



DESIGN AND ACCESS STATEMENT

FOR NEW EXTERNAL KITCHEN EXTRACT FLUE

**AT
THE MAGDALA PUB,
2A SOUTH HILL PARK
LONDON
NW3 2SB**

FOR

MULBERRY ONE CAPITAL LTD.



Nov 2020

Project: The Magdala, 2A South Hill Park, London NW3 2SB

Client: Mulberry One Capital Limited

Document: Design and Access Statement

Ref: GH/GH/4354

<u>Issue</u>	<u>Date</u>	<u>Status</u>
1.	18 th Nov 2020	Issued for Planning

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1.0 PROPOSALS

- 1.1 The proposal is for the installation of a new kitchen extract flue serving the ground floor kitchen of the Magdala Public House, 2A South Hill Park, London NW3 2SB
- 1.2 Full Planning was granted for a new extract flue under Ref 2016/1398/P. This permission has now expired and the current proposal seeks to renew the same Approval. Note that the proposals are unchanged since 2016.
- 1.3 The host building contains an existing public house at lower ground, ground and first floor levels with 2 self-contained residential flats approved on the floors above under 2014/6588/P. The pub is an Asset of Community Value (ACV) and the building is listed as a positive contributor within the South Hill Park Conservation Area.
- 1.4 The proposed extract flue would run up the side of the building at first and second floor level terminating above the eaves. The flue is located at the side of the building to mitigate any negative impact on the rear residential windows at second and third floors.
- 1.5 The flue would be clad in terracotta composite slats to ensure the appearance is sympathetic to the host building.
- 1.6 An 'External Noise Assessment' has been provided as part of the application which assesses background noise and sets maximum noise levels for the proposed plant equipment.

2.0 CONCLUSION

- 2.1 Due to the location of the flue and the presence of mature trees it would not be visually prominent within the Conservation Area. Furthermore, the installation of the extract flue would help to sustain the future of The Magdala providing the pub with viable kitchen facilities.
- 2.2 Given that the current proposals are unchanged from those submitted and Approved in 2016 we would recommend that the flue is granted permission.