

Design, Heritage and Access Statement for Minor Works

May 2017

Address:

Thomas Neal's Centre
35 Earlham Street
London
W2CH

Proposal:

Planning and listed building consent application for the reconstruction of existing modern vertical shaft to the rear of Thomas Neals' Centre and installation of a new internal duct with a new external extract vent at roof level.

Planning Portal Reference: PP-06020799

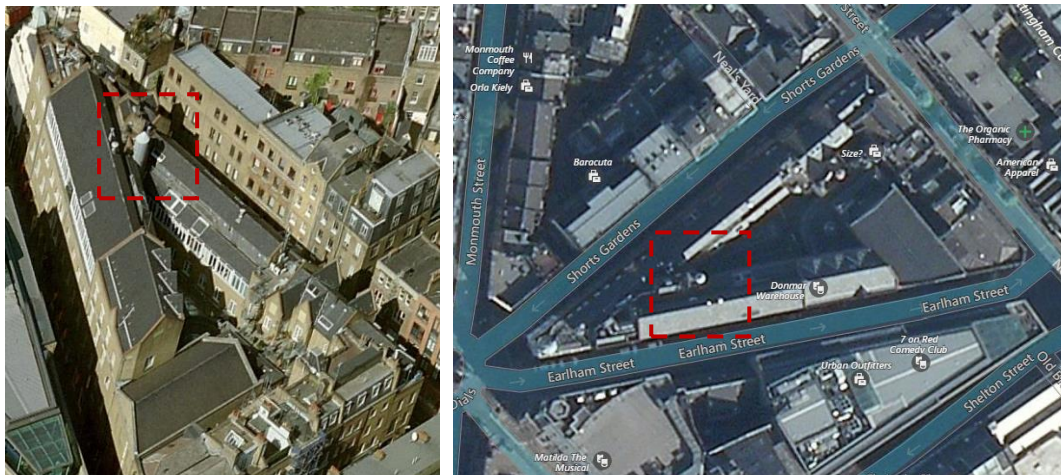
1. Proposal:

The proposal seeks for minor internal and external alterations to allow the installation of a new extract duct to the rear of Thomas Neal's Centre. The works are summarised as follows:

- *Internal:*
 - o *New extract duct running from basement level to roof level via an existing modern vertical shaft.*
 - o *The proposed internal duct will measure 1200 x 700mm and terminate at basement level (through an existing opening in the concrete) to allow future tenants to connect to as and when required.*
- *External:*
 - o *Reconstruction of the existing vertical shaft to provide a new shape of similar size and proportion with new roof level vent to facilitate the new internal duct.*
 - o *Reclad new vertical shaft in zinc standing seam (formerly lead).*
 - o *A new maintenance hatch provided at first floor roof level*

2. Location of proposal:

The application site forms part of the Grade II Listed building known as Thomas Neals Centre. The proposed works are located to the rear of the buildings within the small apex. The works are proposed to an existing external shafted clad in lead which runs from the first floor to the roof level. No internal works are required to the historic fabric of the building. The proposed duct will be located within the existing (albeit reconstructed) vertical shaft which has no known function. Please see the images below:



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Existing Vertical Shaft to the Rear of Thomas Neals

Please refer to the existing and proposed drawings for further details.

3. Historic setting of the existing building:

Thomas Neal's Centre is Grade II Listed and is located within the Covent Garden (Seven Dials) Conservation Area. Historic England describes the building, also known as The Craft Centre, as follows:

“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. Nos 29-41 (odd) and Nos 8-26 (even) Shorts Gardens were listed on 10/03/88”

Further, the 1998 Renaissance Study for Seven Dials describes the building as follows:

“Nos. 31-39 Thomas Neals –

After the removal of the brewery in 1905 much of this block became a box factory for J Lyons & Co, whose name, somewhat faded, could until recently be seen aboith the archway at No. 33. Two of the ground floor windows have fine Victorian cast iron grilles. Details likes these are of historic interest and should be retained. The simple, dignified industrial architecture has a massive grandeur.

No 41 Thomas Neals –

Was rebuilt in 1882 as a warehouse by the brewery and is similar to No. 43 on the corner of Neal Street. It was for many years the Donmar Theatre Warehouse. The building forms part of the Kleinwort Bension Property Fund's Thomas Neals Development completed in 1992. It

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provides a mixture of uses including shops, theatre, restaurant, office and residential within the retained facades, and a reinstatement of Cucumber Alley as a shopping mall between Earlam Street and Shorts Gardens. The brick work has been unfortunately over cleaned and the pointing is too harsh".

4. Relationship to existing building:

The proposed works relate to the existing function of Thomas Neals Centre. Having recently completed the refurbishment of the basement and ground floors, the application seeks to install appropriate means of ventilation and ducting to facilitate the existing restaurant accommodation. The duct will be carefully designed to ensure it meets all prospective tenants' future needs and avoids unnecessary ducting to be affixed to the building externally.

The proposed works have been carefully considered in consultation the applicant Shaftesbury and wider project team to ensure the proposed location is the most appropriate.

5. Impact on amenity:

The proposed works related to the installation of a new extract duct which will be located internally within an existing modern structure. The duct will not be visible and the vent will be located at roof level beyond any neighbouring premises.

Please refer to the submitted acoustic report for further details.

6. Design (e.g. scale, mass and bulk):

The proposal's external works seek to reconstruct the existing vertical shaft to the rear of Thomas Neals Centre. The works will not enlarge the existing structure but simply modify its existing shape to allow the proposed duct to fit internally. The height of the structure will remain as existing and will not be increased. At the top of the structure on the pitched roof, a new louvered vent will be positioned to allow for the expulsion of air.

The existing structure is recognised as being modern and its careful alteration will not impact upon the historic fabric of the building. The proposed vertical shaft will be re-clad in zinc standing seam to match the previous lead flashing.

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

The proposed works will not alter the existing accessibility of the building. As part of the works, a new maintenance access hatch will be provided at first floor level to allow for the future cleaning and maintenance.

8. Relationship between proposal and public routes:

The proposal will not impact upon the existing public routes.

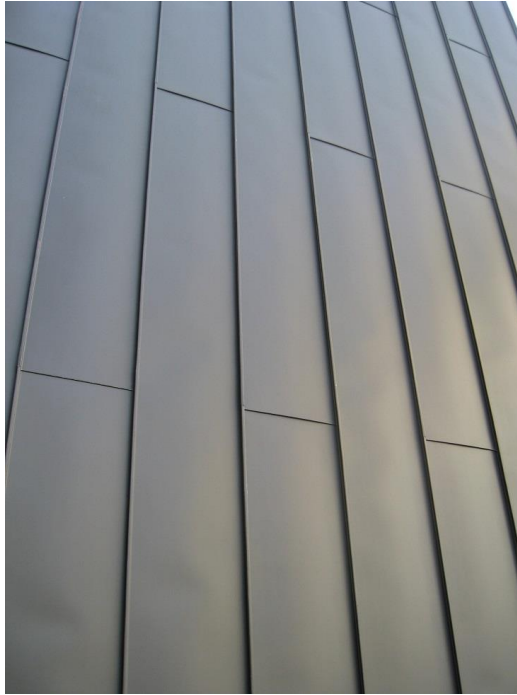
9. Choice of materials:

The proposed materials have been chosen in consideration of the existing structure and character and appearance of the Grade II Listed building.

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The proposed vertical shaft shall be constructed from metal and clad in grey zinc stand seam. The proposed zinc is considered more appropriate and would replace the existing lead covering.

The proposed materials are considered both appropriate and necessary. The materials would replicate that found elsewhere on the building and used for an existing substation located on the corner of Neals Street and Shorts Gardens, as seen in the photo below:



Example of Zinc Standing Seam Finish
