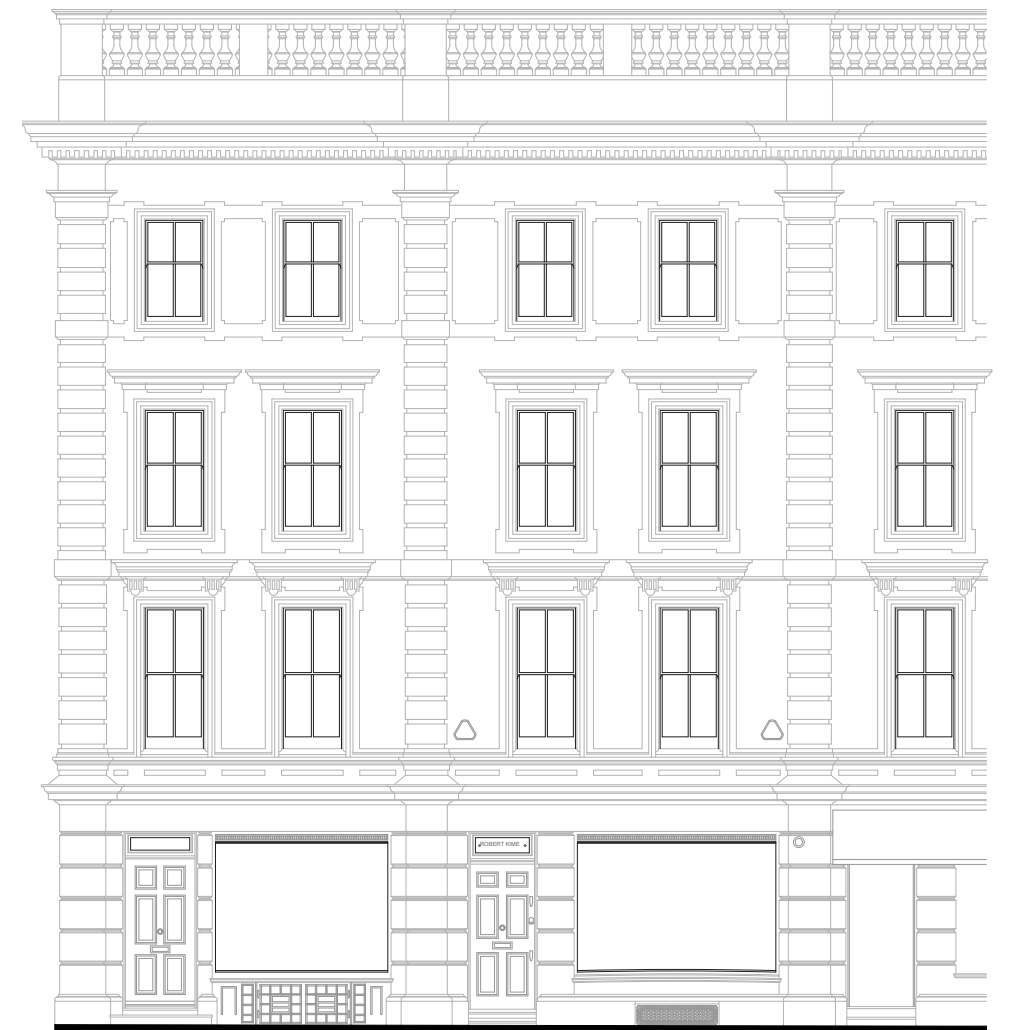

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HERITAGE STATEMENT

43 MUSEUM STREET, LONDON, WC1A 1LY

22 May 2017

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Revisions:

22.05.17 Issued for Listed Building Consent Application

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0 Summary

Catterall Franklin Architects has been asked to develop proposals for refurbishing the interior of the Ground and Basement floors of No.43 Museum Street, London WC1A 1LY. The space will be a West-end base for the Herald Street Gallery, whose main gallery is located in Bethnal Green.

The elegant, 18th century mid-terraced property is Grade II listed and the listed states a construction date of c.1700. Most recently the shop and basement were used as a showroom for an interior sales company.

This Heritage Statement has been prepared to submit to Camden Council as part of a Listed Building Consent application, on behalf of our clients. The proposed works relate solely to the interior, in order to prepare the space for use as a private gallery and as such there is no related planning application.

Catterall Franklin draws on previous listed and heritage building project experience, in making the following proposals. The interventions are of a minimal nature as the intention is to use the existing layout wherever possible. High quality materials will be used throughout, were consent granted and the project taken forward to completion.

In conclusion, it is our hope that the Council will find the proposals acceptable and designed with sensitivity to this listed building, whilst allowing a contemporary use as a private gallery space.



The shop façade of No.43 Museum Street

1 The Applicant and the Application

1.1 The Applicant

The application is made by Catterall Franklin Architects (the Agent) on behalf of Herald St. Ltd. (our Client & the Applicant).

The Applicants have recently taken on the lease for the property. The proposals are made with the intention of reconfiguring the interior of the property for use as a private art gallery.

1.2 The Application

The application proposes the minor changes to the interior layout of the Basement and Ground floors of the property, alongside associated upgrade and refurbishment works to adapt the space for use as a gallery.

2 Existing Location & General Photos

The property is located on the North-East side of Museum Street, which runs North-West to South-East.

The building is Grade II listed, the Historic England listing relating entirely to the exterior.

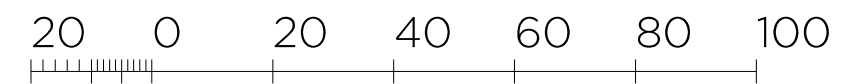
The building is located within the Bloomsbury Conservation Area.



Aerial Photograph (Not to Scale)



1:1250 Location Plan at A3



Metres

2 Existing Location & General Photos

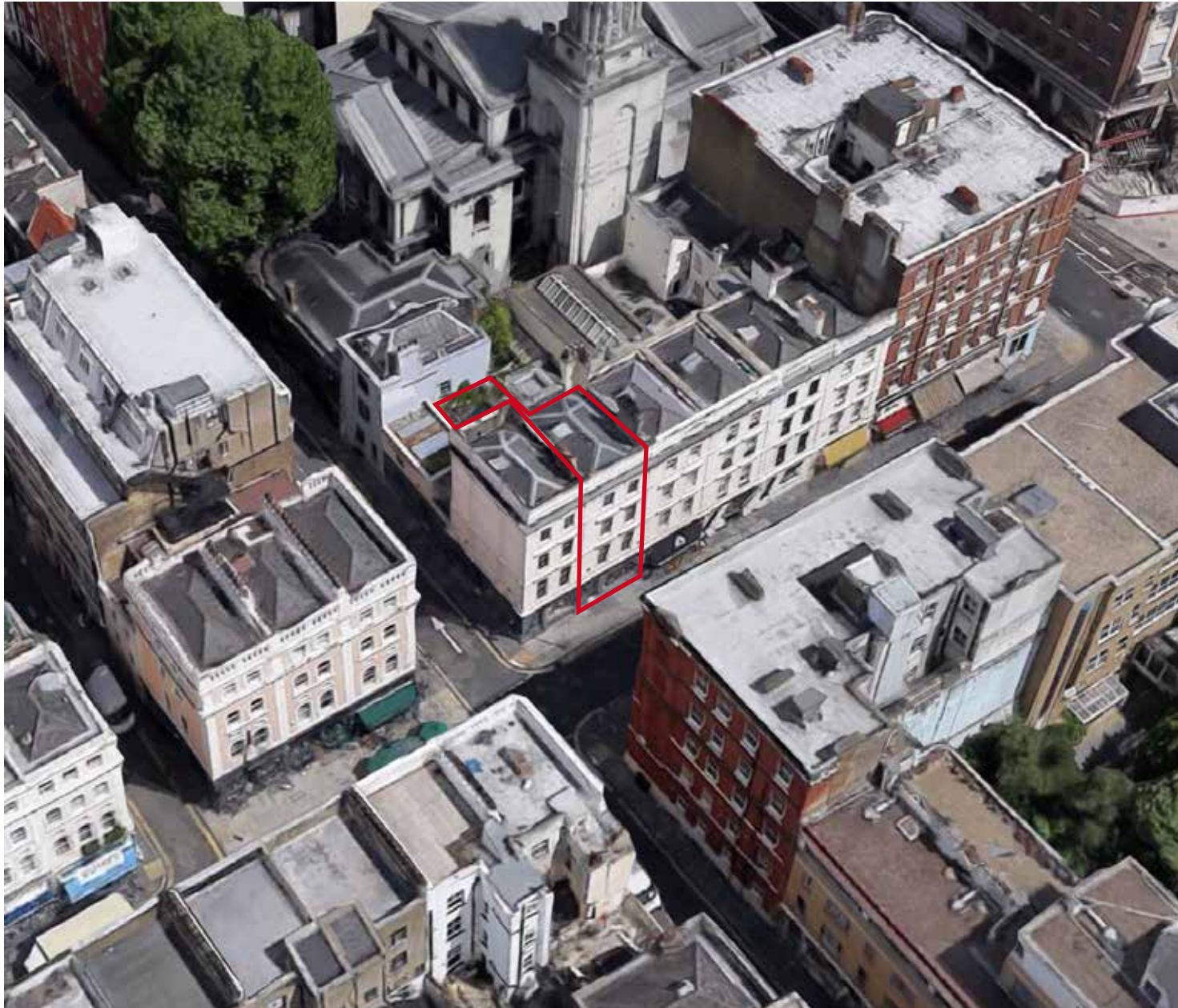


Aerial Facing North-East

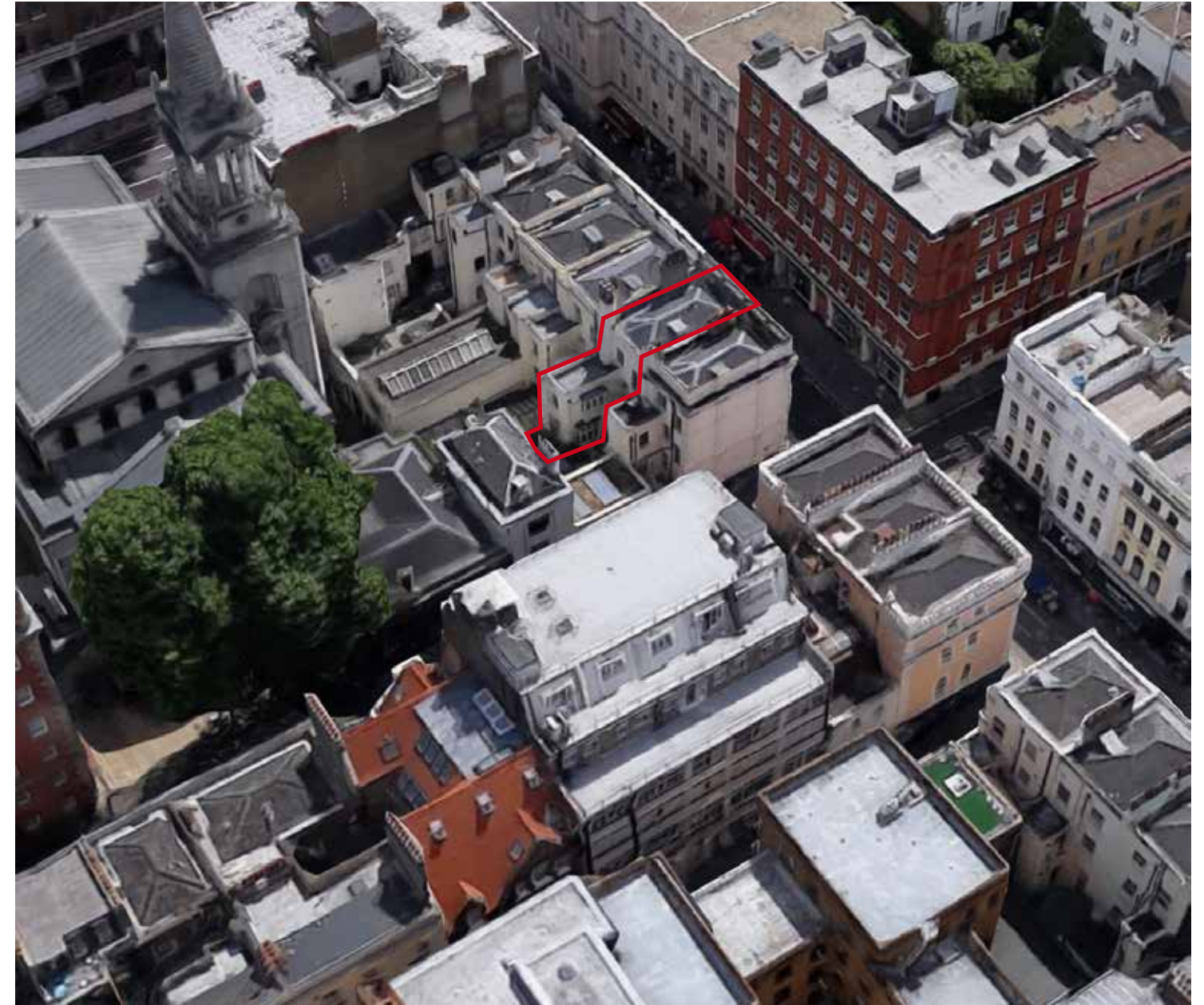


Aerial Facing North-West

2 Existing Location & General Photos



Aerial Facing South-East



Aerial Facing South-West

2 Existing Location & General Photos Ground Floor

NOTE: A Full photographic survey is included as part of this application as a separate document



2 Existing Location & General Photos
Basement



2 Existing Location & General Photos Noteworthy Features



The most part of the interior has been refurbished in recent years, to allow for use as an interior design showroom. However, there are some original features that have been preserved and the intention as part of the proposals here, is to retain these features as they will add character to the proposed gallery space.

Namely these are (clockwise from bottom left):

- Column supporting bulkhead, to rear space
- Column head (to same column), which has a distinctive floral flourish design.
- The shopfront, which incorporates an opening vent to the top of the glazing frame and panelled timber work to the sides.
- The balustrade, handrail and Newell post to the stair leading down to Basement level.

3 Historical Context

3.1 Historic England Listing Status

The following is taken from the Historic England Website, as a record of the building's listing status.

Name: 42-47, MUSEUM STREET
List entry Number: 1322091
Location: 42-47, MUSEUM STREET

County: Greater London Authority
District: Camden
District Type: London Borough

Camden

Grade: II
Date first listed: 09-Dec-1977

TQ3081NW MUSEUM STREET 798-1/100/1175 (East side) 09/12/77 Nos.42-47 (Consecutive)

GV II

6 terraced houses with later shops. c1700, refronted 1855-64 by William Finch Hill. Stucco with rusticated ground floor and pilaster strips separating each house and at angles. Modified French Renaissance style. 4 storeys. 2 windows each. Ground floor with square-headed entrances mostly altered, as are windows, in C20. Cornice with recessed panelled sill band above at 1st floor level. 1st floor with console bracketed cornices to architraved 4-pane sashes. 2nd and 3rd floor, architraved sashes with cornices, the 3rd floor with sunken panels inbetween windows. Dentil cornice broken forward over pilasters. Balustraded parapet. INTERIORS: not inspected.

3.2 Historical Context

Museum Street is located within the Bloomsbury area of London, a short distance South of the British Museum. As such, the shops along its length attract visitors on their way to the museum.

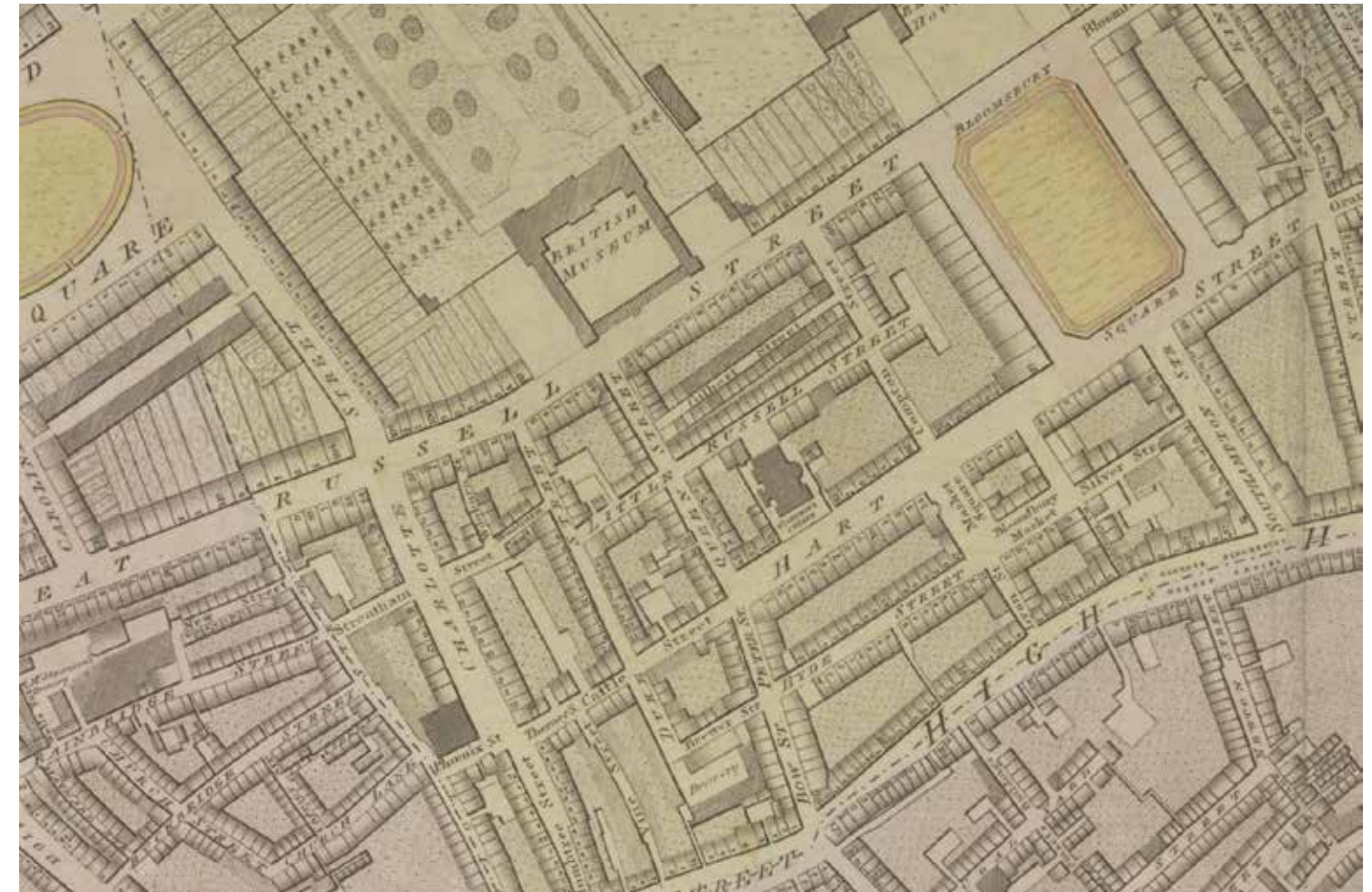
The history of the street goes back to the 14th century and beyond, although it was largely rural until the 17th century. From the 17th century the urbanisation of London, led to the area being developed and built-up. However, original references to the street refer to its earlier name of Peter Street due to the location of a Salt-Peter manufacturer. It was approximately at

this time that the terrace that comprises No.43 was built.

The name of the street was changed to Queen Street in an attempt to gentrify the area, as it had been an area that was home to slum tenements as well as being associated with pickpocketing and prostitution. In cleaning up the area, Parish schools were opened and the Charles Mudie bookstore, which prompted the start of an ongoing relationship to literature within the area.

From 1855, William Finch Hill worked extensively in Museum Street. with his partner Edward Lewis Paraire. He designed the Museum Tavern on the same street and William was described as follows: "Finch Hill was a master of the opulent but never licentious classicism of the 1850s. Audiences knocked back their beers in sumptuous settings designed by an architect who knew the churches of Gibbs, Archer and Hawksmoor"

The architect and surveyor was responsible for modifying the terrace and introducing shops to the properties at Ground floor level.



Horwoods Plan of London 1792 showing Queen Street

3 Historical Context

Museum Street sits within the Bloomsbury Conservation Area, in the relevant SPG for the area, the following description is made:

The area has a very distinctive grain and street pattern consisting of a tight grid of streets containing small, intimately-scaled blocks of development. The area was developed in the later 17th century and retains its early street pattern. During the mid 19th century many of the terraces were rebuilt and re-fronted, reflected by a variety of elevational treatments.

The differing character of the area relates to the hierarchy of streets of a range of widths, uses and levels of pedestrian and vehicular use.

The predominant building type is the terrace although there are a number of areas where larger scale mansion blocks and hotels have been introduced, replacing original development. The terraces have consistent plot widths of two or three bays and many have ground-floor shopfronts, which were inserted in the 19th century. They are generally of three or four storeys in height and have continuous parapet lines. The windows above ground level are vertically proportioned diminishing in size on successive upper floors with recessed sash windows. The late 18th and early 19th century terraces are faced in stock brick, often with rubbed brick window heads and simple contrasting stucco banding. Those built or refaced in the mid 19th century tend to have a more decorative treatment being stucco faced with classically influenced ornamentation such as rusticated quoins, window surrounds, cornicing and balaustrading at parapet level. Many of the Victorian timber shopfronts are retained, providing interest at street level.



View along the listed terrace from 42 - 47 Museum Street

4 Relevant Planning History

The following applications are recorded for the application site:

2009/4187/A - 10-09-2009

Installation of a non-illuminated fascia sign and one projecting sign on front elevation of existing shop (Class A1).

Application Withdrawn

2009/0328/L - 05-02-2009

Alterations associated with change of use of first to third floor levels from financial & professional services (Class A2) to provide one 3-bed maisonette (Class C3); retention of retail (Class A1) at basement and ground floor; associated internal and external alterations to rear elevation, including two replacement projecting glazed bays at first and second floor level and replacement of lantern light at ground floor level.

Application Granted

2008/5725/P - 05-02-2009

Change of use of first to third floor levels from financial & professional services (Class A2) to provide one 3-bed maisonette (Class C3); retention of retail (Class A1) at basement and ground floor level; associated external alterations to rear elevation, including two replacement projecting glazed bays at first and second floor level and replacement of lantern light at ground floor level.

Application Granted

PS9804724 - 03-08-1998

Change of use to estate agency (Class A2) from jewellery shop (Class A1).

Application Withdrawn

PS9704708 - 21-07-1997

Change of use from (Class A1) Jewellery Shop to Estate Agents (Class A2), as shown on one unnumbered drawing.

Application Refused

19691 - 14-10-1974

The change of use of the second floor rear from showroom/workroom and showroom to showroom/reception

Application Refused

N14/30/7/15079 - 16-11-1972

At 43 Museum Street, W.C.1, alterations comprising extensions to back addition at first and second floor levels for office use, change of use of second floor rear to offices, and use of third floor rear as toilet accommodation in connection with office use.

Application Refused

12962 - 21-02-1972

At No. 43 Museum Street, WC1, alterations comprising extension to back addition at first and second floor levels and change of use of rear part of second floor from workrooms to showrooms and and showroom/workroom and third floor rear from workroom to teamaking room

Conditional Approval

12468 - 09-12-1971

At No. 43 Museum Street W.C.1. alterations comprising extension to existing back addition, new roof lights and new fire escape at roof level.

Conditional Approval

12043 - 27-09-1971

Change of use of basement, ground floor, second floor (rear) and third floor at No.43 Museum Street, WC1 from retail shop, showroom, ancillary offices and stores to estate agents' offices.

Application Refused

5 Policy - Guidance & Considerations

We have reviewed the relevant local (London Borough of Camden) and regional (Greater London Authority) planning policies. We understand that the following policies are likely to be referenced, with regards to assessing the proposals contained within this application:

Planning Policy Statement (PPS) 5 Planning for the historic environment - CLG, 2010

The proposals do not affect the listed status of the building as works are proposed to the interior only, which does not form part of the listing. Works are very 'light touch' in nature and work with the existing room layouts, rather than significantly altering room layouts.

The London Plan - Policy 7.8 Heritage Assets and Archeaology

The unique features of this building are not affected by the proposals and the heritage character of the building is seen as an asset to the new gallery, thereby utilising its assets positively.

Camden Development Policies - 2010-2025 - Local Development Framework

DP25 Conserving Camden's Heritage

It is firmly believed that the proposals set out within this application do not cause harm to the special interest of this building, as there are no proposals to alter the external appearance of the building and works to the interior are minimal.

Camden Planning Guidance CPG 1 Design Part 3 - Heritage

DP25 Conserving Camden's Heritage

The proposals do not impact the special interest or heritage aspects of the building. The designs work with the original layouts of the rooms, with only minor interventions proposed.

Bloomsbury Conservation Area Appraisal and Management Strategy - 2011

The guidance contained within this SPD has been used for reference, in particular to understand the defining characteristics of the Museum Street buildings. None of the proposals made here would diminish or affect the unique character of the Bloomsbury Conservation Area.

6 Design, Heritage & Access Statement

6.1 Design & Heritage Approach

The design proposals are to refurbish the existing space, fitting it out for use as a private art gallery, to become the new West-End base for the Herald Street Gallery.

The works are intended to be 'light-touch' in nature, with minimal structural works, use of existing systems wherever possible and light cosmetic improvements (such as re-decorating). As such, the proposals are intended to enhance and preserve the distinct character of the property with interventions kept to a minimum throughout.

Where new works are proposed, it is intended that they be installed in a way that will allow their future removal, without major disruption to the building's fabric. It is also intended that new features, such as the partition wall and pocket door, are easily read as being new features but that they do not draw attention away from the character of the existing building. As such, new proposals are 'low-key' in their design.

The items that are intended to be removed or modified, are few and are non-original features. These are thought to have been installed as part of the previous leaseholder's fit-out of the space. For example, the traditional panelled surrounds to the steel columns (Image 5 in the photographic survey) and the coved chimney details to both floors.

It is intended that the few original features of the interior space (shown on page 10), are retained and highlighted with lighting, as their unique appearance is considered an asset.

Generally, the existing layout is to be retained with some minor partition work proposed to increase the amount of available wall space, for display of artworks. The two foremost examples of this being at Ground floor level, namely:

- to line-out the stepped wall near the stair to create a flush wall and continuous wall surface
- the new wide partition and pocket door, which acts to conceal the modern column in the centre of the rear room, whilst creating display space to both sides
- Adjusting the walls to the existing WC at Ground floor level, to allow more space for the gallery whilst retaining use of the WC.

There is some need for repair work where internal damp has damaged wall linings, in particular to the Utilities room and rear room at Basement level. An independent damp surveyor is proposing minor works to remedy the issue in these areas. This will involve localised repairs using a suitable, breathable render and paint coat to areas where the existing plaster requires removal. The approach will be to ensure that the existing ventilation is repaired and well maintained, rather than lining the walls with a membrane.

6.2 Scope of Works

Demolitions

No major demolitions are proposed. Minor demolitions to remove non-original features installed by the previous leaseholder and stripping out are proposed. Part of the existing South-East wall to the Ground floor WC, is proposed to be cut-back, to create more gallery space.

Non-original coving and skirting is either to be removed and the plasterwork made good, or covered by the proposed wall lining.

No demolitions are proposed at Basement level.

Structure

No major structural works are proposed. Where part of the wall that surrounds the existing WC at Ground floor level, is removed a slender column is to be installed to re-support the roof in that location.

Partitions

It is proposed that the Ground floor walls are lined with a finish of skim-finished, plasterboard, fixed to a single layer of plywood on metal studs, this new offset wall is intended to create a continuous, uniform display surface for artworks throughout the space. It will also serve to conceal existing skirting and electrical sockets, rather than necessitating their removal. No fixings are to be made into the floors, due to the existing wet-system underfloor heating.

Doors, Windows & Rooflights

No new external doors, windows or rooflights are proposed.

Interior doors, where proposed are to be discrete, frameless timber doors with discrete ironmongery, in order that they are read as being part of the wall.

Wall & Ceiling Finishes

Existing wall and ceiling finishes are to be retained and re-decorated as required. Where new partitions are proposed, they are to be finished with a plaster skim to match the existing walls.

Floor Finishes

Existing floor finishes, even though non-original are to be retained throughout, as is the underfloor heating. The exception to this is the stair carpet, which is proposed for removal. The stairs are then to be stripped back and refurbished.

Electrical Systems

Existing electrical systems, such as small power, comms, CCTV and lighting are to be retained and modified where necessary. New low energy LED lighting will be used to upgrade existing circuits, for both architectural and artwork lighting.

Fire & Security Installations

No changes are proposed to either fire or security. The existing strategies and installations are

6 Design, Heritage & Access Statement

to be retained and maintained for ongoing use.

Mechanical, Drainage

Where possible existing drainage, hot & cold water supplies are to be re-used. The exception is the proposed WC at Basement level, which will require a connection into the existing SVP that is located to the rear corner of the Utilities room.

Joinery

A new low joinery plinth is proposed to the underside of the Ground floor bulkhead, to the base of the original feature column. The intention being to create a feature for display of artworks, in this otherwise awkward corner. The plinth will be constructed in timber, with a plywood or MDF covering, with no fixings into either the floor or the column. Later removal, if required, will be simple necessitating no damage to the column.

Basement Lightwell

The lightwell is to be cleaned and painted using a breathable, robust paint to improve reflection of light into the interior space.

6.2 Impact Assessment

Have you assessed the elements which constitute the historic and special architectural interest/ character of the building? If there is particular adverse impact on these explain what is the purpose of your proposal, why it is necessary and what approach of the design has been taken to minimise impact.

Yes, a desk based study has been carried out to understand the property's history and heritage context. This is summarised in part in Section 3 of this document. The proposals have been designed so that there is no adverse effect to the special character of this listed building. Proposals are very light-touch in nature. Where there are existing, original features to the interior, they are to be retained and preserved as key features within the space.

Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area?

The proposals have no impact to the building's setting.

If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected?

No extension is proposed to the property.

If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric and features of the building?

The original layout is being retained throughout, with the exception of some minor partitions that are proposed and the removal of a small part of the separating wall between WC and main space. Where partitions are proposed, they are designed to be easily removed by future users.

Existing original features are to be retained throughout. Some non-original features are being removed, to allow for improved use of the space as a gallery. Wherever possible fixtures into the existing building fabric are to be reduced and invasive works kept to a minimum.

What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered?

The existing accessibility arrangements are being retained. The provision for accessibility is limited due to the nature of this heritage property. Some consideration was given to removal of the Ground floor WC, however this is being retained to ensure there is a WC on that level.

6.3 Access Statement

There is no change to the existing access to the property as a result of the proposed works.

6.4 Conclusion

The design proposals are made with respect to the existing character and importance of this Grade II listed building. Where alterations are proposed, they have been carefully considered and chosen from several design options, to ensure that they fit within and complement the existing style and quality of the interior.

It is hoped that these proposals will be seen as favourable by Camden Council and that the application will be supported, allowing the gallery to open later this year.

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