

THE UNICORN, BOGNOR

ARUN DISTRICT COUNCIL				
No.	BR	86	07	
RECEIVED		17.4.07		

DESIGN & ACCESS STATEMENT

The proposal is to erect an external vertical extract flue from the first floor trade kitchen at this pub, and that this will extend up to, and above, the parapet level of the building.

The kitchen extract is currently vented direct to fresh air approximately halfway up the external rear wall of the property, adjacent to the existing circular fire escape staircase. This is not considered to be acceptable to neighbouring properties in terms of kitchen odours, or in terms of fire protection to the escape stairs.

The design of the flue is a standard galvanised circular duct as would be expected in an installation of this nature.

No provision has been made in terms of disabled access, as it is not applicable.