

DESIGN AND ACCESS STATEMENT

CLIENT

Carouse London
Rose & Crown
71-73 Torriano Avenue
London
NW5 2SG

AGENT

N J Rouse Architectural Design
48 Heath Park Road
Romford
Essex
RM2 5UH

LOCATION

Rose & Crown, 71-73 Torriano Avenue, London. NW5 2SG

PROPOSAL

New stainless steel kitchen extract flue to rear elevation to serve a proposed trade kitchen at ground floor level.

ASSESSMENT OF PHYSICAL CONTEXT

The proposal will not disrupt or cause any loss of local amenity or have any impact visually on the street scene and minimal impact on the rear garden environment. The proposed extract flue system has been designed to discharge at low level in the rear corner of the lower ground garden and will be screened mainly by a louvered gate and trellis, so that there will be no visual impact on the flats above the public house or adjacent properties.

The premises does not currently have a trade kitchen or facilities to serve hot food and having recently been refurbished the applicant is seeking to form a new kitchen and provide fantastic good quality home cooked food to provide a traditional pub service that compliments the range of locally sourced craft beers and ales on offer.

INVOLVEMENT OF LOCAL INTERESTS

No local groups have been approached, however we have considered the surrounding area and feel that the proposal to provide a trade kitchen would be in keeping with the property, and further enhance the surrounding area for local people and its business's. The extract flue will have minimal impact due to its discrete location

DESIGN PRINCIPLES

LAYOUT

The location for the proposed extract flue has been chosen due to the fact that there will be minimal impact visually to neighboring properties.

SCALE

The scale of the proposed extract duct in relation to the existing building will have minimal impact.

The dimension of the extract duct will be 4.9m long and 450mm square increasing to 650mm square at low level.

APPEARANCE

The extract duct will only be visible via the rear lower level garden area and will be mainly hidden from view by a louvered screen and timber trellis

ACCESS

No change to existing entrance/exits & fire escapes. The proposal will have no effect on the accessibility of customers with disabilities using the premises.