

Listed Building application for the removal of modern partitions within Cucumber Alley and reinstate the wall between unit 21 and 35 Neal Street.

PP - 026697721

Heritage, Design and Access Statement Information Sheet for Listed Buildings – Minor Works

Have you assessed the elements which constitute the historic and special architectural interest/character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why is it necessary and what approach of the design has been taken to minimise impact.

Yes the historic fabric and architecture has been assessed. The proposal seeks to remove non-original partitions within Cucumber Alley. No alterations to the historic fabric is proposed. The partitions will be carefully removed and the areas made good.

As stated within the planning statement, Cucumber Alley has been altered many times over the past 30 years, including the insertion of the partitions. This application seeks to improve the layout and function of the centre by opening up Cucumber Alley and improving the retail space for future tenants.

Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

The proposed alterations are internal only. The proposal will not impact on the buildings setting. The alterations are to modern structures and will not impact on the historic fabric of the grade II listed building.

If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?

N/A. No extension or structure is proposed. The application is for internal alterations and seeks to remove modern structures.

If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture?

N/A. No extension is proposed. Application is for internal alterations only.

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

The non original partitions in Cucumber Alley are to be removed to return it to its original layout. The partitions were installed during the redevelopment of the centre circa 1980's. The partitions have been amended and upgraded numerous times over the years to try and improve the retail function within Cucumber Alley. Removing the partitions will revert Cucumber Alley back into its original plan form.

Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance?

N/A. Application is for the removal of internal partitions.

How have you followed the advice provided by CABI* and Westminster City Council** on the issue of inclusive access? If not explain the reasons for your departure from this guidance.

N/A. Access into the building from both Earlham Street and Shorts Gardens will remain as existing. No external alterations are proposed and access will remain as existing.

What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?

N/A Access will not be affected during the proposed works.