

Our ref: E01819/Let001/CL
Your ref:
Date: 8 November 2019



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Thomas Sild
Planning Dept of Cambden Council

Dear Thomas

HERITAGE STATEMENT FOR
38a MUSEUM STREET, LONDON

In regard to the above we detail our heritage statement as follows:-

1. The existing shop is vacant. It was previously a café at ground level, with staff and store rooms at basement level. The applicant wishes to trade from the shop and put a fit out in place since it is currently empty,.
2. The ground floor shop has timber floorboards (not original), plasterboard walls with wallpaper, and a lowered fire ceiling with a simple plaster cornice, which does not look original. Some existing wood panelling was installed at the front of the shop which was installed by the previous tenant and is not original.

To the rear of the ground level, there's a glass roof infill made in modern materials.

An old historic toilet is installed into the ground floor area.

The shopfront is painted timber with single glass installed.

3. Our proposals shall be to install a new shopfit to the premises which will comprise:-

- a. A new floor covering using wood effect vinyl for anti-slip resistance. It will be a dark wood colour similar to the existing.
- b. New counters and tables in a Teak stained Sappele finish.
- c. New slat wall for hanging clothes on. Finish shall be teak stained sapele.
- d. A new lowered lighting system hung from the old ceiling.
- e. A new proposed air conditioning system. The shop gets very hot in summer due to the rear glass roof and it /reached 35c during the recent months.

4. Impact of the works as follows:-

- a. The existing ceiling and cornice remains untouched, but does not appear original anyway. There would be no impact in this regard. The new lighting system hangs below the existing ceiling.
- b. Walls are plasterboard with wallpaper and will have new slat wall installed. There will be no loss of any features.
- c. The old toilet to the rear (see photo below), shall be retained but a partition over the toilet to form a changing room.
- d. The air conditioning unit externally shall be mounted onto the wall. Pipes surface run. Internal units are surface mounted and all pipework surface mounted. As such no changes to the fabric of the building will be made.
- e. There are no considerable works to the basement.
- f. An old fireplace at the front will remain unchanged but covered over. There's no surround to this fireplace.
- g. The shopfront will remain unaltered except for a new paint scheme and signage and therefore no effect made to the heritage of the building.

In summary the fabric of the building will remain unchanged as a result of the works. The internal fit out is not particularly disruptive. The air conditioning proposed is mostly surface mounted and will not effect the building fabric.

We trust the above is to your satisfaction and should you require any further information please contact our Craig A Lees.

Yours sincerely.



**Craig A Lees on behalf of
BR & Co Surveyors**