and an extraction flue with associated ducting’

This statement has been prepared in accordance with the requirements of Circular 01/2006, and accompanies the retrospective planning application for the above works. It should be read in conjunction with the complete application submission, including plans.

Understanding & Response to Context

The proposal seeks retrospective approval for the installation of three air conditioning condensers and an extraction flue with associated ducting at first floor level at The Megaro Hotel, 23 – 27 Euston Road, London.

In order to facilitate the recent introduction of the successful Karpo Restaurant to The Megaro Hotel, it was required to relocate and refurbish the kitchen area in order to accommodate the new restaurant. As part of this revised internal layout, it was necessary to install three air conditioning condensers and an extraction flue with associated ducting on the first floor flat roof area to the rear of the hotel.

Use

The application site is a Hotel operating within Use Class C1. The proposed plant provides the necessary condensers and extraction for the new Karpo Restaurant.

Amount

The application proposes three air conditioning condensers and an extraction flue with associated ducting.

Layout

The layout of the plant is shown in drawing ref: 15-01-02. The proposal consists of three air conditioning condensers located adjacent to the sloping rooflight, and an extraction flue which runs the length of the rear first floor lightwell/flat roof area.

Scale

The scale of the proposed air conditioning units and extraction flue is in-keeping with the other existing items of plant which are located within this area.

Landscaping

Each condenser unit incorporates a trellis and new planting to improve its visual aesthetic.

Appearance

The proposal does not alter the nature of this area at the rear of the hotel, as it is an existing plant area. It is not therefore considered to give rise to any undue impact on the amenity of the area.

Access

The proposal does not result in any change in the access arrangements associated with the Megaro Hotel. The first floor lightwell/flat roof area is only accessed by the appropriate persons.