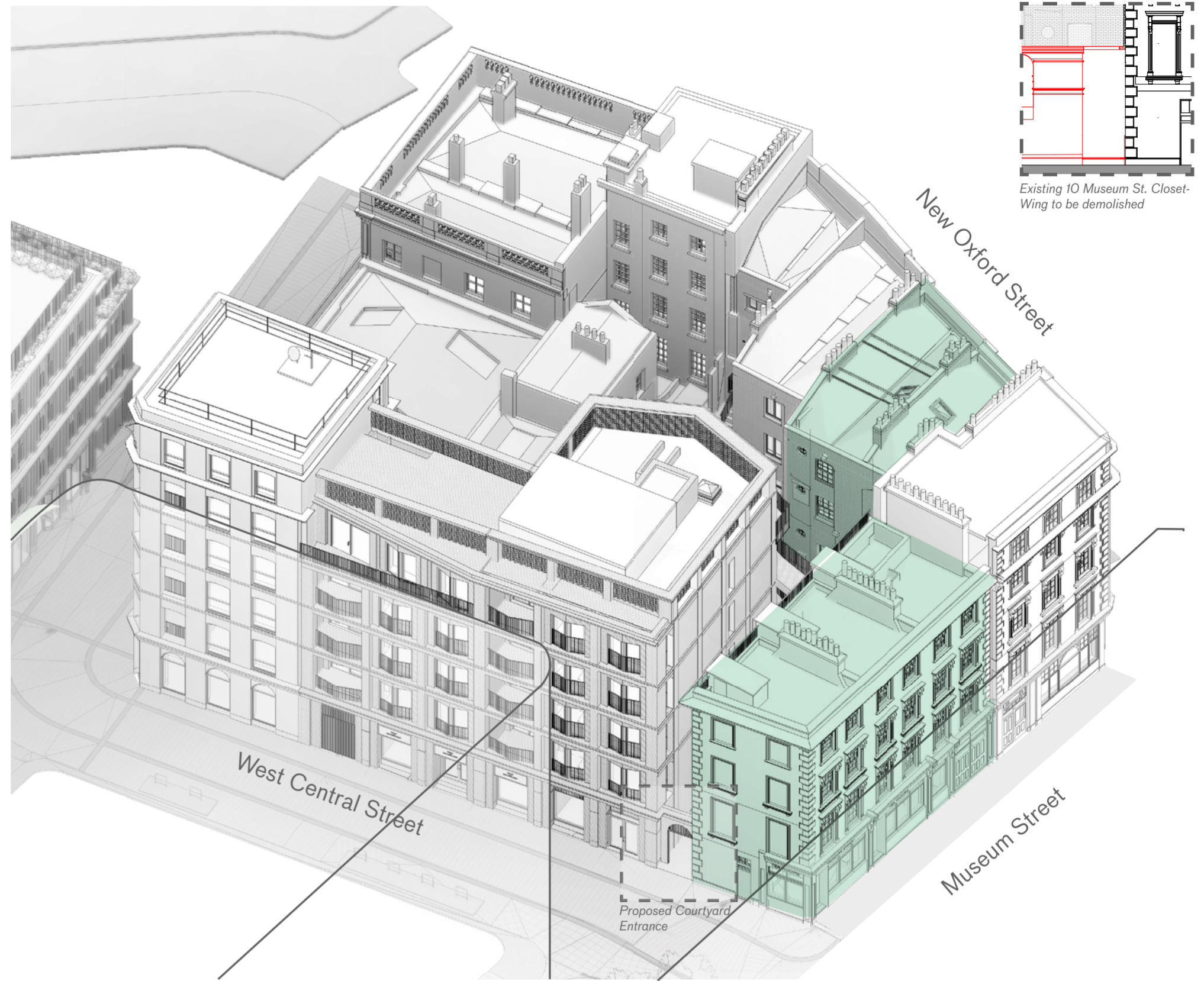


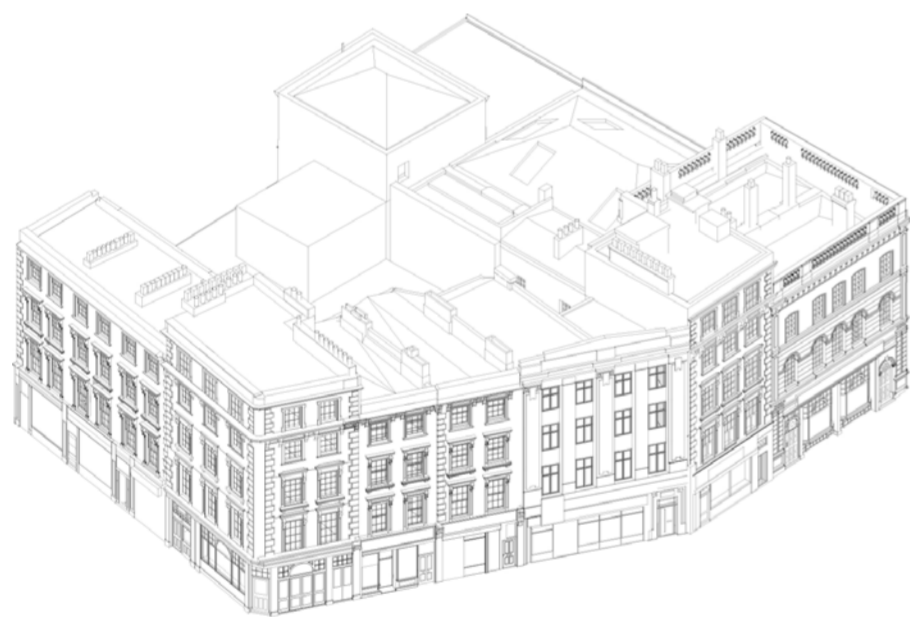
West Central Street Design Principles

Key Design Updates

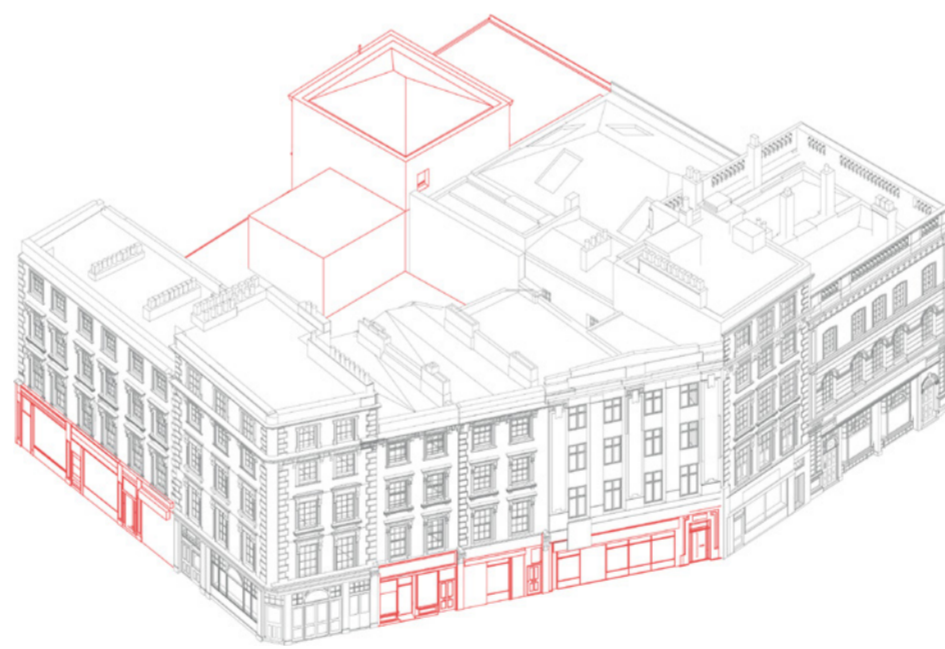
- Retain existing fabric of 10 Museum Street and 35 and 37 New Oxford Street as much as possible and repair as residential townhouse provision.
- Omit mansard roof extensions to 35 & 37 and 39-41 NOS
- Omit roof extension to 10-12 Museum Street
- Retain existing structure of 11-12 Museum Street and convert from studios to 1 bedroom flat. Demolish the 1990s extension to the rear and connect by bridge from 16a-18 WCS to enable DDA compliant homes
- Repair existing roofs
- Omit top floor to 18 West Central Street element adjacent to 10 Museum Street
- Demolish the closet wing to 10 Museum Street to enable external access to the shared courtyard
- Retain existing structure of 39-41 New Oxford Street with internal adjustments to convert to residential use and enable access to the shared courtyard



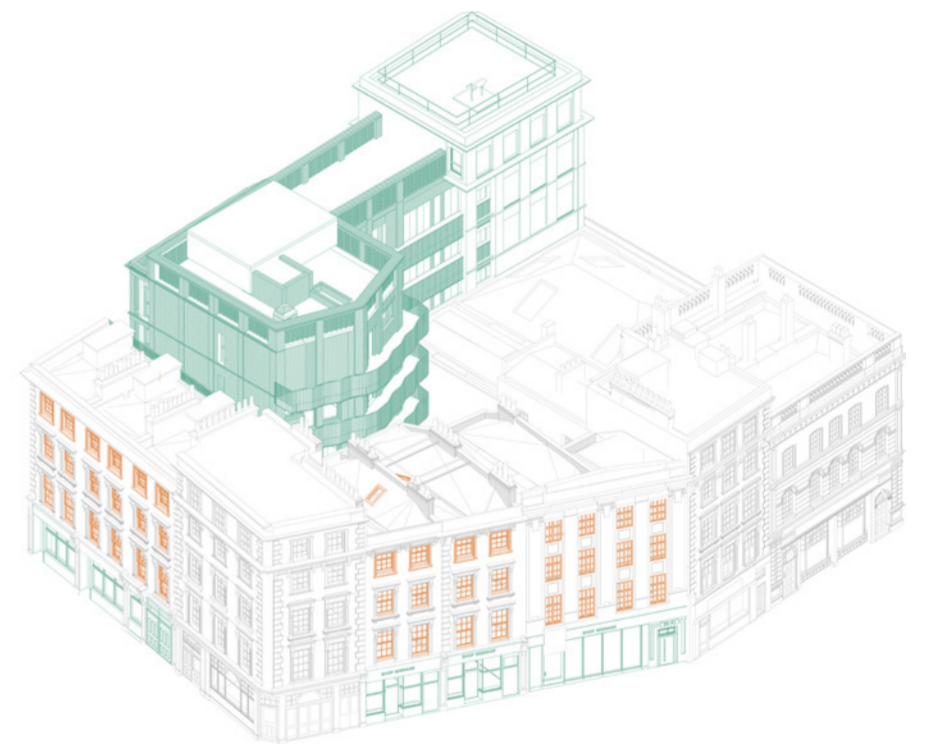
Proposed Axonometric



01 The Existing Buildings



02 Proposed extents of demolition



03 Proposed new additions and replacement

Existing Features

35 and 37 New Oxford Street



Modern balustrading, treads, risers and stringers cladding.



Historic fireplace. One of the few real features of significance within 35 and 37 New Oxford Street.

10-12 Museum Street



Historic fireplace, some joinery, lath and plaster and floorboards.



Cooking grate - late C19



c. 1830s Staircase

The approach to the listed buildings has been one of **low intervention**, removing the unsympathetic additions and preserving the decorative features of special interest. The proposals for adjacent elements have also been reviewed to reflect the listing.