

Design, Heritage and Access Statement for Minor Works

August 2017

Address:

Thomas Neal Centre
35 Earlham Street
London
W2CH

Proposal:

Planning and Listed Building Consent application
for a new louvred door and air-brick fronting
Shorts Gardens.

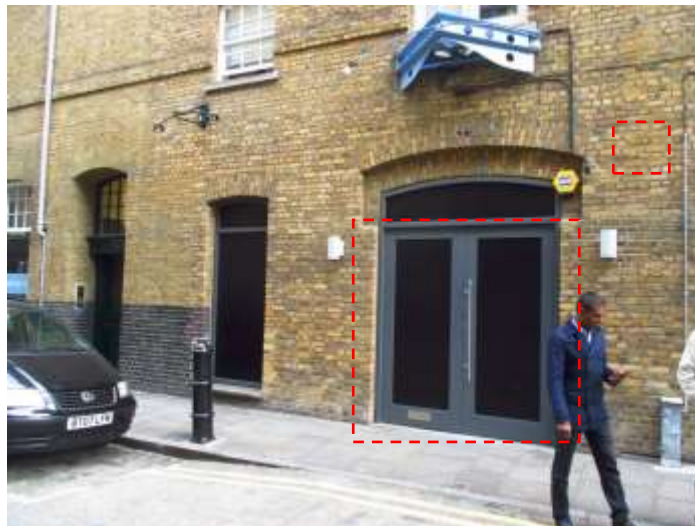
Planning Portal Reference: PP-06296104

1. Proposal:

The proposal seeks for minor external alterations to allow the installation of a new louvred door and air brick at Thomas Neals Centre (formerly Unit 9-10) fronting Shorts Gardens. The proposed works will allow for natural ventilation to the internal unit which will be used to store refuse.

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 along the northern elevation of the Thomas Neals Centre fronting Shorts Gardens. Only minor external works are required to the existing unit at 9-10 Shorts Gardens to replace an existing timber and glass door and removal of some bricks to insert a new air-brick (as shown in the photo below).



Location of replacement door and new air-brick.

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

Design, Heritage and Access Statement for Minor Works

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 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 Earlham Street and Shorts Gardens. The brick work has been unfortunately over cleaned and the pointing is too harsh”.

The historic picture (dated 1956) below shows the existing site and Thomas Neal’s Centre in relation to where the proposed works are located. The image shows 4-8 Shorts Gardens and the adjoining Thomas Neal’s Centre pre 1980’s refurbishment works. The image therefore demonstrates that the existing elevation where the works are proposed are non-original. Nonetheless, due care has been taken so not to impact upon the building’s overall appearance and setting.



Archive Photograph along Shorts Gardens dated 1957

Design, Heritage and Access Statement for Minor Works

4. Relationship to existing building:

The proposed works relate to the existing function of Thomas Neal's Centre.

The proposed works have been carefully considered in consultation with the on-site management team to facilitate the use of the unit as a refuse store. The provision of new louvred doors is therefore important to provide sufficient circulation of fresh air and prevention of possible foul smells.

5. Impact on amenity:

The proposed works related to the installation of a new louvred door and air-brick which are deemed to be minor and will not impact upon the amenity of existing commercial or residential occupiers.

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

As seen the existing external building is non-original to the historic fabric of Thomas Neal's, but a later addition. The proposal's external works will not enlarge the existing door opening; therefore they will not impact upon the historic fabric of the building. The proposed doors will be constructed from metal louvred panels.

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

The proposed unit will be accessible from Shorts Gardens via the newly created louvred doorway.

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 to match those adjoin works related to the consented substation. The proposed louvred panelling will be constructed from metal and finished in black.

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

Design, Heritage and Access Statement for Minor Works



Example of Existing Louvred Door

10. Impact on street scene:

The proposed works are deemed to be minor and will not impact upon the character or appearance of Thomas Neals or the wider setting of Shorts Gardens and Seven Dials Conservation Area.
