

**RETROSPECTIVE DESIGN AND ACCESS STATEMENT**

**KITCHEN EXTRACT FLUE**

**MAY 2012**

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2012/ 2976/-

## INTRODUCTION

The Wells Tavern is a Grade II listed building located at 30 Well Walk, Hampstead, London NW3 1BX. Since June 2003 Speed 9600 Ltd (tenant on sub-lease) have operated a Gastro pub and Restaurant business serving high quality food to local customers and visitors to the area. The Wells is one of the best eating places in the Hampstead area and over the years has won many awards and accolades from such renowned guides as the Good Food Guide and most recent the Zagat's Guide. We have been a firm fixture on the Hampstead dining scene for 9 years and during this time we have made it our mission to build strong relationships with our neighbours and the local community.

A key part to the operation is the food offer where we use the best ingredients and cook all meals to order. To enable us to do this a kitchen extract system is required to remove the heat and smoke from the kitchen as well as dispersing any cooking smells, an acoustics survey has also been carried out to ensure that the noise levels produced by the fan is within levels set by current legislation. These steps we have taken will ensure that there is no affect the comfort of our neighbours. Over the years we have spent a lot of money to get the system right to enable us to achieve this.

The extract flue is currently located at the rear of the building on a private terrace to lessen the impact on the look and feel of the area we are located. The flue has been painted black to blend in with the building and the top has been routed towards the front of the building on Christchurch Hill and is masked by a wooden water tank that has been situated on the roof since before we took possession of the building.

This design and access statement has been submitted alongside a retrospective planning and listed building consent application.

Any further information should be sought from:

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## USE

The location of the flue is on the rear elevation of the building. The flue is necessary to remove heat and smoke for the kitchen and to disperse any unpleasant cooking smells that may disturb our neighbours.

## AMOUNT

The extract system consists of:

- 1 x Extract fan that has been sound proofed and painted black
- 1 x Air Inlet pipe that has been painted black
- 1x Filter Unit (to trap grease and cooking smells) that has been painted black
- 1 x Flue pipe that has been painted black



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## LAYOUT

ON FLAT ROOF TO LEFT OF UPPER FLAT FIRE ESCAPE

- Extract Fan unit



- Filters unit situated on below fan unit



- Flue pipe on top of fan unit which runs up the back of the Well Walk elevation of the building and bends over the roof towards the Christchurch Hill elevation of the building. The bend goes as far as the centre of the water tank then bends upwards.



- Air inlet pipe sits under the upper flat fire escape stairs.



#### SCALE

|                          |                   |
|--------------------------|-------------------|
| Flat roof shelve to roof | 275.59 inches     |
| Filter units             | 26 x 29 x 70      |
| Fan unit                 | 28.5 x 29 x 30.5  |
| Flue (to roof bend)      | 16.5 x 16.5 x 119 |
| Flue from bend to sky    |                   |
| Air Inlet Pipe           | 52 x 14 x 36      |

## APPEARANCE

The unit has been installed in the most unobtrusive part of the building and has been painted black so that the units and flue. The below photos show the views from the installed units and clearly show that there are no other properties that directly look onto the location. Most of the equipment is masked by structure walls etc



Flue Pipe

Fan & Filter Units

Fan & Filter Units

The following photos show the building from different angles on Well Walk & Christchurch Hill.



22 Well Walk

36 Christchurch Hill

36 Well Walk

## ACCESS

Not applicable to application

### **Closing Comments**

We have carefully considered the design of the extract system and have ensured that we have taken the relevant steps to meet the demands of the physical and social elements involved in such a project. The Wells is a very successful business that contributes greatly to the local and national economy, helps draw visitors to the area and also provides employment for 25 people.