



38 Museum Street, London, WC1A 1LP
Design, Access and Heritage Statement
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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 Listed Building Consent for the rear glass roof.



Aerial photograph of 38 Museum Street



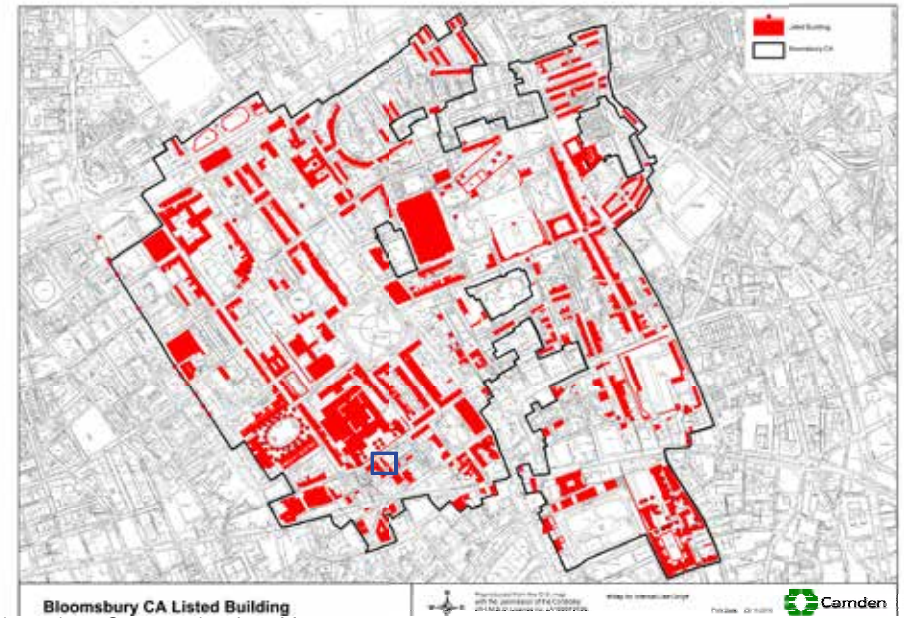
Existing site plan of 38 Museum Street

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

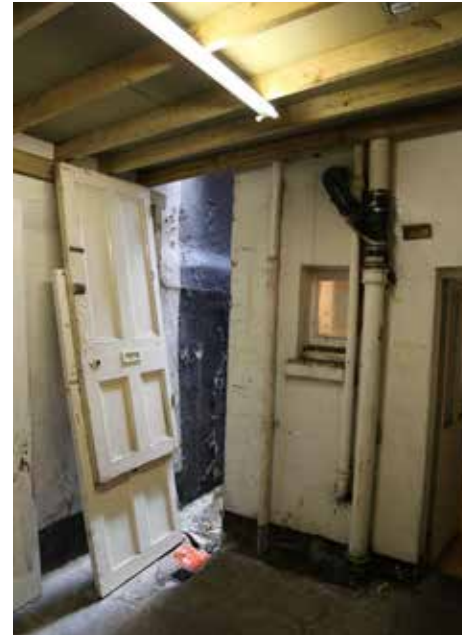


Street photo of Museum Street looking North

2.0 An assessment of the site and its surroundings

2.2 Ground Floor Rear Yard

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



38 Museum Street existing rear yard



38 Museum Street existing rear yard



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

3.0 Design and Appearance

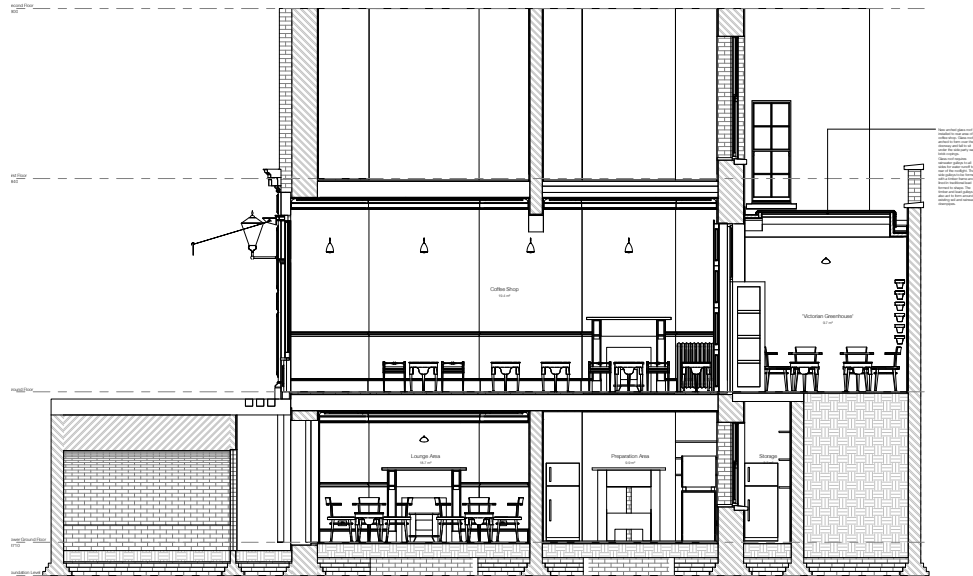
3.1 Glass Roof Design

The rear yard of the building is proposed to be covered with a glass roof.

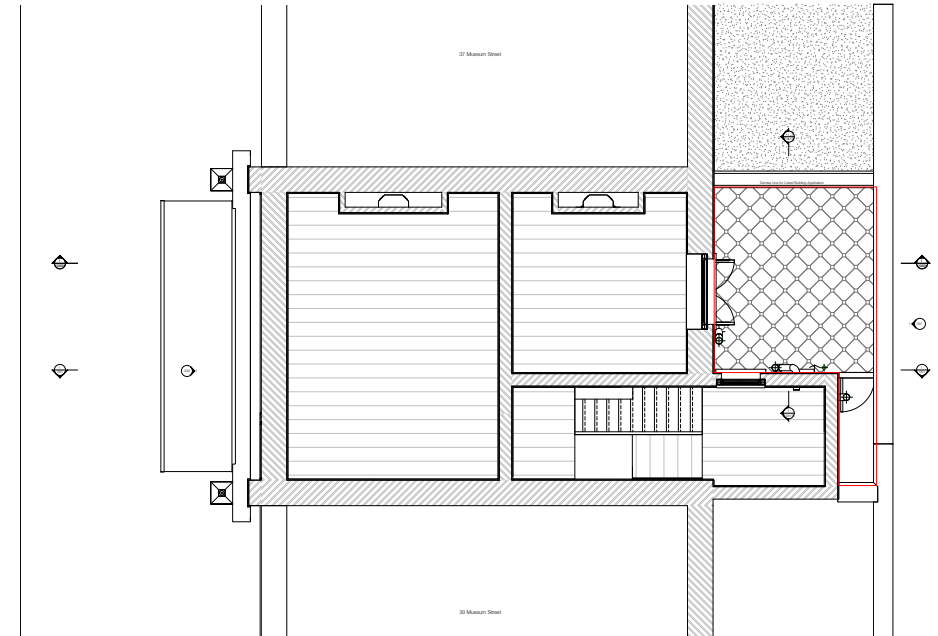
The overall aim of the glass roof design is to maximise the area of glazing to achieve the concept of retaining the rear yard as part of the refurbishment, but to make use of this area as an internal space.

The design of the glass roof has to take into account a number of site constraints in achieving this aim:

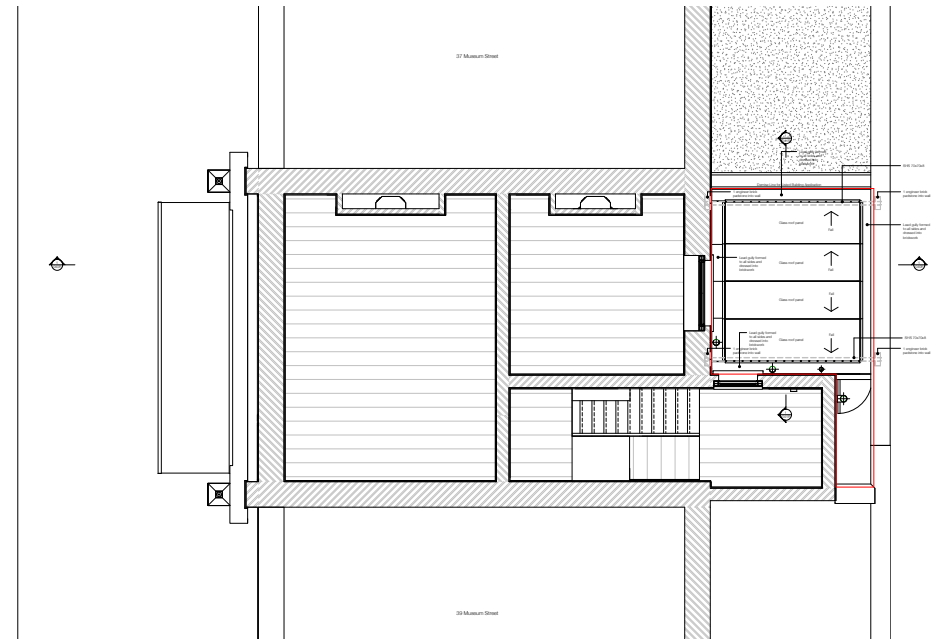
1. The rear door is taller than the side party walls to the yard, so the roof will need to arch over the door and then tuck under the side walls brick coping.
2. The drainage location for the rear yard is located at the south/east of the site, in the far right corner looking to the rear, so all edges of the glass roof will require a rainwater gully falling to the rear right corner.



38 Museum Street proposed long section



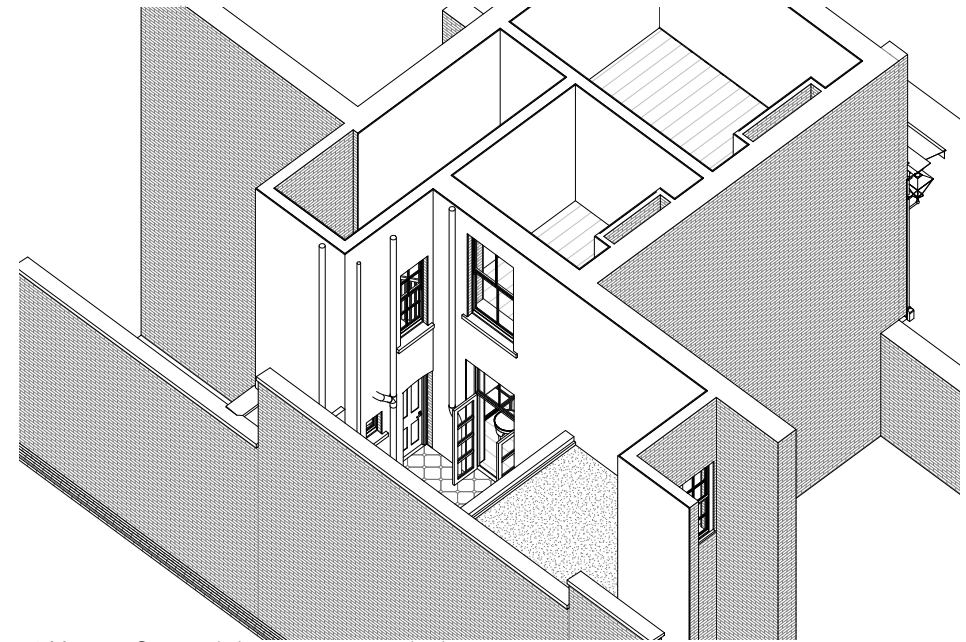
38 Museum Street existing first floor plan



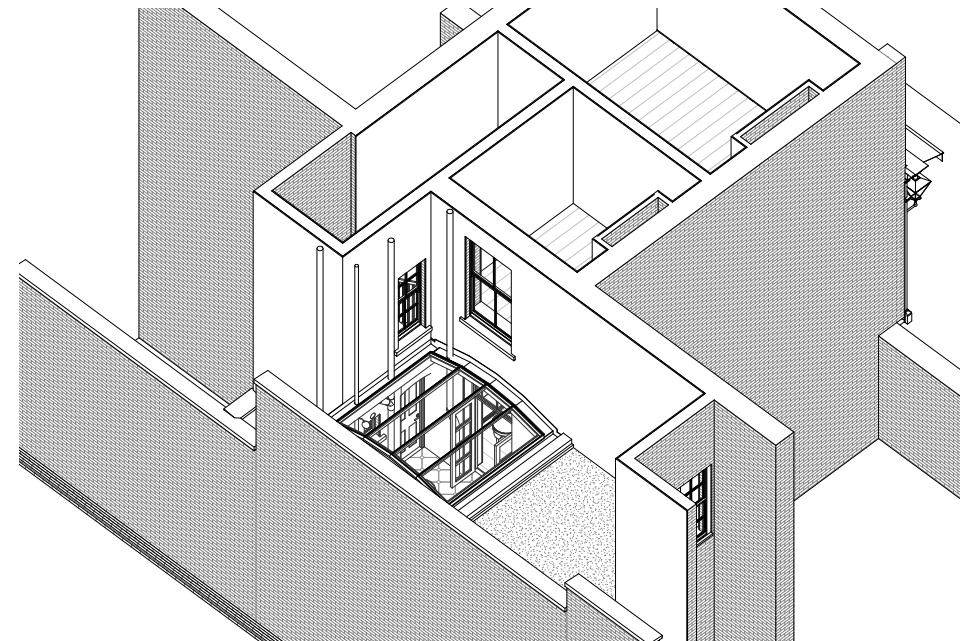
38 Museum Street proposed first floor plan

3. There are a number of existing soil and rainwater downpipes to the rear walls which restrict the glass going right to the edge of the exterior walls as the glass cannot be formed around the pipes.

The proposed solution is to have 4 panels of equal side which are set to gently arch over the rear doorway and neatly aim to sit tucked under the side wall brick coping on the wall to No.37. This is then mirrored to the south side to form a symmetrical roof form.



38 Museum Street existing rear axonometric view



38 Museum Street proposed rear axonometric view

38 Museum Street proposed long section

4.0

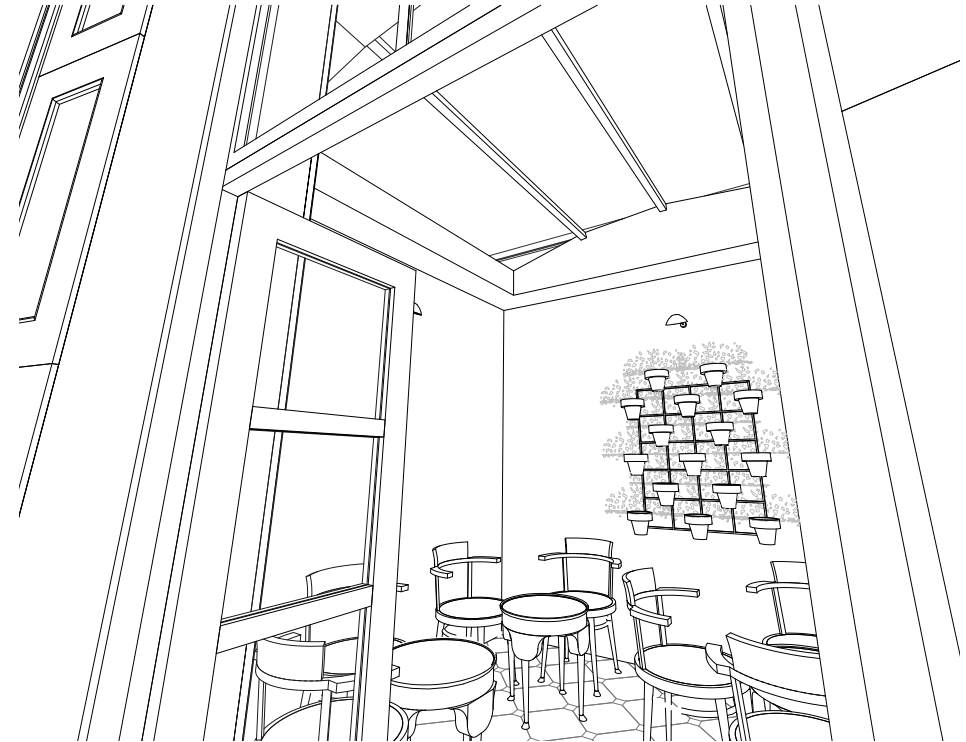
Heritage Statement / Conclusion

4.1 Heritage Statement / Conclusion

The new glass canopy is to be installed to the rear yard to create an internal seating area for the coffee shop. The glass canopy will be made of a modern glazing system.

The overall aim of the glass roof design is to maximise the area of glazing to convey the appearance of retaining the external yard. The rear walls will be painted the same colour and finish of the external walls to the building above to look to achieve this aim. The arched form of the glazing is to form over the tall rear doors and then to tuck under the side wall brick coping.

It is kindly requested this considered application for Listed Building Consent for the rear glass roof design be granted.



38 Museum Street existing rear perspective view

3.0 Design and Appearance

3.4 Appearance/Design/Materials

