

Design, Heritage and Access Statement for Minor Works

Address:

Cucumber Alley
Thomas Neal's Centre
London,
WC2H 9LD

Proposal:

Planning and listed building application for the replacement and installation of two external wrought iron gates and two new sliding glazed internal doors fronting both Earlham Street and Shorts Gardens.

Planning Portal Reference: PP-04217169

1. Proposal:

The proposal seeks to improve the retail entrances into Thomas Neal's Centre and Cucumber Alley. The existing entrances appear tired and out-dated, displaying the remnants of a flamboyant 1980's redevelopment of the historic Grade II Listed warehouse building. The existing entrances are secured during the night time by large decorative metal gates which show little relationship to the Thomas Neal's Centre. The works proposed are hoped to improve the retail function and appearance of Cucumber Alley.

The proposed works included the careful removal of the existing metal entrance gates fronting Shorts Gardens and Earlham Street and replaced with new wrought iron gates which are simple in design and style to emulate the former industrial workshop history of the building.

2. Location of proposal:

The proposed works related to the Thomas Neal's Centre and Cucumber Alley entrances which front Shorts Gardens to the north and Earlham Street to the south.

3. Relationship and impact of works to the historic fabric of the building:

The works relate to the replacement of non-original metal gates and the inclusion of internal glazed doors to both entrances of Cucumber Alley. The works will not impact upon the original fabric of the grade II listed building. The internal works will be installed adjacent to modern retail glazed shopfront units.

4. Design e.g. scale, mass and bulk:

The proposed external gates will be custom built to match the specific internal configurations of the historic building. The gates will be constructed from wrought iron using a simple vertical design to replicate the historic warehouse character. The proposal is considered to be more appropriate and in keeping with the setting of the listed building and wider conservation area.

The internal glazed sliding doors will screen the entrance into cucumber alley for customers with an automatic sliding door. The internal glazed doorway will provide a shield from cold winter winds which funnel through Cucumber Alley.

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5. Choice of materials:

The proposal seeks to use a palette of materials which reflects the historic building's historic setting and those which are in use within the locality of Cucumber Alley.

The use of wrought iron reflects the historic industry on site, while replicating the existing materials above the entrance way and previous entrance gates. The proposed internal glazed sliding doors will sit adjacent to the more modern glazed retail units and would maintain the visual link through Cucumber Alley from Shorts Gardens down to Earlham Street.

6. Consideration of accessibility to and between parts of the proposed works:

Access into Thomas Neal's Centre will remain unchanged to the public. Level access is provided. The proposed wrought iron gates will be shut after closing times at Thomas Neal's Centre to maintain security and re-open early morning for retailers to gain access. The sliding doors will be operated using an automatic sensor.

7. Relationship between proposal and public routes:

N/A – the proposal will retain public access into Thomas Neal's Centre as existing.

8. Proposed landscaping treatment or other treatment to enhance and protect existing amenities:

N/A – this application relates to the replacement of entrance gates only.

9. Impact on street scene and wider conservation area:

The proposal is considered to have a positive impact upon the existing street scene; removing the existing flamboyant 1980's entrance gates which relate little to Thomas Neal's Centre and the wider conservation area.

10. Sustainability of proposal:

N/A – this application relates to the replacement of entrance gates only.

11. Provision for the storage of waste and recyclable material:

N/A – this application relates to the replacement of entrance gates only.
