

Design, Heritage and Access Statement for Minor Works

Address:

Thomas Neal's Centre
35 Earlham Street
London,
WC2H 9LD

Proposal:

Planning and listed building consent for the removal and replacement of the existing external gate along Earlham Street.

Planning Portal Reference: PP-05536706

1. Proposal:

The proposal for a replacement entrance gate fronting Earlham Street which provide secondary access into Thomas Neal's Centre. The existing gate appears tired and out-dated, displaying the remnants of a flamboyant 1980's redevelopment of the historic Grade II Listed warehouse building.

The proposed works included the careful removal of the existing metal gate fronting Earlham Street and replaced with new milled steel gate which is simple in design and style to emulate the former industrial warehouse history of the building.

2. Location of proposal:

The proposed works related to the Thomas Neal's Centre secondary access which fronts 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 a non-original metal gate. The works will not impact upon the original fabric of the grade II listed building.

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

The proposed external gate will be custom built to match the specific configurations of the historic building. The gates will be constructed from milled steeling 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 design has sought to replicate the previously consented gates at Cucumber Alley as approved in July 2015. The gates will be finished in light blue paint to match the rest of the building's window and doors.

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 the site. The use of milled steel reflects the historic industry on site, while replicating the existing materials elsewhere across the building

Design Heritage and Access Statement for Minor Works

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

Access into Thomas Neal's Centre will remain unchanged. Level access is provided. The proposed gate will remain shut at all times to maintain security and only opened when necessary (eg. maintenance works or secondary access). The proposed gate will open inwards and be have a simple lock fixing to be agreed with the blacksmith during construction.

7. Relationship between proposal and public routes:

N/A – the proposal will not impact upon public access.

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

N/A – the proposal relates to the replacement of entrance gate 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 gates which relate little to Thomas Neal's Centre and the wider conservation area.

10. Sustainability of proposal:

N/A – the proposal relates to the replacement of entrance gate only.

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

N/A – the proposal relates to the replacement of entrance gate only.
