

Design, Heritage and Access Statement for Minor Works

Address:

Thomas Neal's Centre, 35 Earlham Street,
London WC2H

Proposal:

Planning and listed building application for the installation of x1 air conditioning unit at first floor roof level within the inner void of Thomas Neal's Centre.

Planning Portal Reference: PP-05195776

1. Proposal:

The applicant seeks the installation of a new air conditioning unit to be discreetly located on the first floor roof underneath an existing metal stairs platform. Acoustic consultants, Hann Tucker Associates have carefully chosen the proposed plant (Mitsubishi Air Conditioning Unit MXZ-2D53VA) equipment so that it fits securely within the confinements of the location whilst also meets the required noise conditions for the surrounding area.

2. Location of proposal:

The proposed new air conditioning unit is located to the far western apex at first roof level within enclosed void of Thomas Neal's Centre.

3. Relationship to existing building:

The proposed air conditioning unit relates to the basement and ground floor retail and office uses. The building is located within the conservation area of Covent Garden (Seven Dials) and is Grade II listed. The building was comprehensively refurbished during the late 1980's with an existing roof structure introduced at first floor height to create a large light well.

4. Impact on amenity:

The upper floors of Thomas Neal's Centre comprise a mixture of office and residential accommodation. The proposed air conditioning unit have been assessed by noise consultants Hann Tucker and it is confirmed, subject to appropriate mitigation, will not impact upon the existing amenity of surrounding residential units.

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

The propose air condition unit has been discreetly located underneath an existing metal staircase so to limit visibility from internal windows looking down within the enclosed space. The plant unit will measure approximately 550mm x 345mm and be enclosed within a galvanised metal casing with acoustic attenuation.

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

The proposed air conditioning unit will not be accessible to the public. Only private maintenance contractors and permitted management staff will have access to the roof.

7. Relationship between proposal and public routes:

The existing roof is completely enclosed and not visible to any members of the public or surrounding buildings.

8. Impact on existing historic building:

The existing Grade II Listed building is described by Historic England as;

“Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earlham Street, No.43 with splayed corner and return to Neal Street. Shorts Gardens elevation of 2 storeys. Brick band above ground floor. Segmental headed windows and doorways, those to ground floor on Earlham Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns”.

The position of the proposed plant has been carefully considered to ensure the preservation of the historic building and wider conservation area. The proposed air-conditioning unit will be located externally and will not abut or be fixed to any historic part of the building. The unit will be located discretely located under an existing metal access stairs and will not be visible from public view or the wider conservation area.

The proposal will not impact upon the existing fabric of the building and would therefore preserve the historic interest and character of the listed building and wider conservation area.
