

# Heritage and Design & Access Statement

Flat 3, 34 Museum Street, London, WC1A 1LH

To accompany a planning & listed building consent application.

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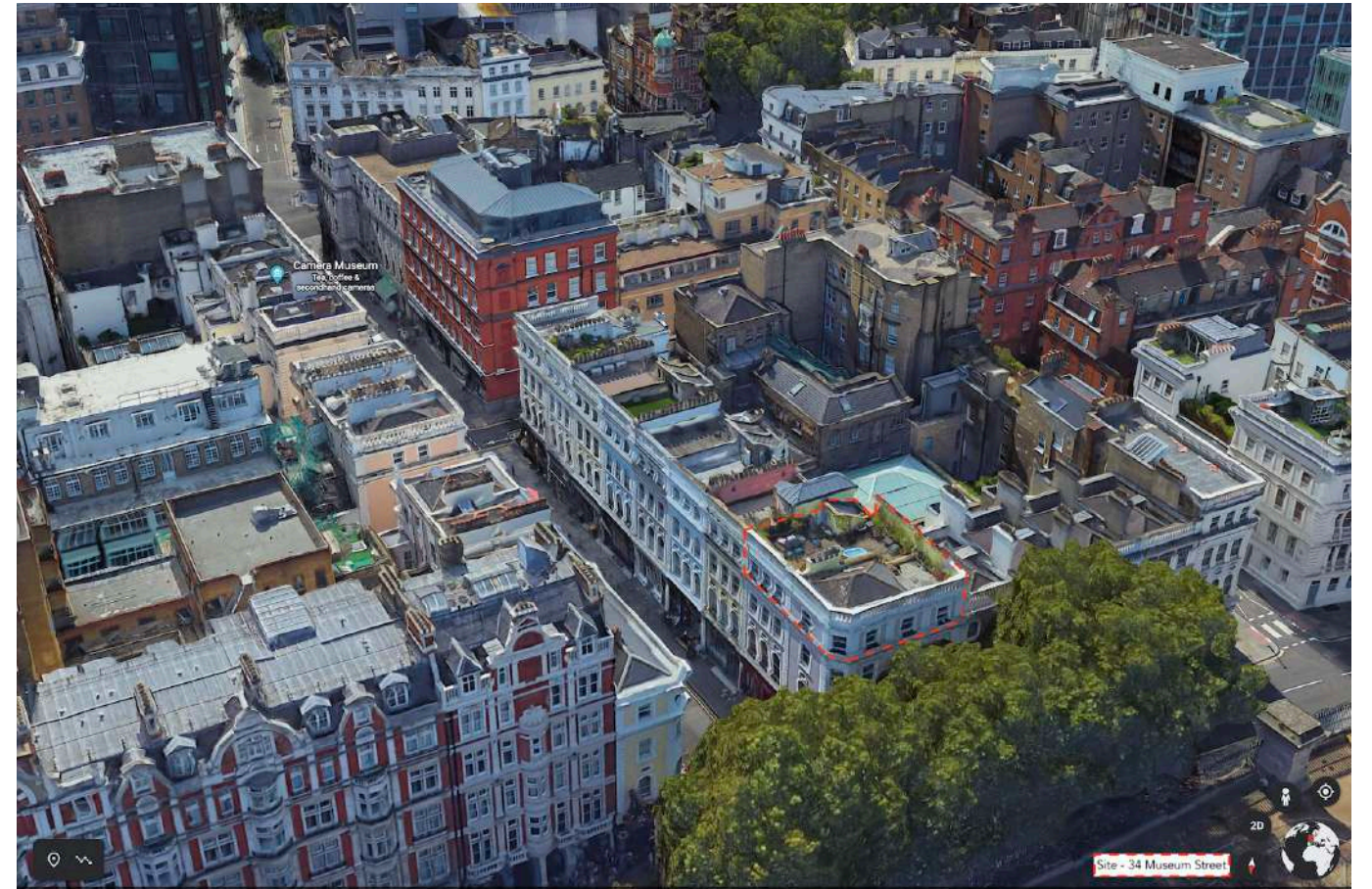


Fig. 1. Site Location

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This report has been prepared by Paul Tierney for and on behalf of Tierney Architects Limited.

1. Introduction

1.1. Summary of Proposed works.

The works primarily consist of demolishing existent roof-top structure and replacing with new to reflect existing roof structure at No. 33 Museum Street (Fig. 3). Some internal works are required to make-good the connection to the main flat. The existing decking surrounding the existing roof structure will need to be remove and made-good where necessary to along the junction with new structures.

1.2. Heritage Statement.

In summary, the property was converted from residential and B1 Class use to three self contained flats in early/mid 1990's. The proposed changes resulted in the loss of a virtually all original internal features and fabric. It should also be noted that the property falls under two separate listings - Nos. 43-48 Great Russell Street & The Plough (No. 27), 27-34, Museum Street. This Heritage Statement has been developed in conjunction with the Schedule of Work and Design & Access Statement which maps design development and the historic alterations previously undertaken at the property.

1.3. Heritage Asset.

Grade II Listed Building - List Entry Nos.: 1130381 & 1322088

Within a conservation area - Bloomsbury

1.4. Architectural and Historical Significance.

Nos. 43-48 Great Russell Street.

Nos 43-48 Great Russell Street, a row of six houses with shops at ground-floor level. Nos. 44-47 date from around 1720 with refronting and outer buildings (Nos. 43 & 48) by William Finch Hill, probably with E L Paraire, added mid 19th century displaying lively French Renaissance influence. This layered group of buildings is reflective of the development of this part of Bloomsbury providing significant historic interest.

The Plough (27) Nos. 27-34 Museum Street.

This is a public house and 7 terraced houses with shops build 1855-64 by William Finch Hill. The building is Stucco fronted with rusticated pilaster strips separating each house and at angles in a modified French Renaissance style over 4 storeys with 3 windows to each house.

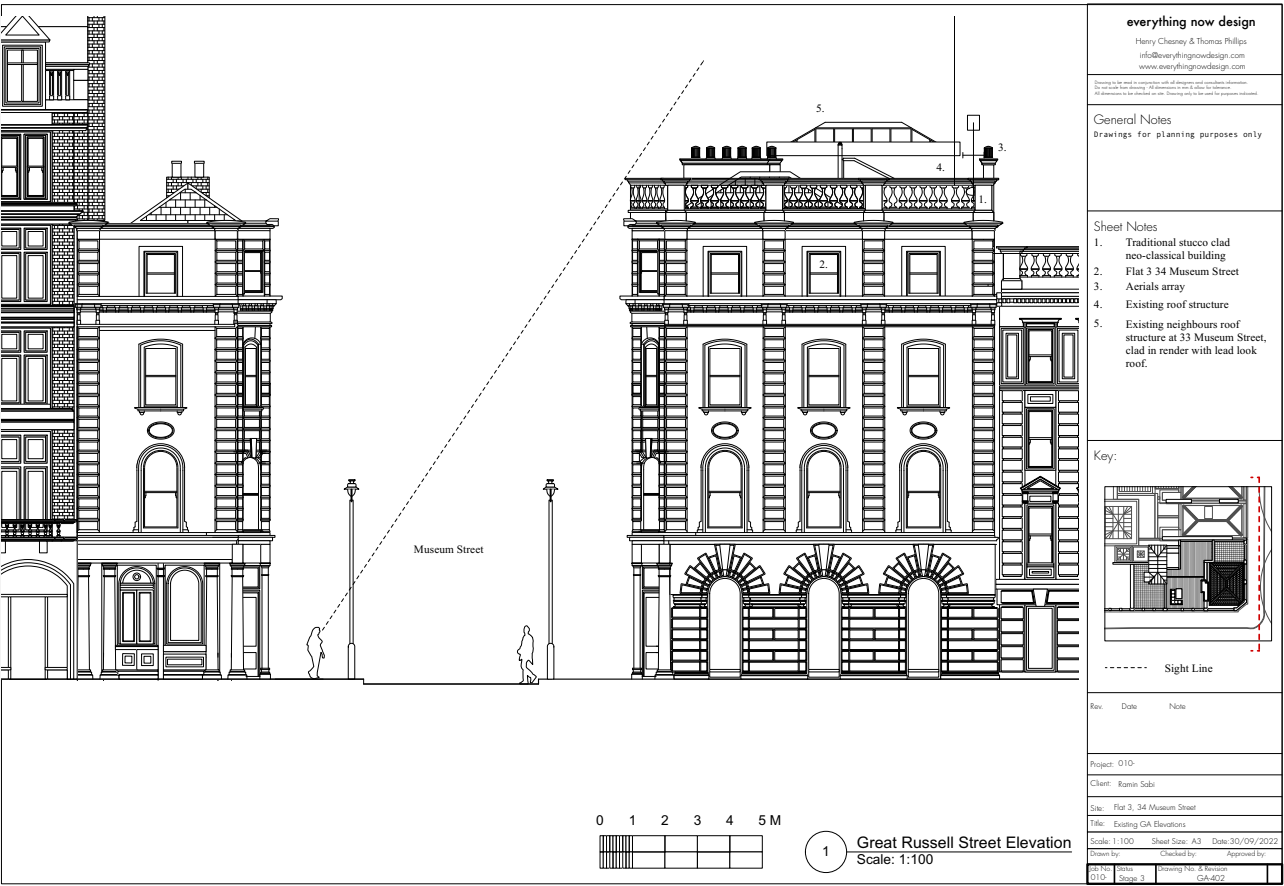


Fig. 2. Existing Elevation from Great Russell Street

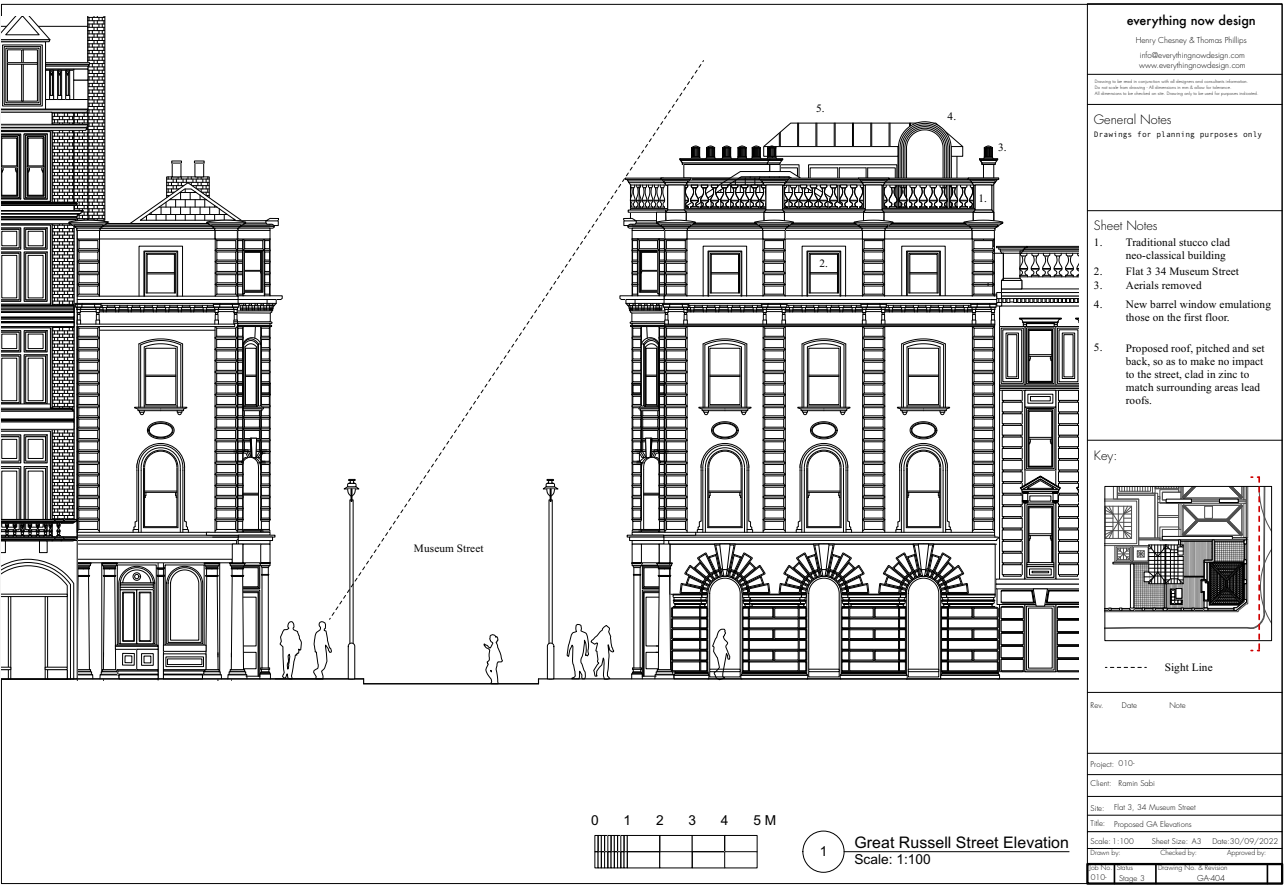


Fig. 3. Proposed Elevation from Great Russell Street



The main historical and architectural significance of both listings refers to the external manifestation and detailings of both groups of buildings. While the interior of Nos. 44-47 Great Russel Street is of special interest, the later corner buildings (Nos. 43 & 48) were only inspected at ground floor shop level and were deemed that no significant historic features have been retained. Similarly with Nos. 27-34 Museum Street, only the interior of The Plough have been deemed to be of significant historic interest.

### 1.5. Proposed Works.

#### External

- Demolition of existing roof top structure deemed to have been added after 1993 as part of the developments approved under application 9301257 (Fig. 4).
- Remove existing timber decking added after 1993.
- Erect new timber-framed structure with rendered finish and painted timber windows similar to existing roof structure at No. 33 Museum Street approved in 2006 (Application 2006/3458/L).
- Add zinc roof to new roof structure match the appearance of the existing structure at No. 33.
- General making good and redecoration of parapet walls using same materials as existing.

#### Internal

- Fitting new secondary glazing independently of existing box sashes and window frames.
- Make-good around junction between new secondary glazing and redecorate to match existing.
- Repair of existing finishes forming stair walls from flat 3 to roof level - stairs wholly with flat 3 and do not form any part of the communal stairwell. It is understood that all finishes have been replaced after 1993 as part of the developments approved under application 9301257 (Figs. 5&6).
- Making good of existing stairs to the roof added after 1993 as par of the developments approved under application 9301257.
- Addition of half-flight of steps and mezzanine level within new structure.
- Redecorating of walls and ceiling within stairs from flat 3 to roof level.

Full details of the proposed works and justification for have been document in the accompanying Schedule of Work.

### 1.6. Impact on Significance.

#### External

- The addition of secondary glazing with have no external impact on significance.
- The proposed roof extension will not be visible from the street and therefore not impact on the



Fig. 4. Photo of existing roof structure adjacent to existing roof structure at No. 33

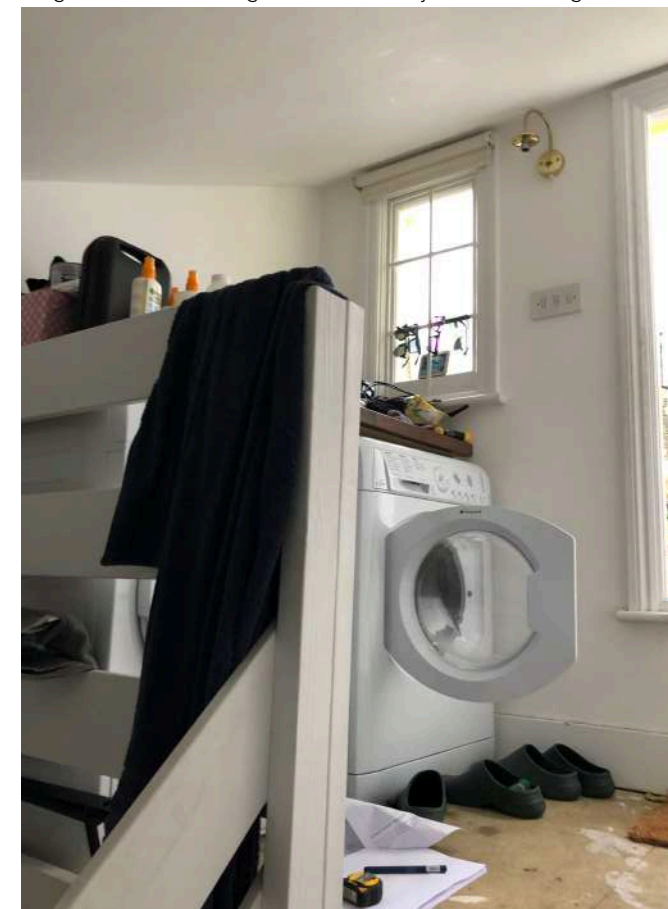


Fig. 5. Photo showing interior of existing roof extension

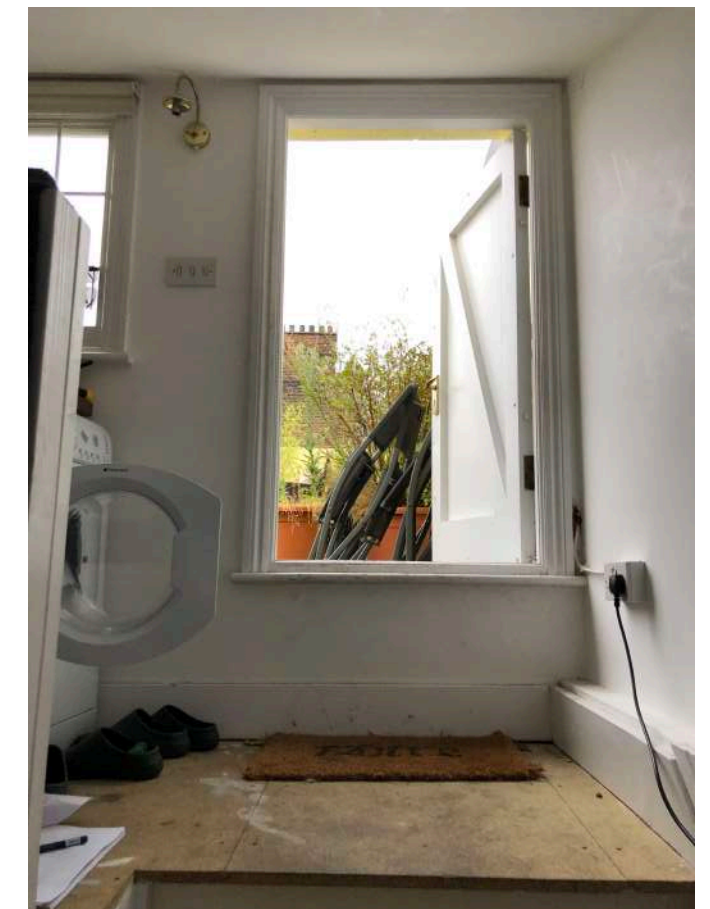


Fig. 6. Photo showing access to roof

setting of any surrounding listed buildings (Fig. 7).

- The proposed timer structure has been designed to be easily removed at any time without impacting on the original building fabric.
- The materials have been carefully selected and detailed so-as to remain sympathetic to the host building while reflecting existing materials and finishes. The existing structure is in a poor state of repair therefore the proposed changes are considered to be a positive contribution to the building and surrounding area as a whole when viewed by the occupants of flat 3.
- General making good of existing parapet walls is deemed to be good maintenance and repair helping to preserve the original fabric.

Internal

- The existing window surrounds are faux details made from painted MDF.
- The secondary glazing will be fully independent from the existing box sashes and frames, and can be easily removed without altering the fabric of the building. It is felt that these works will have no impact on the architectural or historic significance of the property.
- The proposed internal works will have no impact on the setting of this or any other neighbouring listed building (Fig. 8).
- The flat created after 1993 as part of the developments approved under application 9301257. As a lot of original fabric would have been lost with quite a lot of replica architectural detailing added. These evolutionary changes have not been accurately documented or recored. However, as the stairs to the roof top are a modern addition and are deemed to be a secondary space, the architectural detailing in this area should be modest and subservient to the principal rooms. All internal changes will be modest and will not impact on the character of the flat.

1.7. Enhancement & Public Benefits

The secondary glazing will dramatically improve the quality of the building and we feel that the resulting changes greatly enhance the enjoyment of the building ensuring it remains as-is for the foreseeable future. In addition to this, the works are expected to significantly reduce the carbon footprint needed to currently heat the space which is of benefit to the wider society.

The proposed roof top structure will not visible from the street and may only be viewed from neighbouring rooftop structures or terraces. The current roof structure is in a poor state of repair and is not in keeping with the current roof scape. The proposed structure in terms of bulk, style and architectural detailing has been meticulously designed to harmonise with surrounding structures and remain subservient to the host building. The resulting proposal preserves and enhances the roof scape with some public benefit - albeit limited to neighbours with similar roof top access and provisions.

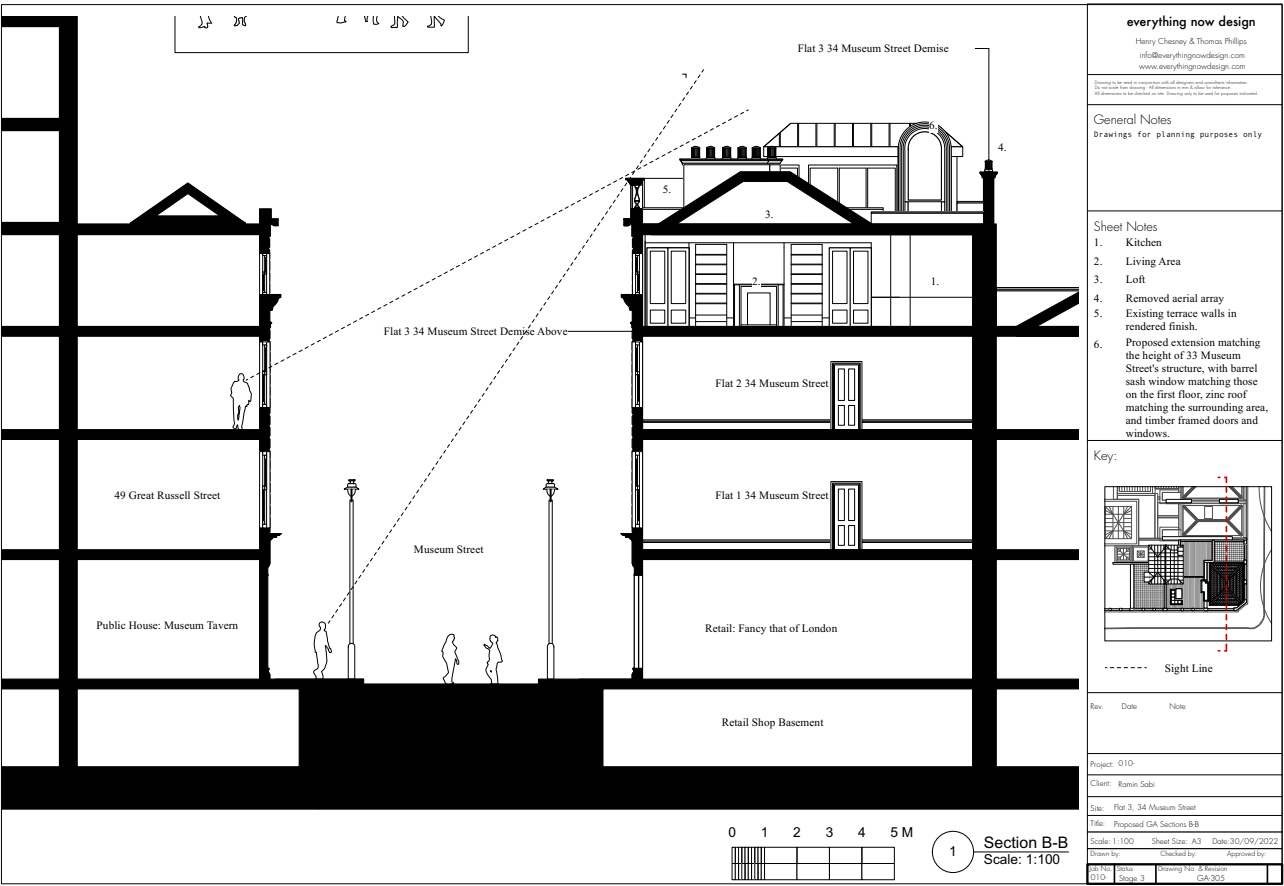


Fig. 7. Proposed section showing sight-lines from street level

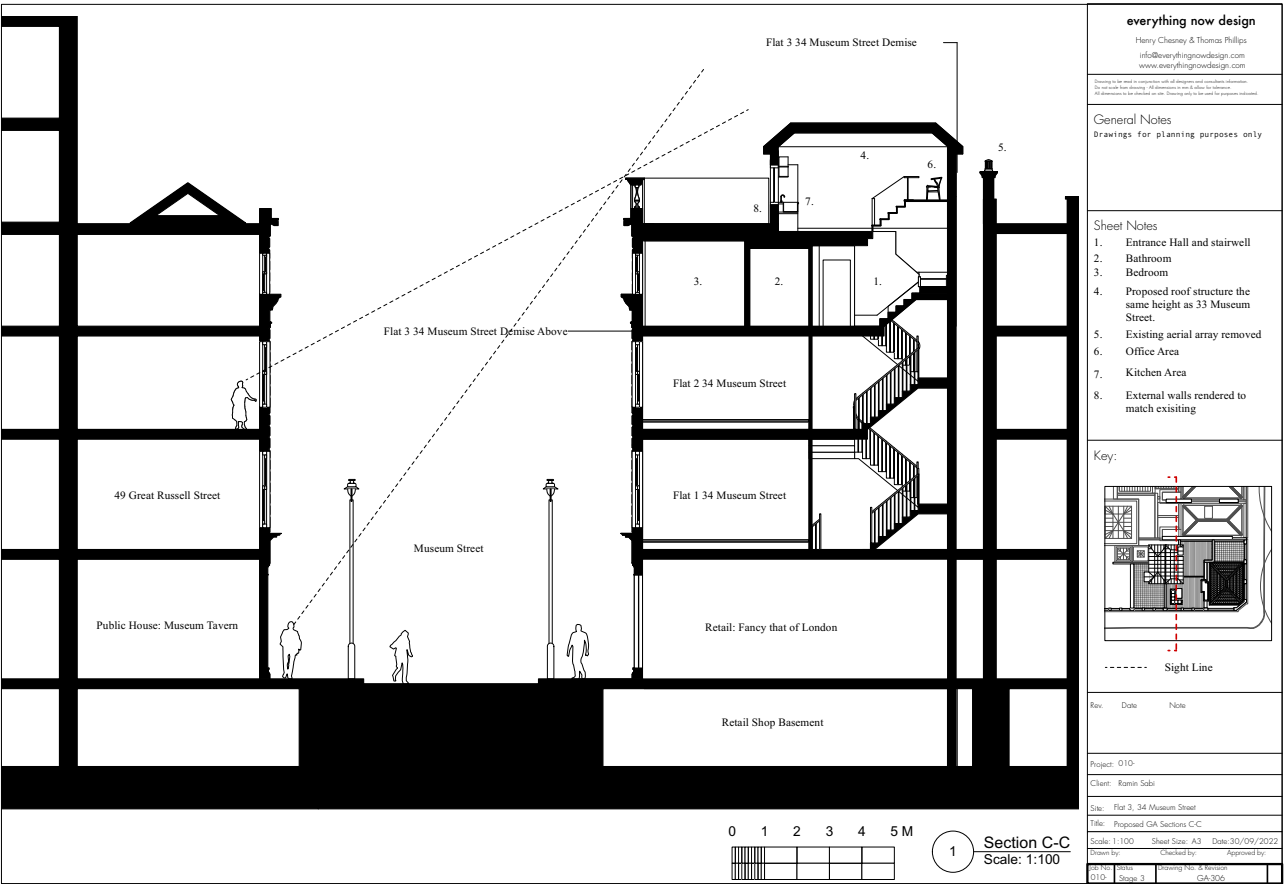


Fig. 8. Proposed section showing connection with existing stairs



While the above is intended to benefit the public, all of the proposed internal alterations have been carefully curated so-as to enhance the enjoyment of this building. One of the core design principles we identified at the outset was to prevent decay and damage to any original building fabric. The existing roof structure presented opportunity for damp and mould grow so it was determined that the existing structure should be replaced rather than simply patch-repair. By doing so, with the addition of secondary glazing elsewhere, the applicant and effectively manage heating and ventilation of the flat and roof structure reducing the chance of damp or mould occurring and ultimately protecting the original fabric. By responding in such a manner, we feel that the resulting changes greatly enhance the enjoyment of the building ensuring it remains as-is for the foreseeable future.

## 2. Location

### 2.1. The Property.

The property is a top-floor corner flat located at the junction between Great Russell Street and Museum Street and is within the Bloomsbury Conservation area (Fig. 9). Nos 43-48 Great Russell Street, is comprised of a row of six houses with shops at ground-floor level and Nos. 27-34 Museum Street is a row of 7 terraced houses and public house with shops build 1855-64 by William Finch Hill. Both groups of buildings are Grade II listed.

The building underwent major works and was converted from residential and B1 Class use to three self contained flats in early/mid 1990's - virtually all of the original internal detailing has been lost with replica detailing added using modern materials. It is believed these faux details were added as part to he conversion works but no record of this could be found.

### 2.2. Relevant Policies & Design Guidance.

The following policies were considered relevant when designing and detailing the proposed works:

- Planning (Listed Buildings and Conservation Areas) Act 1990.
- National Planning Policy Framework.
- Camden Local Plan Policies D1 - Design.
- Camden Local Plan Policies D2 - Heritage.
- Neighbourhood Plans.
- Camden Planning Guidance on Design.
- Bloomsbury Conservation Area Appraisal and Management Strategy Adopted 2011.

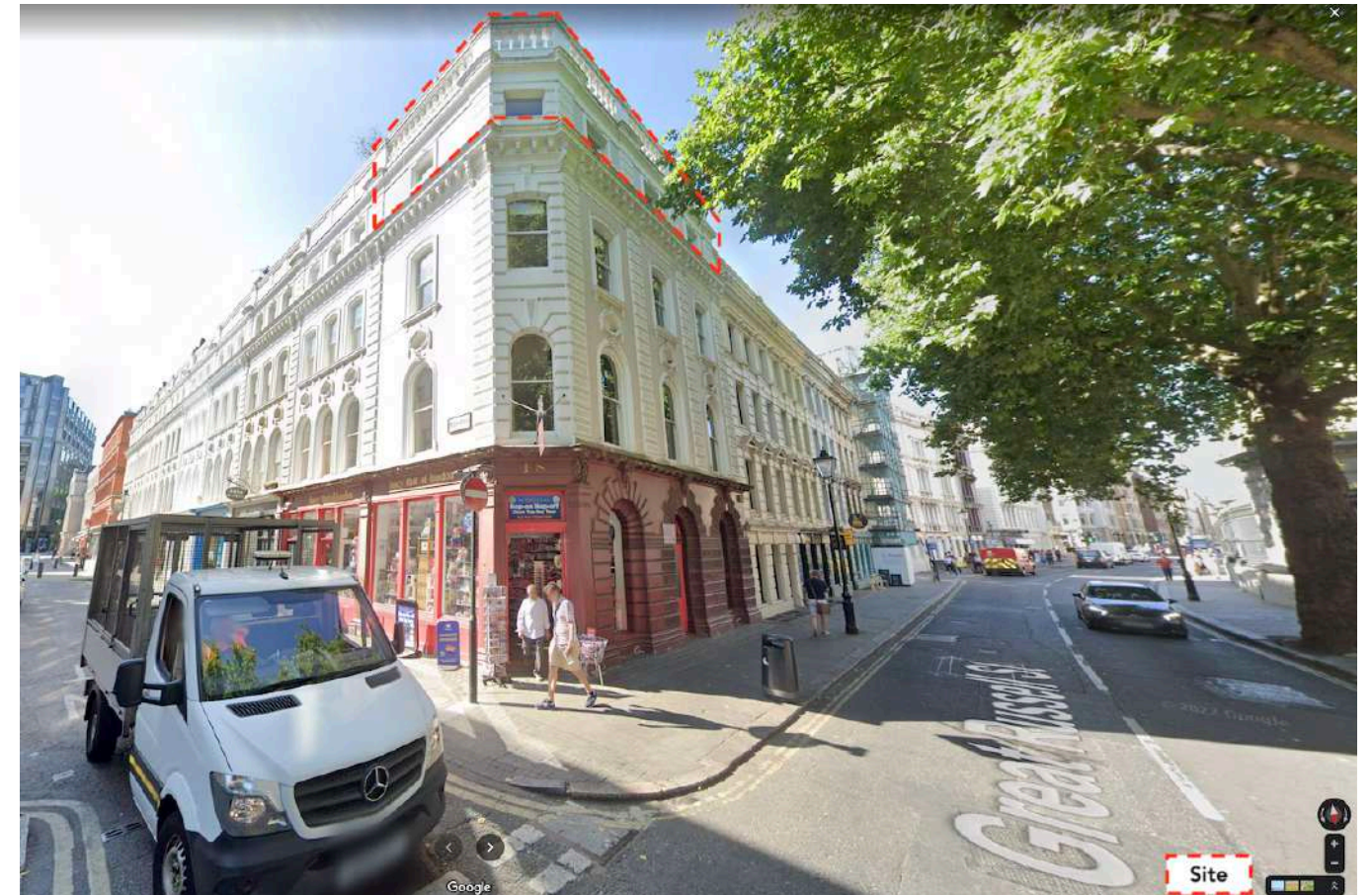


Fig. 9. Google Street view at junction between Great Russell Street & Museum Street



The site currently falls outside of the boundary of approved neighbourhood forums; therefore, precedence has been given to Local Plan Policies D1 & D2 when considering a design that best fits the character and policies relevant to the South Hampstead conservation area.

### 2.3. Relevant Planning History.

2018/3801/P. Museum House 23-26 Museum Street London WC1A 1JT

Variation of condition 2 (development in accordance with approved plans) granted under reference 2014/4117/P dated 11/03/2014 for 'Erection of a 5th floor roof extension for use as a self-contained flat (Class C3) with roof terrace and cycle storage at lower ground floor', namely for the erection of external duct work, air intake and fans and a new guard rail at rear roof level and a louvre screen to conceal the ductwork. **Granted with warning of Enforcement**

2017/1405/L. 29 Museum Street London WC1A 1LH

Installation of 3 No. external heat pump units to flat roof at top of building, and internal units with associated internal and external alterations. Refurbishment of first, second and third floors including various internal alterations. **Granted**

2017/0461/P. Museum House 25 Museum Street London WC1A 1JT

Amendments to the height and width of the lift shaft and repositioning of the rooflight within the flat roof area granted under reference 2014/4117/P dated 11/03/15 for "Erection of a 5th floor roof extension for use as a self-contained flat (Class C3) with roof terrace and cycle storage at lower ground floor." **Granted**

2006/3458/L. 33 Museum Street London WC1A 1LH (Fig. 10)

Internal and external works associated with the conversion of the first, second and third floors to a 3-bedroomed, 3-storey maisonette incorporating the installation of a rooflight at rear first floor roof level and a roof extension at fourth floor level to accommodate a shower room, solar panels and wind turbine. **Granted**

## 3. Design

### 3.1. Character of Area.

The Museum Street 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 principal building type on Museum Street the terrace punctuated with a few larger mansion blocks and hotels added later. Shop fronts were added in the 19th century but the plot widths of two or three bays remains. The buildings, typically four storeys, have recessed sash windows



Fig. 10. Google Earth view of existing structure at No. 33 Museum Street

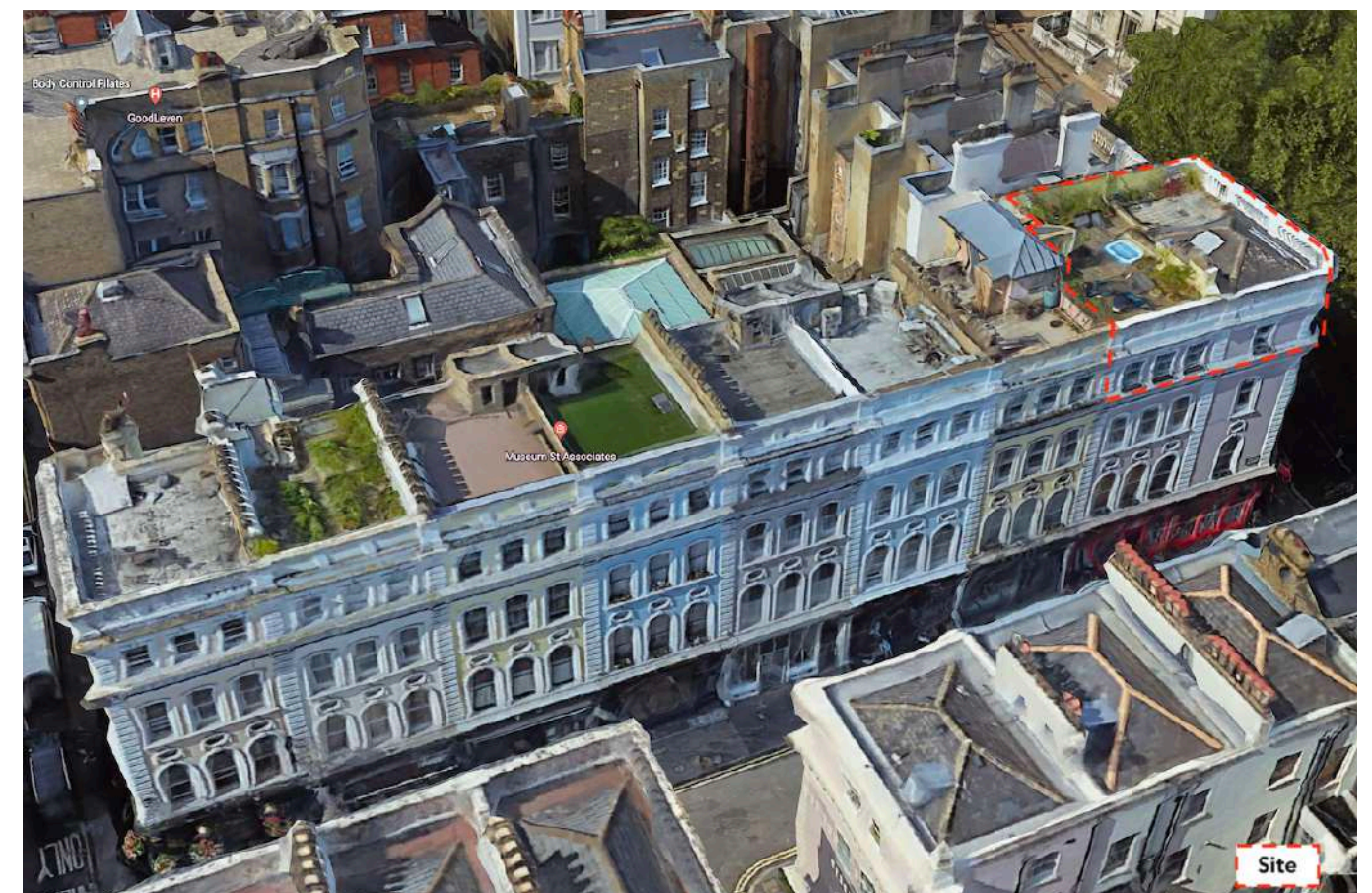


Fig. 11. Google Earth view showing facade detailing



which reduce in height on successive upper floors before being capped by a continuous parapet line.

The late 18th and early 19th century terraces are faced in stock brick, often with rubbed brick window heads and simple contrasting stucco banding (Fig. 11). Buildings added or refaced in the mid 19th century tend to have a more decorative stucco treatment 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.

The late 19th and early 20th century mansion blocks and hotels have decorative elevational treatments, mostly in brick with contrasting detailing. These buildings have a greater degree of variation at roof level, introducing elements such as steep roof pitches, gables, turrets and domes to give visual interest and focal points in the streetscape. The elevations are given a vertical emphasis by the use of projecting bays. Many of the frontages tend to have ground-floor shopfronts. There is a notable concentration of specialist antiquarian bookshops and souvenir shops associated with the presence of the British Museum, which add to the character of the area.

Character area description has been sourced from Camden Council’s online data base, Bloomsbury Conservation Area Appraisal and Management Strategy adopted 2011.

3.2. Scale.

All secondary glazing units with be slim-line profiles maximising the view of existing sash windows and match the proportions and scale of the existing sash windows.

Our detailed analysis of the area, it has been noted that the surrounding rooftops are peppered with rooftop additions of varying scale and orientation (Fig. 11). Using the precedence established at No. 33 the proposed structure was developed to complement this existing structure and restore balance and order to the roof-scape.

The existing rooftop structure is somewhat dwarfed by the existing roof addition at No. 33. Prior to developing the proposed design, careful consideration was given to ensure the proposed roof structure remained subservient to the host building and hidden from view at street level and surrounding properties. The siting of this was also important as this must not impact on the surrounding listed buildings.

The resulting design is modest, proportionate to existing structure at No. 33 (Fig. 12) and is obscured from view at street level and adjoining properties - it may be visible from the top floor

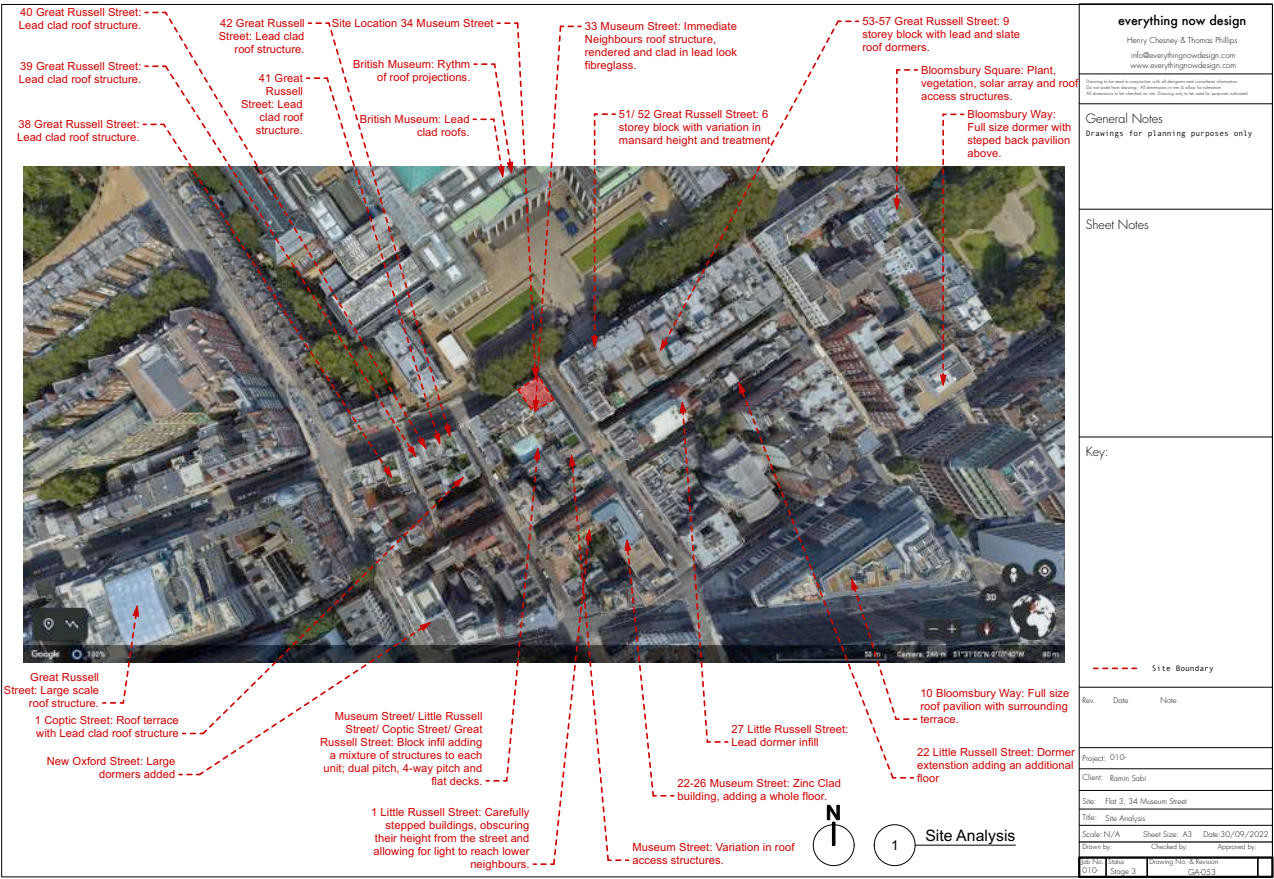


Fig. 11. Site analysis of surrounding rooftop additions

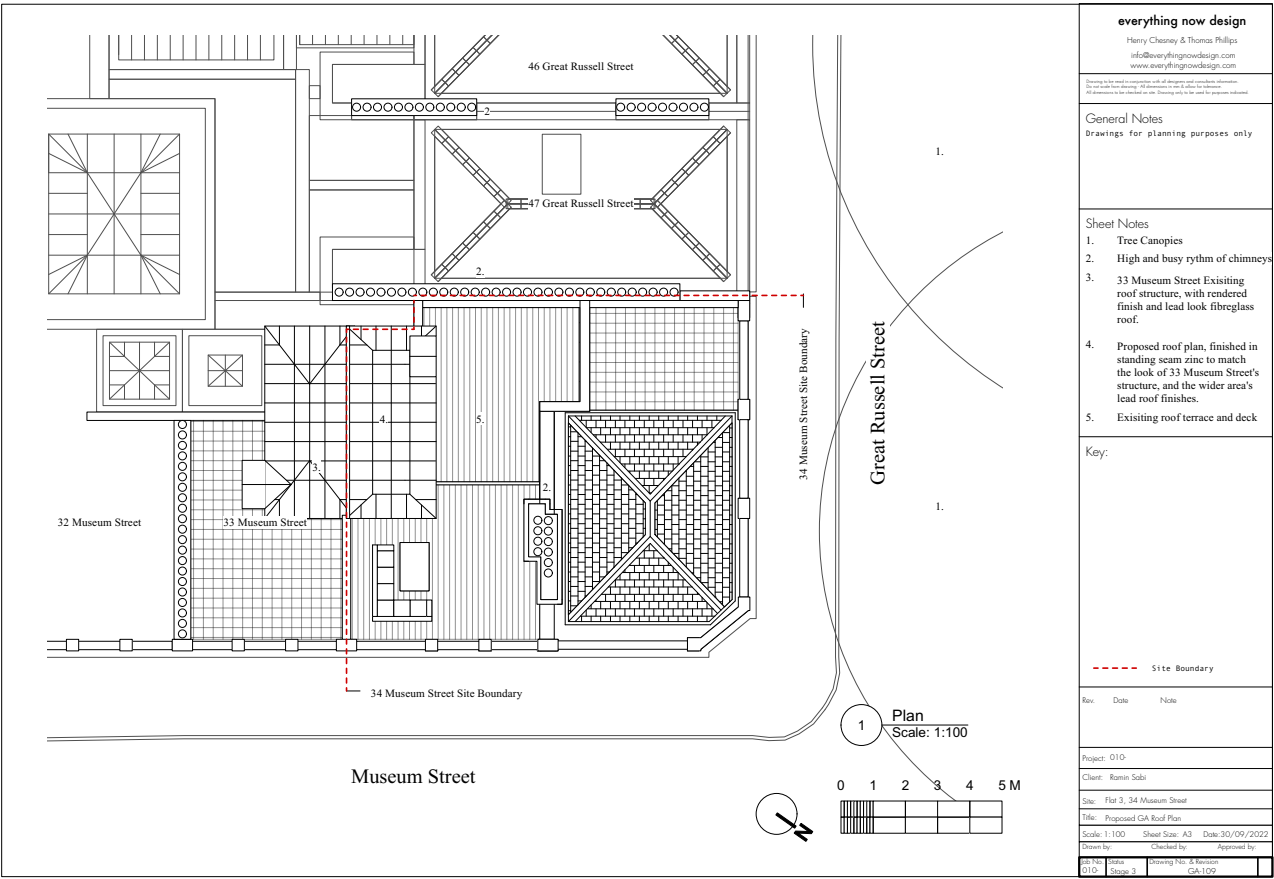


Fig. 12. Proposed roof plan showing relationship with existing roof structure at No. 33



or neighbouring roof terraces; however, this does not interrupt views of surrounding listed buildings and is considered to be a significant improvement over the current arrangement.

### 3.3. Architectural Detail.

The existing painted MDF frames around the windows are modern production of “traditional” detailing. However, these are not in keeping with the period of the property nor does it follow the typical hierarchical order of the floors below. However, all efforts have been taken to ensure the existing (albeit not original) is respected with the secondary glazing units being fitted within these frames. The secondary glazing will not have ornate detail and will remain subservient to the principal windows and surrounds

Currently, the existing structure is painted render with simple concrete coping. The neighbouring roof structure at No. 33 is constructed and finished in a similar manner with a faux standing seam roof formed in fibreglass with deep folded fascia coloured to match (Fig. 13).

In keeping with the existing architectural language, it is proposed that the new lightweight structure will be finished in coloured render, standing seam zinc roof and painted timber sash windows.

### 3.4. Impact on Character & Amenity.

The proposed roof extension will impact the characteristics of the area as this cannot be seen from street level. The roof extension is believed to be sympathetic to the character of the conservation area as it is not uncommon for a roof extension as such to be done within this area. The roof extension will be made using similar roof standing seam zinc cladding in keeping with the adjoining, and surrounding structures. The height final height of the structure will be in keeping with that at No. 33 and will have no impact on the ridge line of this group of buildings.

The proposed structure has been positioned so as not to impact on the amenity currently enjoyed at neighbouring properties. It is felt that these works will help improve the use of surrounding rooftop terraces enjoyed at neighbouring properties.

The secondary glazing will have no impact on the character or amenity of the surrounding area.



Fig. 13. Existing boundary treatment and detailing at roof level



## **4. Sustainable Design**

### **4.1. High-quality materials & durable detail.**

The existing building fabric is deemed to be of solid construction offering virtually no thermal performance - it currently acts as a chimney maximising the release of heat from the main flat below.

The proposed works will consist of adding new slimline double-glazed secondary glazing units to all existing timber sash windows - ALL junctions to be sealed with air-tight tape concealed behind finishes retaining the original character of the property. They also include the addition of a new fully insulated roof structure with slimline double-glazing to all new glazed doors and sash windows fitted within the new structure - ALL junctions to be sealed with air-tight tape concealed retaining the original character of the property. The new glazed units will be detailed in keeping with the existing sash windows in the top floor flat.

### **4.2. Flexible & high-quality floor space.**

The proposed works have been designed to offer flexible and high-quality spaces while retaining the original character. The current rooftop extension is extremely inefficient in use of space which has been addressed in the proposed design. By creating this functional and thermally efficient space we have also greatly improved the quality of floor flat as a whole while protecting the original fabric from decay due to improper use of this current space.

### **4.3. Optimising resource & water efficiency.**

As the works are limited to the roof area and in a bid to avoid disturbing any other parts of the building, the applicant is exploring additional landscaping not forming part of this application options to facilitate the possibility for rainwater harvesting for reuse across the terrace space.

### **4.4. Facilitating future services & facilities.**

The proposed works include concealed internal service voids to facilitate future upgrade and alteration of existing services.

### **4.5. Minimising need for plant & machinery.**

The addition of secondary glazing and modern insulated structure at roof level will greatly reduce the loading on exiting heating and cooling plant. The secondary glazing will remain fully openable facilitating natural cross-ventilating further reducing demands on cooling equipment during summer months.

The design has been developed to ensuring the natural cross-ventilating is provided reducing the need for additional cooling equipment.



5. Summary

Time, care and attention has been given to study the building and surrounding structures, and through following the polices identified, planning history of the property as well as key architectural details observed in the surrounding area, we feel that the proposed works and resulting design help to preserve and enhance the character of the listed buildings and wider area as a whole (Fig. 14).

The proposed works also greatly improve the lifestyle of the applicant, giving them the flexibility of working from home. We are also satisfied that the resulting structure will provide a positive impact on the wider environment both during construction and the life of the building.

In conclusion, we are satisfied that these works are in accordance with current guidelines.

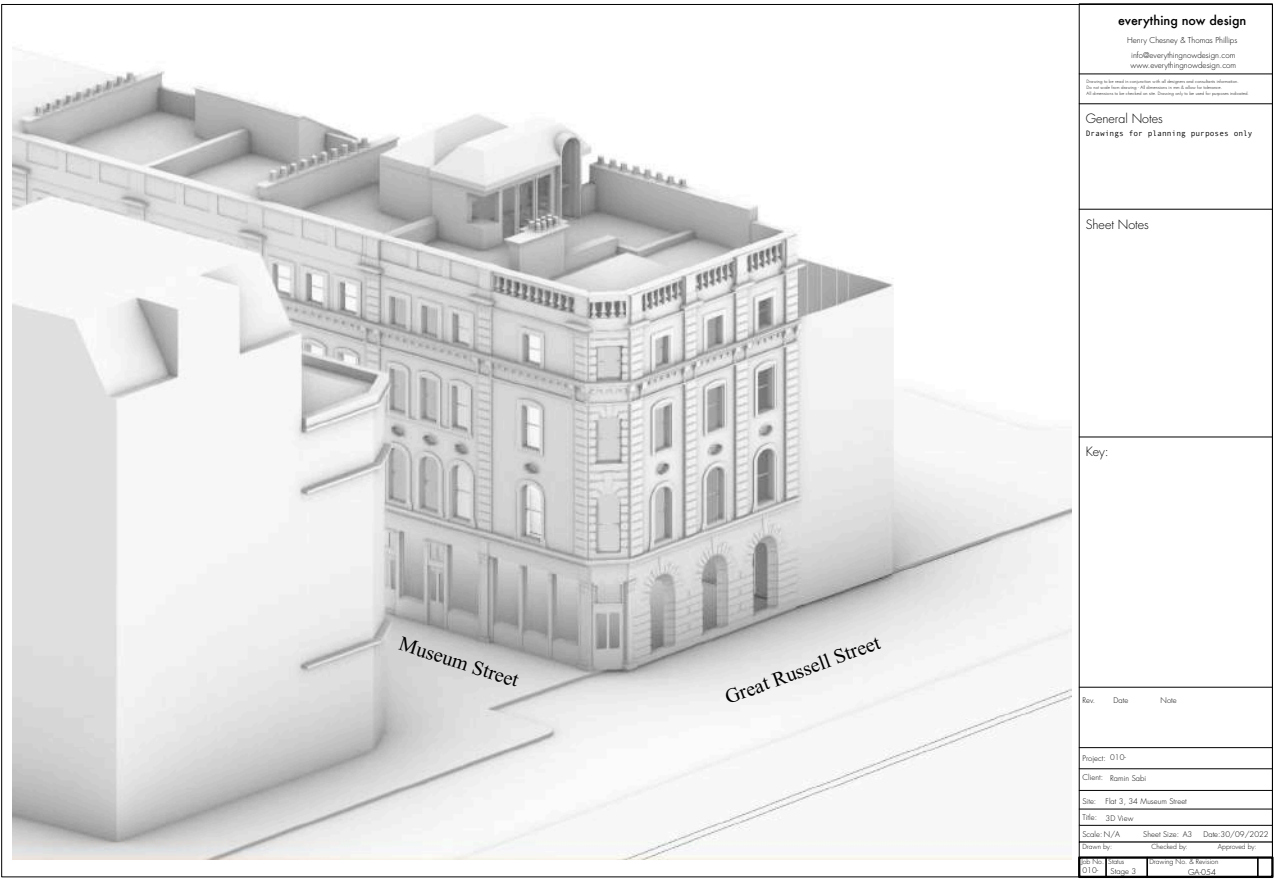
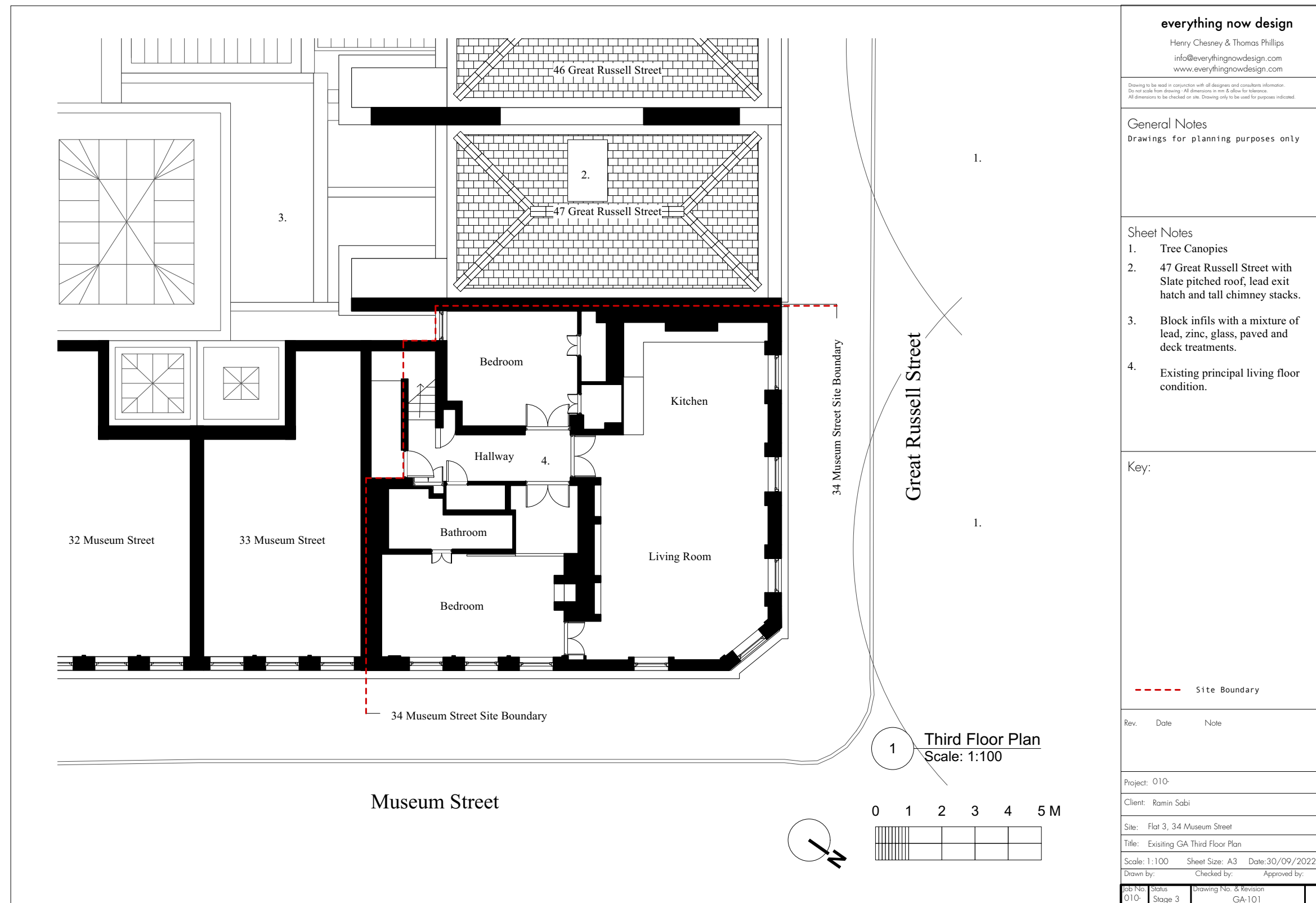


Fig. 14. Basic 3D visualisation of proposed roof structure

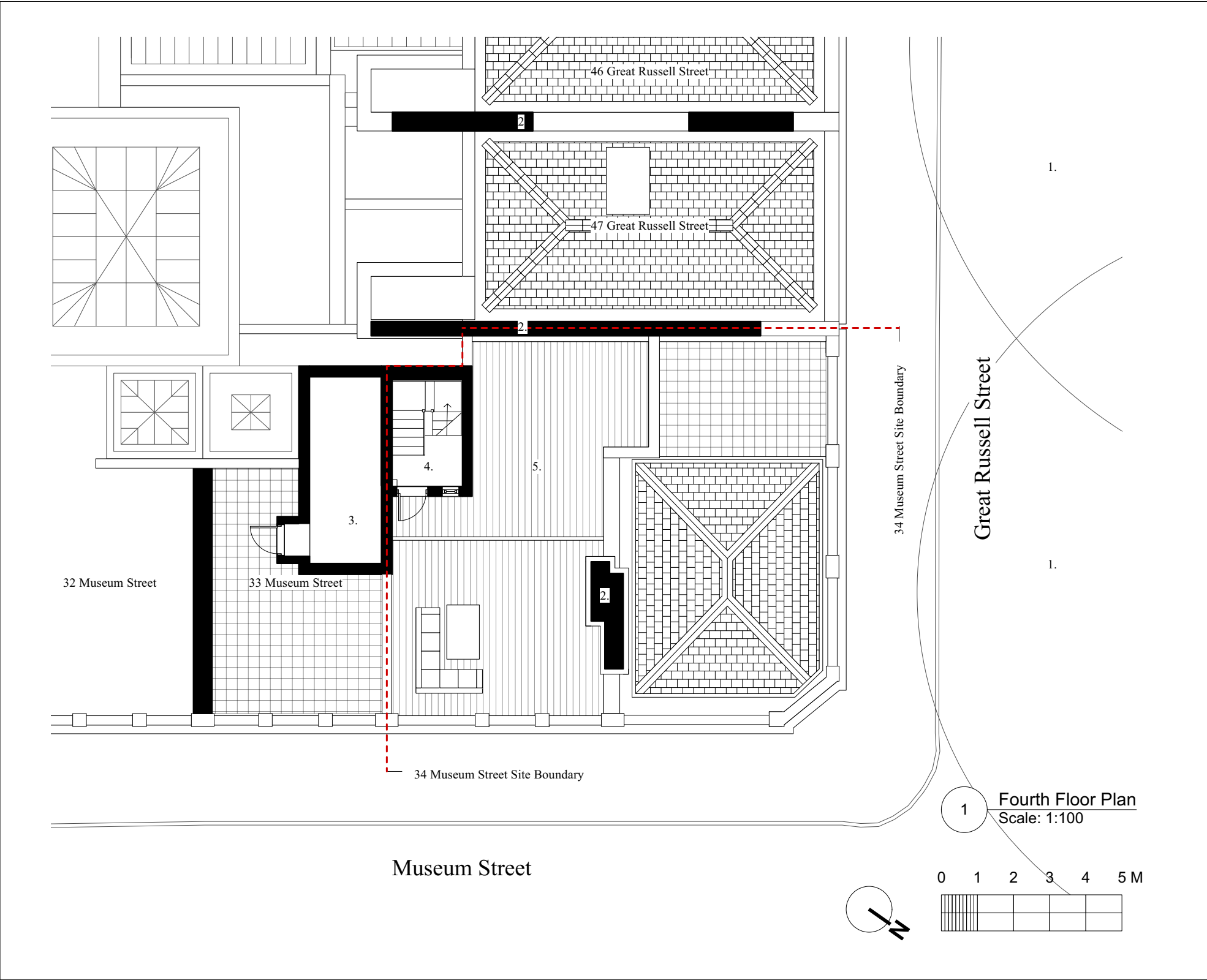


## 6. Appendix

## 6.1. Existing Plans, Sections & Elevations



Existing 3rd Floor Plan



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Drawing to be read in conjunction with all designers and consultants information.  
Do not scale from drawing - All dimensions in mm & allow for tolerance.  
All dimensions to be checked on site. Drawing only to be used for purposes indicated.

**General Notes**  
Drawings for planning purposes only

**Sheet Notes**

- Tree Canopies
- High and busy rythm of chimneys
- 33 Museum Street Existing roof structure, with rendered finish and lead look fibreglass roof.
- Existing roof structure, with rendered finish and improper ingress/ egress doorway
- Existing roof terrace and deck

Key:

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Site Boundary

Rev.	Date	Note

Project: 010-

Client: Ramin Sabi

Site: Flat 3, 34 Museum Street

Title: Existing GA Fourth Floor Plan

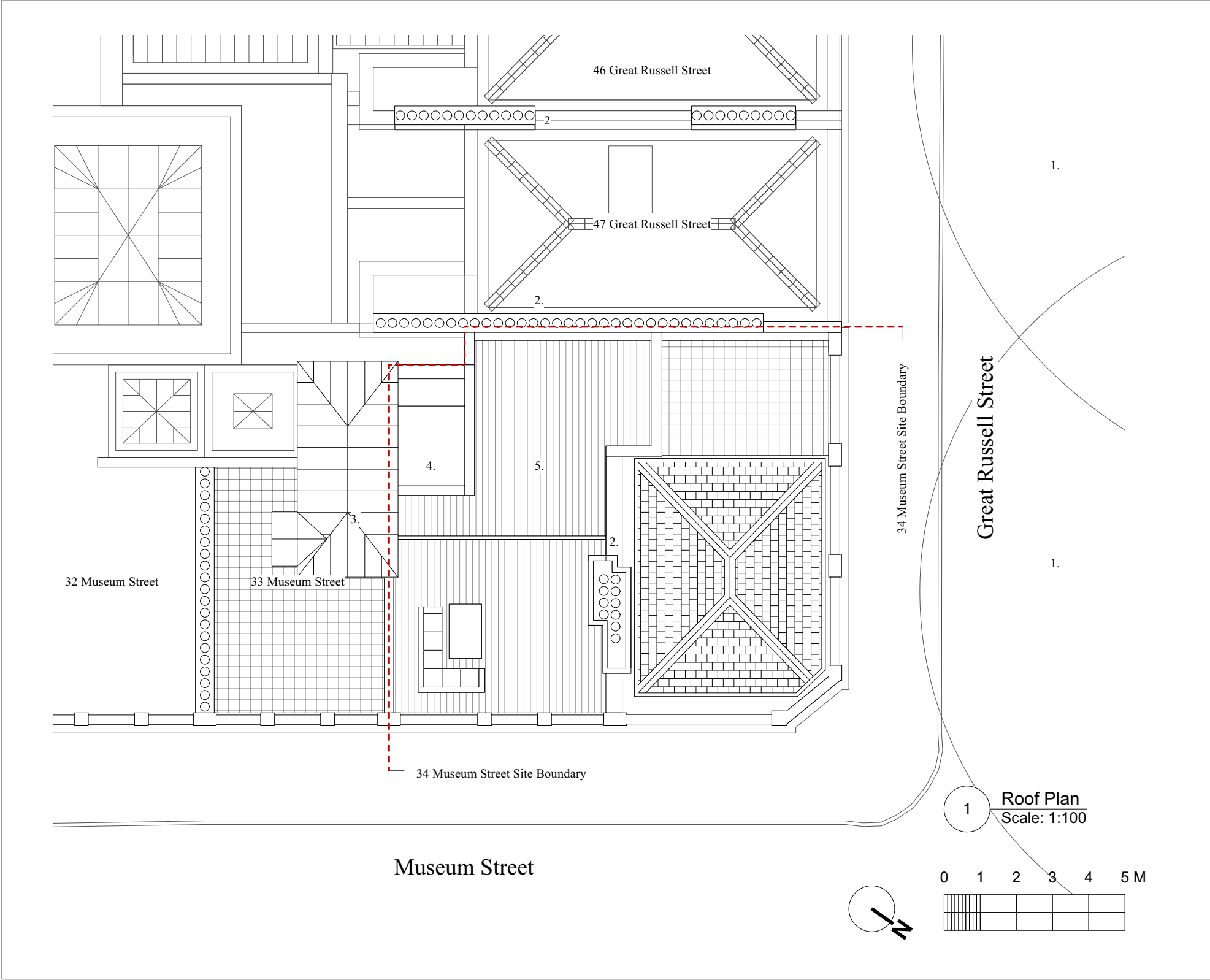
Scale: 1:100    Sheet Size: A3    Date:30/09/2022

Drawn by:    Checked by:    Approved by:

Job No.	Status	Drawing No. & Revision
010-	Stage 3	GA-104

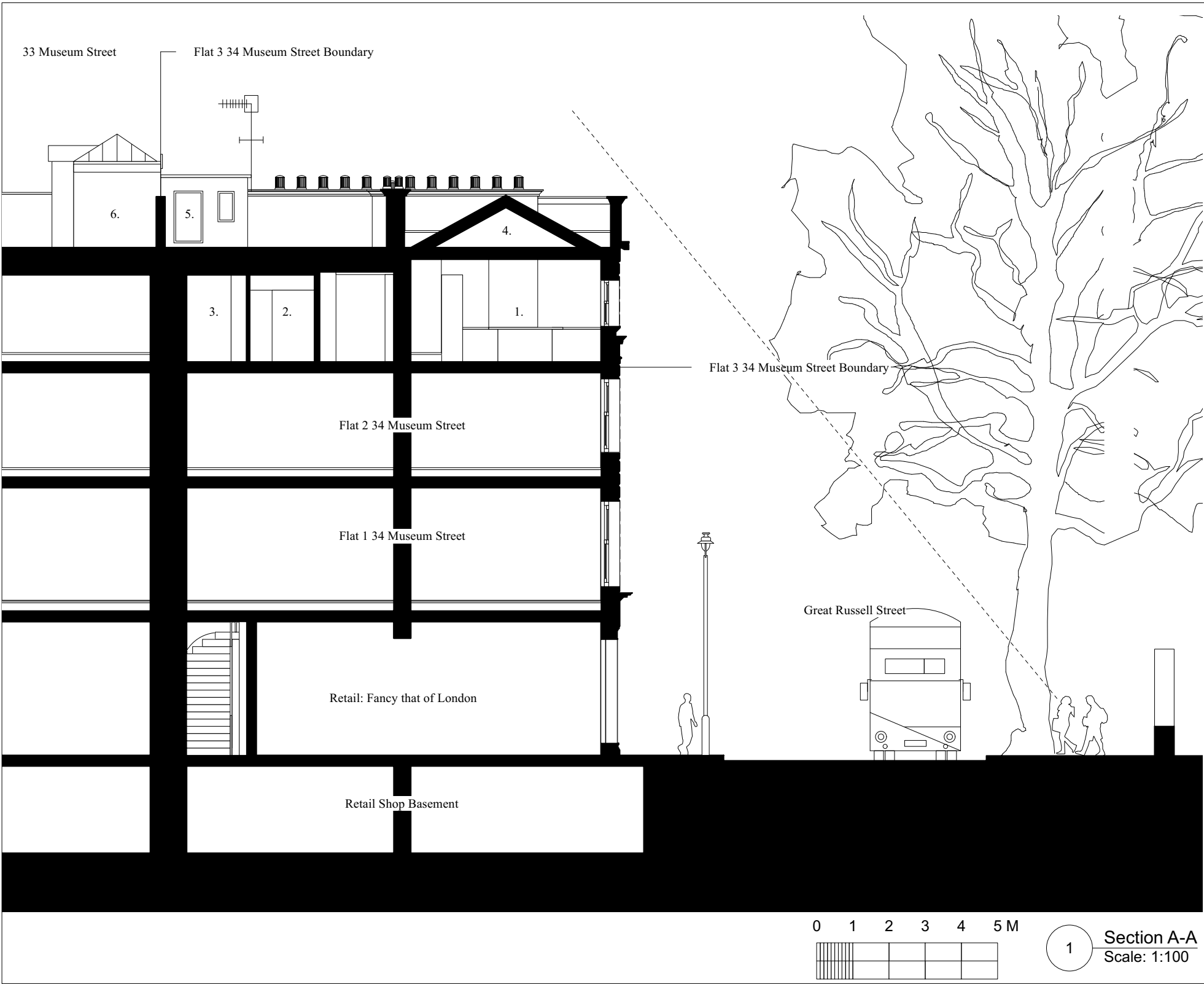
Existing 4th Floor Plan





<b>everything now design</b> Henry Chesney & Thomas Phillips info@everythingnowdesign.com www.everythingnowdesign.com		
<small>Drawing to be read in conjunction with all designers and consultants information. Do not scale from drawing - All dimensions in mm &amp; allow for tolerance. All dimensions to be checked on site. Drawing only to be used for purposes indicated.</small>		
<b>General Notes</b> Drawings for planning purposes only		
<b>Sheet Notes</b> 1. Tree Canopies 2. High and busy rythm of chimneys 3. 33 Museum Street Existing roof structure, with rendered finish and lead look fibreglass roof. 4. Existing roof structure, with rendered finish and felt roof. 5. Existing roof terrace and deck		
<b>Key:</b>  - - - - - Site Boundary		
Rev.	Date	Note
Project: 010-		
Client: Ramin Sabi		
Site: Flat 3, 34 Museum Street		
Title: Existing GA Roof Plan		
Scale: 1:100 Sheet Size: A3 Date:30/09/2022		
Drawn by: Checked by: Approved by:		
Job No. 010-	Status Stage 3	Drawing No. & Revision GA-107

Existing Roof Plan



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**General Notes**  
Drawings for planning purposes only

**Sheet Notes**  

- Kitchen
- W.C.
- Storage
- Loft
- Existing roof structure, with rendered finish and improper ingress/ egress doorway
- 33 Museum Street Existing roof structure, with rendered finish and lead look fibreglass roof.

**Key:**  
  
----- Site Line

Rev.	Date	Note

Project: 010-

Client: Ramin Sabi

Site: Flat 3, 34 Museum Street

Title: Existing GA Section A-A

Scale: 1:100

Sheet Size: A3

Date: 30/09/2022

Drawn by:

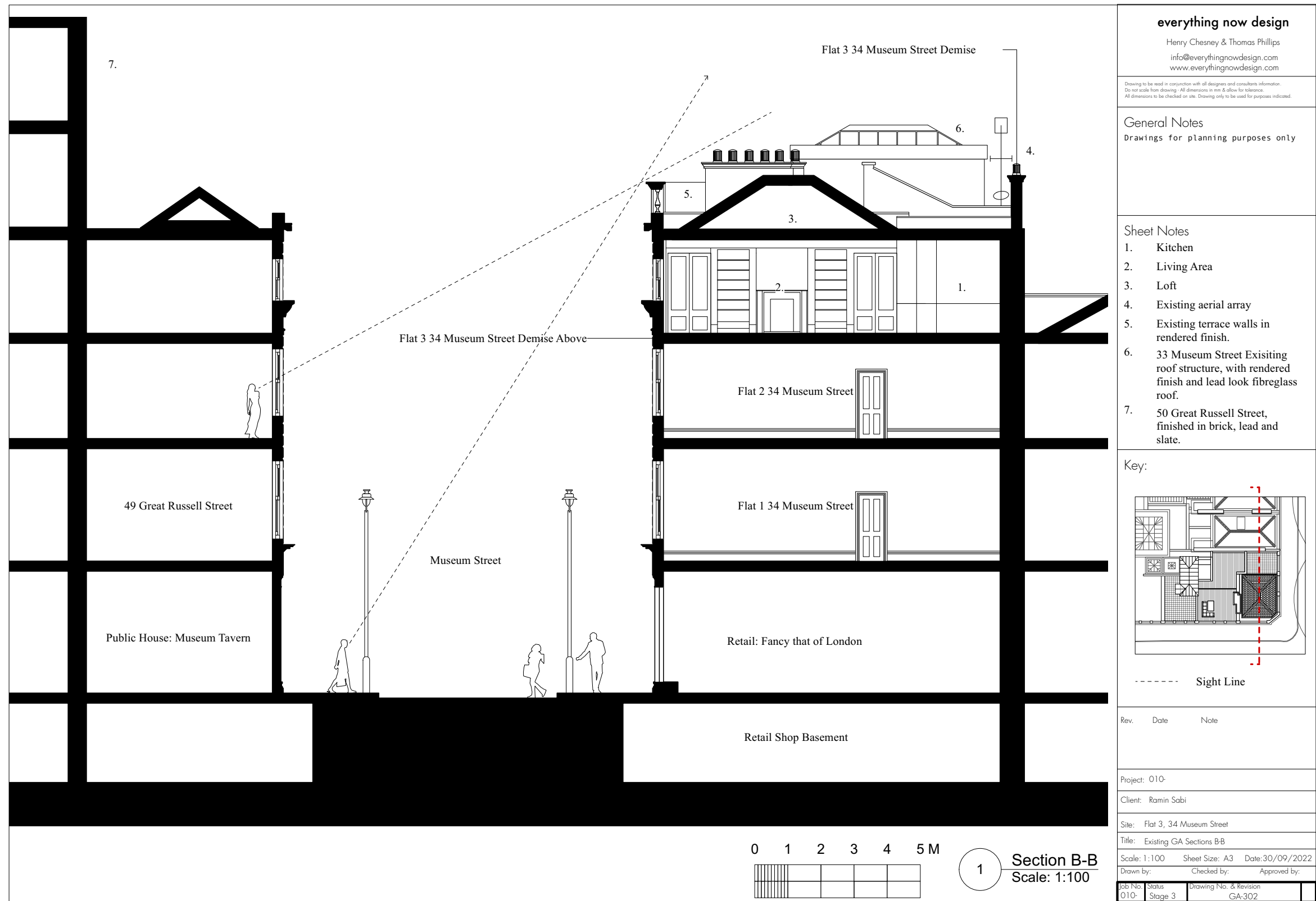
Checked by:

Approved by:

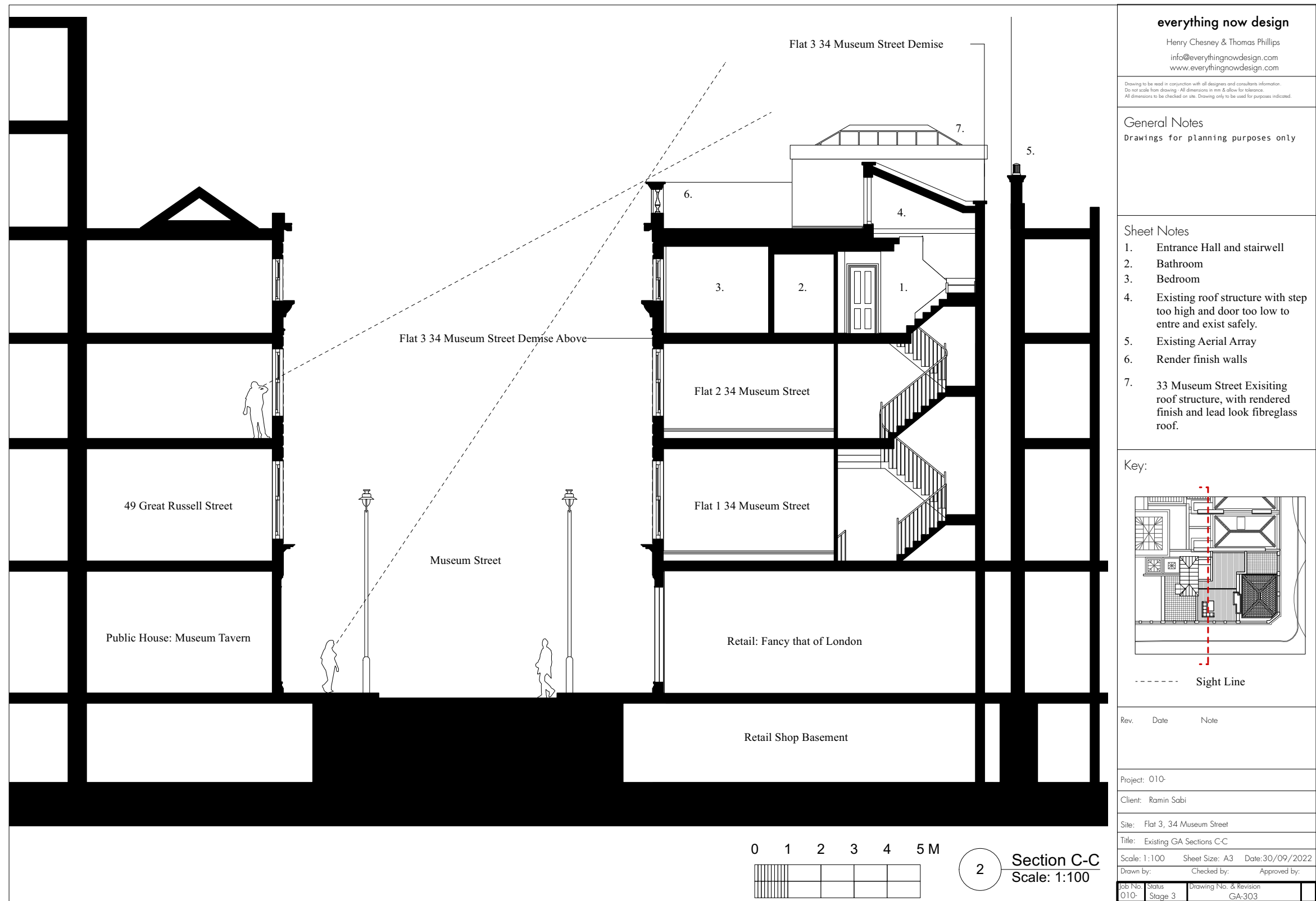
Job No.	Status	Drawing No. & Revision
010-	Stage 3	GA-301

Existing Section A-A



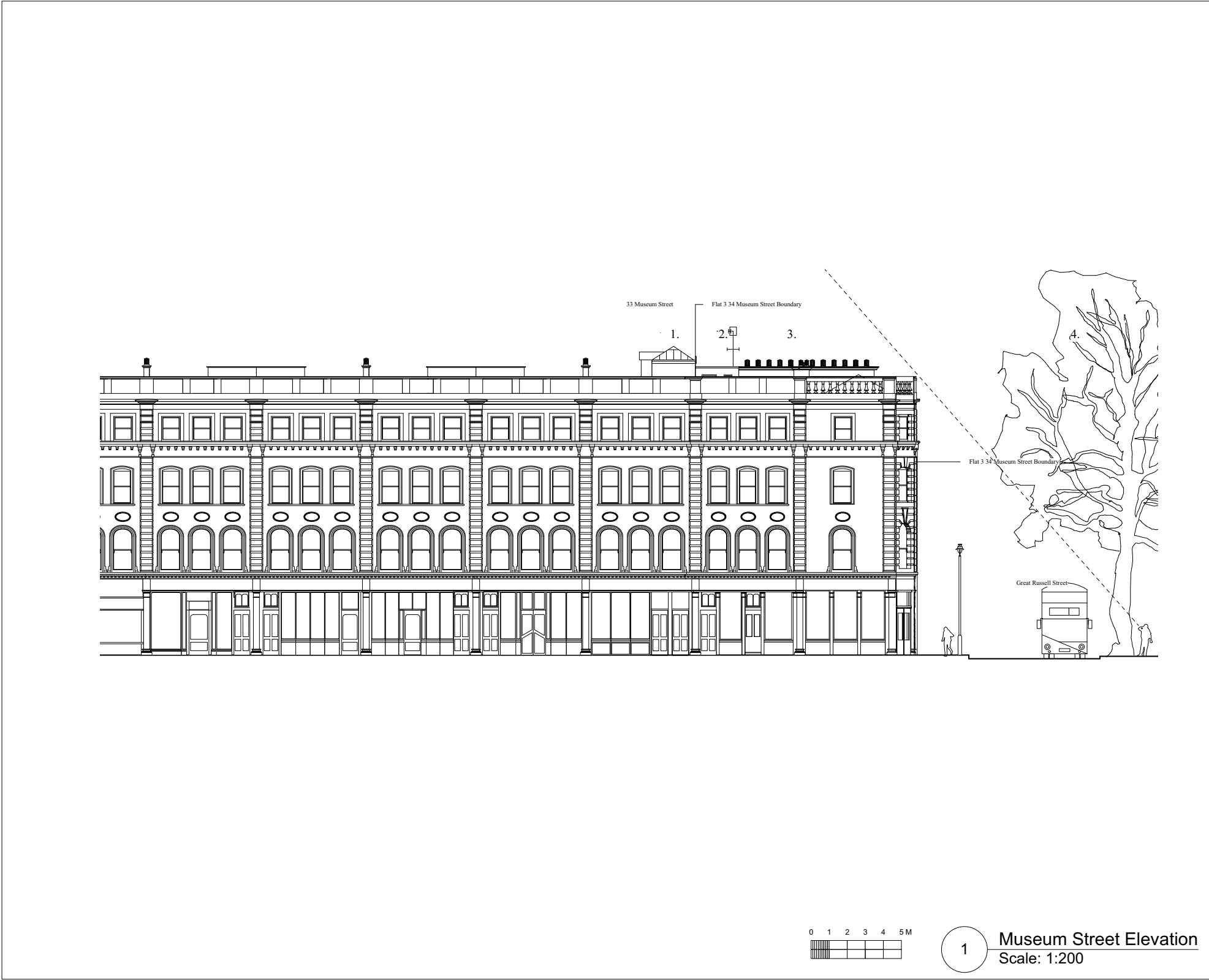


Existing Section B-B



Existing Section C-C





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**General Notes**  
Drawings for planning purposes only

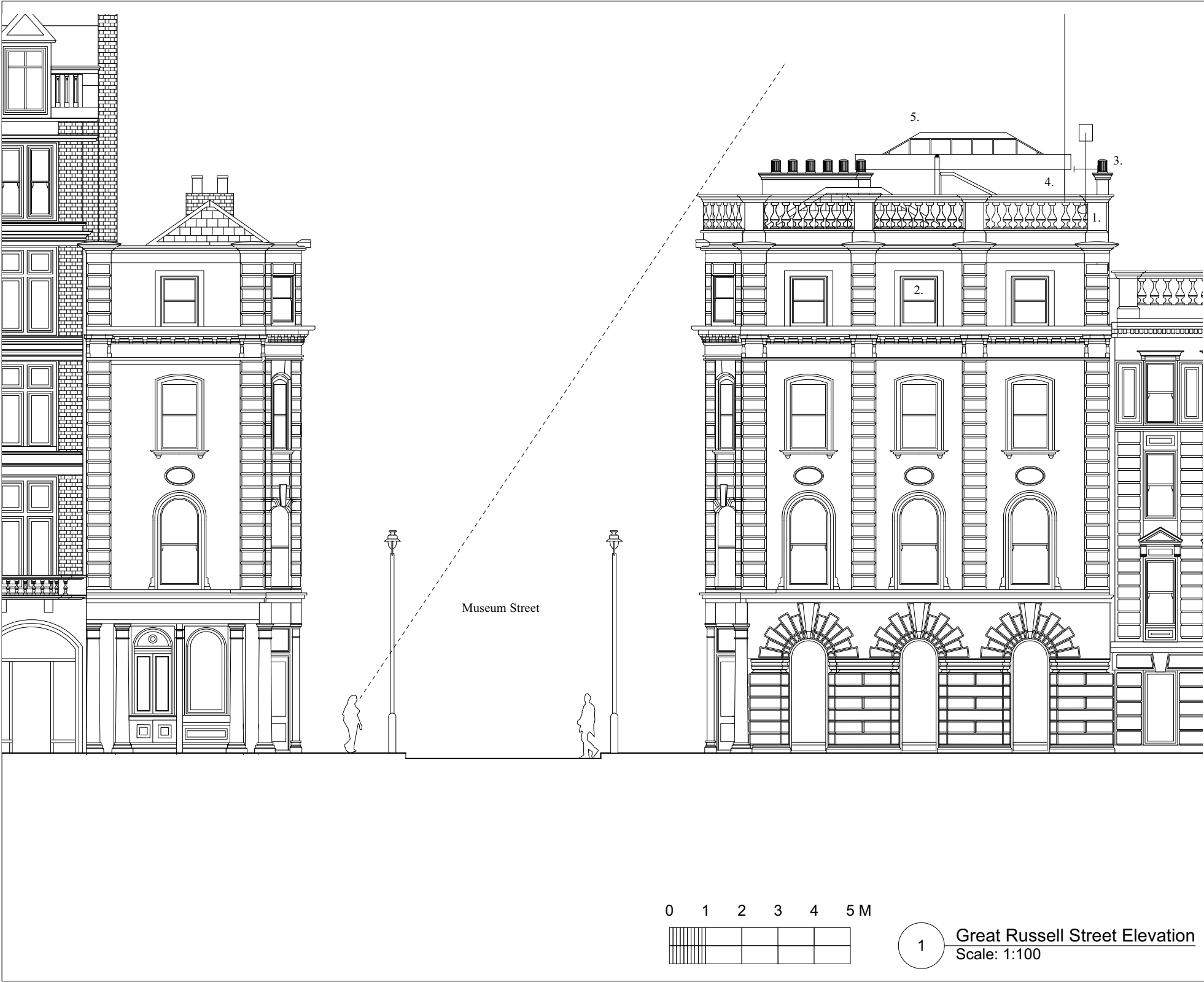
- Sheet Notes**
1. 33 Museum Street existing structure with lead look roof and porch protruding.
  2. 34 Museum Street existing roof structure - monopitch back, with felt roof concrete capping and rendered finish.
  3. Stucco and render finish buildings.
  4. Existing plane trees.

Key:

----- Sight Line

Rev.	Date	Note
Project: 010-		
Client: Ramin Sabi		
Site: Flat 3, 34 Museum Street		
Title: Existing GA Elevations		
Scale: 1:200 Sheet Size: A3 Date:30/09/2022		
Drawn by: Checked by: Approved by:		
Job No. 010-	Status Stage 3	Drawing No. & Revision GA-401

Existing Museum Street Elevation



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All dimensions to be checked on site. Drawing only to be used for purposes indicated.

**General Notes**  
Drawings for planning purposes only

**Sheet Notes**  

1. Traditional stucco clad neo-classical building
2. Flat 3 34 Museum Street
3. Aerials array
4. Existing roof structure
5. Existing neighbours roof structure at 33 Museum Street, clad in render with lead look roof.

**Key:**  
  
----- Sight Line

Rev.	Date	Note

Project: 010-

Client: Ramin Sabi

Site: Flat 3, 34 Museum Street

Title: Existing GA Elevations

Scale: 1:100    Sheet Size: A3    Date: 30/09/2022

Drawn by:    Checked by:    Approved by:

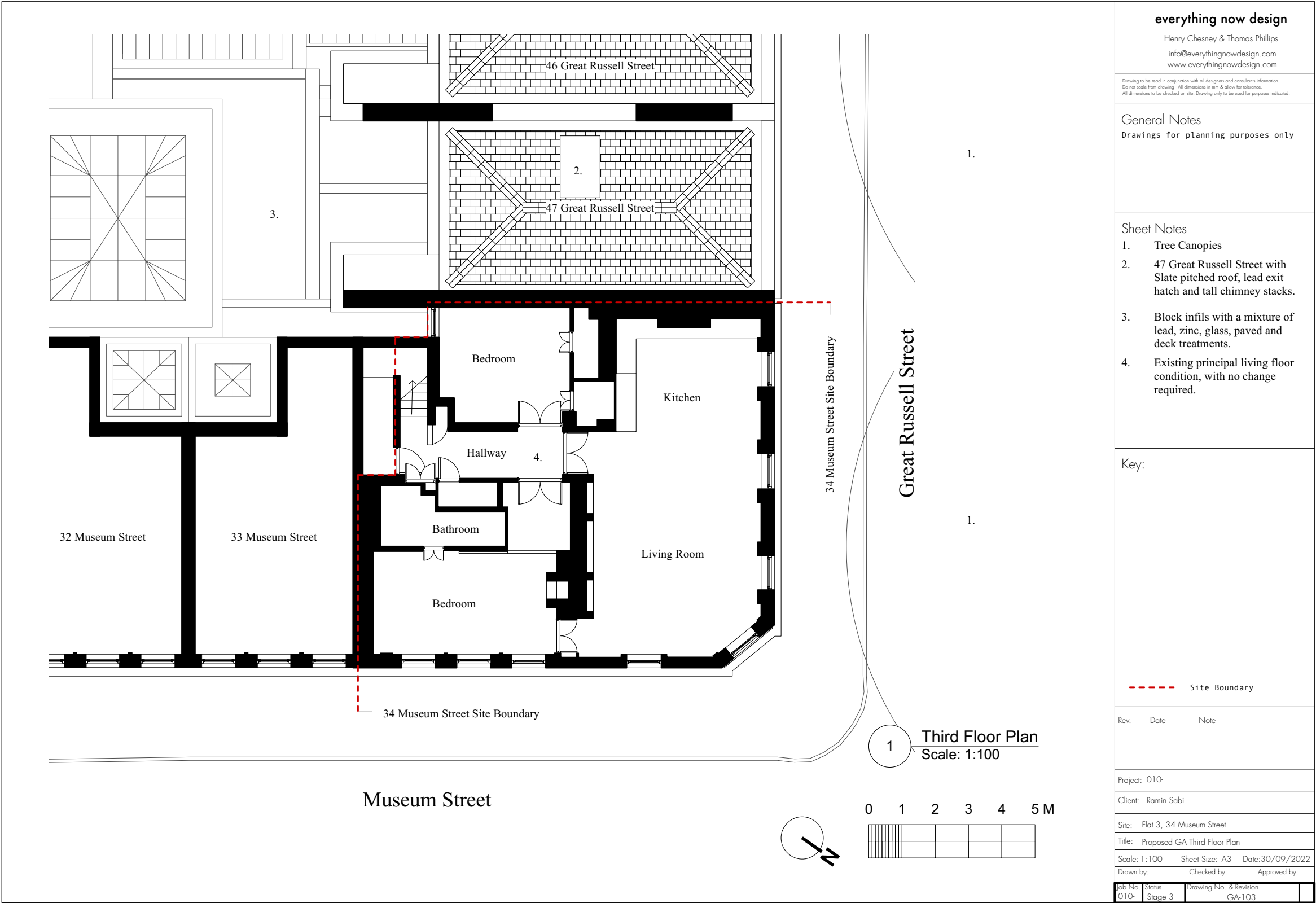
Job No.	Status	Drawing No. & Revision
010-	Stage 3	GA-402

Existing Great Russell Street Elevation

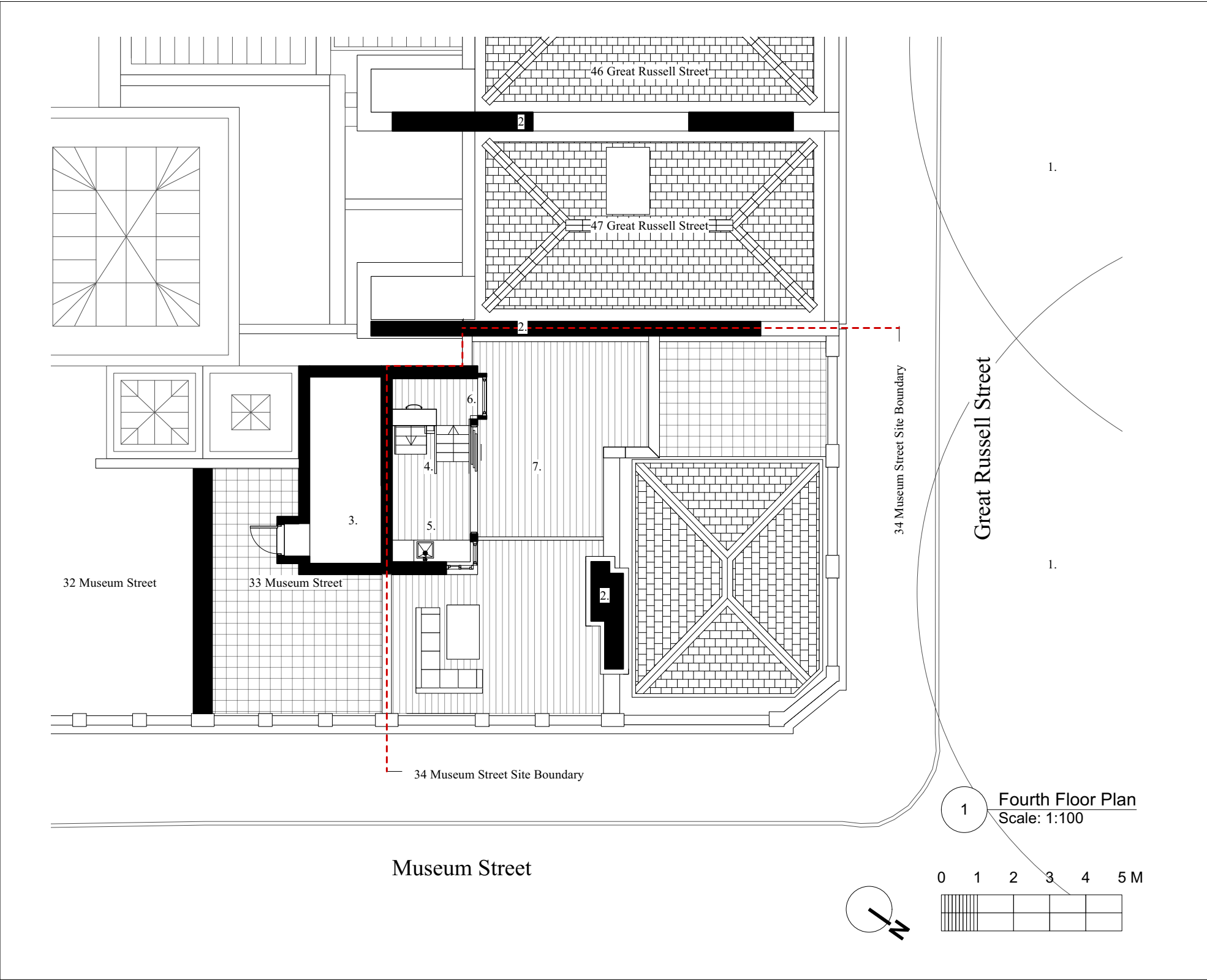


6. Appendix

6.2. Proposed Plans, Sections & Elevations



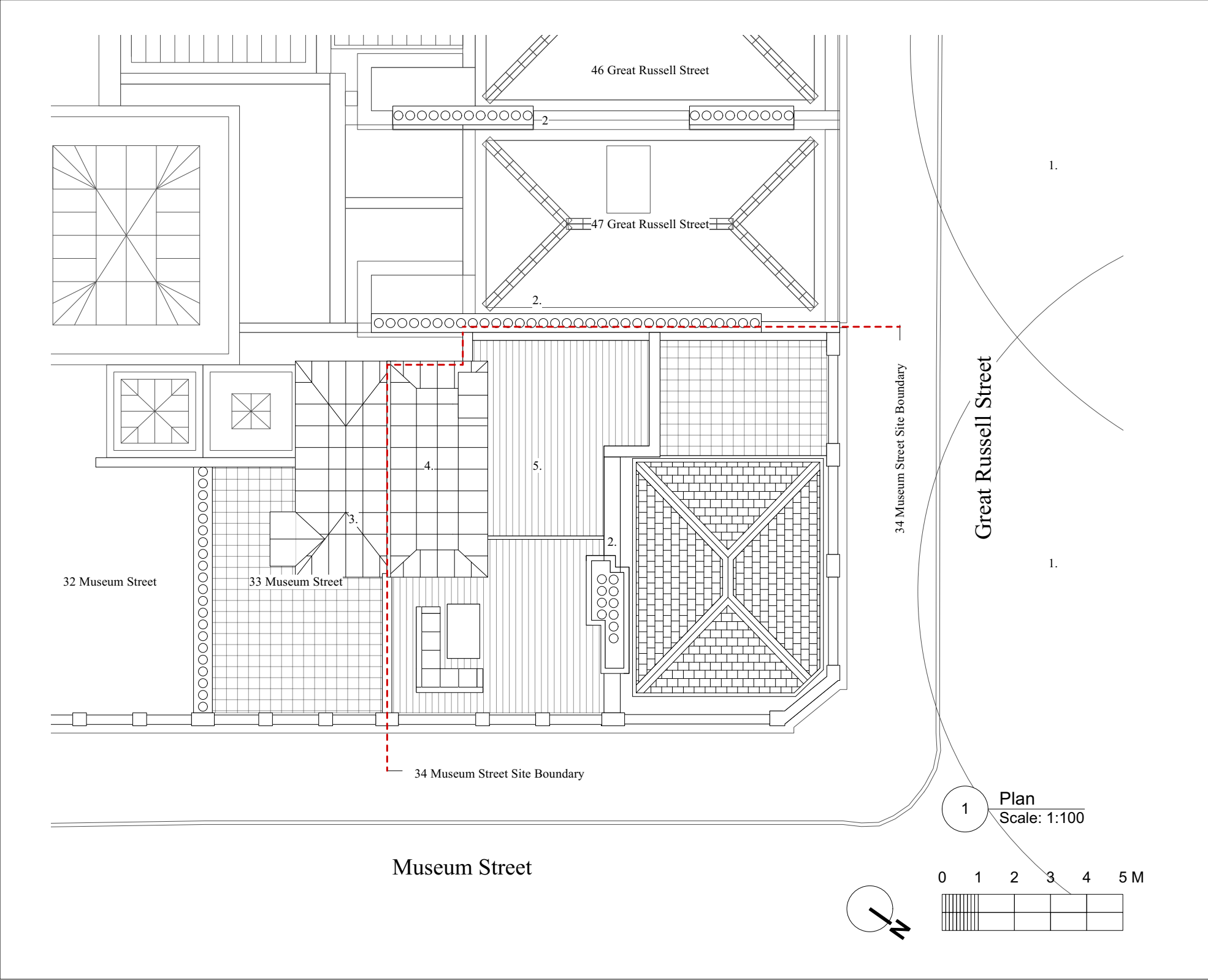
Proposed 3rd Floor Plan



<b>everything now design</b> Henry Chesney & Thomas Phillips info@everythingnowdesign.com www.everythingnowdesign.com		
<small>Drawing to be read in conjunction with all designers and consultants information. Do not scale from drawing - All dimensions in mm &amp; allow for tolerance. All dimensions to be checked on site. Drawing only to be used for purposes indicated.</small>		
<b>General Notes</b> Drawings for planning purposes only		
<b>Sheet Notes</b> 1. Tree Canopies 2. High and busy rythm of chimneys 3. 33 Museum Street Exisiting roof structure, with rendered finish and lead look fibreglass roof. 4. Proposed new roof structure with decking matching the rythm of that outside and white painted plasterboard interior 5. Proposed kitchen area. 6. Proposed office area. 7. Exisiting roof terrace and deck		
<b>Key:</b>  - - - Site Boundary		
Rev.	Date	Note
Project: 010-		
Client: Ramin Sabi		
Site: Flat 3, 34 Museum Street		
Title: Proposed GA Fouth Floor Plan		
Scale: 1:100 Sheet Size: A3 Date:30/09/2022		
Drawn by: Checked by: Approved by:		
Job No. 010-	Status Stage 3	Drawing No. & Revision GA-106

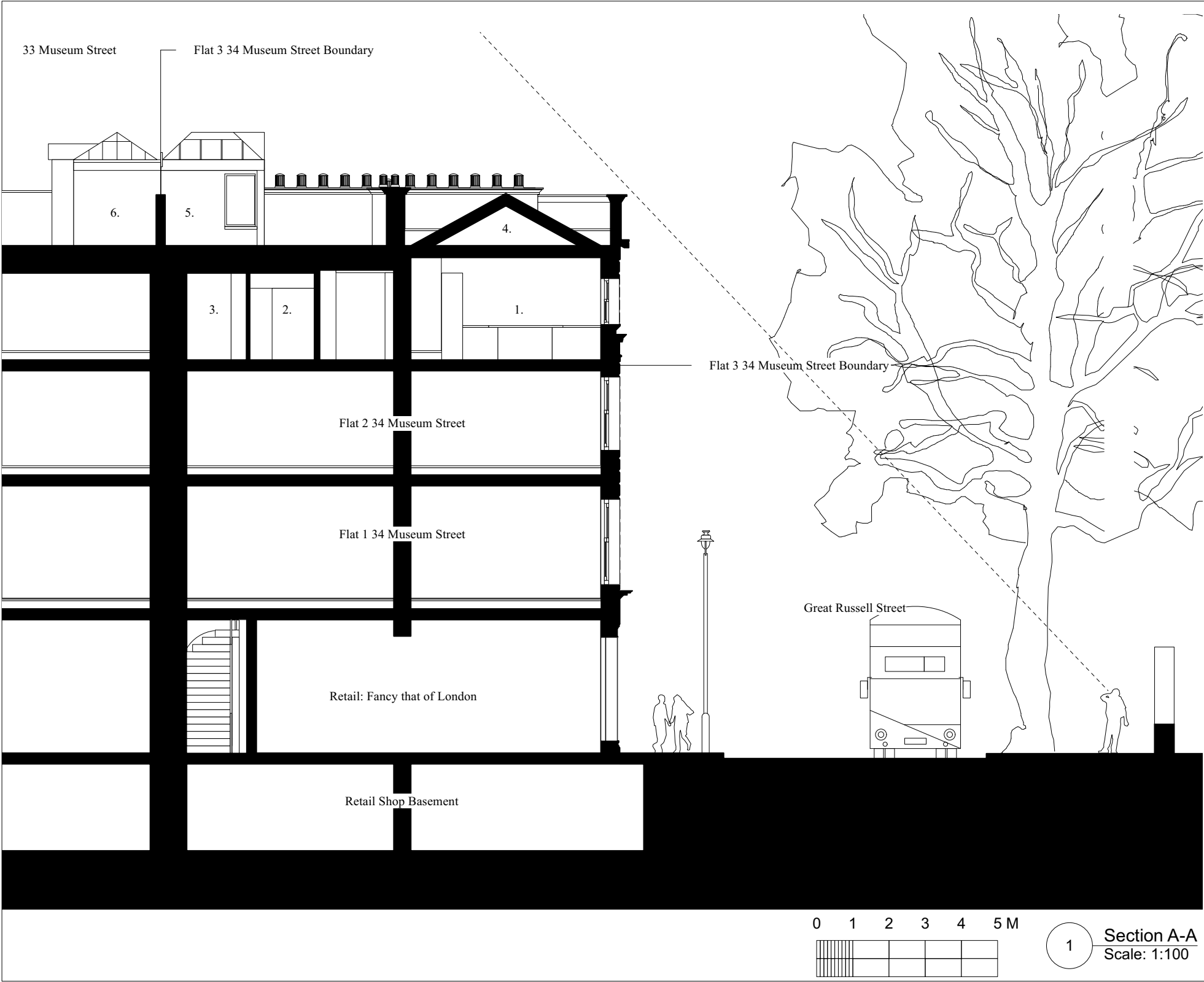
Proposed 4th Floor Plan





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<small>Drawing to be read in conjunction with all designers and consultants information. Do not scale from drawing - All dimensions in mm &amp; allow for tolerance. All dimensions to be checked on site. Drawing only to be used for purposes indicated.</small>		
<b>General Notes</b> Drawings for planning purposes only		
<b>Sheet Notes</b> 1. Tree Canopies 2. High and busy rythm of chimneys 3. 33 Museum Street Existing roof structure, with rendered finish and lead look fibreglass roof. 4. Proposed roof plan, finished in standing seam zinc to match the look of 33 Museum Street's structure, and the wider area's lead roof finishes. 5. Existing roof terrace and deck		
<b>Key:</b>  - - - - - Site Boundary		
Rev.	Date	Note
Project: 010-		
Client: Ramin Sabi		
Site: Flat 3, 34 Museum Street		
Title: Proposed GA Roof Plan		
Scale: 1:100    Sheet Size: A3    Date: 30/09/2022		
Drawn by:    Checked by:    Approved by:		
Job No.	Status	Drawing No. & Revision
010-	Stage 3	GA-109

Proposed Roof Plan



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All dimensions to be checked on site. Drawing only to be used for purposes indicated.

**General Notes**  
Drawings for planning purposes only

**Sheet Notes**  
1. Kitchen  
2. W.C.  
3. Storage  
4. Loft  
5. Proposed rendered structure with timber frame corner window.  
6. 33 Museum Street Existing roof structure, with rendered finish and lead look fibreglass roof.

**Key:**  
  
----- Sight Line

Rev.	Date	Note

Project: 010-

Client: Ramin Sabi

Site: Flat 3, 34 Museum Street

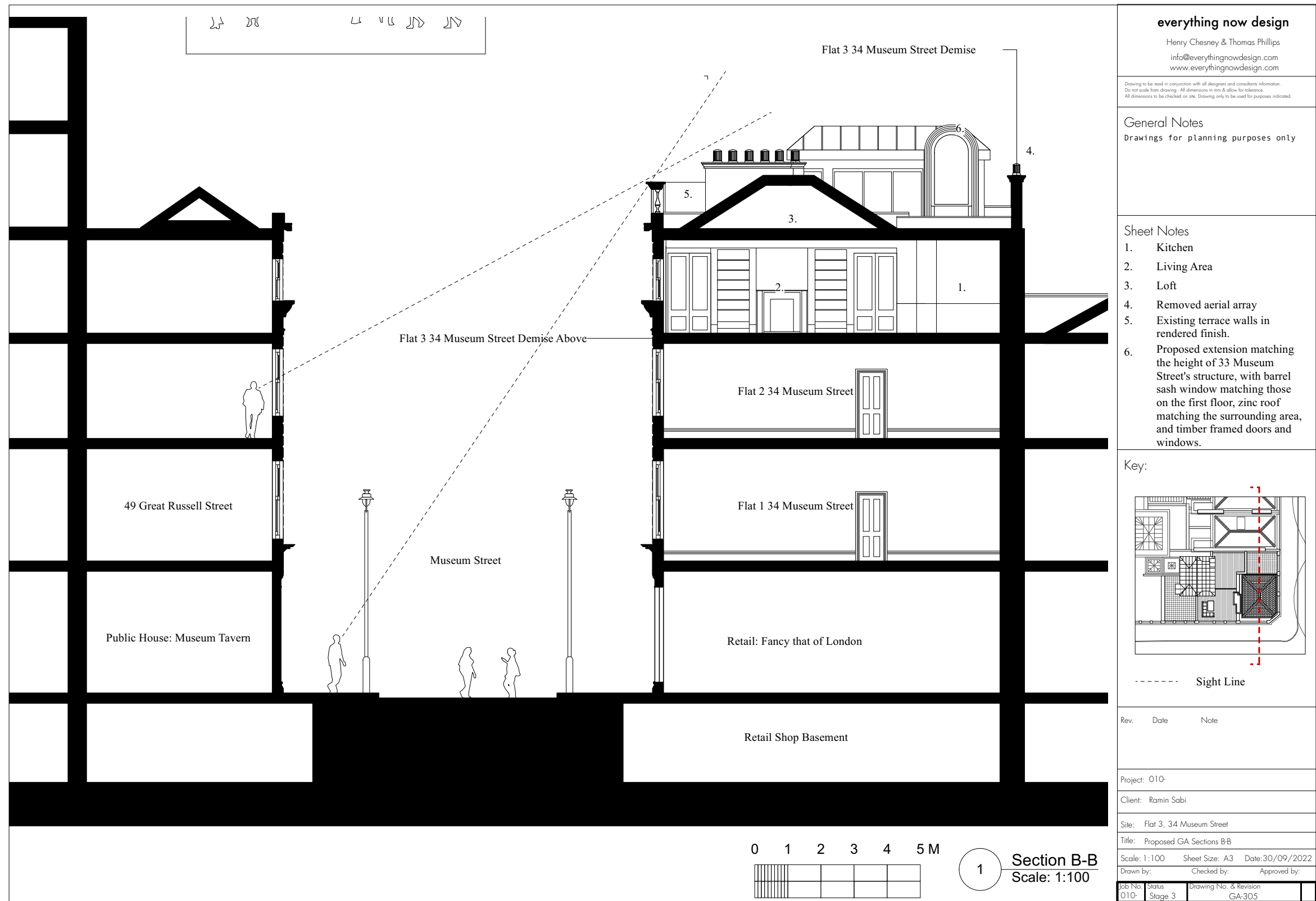
Title: Proposed GA Sections A-A

Scale: 1:100    Sheet Size: A3    Date: 30/09/2022

Drawn by:    Checked by:    Approved by:

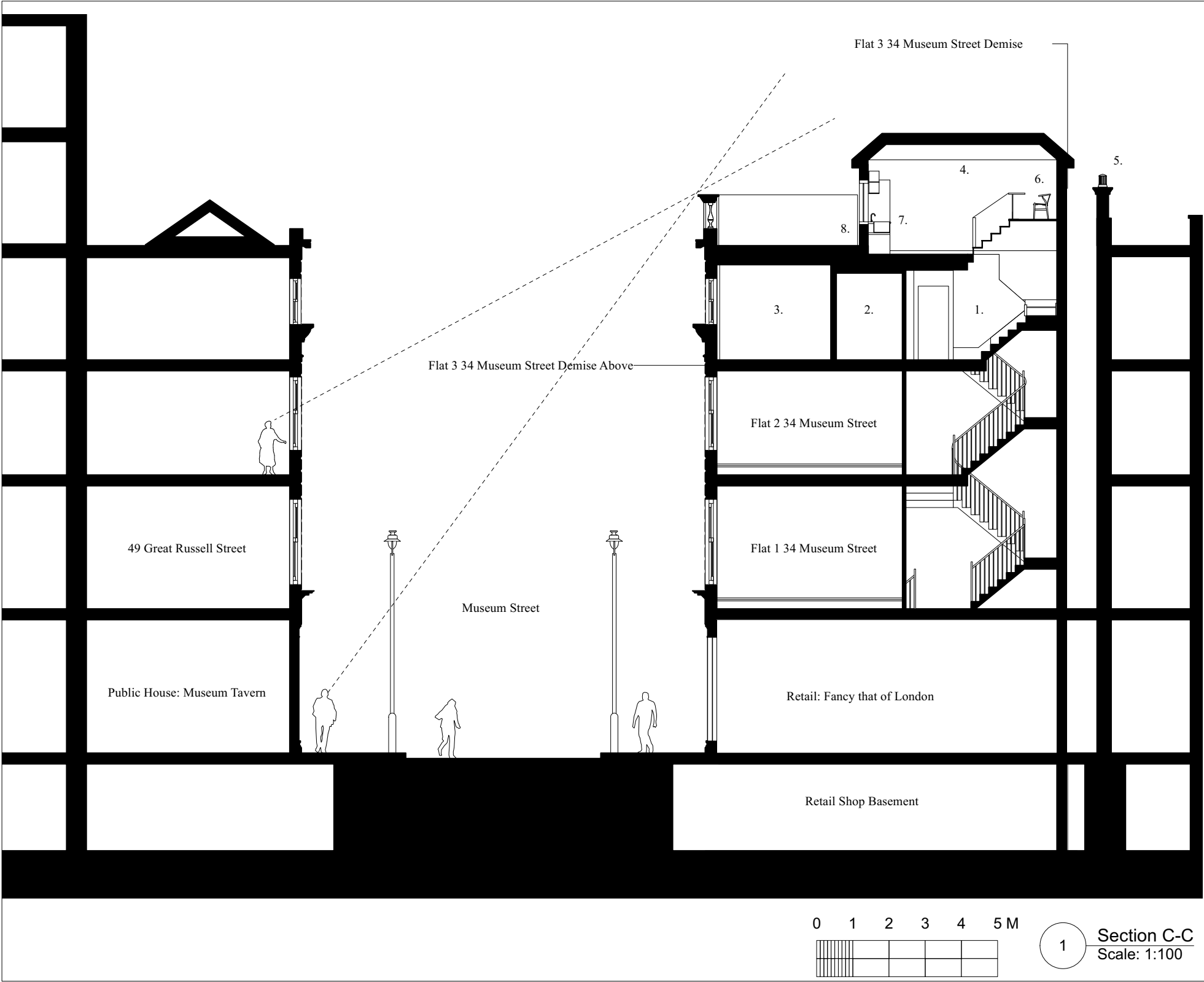
Job No.	Status	Drawing No. & Revision
010-	Stage 3	GA-304

Proposed Section A-A



Proposed Section B-B





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All dimensions to be checked on site. Drawing only to be used for purposes indicated.

**General Notes**  
Drawings for planning purposes only

**Sheet Notes**

- Entrance Hall and stairwell
- Bathroom
- Bedroom
- Proposed roof structure the same height as 33 Museum Street.
- Existing aerial array removed
- Office Area
- Kitchen Area
- External walls rendered to match existing

**Key:**  
  
----- Sight Line

Rev.	Date	Note

Project: 010-

Client: Ramin Sabi

Site: Flat 3, 34 Museum Street

Title: Proposed GA Sections C-C

Scale: 1:100    Sheet Size: A3    Date: 30/09/2022

Drawn by:    Checked by:    Approved by:

Job No.	Status	Drawing No. & Revision
010-	Stage 3	GA-306

Proposed Section C-C



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All dimensions to be checked on site. Drawing only to be used for purposes indicated.

**General Notes**  
Drawings for planning purposes only

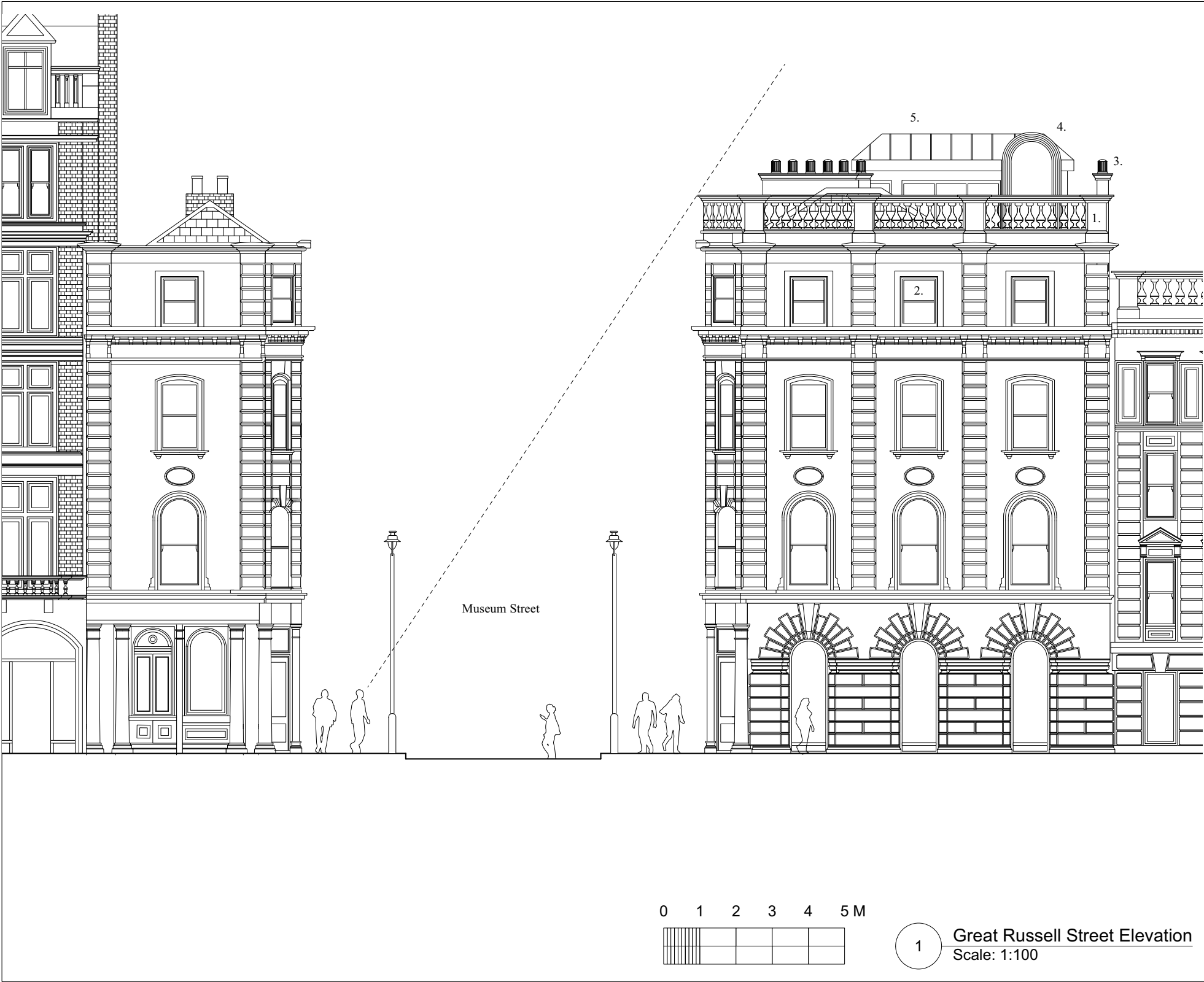
- Sheet Notes**
1. 33 Museum Street existing structure with lead look roof and porch protruding.
  2. 34 Museum Street proposed roof extension with xonc roof, matching the height of the existing neighbour at 33 Museum Street.
  3. Stucco and render finish buildings.
  4. Existing plane trees.

Key:

---- Sight Line

Rev.	Date	Note
Project: 010-		
Client: Ramin Sabi		
Site: Flat 3, 34 Museum Street		
Title: Proposed GA Elevations		
Scale: 1:200 Sheet Size: A3 Date:30/09/2022		
Drawn by: Checked by: Approved by:		
Job No. 010-	Status Stage 3	Drawing No. & Revision GA-403

Proposed Museum Street Elevation



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All dimensions to be checked on site. Drawing only to be used for purposes indicated.

General Notes

Drawings for planning purposes only

Sheet Notes

1. Traditional stucco clad neo-classical building

2. Flat 3 34 Museum Street

3. Aerials removed

4. New barrel window emulating those on the first floor.

5. Proposed roof, pitched and set back, so as to make no impact to the street, clad in zinc to match surrounding areas lead roofs.

Key:

----- Sight Line

Rev.	Date	Note

Project: 010-

Client: Ramin Sabi

Site: Flat 3, 34 Museum Street

Title: Proposed GA Elevations

Scale: 1:100    Sheet Size: A3    Date: 30/09/2022

Drawn by:    Checked by:    Approved by:

Job No.	Status	Drawing No. & Revision
010-	Stage 3	GA-404

Proposed Great Russell Street Elevation