

Design and Access Statement

32 Charlotte Street, London, W1P 1HJ

Application for the retention of part of the equipment in a modified form and the removal and replacement of other elements of the air conditioning and ventilation equipment; in addition to the erection of acoustic screening.

The description of the proposed development, the site and its settings are as detailed within the accompanying planning statement.

In the Character Statement published by the Council, Charlotte street is described as “*a vibrant location for restaurants, cafes and shops at ground level and a mix of offices/studio and residential uses on the upper floors*”. Ventilation equipment of the type proposed is now considered an essential element of any restaurant type activity and the many A3 uses in Charlotte Street are no exception. Restaurants are now required to meet stringent environmental and public health standards which almost inevitably require the provision of equipment of the type now proposed at No 32 Charlotte Street. In this respect the application property is no different from the many other restaurants in Charlotte Street.

Following the withdrawal of the first application (ref: 2005/4380/P) and the submission of the second application there have been subsequent discussions with Environmental Health and the Planning department. Although there are limited views of the rear aspect of the property from the public domain, on the advice of the Council the fresh air intake duct has been lowered to ensure it is not visible from the public park at the rear. With this exception, there have been no other issues raised by the Council during the two previous submitted applications with regard to visual amenity.

These most recent proposals which involve the provision of an acoustic screen around much of the proposed plant would restrict still further the visual impact of the equipment when viewed from both the park and the surrounding properties. The air extract ducting which because of its positioning cannot be concealed by the acoustic screen is painted white to match the colour of that of the existing building.

These latest proposals have been designed to ensure that it meets the policy objectives of the Unitary Development Plan and has no significant impact on the appearance of the building and the contribution it makes to the character of the Charlotte Street Conservation Area.

The nature and form of the development for which planning permission is sought would appear to have no implications for access to and from the building and within the building itself.