



38 Museum Street, London, WC1A 1LP
Design, Access and Heritage Statement
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TIM GREATREX
ARCHITECT

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Site Address:
38 Museum Street
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1.0 Introduction

1.1 Background

This Design and Access Statement is to be read in conjunction with all drawings and supporting documents submitted as part of this application.

The site in question at 38 Museum Street is a two-storey mid terrace Victorian townhouse ground floor and lower ground retail unit. Museum Street runs in an approximately east-west direction with the subject property located on the North side of the street, giving it a South/West facing front elevation.

The property is subject to the protections under the National Heritage List for England.

The primary use of the property is understood to be (Class A1) - Retail use.

This Design, Access and Heritage Statement is for the two applications submitted for:

1. Listed Building Consent for the repair and refurbishment works to the Grade II Listed Building, and;
2. Planning Approval for the rear glass canopy roof and the rear extract ventilation duct for the preparation area at the lower ground floor.

Proposal: Proposed interior refurbishment of the Grade II Listed Building to include stripping back recent and incongruous panelling and finishes to restore the original features; including the original wood floors, windows, doors, skirtings and covings. The proposed works includes for a new rear glass canopy to create an internal room at the rear of the property. This proposal also includes to open up and line the existing chimneys for use with smokeless wood burners to each floor. A new lower ground WC is proposed. The overall interior design is to Victorian in style to compliment the heritage of the Listed Building.



Aerial photograph of 38 Museum Street



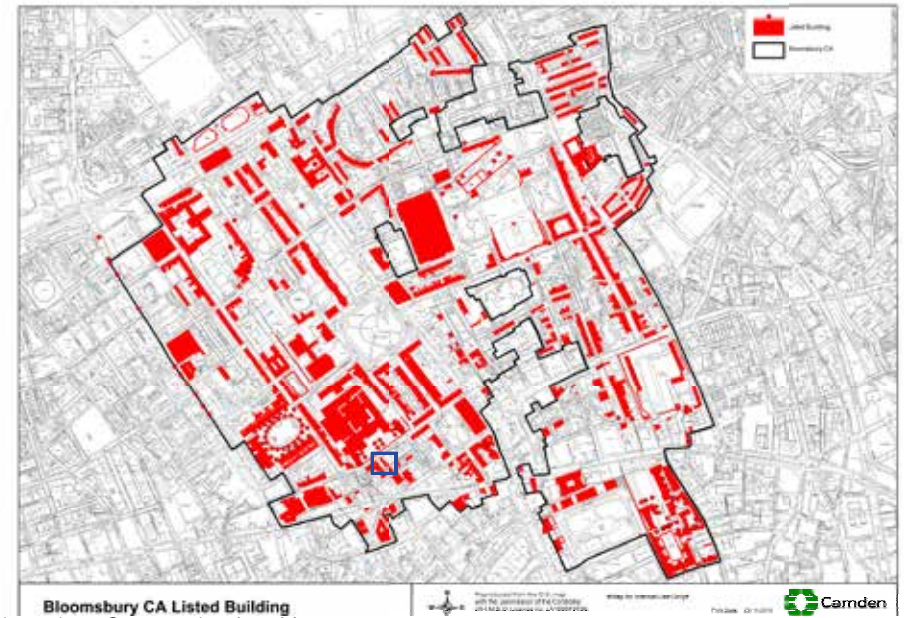
Existing site plan of 38 Museum Street

2.0 An assessment of the site and its surroundings

2.1 Site Context

The site is located at No.38 Museum Street which is mid way along the terrace of mid 19th Century Victorian buildings. The Grade II Listed Building is situated at the south end of the Bloomsbury Conservation Area.

The street is a mix of retail and food outlets; convenience stores, restaurants and art galleries, all with a backdrop of the British Museum on Great Russell Street.



Bloomsbury Conservation Area Map



Street photo of Museum Street looking North

2.0 An assessment of the site and its surroundings

2.1 Ground Floor Shop

The interior of the ground floor has been used as a souvenir shop for the past 20 years. The interior walls and floor have been insensitively lined with incongruous cheap wood panelling and flooring, together with poor quality lighting.

The original features of the building have been covered up or have been removed.



38 Museum Street existing shop interior



38 Museum Street existing shopfront



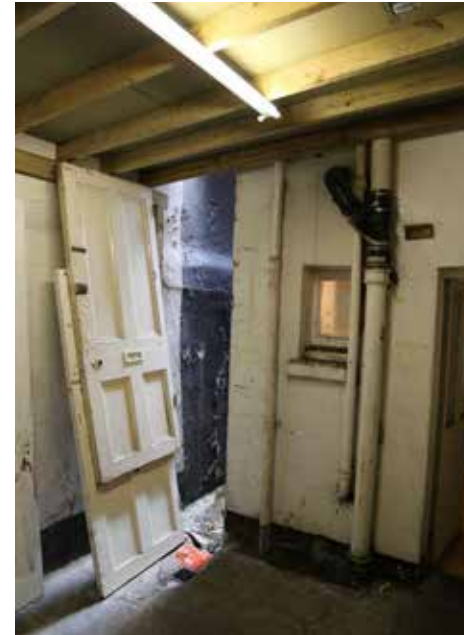
38 Museum Street existing shop interior

2.0 An assessment of the site and its surroundings

2.1 Ground Floor Rear Yard + WC

The rear yard area has been covered with a poor quality timber and felt roof. The space itself appears to be unused.

The rear yard and internal WC all require refurbishment.



38 Museum Street existing rear yard



38 Museum Street existing rear yard



38 Museum Street existing rear WC



38 Museum Street existing rear canopy, viewed from above on parapet wall

2.0 An assessment of the site and its surroundings

2.1 Lower Ground Floor + Vaults

The lower ground floor area is also in a poor condition and has not been looked after or maintained in the past 20 years. Many of the original features of the building are worn and require repair and careful restoration.



Existing lower ground stairs and rear kitchen



Existing lower ground rear room



Existing lower ground front room



Existing lower ground vaults



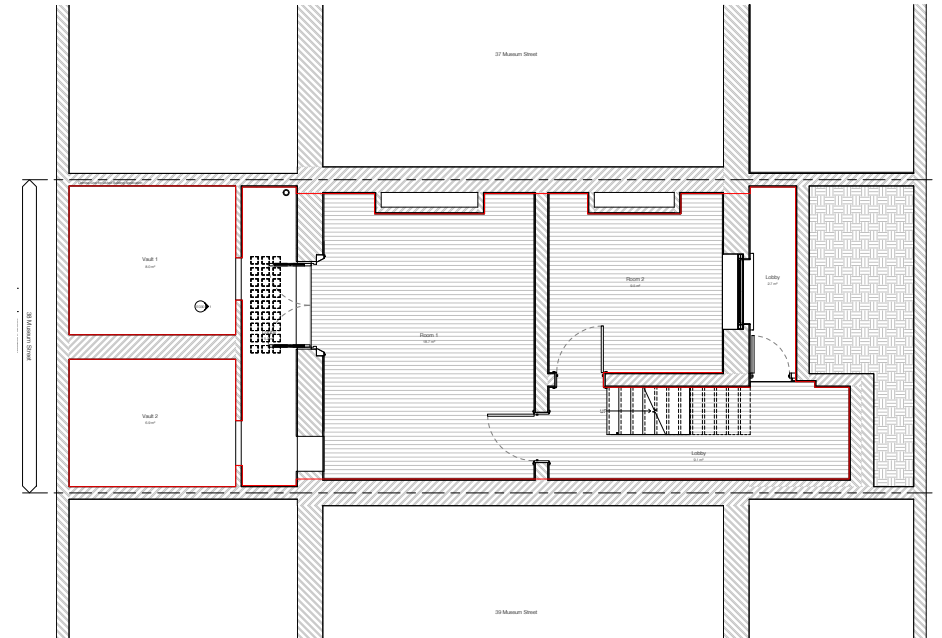
3.0 Design and Appearance

3.1 Access / Use / Layout - Lower Ground Floor

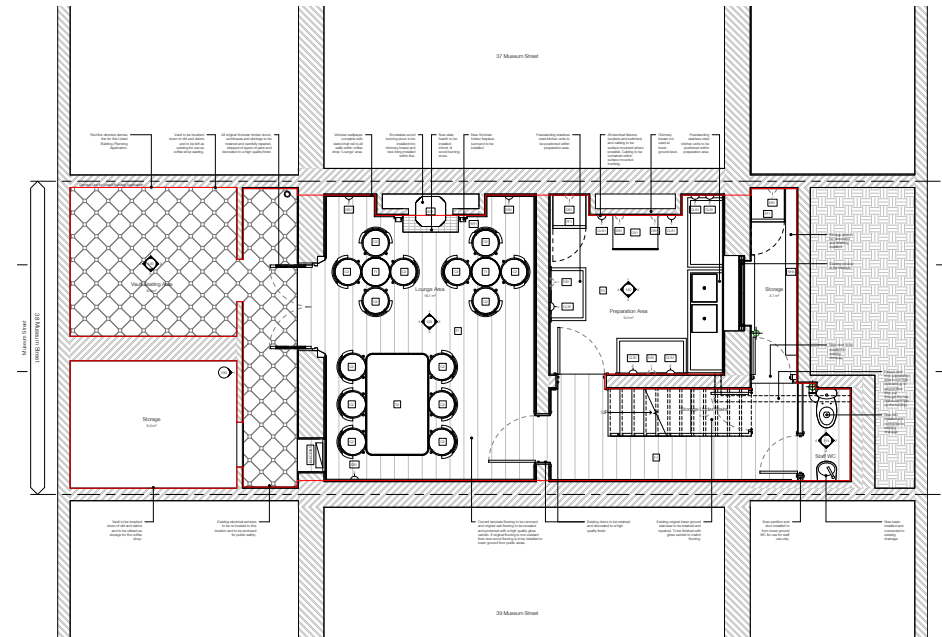
It is understood 38 Museum Street is classed as Class A1 retail space. This planning application seeks to sensitively repair and refurbish this retail space on the ground and lower ground floors to bring it back to life as a vibrant coffee shop. The interior design look and feel will be a period design to follow the original heritage of the building, a Victorian interior.

Lower Ground Floor

The lower ground floor is to be accessed from the ground floor via the rear seating area and down the stairs to a lower corridor which accesses the front lounge seating area, and the preparation area to the rear. A new WC is proposed to be installed at the rear of the property for staff use.



38 Museum Street existing lower ground floor plan



38 Museum Street proposed lower ground floor plan

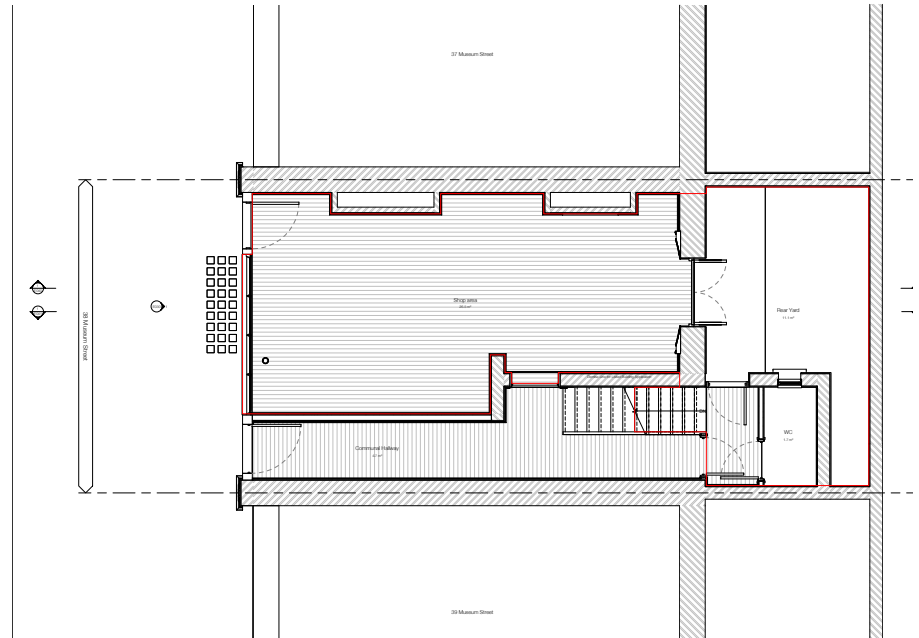
3.0 Design and Appearance

3.2 Access / Use / Layout - Ground Floor

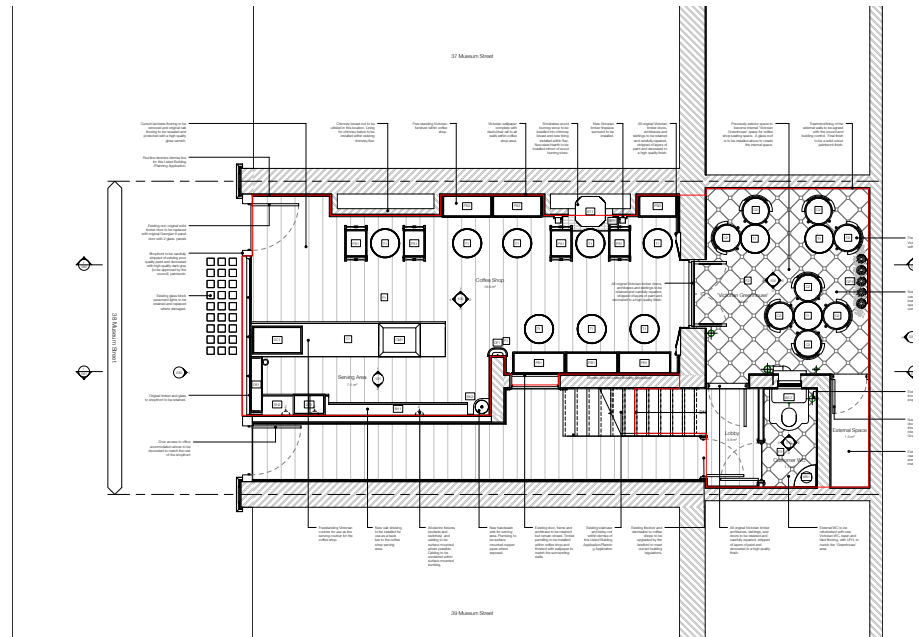
Ground Floor

The ground floor is to be primarily used for a coffee shop. Access is gained from the existing street entrance door. There is a fire escape door located at the rear to the communal hall, only to be used in an emergency.

The front area of the ground floor is to be sensitively and carefully repaired and refurbished to reveal the original and existing features of the building and complemented with interior finishes that respect and enhance the period of the building to create a Victorian coffeehouse look and feel. This includes traditional wallpaper, wood flooring, traditional detailing - chair rail, coving, and skirtings.



38 Museum Street existing ground floor plan



38 Museum Street proposed ground floor plan

3.0 Design and Appearance

3.3 Glass Canopy + Extract Duct

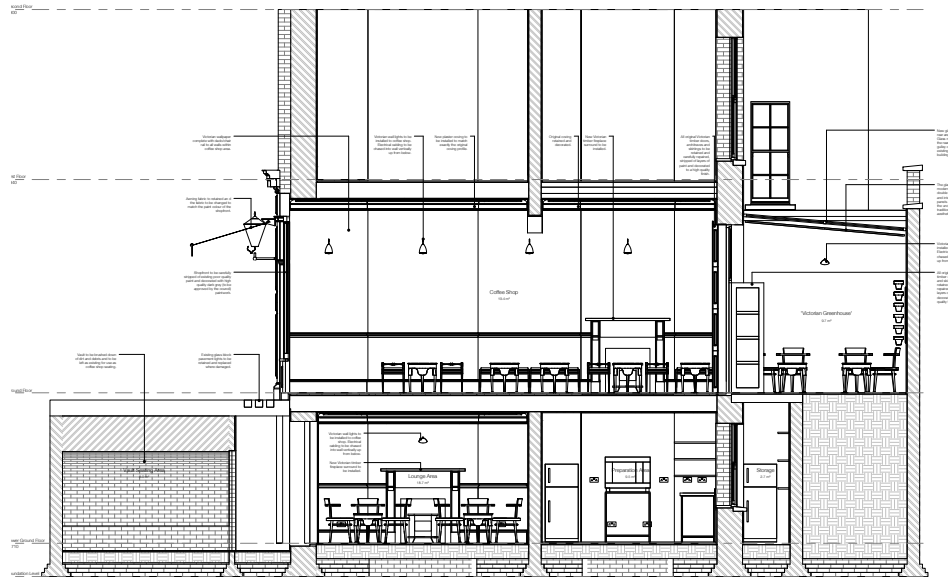
Glass Canopy

The rear yard of the building is proposed to be covered with a glass roof system with mechanically operated openings to allow ventilation in. The glass roof turns the external space into an internal 'Victorian Greenhouse' seating area, providing plenty of daylight.

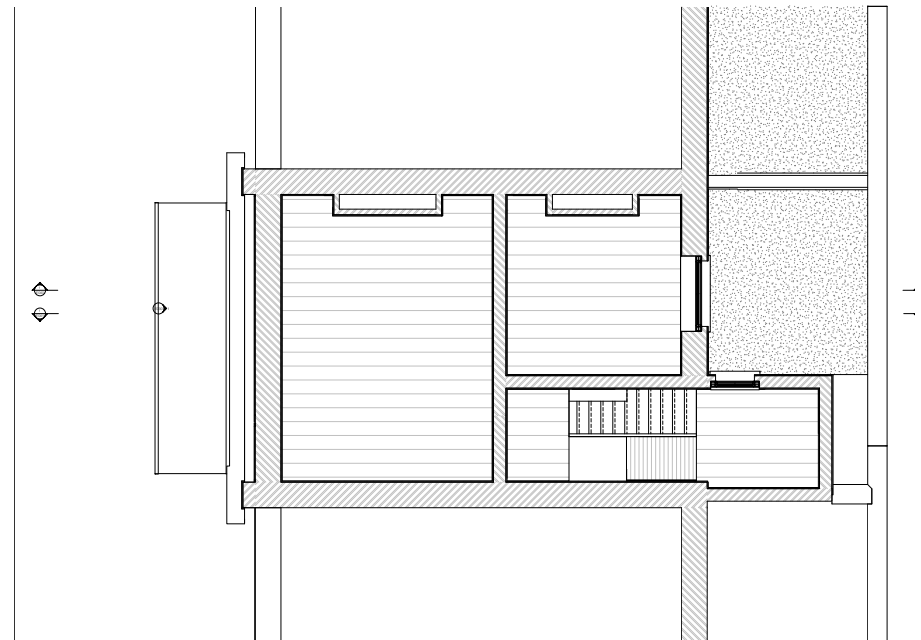
The proposal is for an exterior modern high performance glazing system combined with an internal traditional period stained glass panel interior finish to complement the surrounding interior.

Duct

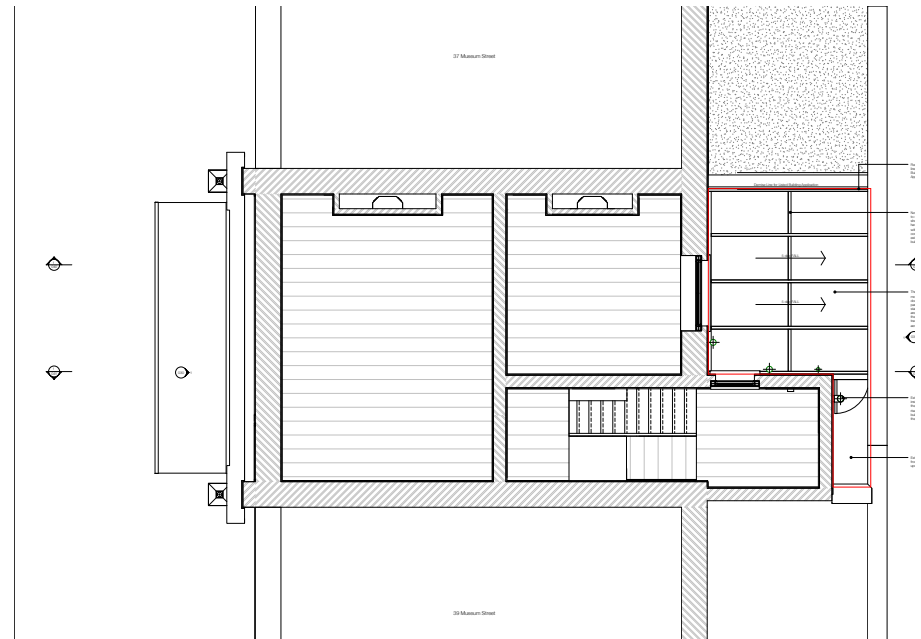
At the rear of the property is a narrow space with no functional use. It is proposed for a galvanised steel duct to be delivered from the preparation area on the lower ground floor out to this rear yard then up the rear face of the building where it is not viewed by the neighbours to the rear, and does not obscure any rear windows or interrupt the elevation of the rear wall.



38 Museum Street proposed long section



38 Museum Street existing first floor plan

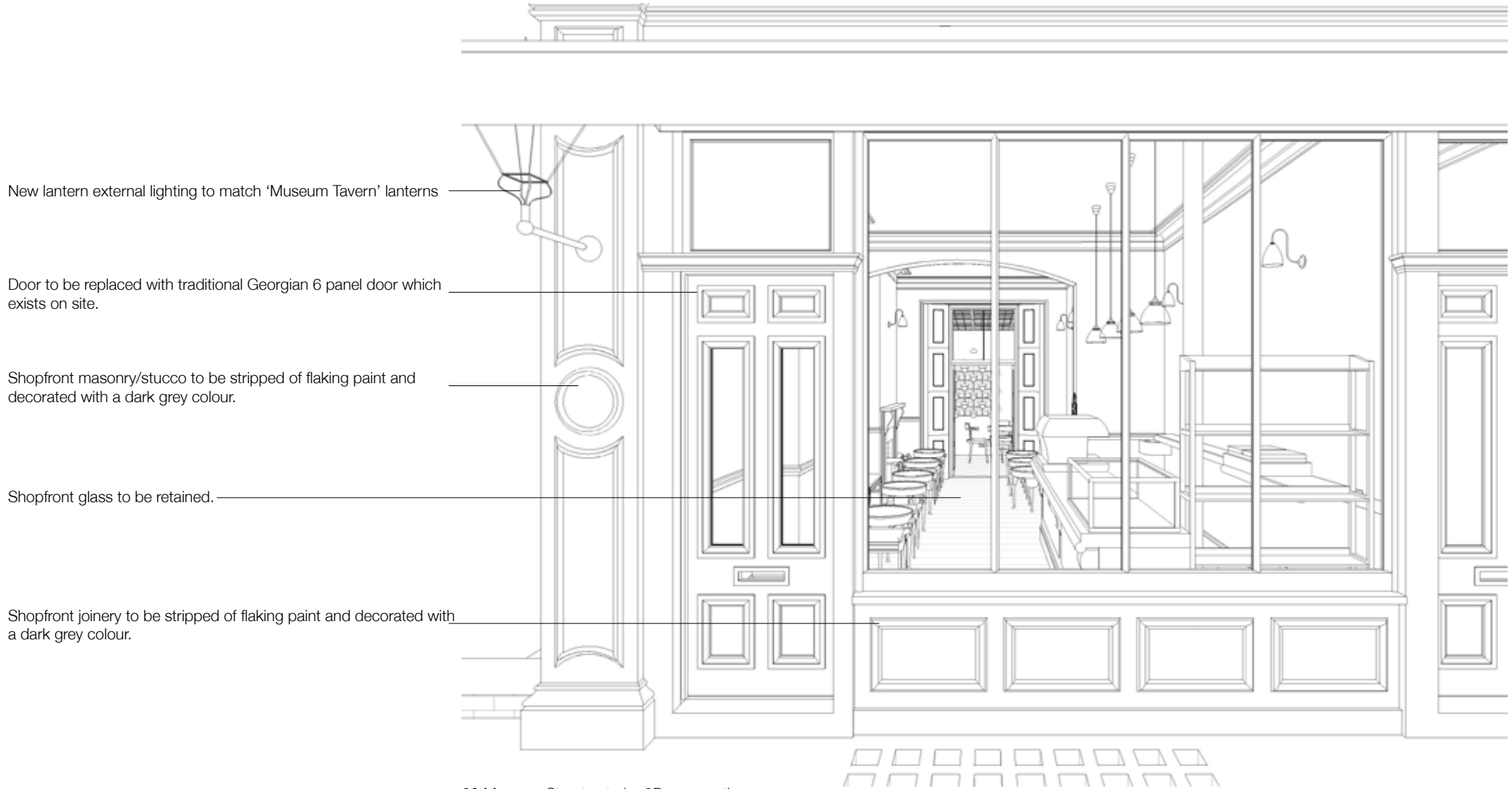


38 Museum Street proposed first floor plan

3.0 Design and Appearance

3.4 Appearance/Design/Materials

Exterior



38 Museum Street exterior 3D perspective

3.0 Design and Appearance

3.4 Appearance/Design/Materials

Ground Floor Coffee Shop

New coving to front of shop area to match exactly the existing coving at the rear of the shop.

New wall hung lights to be of Victorian period. Cabling to be chased into the plaster from below.

Interior walls to be wallpaper

Existing doors, skirtings, woodwork to be retained and decorated to a high quality.

Existing chimney to be opened up and lined for a wood burning stove. A new traditional style mantle will be installed.

Existing wood floor to be retained and varnished with a durable gloss finish.



38 Museum Street interior coffee shop 3D perspective

3.0 Design and Appearance

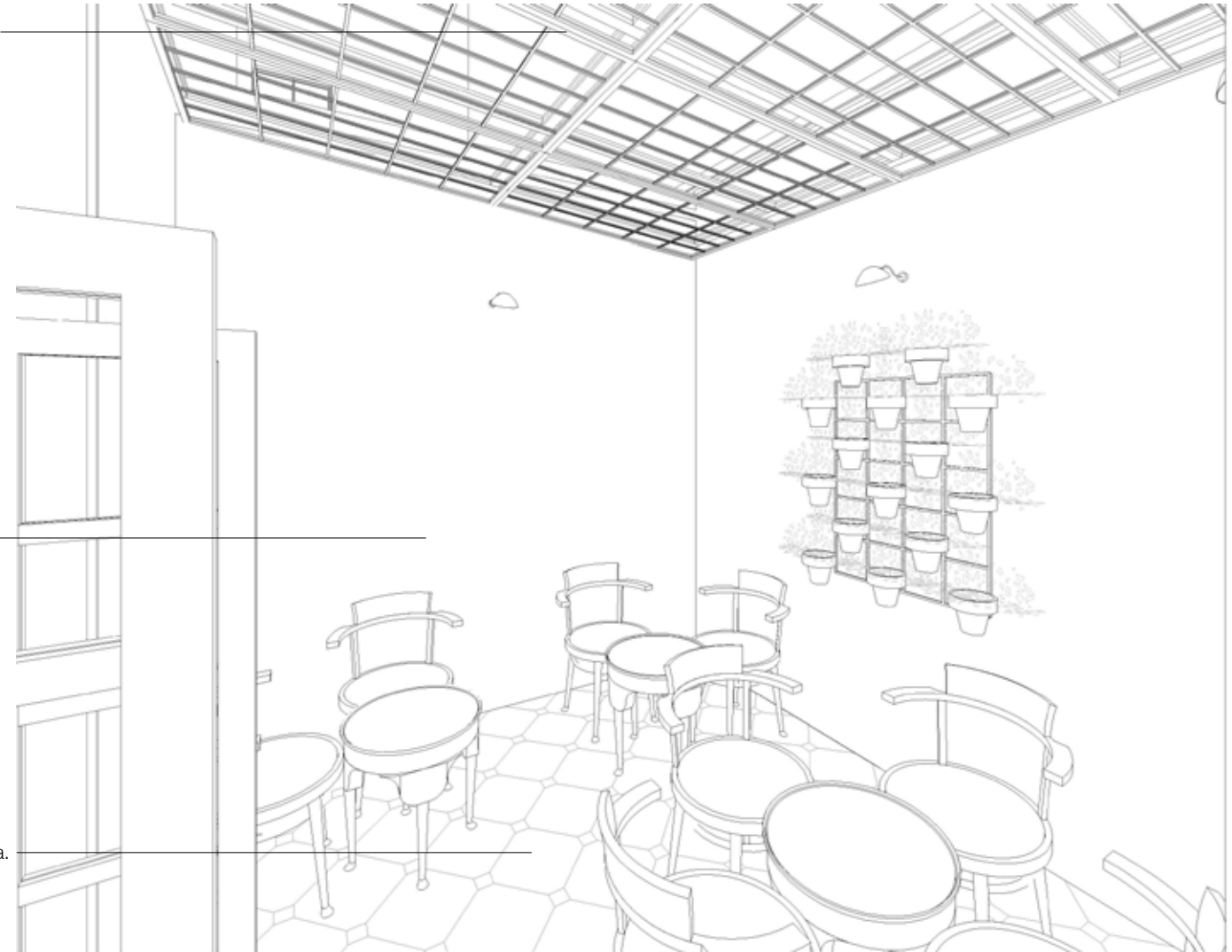
3.4 Appearance/Design/Materials

Ground Floor Rear Area Seating

New glass canopy to be installed to the rear yard to create an internal seating area and access for the coffee shop. The glass canopy will be made of a modern exterior (top) system for thermal and weather performance, and the interior (underside) will be traditional stained glass panels. See below.

Existing walls to be decorated

New Victorian patterned ceramic tiled floor to the rear seating area.



38 Museum Street interior rear seating area 3D perspective

3.0 Design and Appearance

3.4 Appearance/Design/Materials

Lower Ground Seating Area

New coving to lower ground floor 'Lounge' seating area. Coving to match exactly the existing coving in ground floor shop area.

Walls to be finished with wallpaper; filler section above, chair rail, and dado panel below to all walls within the seating area.

Existing chimney to be opened up and lined for a wood burning stove. A new traditional style mantle will be installed.

Existing wood floor to be retained and varnished with a durable gloss finish.



38 Museum Street interior seating area 3D perspective

4.0

Heritage Statement / Conclusion

4.1 Heritage Statement / Conclusion

The approach for the refurbishment of 38 Museum Street is at first to respect the heritage of the Grade II Listed Building and a desire to bring the poorly maintained property at lower ground and ground floor of this Victorian building back to its former state. This includes the repair and refurbishment of the original features, including the wood flooring and walls, and the period details of the coving, architraves and skirtings.

The rear of the building is proposed to be brought into use as part of the coffee shop by installing a lightweight glass canopy roof to create a beautiful backdrop to the coffee shop by providing a maximum amount of natural light into this space.

To complement the period of the building and the original features it is proposed to install high quality internal finishes including period wallpapers complete with chair rail to create a filler section and dado section, to expose the original wood floor and to treat it with a high quality varnish to protect and reveal it, and to decorate the plaster and woodwork with high quality paints/colours that are traditional to the material surface.

The fixtures and fittings have also been selected that are period in design to again complement the interior, including wall lights, antique furniture, plumbing, and sockets and switches.

It is kindly requested this considered application for Listed Building Consent for the interior repair and refurbishment together with the planning permission for the rear glass roof and ventilation duct be granted.