

**Coincraft  
45 Great Russell Street  
London WC1B 3JL**

**Design & Access Statement**

**February 2016**

## 1. Introduction

Coincraft is a family firm that was started in 1955. They sell coins, banknotes, medallions, ancient coins and antiquities to collectors all over the world.

The Coincraft shop on Great Russell Street is across the street from the British Museum and has been at this location since 1976. The building itself dates from around 1680. The outside of the building was redone in about 1840 when the British Museum was built.

## 2. Proposed Works

The proposed works relate to the single storey section at the rear of No 45 Great Russell Street which is currently used for storing paperwork and stock associated with the retail business. The owners wish to extend this storage area by constructing a new mezzanine floor, allowing them to hold more stock and rationalise the paper records they have.

The area is covered by a large triangular timber and glass lantern rooflight surrounded by a narrow mastic asphalt lined roof gutter. The walls are in rendered brickwork with stone copings.



*Interior of rear extension*



*Existing lantern rooflights to 44 & 45*

The proposal is to raise the existing parapet walls by approximately 1.3m in order to allow a mezzanine floor to be built within the existing structure. The existing lantern light would be replaced with a low level flat glass rooflight of similar size which would only project approximately 200mm above the ridge height of the existing. The roof and walls would be constructed in materials to match existing. The existing copings would be reused if possible or replaced with new to match.

Internally, the new mezzanine floor will be constructed in perforated metal plate on a free-standing metal structure to minimise any impact on the existing building and allow as much light as possible to reach the ground floor area. A new metal accommodation stair will link the ground and new mezzanine floor.

### **3. Access**

Access into and around the property is unaffected by the proposals.

### **4. Heritage Statement**

Although the building as a whole is listed the single storey extension at the rear is of relatively recent period with few distinguishing features of any note either internally or externally. The interior of this room contains no original features. As such, it is considered that the proposed works do not adversely affect any original building fabric and therefore nothing of heritage interest or value.