

West Central Street

Design Principles



Historic Significance Plan

Key:

- Site Boundary
- Grade 2 Listed
- COIL Granted

Design Principles

The following opportunities have been identified for the West Central Street Buildings:

- Maximise opportunity to provide additional residential accommodation on site, of a high quality, with priority focus on affordable housing.
- Redevelopment of the block which responds to the historical significance of the freeholds as well as makes a positive contribution to the townscape setting of the block in the Bloomsbury Conservation Area.
- Minimise demolition and maximise conservation of historic building fabric from both a heritage and sustainability perspective.
- Maximise active frontage and connectivity to the public realm

West Central Street

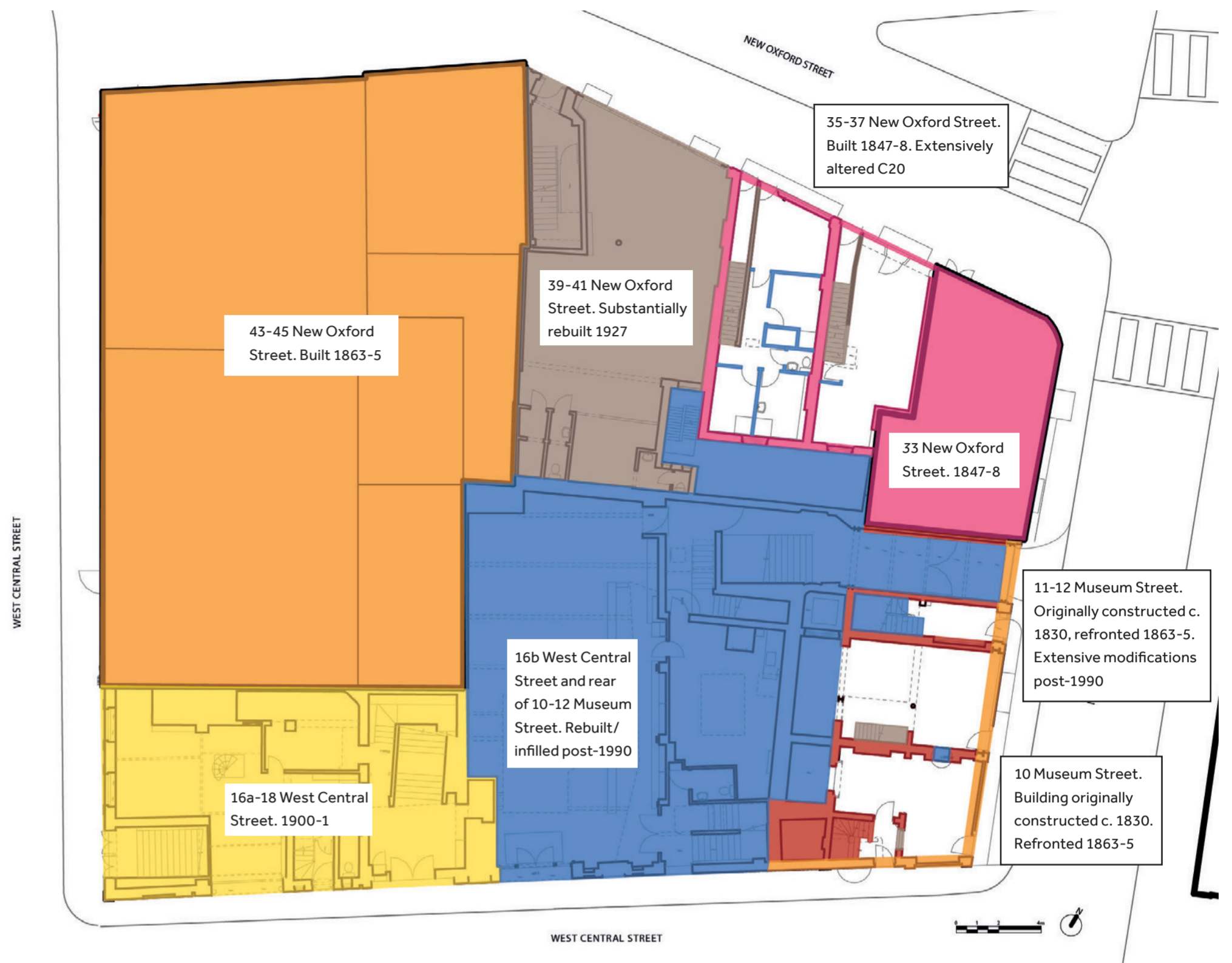
Informing Design Development

Work undertaken

- Analysis of the site's history and architectural and historic significance.
- Heritage analysis of the Grade II listed buildings and their intrinsic value
- Heritage and Townscape Assessment to identify opportunities for additional massing that responds sensitively to the site's history and makes a positive contribution to the townscape setting of the block in the Conservation Area.
- Review of the existing condition of the individual buildings to maximise opportunities for refurbishment and adaption, and to identify requirements for demolition and replacement.
- Character analysis of the Conservation Area and studies into architectural qualities of the existing buildings to develop a historically sensitive

Key:

 c. 1830	 1900-1
 1847-8	 C20
 1863-5	 Post-1990



Proposed Ground Floor Phasing Plan



Existing wall crane



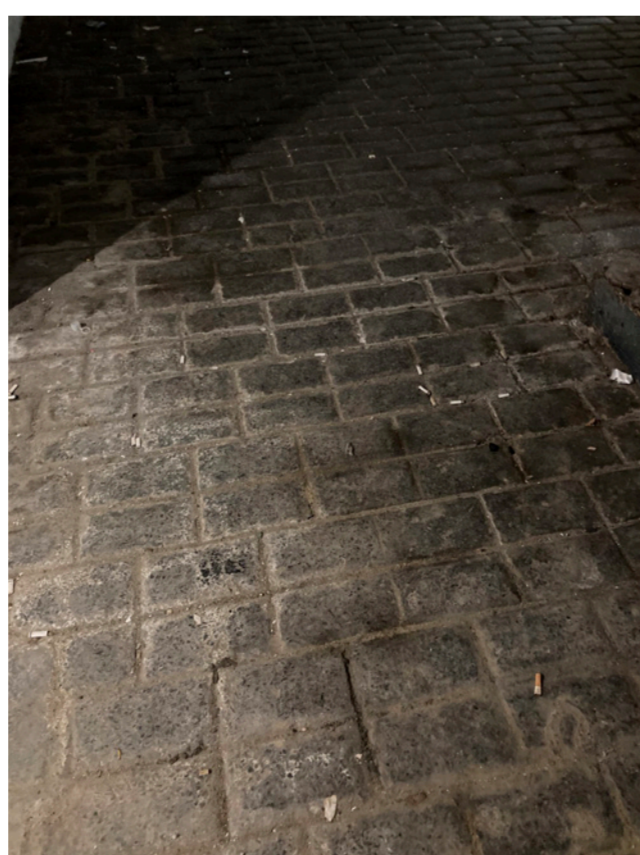
Existing timber horse stalls



Existing timber horse stalls



Existing winch mechanism



Existing floor Sets



Existing cast iron staircase

Existing Features

There are elements of the existing building that are proposed to be retained and reused as part of the proposals for 16A, 18 and 16B West Central Street, namely:

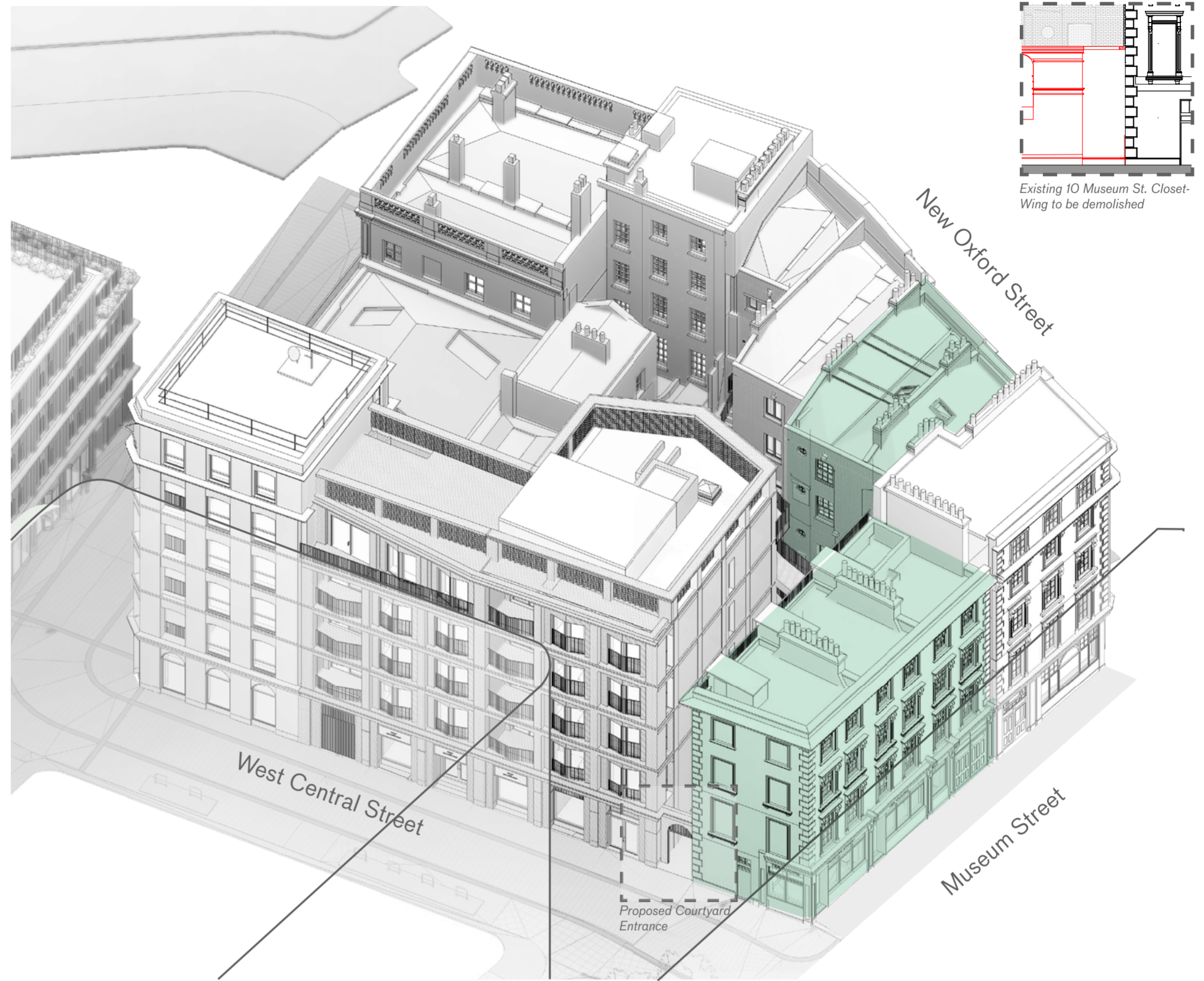
- Existing stone floor sets - to be carefully removed and set aside to be reused on the proposed new communal courtyard to the West Central Street buildings
- Existing timber horse stalls - to be carefully removed and set aside to be reused on the proposed new residential communal lobby space of 16B-18 WCS
- Existing wall crane - to be carefully removed and set aside to be reused / reinstated in the corner on the top floor of 16A WCS. The internal winch mechanism will not be reinstated due to the residential accommodation constraints.

It is challenging to incorporate the existing cast iron staircase as part of the new build proposals therefore the intention is to reuse this item in a different site as a reclaimed item.

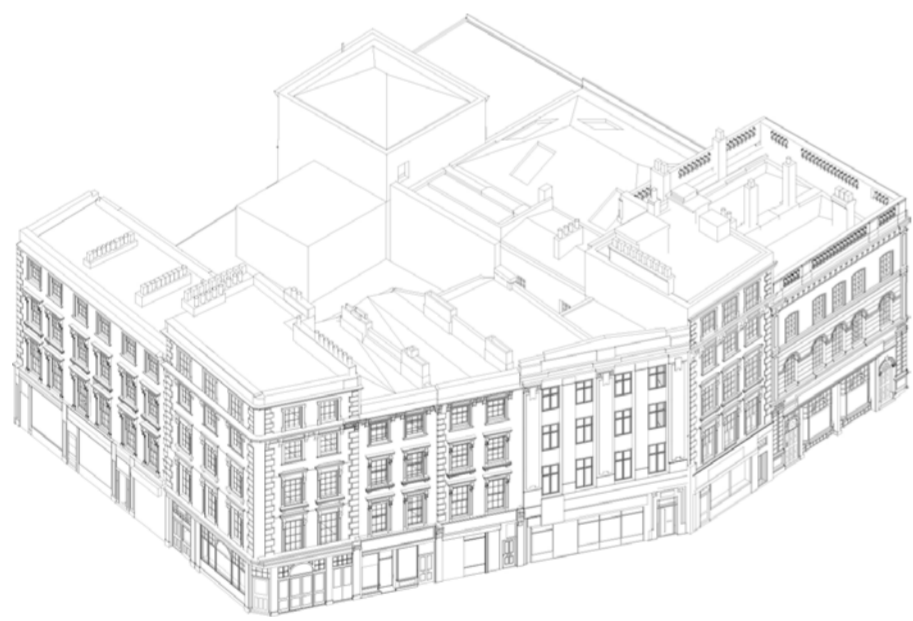
West Central Street Design Principles

Key Design Updates

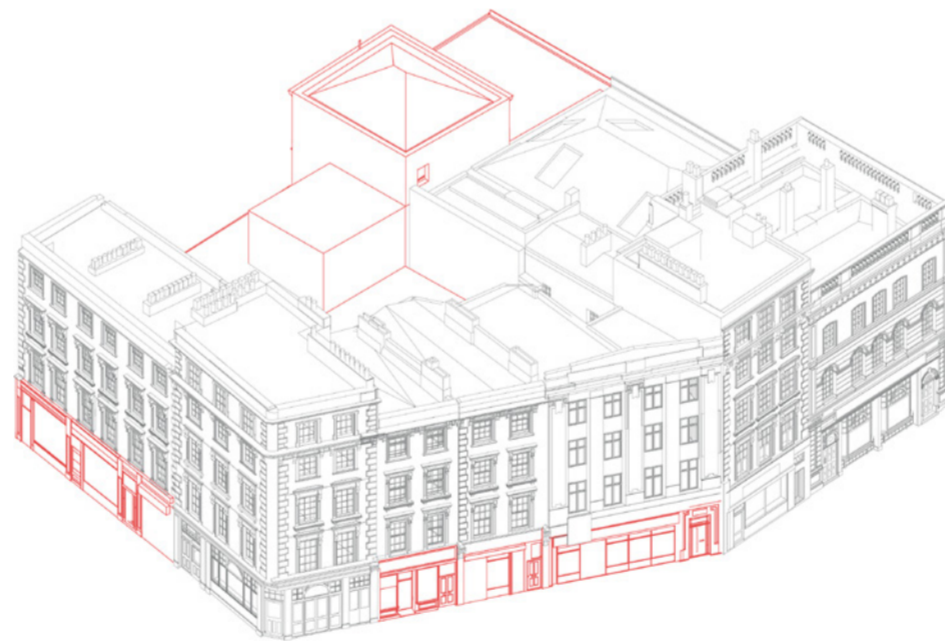
- Retain existing fabric of 10 Museum Street and 35 and 37 New Oxford Street as much as possible and repair as residential townhouse provision.
- Omit mansard roof extensions to 35 & 37 and 39-41 NOS
- Omit roof extension to 10-12 Museum Street
- Retain existing structure of 11-12 Museum Street and convert 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



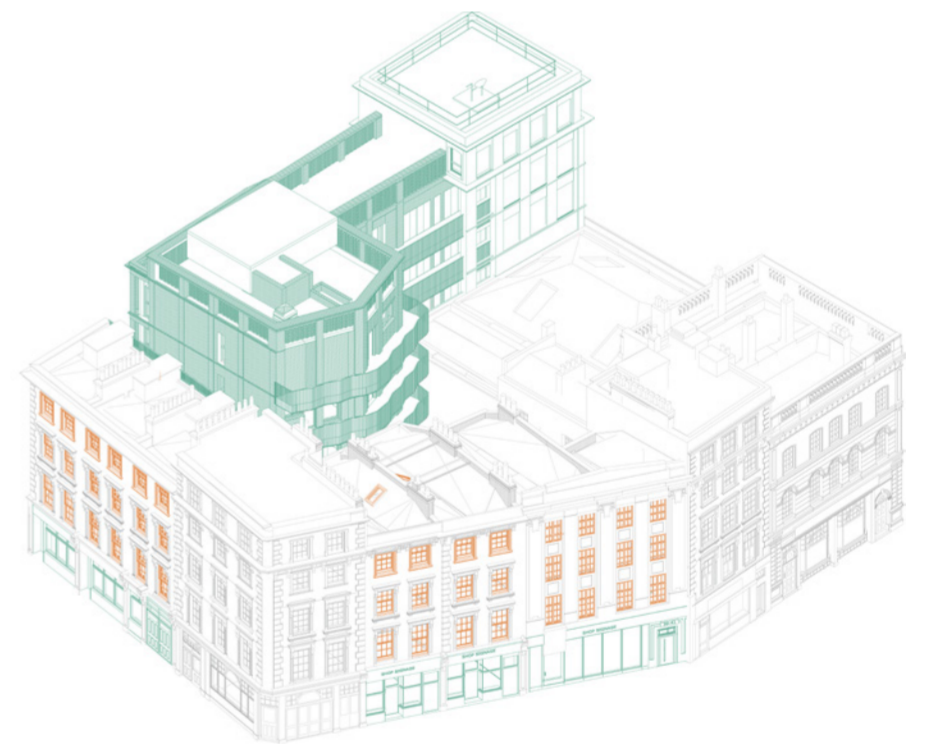
Proposed Axonometric



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.

West Central Street

10-12 Museum Street and 35-41 New Oxford Street



New Oxford Street - North Elevation



Museum Street Elevation



West Central Street - South West Elevation



West Central Street - South East Elevation

West Central Street Views

View from Bloomsbury



Existing View



Submitted View



Proposed View

View from Museum Street



Existing View



Submitted View



Proposed View

Housing

- Our amendments have resulted in a modest reduction in the amount of residential floorspace in the scheme with a corresponding loss in the number of new homes. However the proposals maintain the proportion of additional housing as affordable housing at 50.1% (51% in the previous submission).
- The revised application will now deliver 44 homes, of which 19 will be affordable (11 low cost rent and 8 intermediate rent) (the previous application proposed 48 new and replacement homes of which 18 were affordable).