

RUSKIN HOUSE, MUSEUM STREET WC1A 1LT
DESIGN, ACCESS AND HERITAGE STATEMENT

INTRODUCTION

The proposal is for a change of use of the whole property from office (Class B1) to flexible use of Class B1 and D1

SITE ANALYSIS

Ruskin House is situated in Midtown, on the corner of Museum Street and Little Russell Street.

The property is within very close proximity to The British Museum and is within easy walking distance of both Holborn (Central and Piccadilly Lines) and Tottenham Court Road (Central and Northern Lines) underground stations. Public transport is also provided by several bus routes passing along New Oxford Street and Great Russell Street.

The listing noticed for the site reads as follows

TQ3081NW MUSEUM STREET 798-1/100/1174 (East side) 09/12/77 Nos.40
AND 41

GV II

2 terraced houses with shops; formerly 3. 1855-64. By William Finch Hill. Stucco with rusticated pilaster strips, topped with small segmental pediments, separating the houses and at angles. 4 storeys. 2 windows each. 2-window returns to Gilbert Place and Little Russell Street. Modified French Renaissance style. No.40 shopfront altered in C20. No.41 currently boarded up but has panelled dados and pilasters at angle with fielded panels and roundels. Entrances in Gilbert Place and Little Russell Street with round-arched, architraved doorways with fanlights and panelled doors. Continuous dentil cornice above which plain, continuous sill band to 1st floor round-arched,

architraved, recessed 2-pane sashes. Above, architraved oculi enriched with swags. 2nd floor with console bracketed sill band to segmental-arched architraved sashes. Console bracketed cornice beneath 3rd floor architraved sashes with keys. Cornice and blocking course. INTERIORS: not inspected.

The property also lies within the Bloomsbury Conservation Area Sub Area 7.

The application site and its neighbours are remarkable for their consistency, as the wider area includes a diversity of built form, unsurprisingly in a part of central London which has been built up for several centuries. Incremental redevelopment has generated its special character, and many buildings have been given an additional storey or storeys since their initial erection.

DESIGN APRAISAL

i. Amount

There will be no change to the fabric of the Listed Building as a result of the change of use.

ii. Scale

There are no proposals to alter the scale or volume of the existing listed building and no proposals to carry out alterations to the external appearance of the building. All historic details and features of the building will be retained and maintained.

iii. Landscaping

No proposals with this application

iv. Appearance

There are no proposals to alter the appearance of the Listed Building as part of this approval.

v. Use

The entire building will be used for either B1 or D1 use.

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vi. Access

The existing access at ground floor level from will be retained.

The application site is within a long established neighbourhood with a broad range of community facilities within easy walking distance. The location of the application site is close to the established community with town centre retail and open space facilities close by.

Public transport links are conveniently located with several underground stations and bus routes within easy walking distance meaning that the site is easily accessible without a car.

CONCLUSION

The proposal introduces a community use, alongside the current use. The works proposed avoid harmful consequences to the special historic and architectural character of the Listed Building.