

18th July 2012

RE: Restaurant at 48 Red Lion Street, Holborn, London, WC1

PLANNING APPLICATION STATEMENT

The proposal is for rearrangements to the kitchen extract and air conditioning units to the roof area at the rear of the property at first floor level. The aim is to remove the existing equipment and screen and regularise the situation by introduction of more appropriate equipment and screening.

Demolitions

The proposal includes removal of the asbestos flue on the rear elevation of the property that is now redundant, this will be by a specialist contractor. The existing plant currently sitting on the roof above the kitchen will also be removed as will the timber screening. All areas are to be treated in preparation for the proposed new plant and screening.

Design Evaluation

We have considered the design of the above proposal with particular emphasis on the positioning of equipment and screening with the following conclusions.

- Ideally the ductwork for the kitchen extract would run internally through the building. There are 3 apartments above the restaurant so installing ductwork through the upper floors would be too obtrusive to the residents and is therefore not feasible.
- Externally the ductwork would ideally be positioned to the rear elevation of the property where there is already a redundant flue. However the apartment on the 4th floor has a balcony that would cause an obstacle to the ductwork, primarily by not achieving a straight run but more importantly the ductwork would have to be routed over the balcony in order to reach the roofline which would be too obtrusive to the residents of the apartment and in our view have a negative impact visually.
- By elimination of these options it is our opinion that the best solution for position of the new plant would be in a similar position to the current arrangements but providing an improved specification of equipment taking into consideration the type and acoustic performance of all new equipment and providing an enclosure which reduces noise attenuation and the visual impact to adjacent properties.
- The design and materials of new plant will be consistent with those of the immediate area. Finishes to the ductwork and timber screening in particular will be presented to the Duty Planning Officer for approval before work commences.