



key

- Denmark St works
- Listed buildings Grade II
- Local Importance

Denmark Street South

The buildings comprising this section of the development are the properties:

Denmark Street

- 4
- 6*
- 7*
- 9*
- 10*

Flitcroft Street

- 4

Book Mews

- 1

* Grade II listed

These proposals seek to restore the upper floors of all the properties to residential use and to retain the retail/restaurant uses at ground and basement levels. It is proposed to extend the existing basement and ground floor at 4 Flitcroft Street and create a new restaurant, whilst converting the upper floors to residential use.

One additional mansard floor is proposed to 4 Denmark Street which will be for residential use. There is already a brick structure over part of the existing flat roof and there is evidence that there was at some stage a further structure at this level which appears to have been demolished. Due to the height of the adjacent building it would be possible to add this additional floor without detriment to the surrounding buildings.

The Listed buildings all contain a large amount of original fabric and it is intended to restore these buildings to a high standard and in a way which does not harm any of the existing fabric or detail.

The new restaurant at 4 Flitcroft Street and to the Basement of 4 Denmark Street, give rise to an opportunity to greatly improve the public area adjacent to St Giles in the Fields Church. Bringing more people into this space adjacent to the Church will enliven the area.

All the listed buildings are described in individual Listed Building Applications which are provided separately. Please refer to these for details of the proposals.

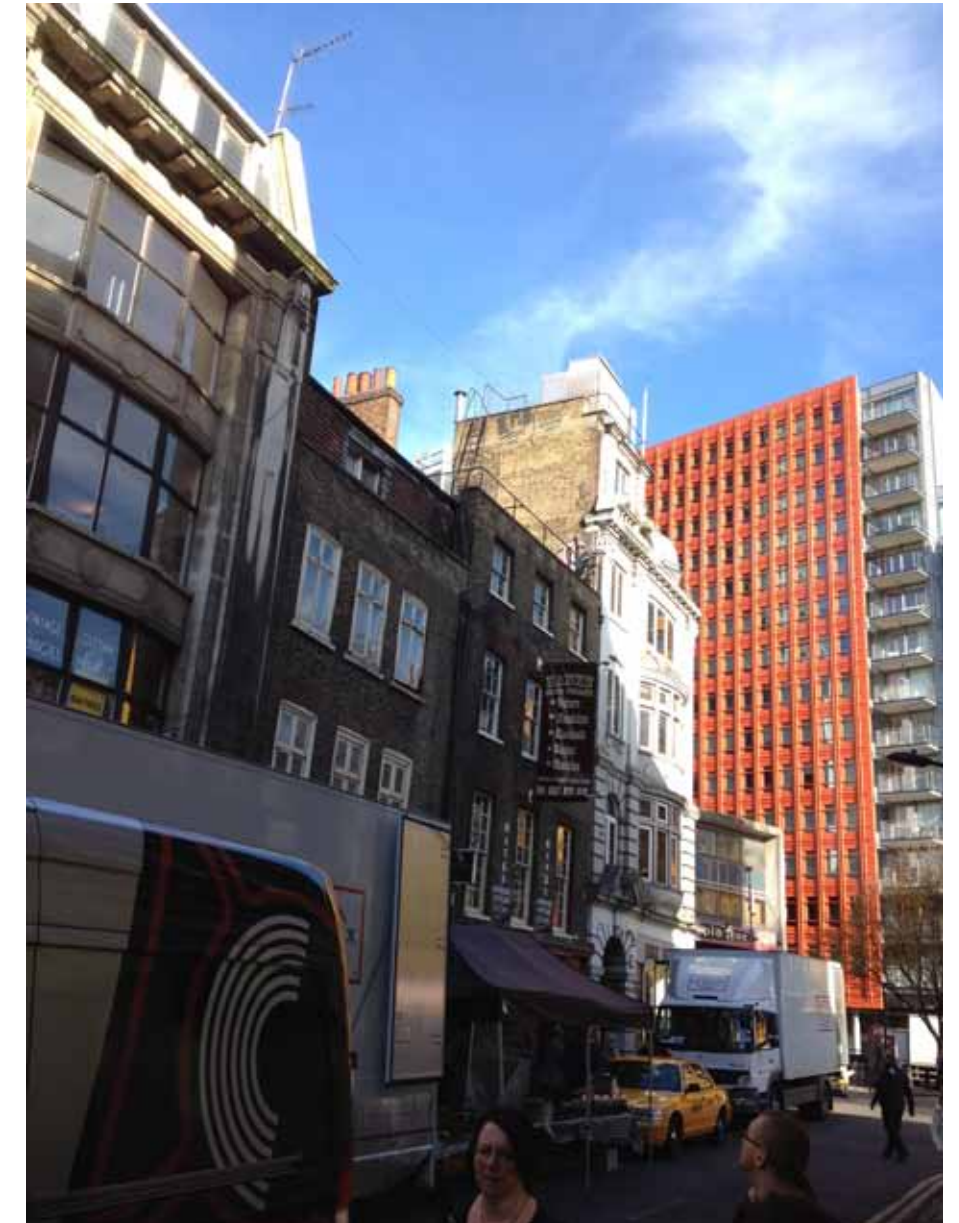
8.3 ARCHITECTURAL APPROACH

Existing Context

25 Denmark Street and 26 Denmark Street (GII Listed)



27 Denmark Street (GII Listed) and 28 Denmark Street



8.3 ARCHITECTURAL APPROACH

Existing Context

The proposed works to No. 21-25 Denmark Street incorporate new roofs to repair and improve the existing poor quality structures.

7 Denmark Street (GII Listed) and 8 Denmark Street



10 Denmark Street (GII Listed) and 11 Denmark Street



59 St Giles High Street and 28 Denmark Street (GII Listed)



8.3 ARCHITECTURAL APPROACH

Additional Storeys to Denmark Street North



Existing - Denmark Street North



Existing - Denmark Street South

8.3 ARCHITECTURAL APPROACH

Additional Storeys to Denmark Street North



Proposed street view

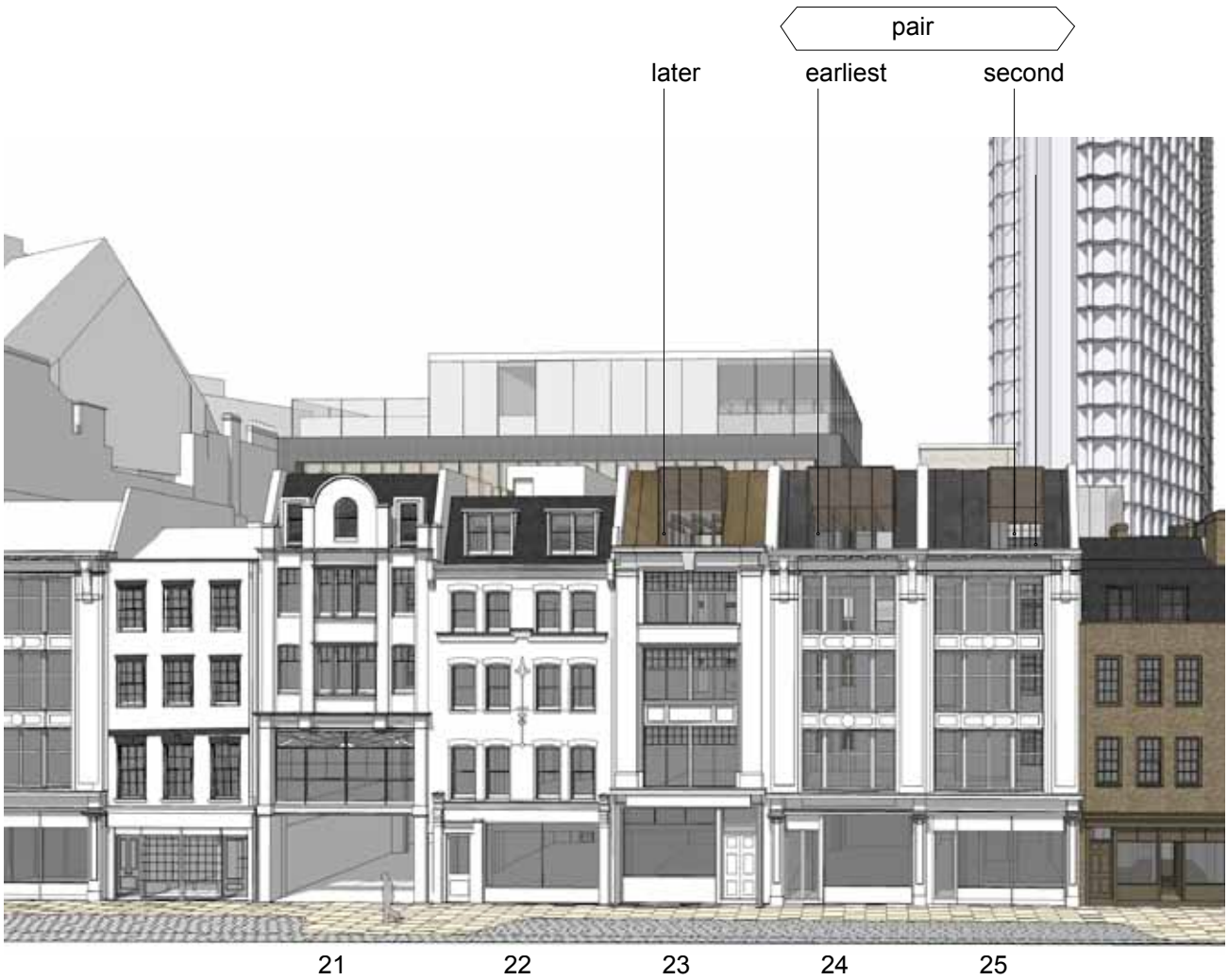
Denmark Street is characterised by a complete terrace of buildings built over three hundred years, from the 17th to 20th centuries. The proposed roof additions are a 21st century layer which contribute to the richness of the streetscene.

The existing roofline to 21-25 Denmark Street is characterised by poor quality mansard roofs with sundry rooftop sheds sat atop. It is therefore considered appropriate that these are re-roofed, with subtly adjusted fenestration to maintain the characterful roofline.

The existing mansard type roofs to 21 and 22 will be refurbished.

The roofs to Nos 23, 24 and 25 will be rebuilt and repaired as shown, to incorporate glass dormer windows with a thin lead coloured metal sleeve set into a leadwork mansard.

The roofscape is not currently uniform and so, the new proposals should enrich the character of this. The rhythm and position of the new dormers tells the story of the 20c buildings and their set-out - shown in the elevation below.



Street Elevation - June 2013 scheme

8.3 ARCHITECTURAL APPROACH

Additional Storeys to Denmark Street South



November 2012 - Proposed Denmark Street View

8.3 ARCHITECTURAL APPROACH

Additional Storeys to Denmark Street North



November 2012 - Proposed Denmark Street (Northside) View

The artists impressions provided opposite provide an insight into the enhanced character and ambience of Denmark Street.

The introduction of residential use to the upper floors of a number of buildings brings added life and activity to the evening street scene.

When this is combined with the existing bar and restaurant uses it serves to provide positive 'life on the street' with a mixture of uses appropriate to London's West End.

The Denmark Street north view is particularly noteworthy - the varied roofscape has been enhanced with the new roofs being designed to compliment the host building.

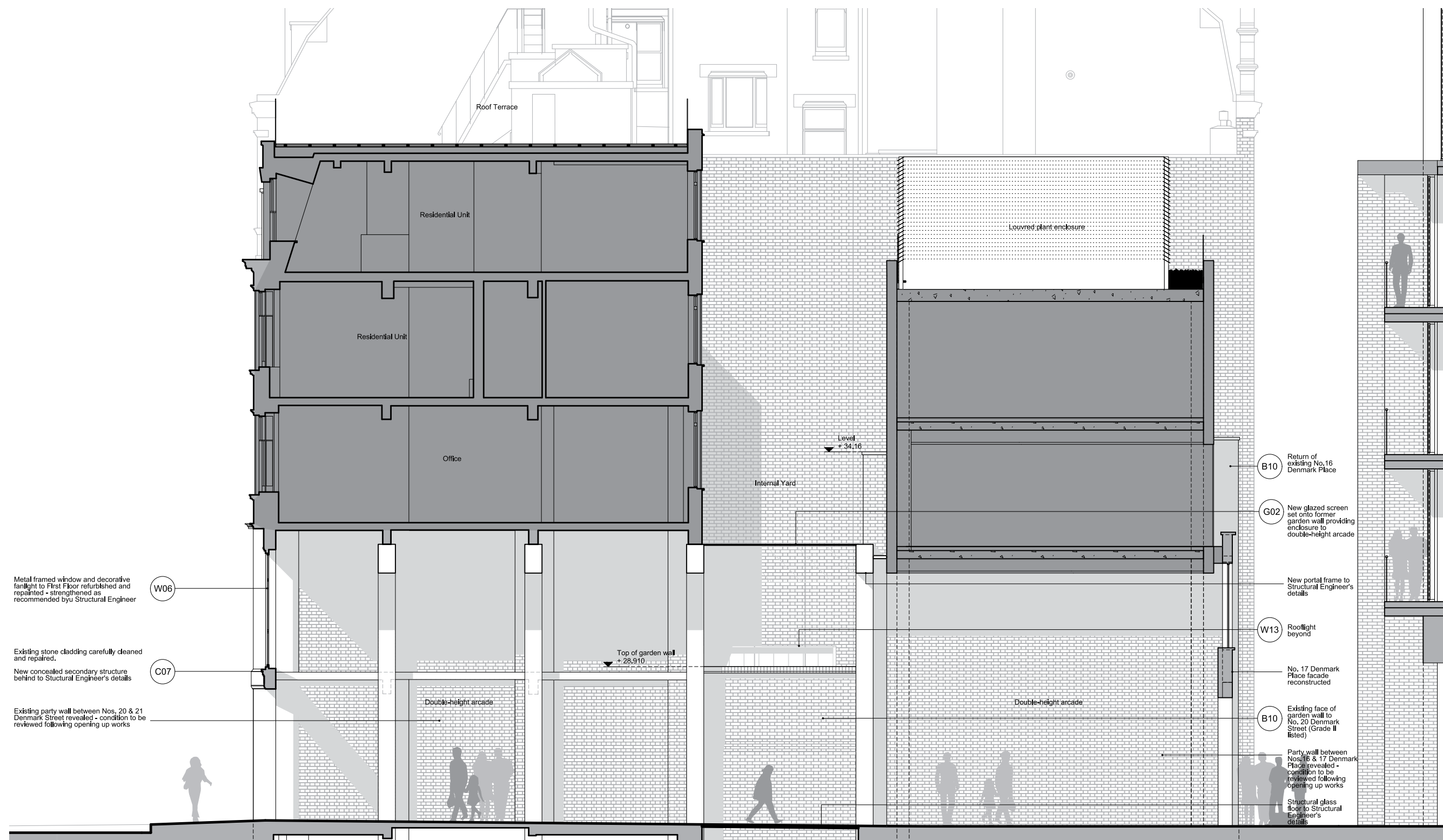
In the background the view to centrepont has been retained above.

New arcade with retained
glazed screen over

21

8.3 ARCHITECTURAL APPROACH

New Pedestrian Arcade



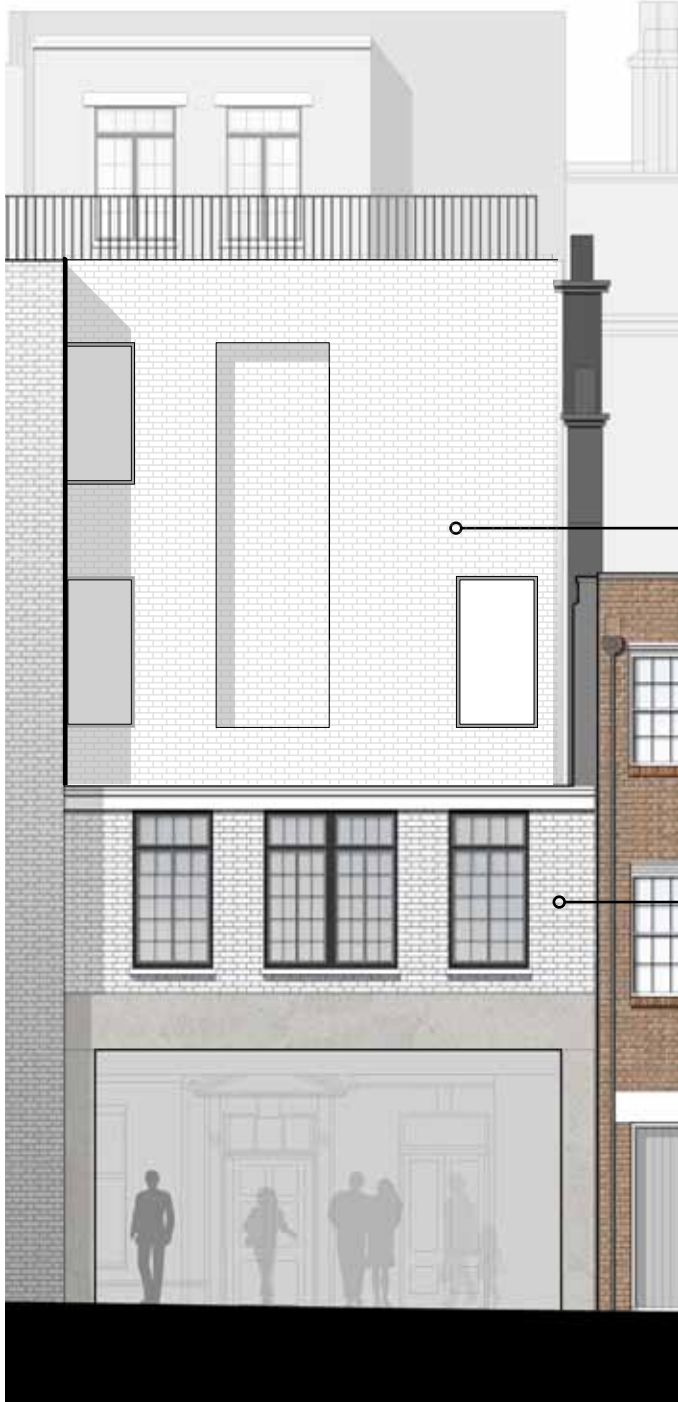
Proposed Section through new arcade at 21 Denmark Street

8.3 ARCHITECTURAL APPROACH

New Pedestrian Arcade



Proposed Denmark Street Elevation



Proposed Denmark Place Elevation

New arcade through 21 Denmark Street

The new pedestrian arcade is located through No. 21 Denmark Street and 17 Denmark Place.

The works comprise demolition of the ground and first floor, to create a double height space.

This location is chosen as it is the only two-storey ‘shopfront’ on the whole of Denmark Street. This permits the introduction of an attractive double height arcade to encourage pedestrian connectivity north/south through the block.

The first floor glazed screen and stone/brick facades on Denmark Street and Denmark Place will be retained and reconstructed respectively.

The proposed works also reveal the eastern party wall of the listed house at No. 20 Denmark St. Here it needs to transform from being a shared but concealed wall, into a component which is visible within the arcade.

Until meaningful opening up works can be carried out on site, we cannot be certain of the walls condition. The aspiration however is to reveal the brick wall texture and imperfections from within the arcade.

The facade to No. 21 Denmark St. will be sensitively refurbished, with new lighting added to highlight the route.



Proposed Denmark Place - cut away view

8.3 ARCHITECTURAL APPROACH

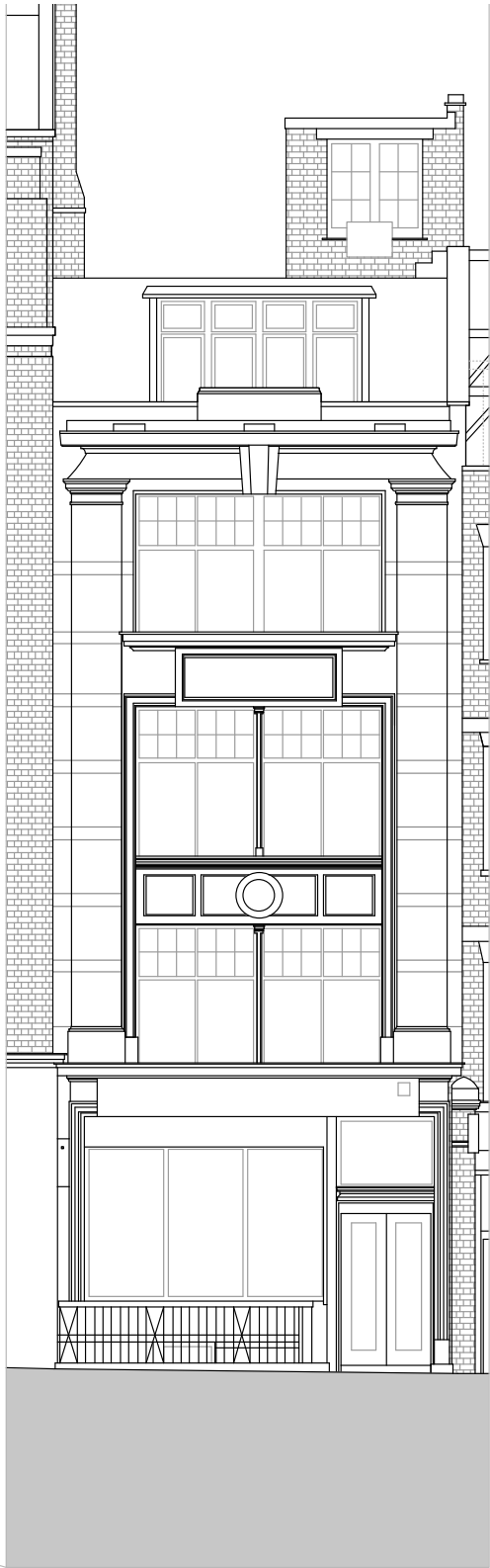
4 Denmark Street - South Side



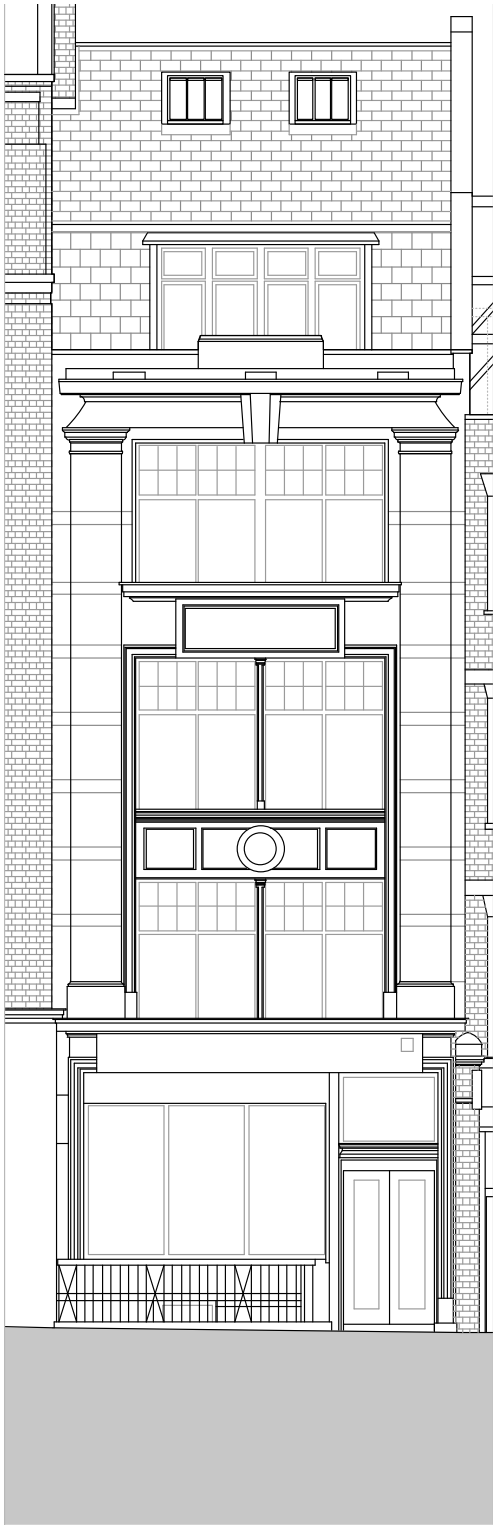
Location of 4 Denmark Street



Existing Photo - 4 Denmark Street



Existing Elevation



Proposed Elevation

Summary overview

1.00 Description of the Proposed Development.

1.01 This Planning and Conservation Area Consent Application is for the proposed change of use of existing B1 office spaces on second, third and fourth floors into C3 residential apartments, and a roof extension to provide further C3 residential space. The first floor is to be refurbished but kept as B1 office space in association with the ground floor shop.

1.02 The building was originally built in the 17th Century, constructed in brickwork but has been largely refaced in stone in the 1920s. The rear elevation is fletton brickwork, with some areas painted white at ground floor level, without further embellishments. The building has metal-framed windows and an asphalt finished mansard roof.

1.03 Photographs of the existing building are included in the planning application.

2.00 Context.

2.01 No.4 Denmark Street was originally built in the 1680's, possibly as part of a wider estate development by Samuel Fortrey and Jacques Wiseman. Walter J Fryer extensively redeveloped the façade and interiors in the 1920s as part of a larger commercial redevelopment.

2.02 This application seeks approval for the change of use of existing B1 office spaces on the second to fourth floors into residential apartments, to include replacement of the glazing to the windows to front and rear elevations with new laminated single glazing. The proposals also seek to add a fifth storey in the form of a mansard roof finished in natural slate to the front elevation, complete with conservation rooflights.

2.03 The form, scale and materials proposed are all consistent with the immediate environment. No.4 Denmark Street is a positive contributor to the street scene in the conservation area.

8.3 ARCHITECTURAL APPROACH

4 Denmark Street - South Side



1

3.00 Amount

3.01 The conversion of the three floors of offices provides and rooftop addition forms two two-bedroom duplex apartments, with gross external areas of 126.7 and 117.7 sq. m respectively.

3.02 The new fifth floor extension provides and additional gross external area of 57.0 sq. m.

3.03 The existing first floor is to be refurbished as office space in association with the ground floor shop unit. This comprises a gross external area of 64.7 sq. m.

4.00 Layout

4.01 The rear parts of both neighbours on Denmark Street as well as the rear of properties from Flitcroft Street overlook the rear part of the property.

4.02 Each two-bed apartment is arranged as one self-contained unit over two floors, with the lower apartment served by the existing common staircase, which becomes a private staircase at the upper level apartment.

5.00 Scale

5.01 The proposed works include an additional storey extension, which has been set back from the street by means of a raking front roof slope, and does not give visual intrusion in the existing streetscape. No.4 Denmark Street adjoins nos.1-3 Denmark Street that form a taller corner building and provide a 'bookend' to the south side of Denmark Street.

6.00 Appearance – design approach to the exterior

6.01 The strategy for the exterior of the building is one of restoration and cleaning, and the removal of unsympathetic modern roofing materials and restoration of the original roof covering materials.

6.02 Exterior brickwork is to be carefully cleaned, repaired and repointed where necessary in matching materials.

8.3 ARCHITECTURAL APPROACH

4 Denmark Street - South Side



2

'Tide' mark suggests original roof abutment



3

No. 4

4 Denmark Street

Shopfront and Facade

Opposite page:

- 1. Main facade in Denmark Street context

Detail Images:

- 2. Roof showing escape stairs
- 3. Book Mews to the rear of property

8.3 ARCHITECTURAL APPROACH

4 Denmark Street - South Side

6.03 We propose to upgrade the windows for thermal and acoustic improvements by replacing the existing single glazing with new 9mm thick Histoglass Mono laminated glazing. This is effectively a laminated glass that will have the appearance of single glazing whilst improving the U-Value of the windows and allowing some noise reduction.

The Histoglass Mono product allows the outer pane of the laminated sheets to be finished in traditional float, hand-drawn, machine-drawn or even cylinder glass to maintain an historic appearance.

The rear elevation windows are currently in modern upvc frames, and we propose to replace these with Crittall-style steel framed double glazed windows, to pick up on the design of the glazing of to some of the commercial (former warehouse) buildings facing into Book Mews, which runs behind the terraces on the South Side of Denmark Street.

6.04 Roof covering – the existing roof covering is asphalt, and the proposal is to remove this covering, reinsulate the roof, provide breather membrane and recover the roof with natural slate. The new rooftop addition will have a sloping front roof in natural slate complete with conservation rooflights, whilst the rear portion of roof is flat and will be clad in a traditional lead finish with roll cap details. The rear flat roof is also to receive photovoltaic cell arrays for the provision of renewable energy. These will be installed flat above the roof and will not be visible from the street level.

6.05 The proposals also include the re-covering of the existing rear first floor extension roof with a new rooflight in a new position to allow for the balcony unit to the second floor duplex apartment.

6.06 Rainwater goods – to be renewed in Heritage range black finished cast iron.

6.07 All loose wiring to facades to be removed where redundant or carefully secured in place, preferably concealed behind the rainwater goods where feasible.

6.08 Façade signage – to be carefully removed where redundant and exterior brickwork made good.

6.09 Ground floor shop fronts – to be cleaned, repaired and redecorated where required.

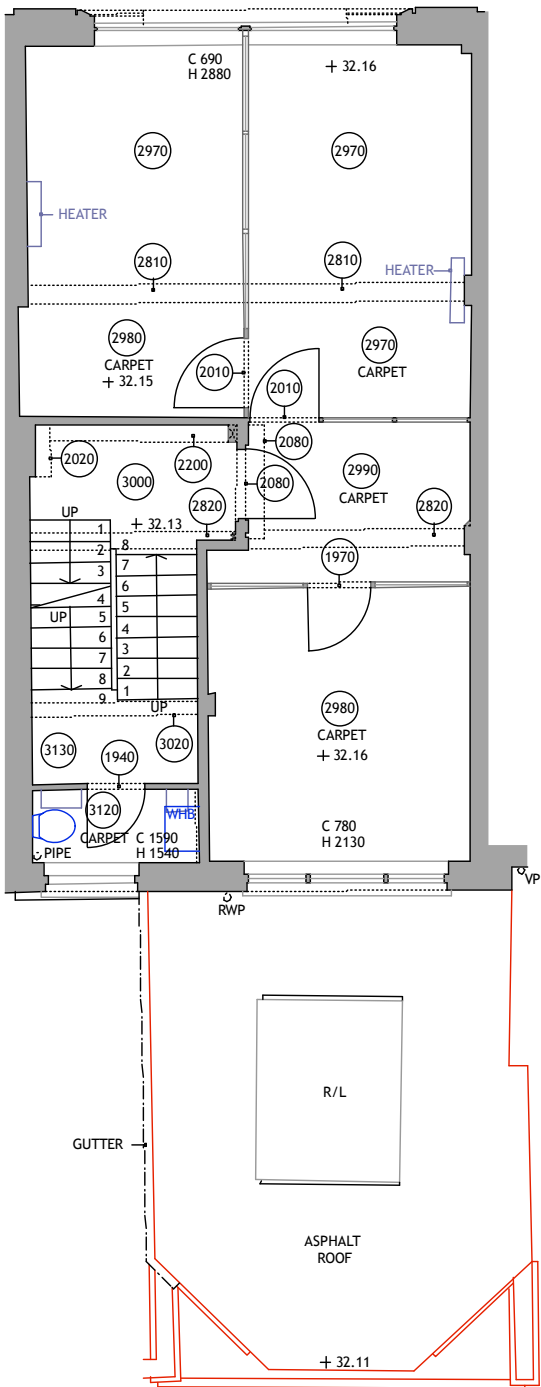
7.00 Access

7.01 No.4 Denmark Street is not listed, but is seen as a positive contributor to the conservation area, with some original staircase balustrades that the Council may wish to conserve, and no method of providing full vertical disabled access to all floors of the building is obvious without the destruction of historic fabric, which in our view would be unacceptable.

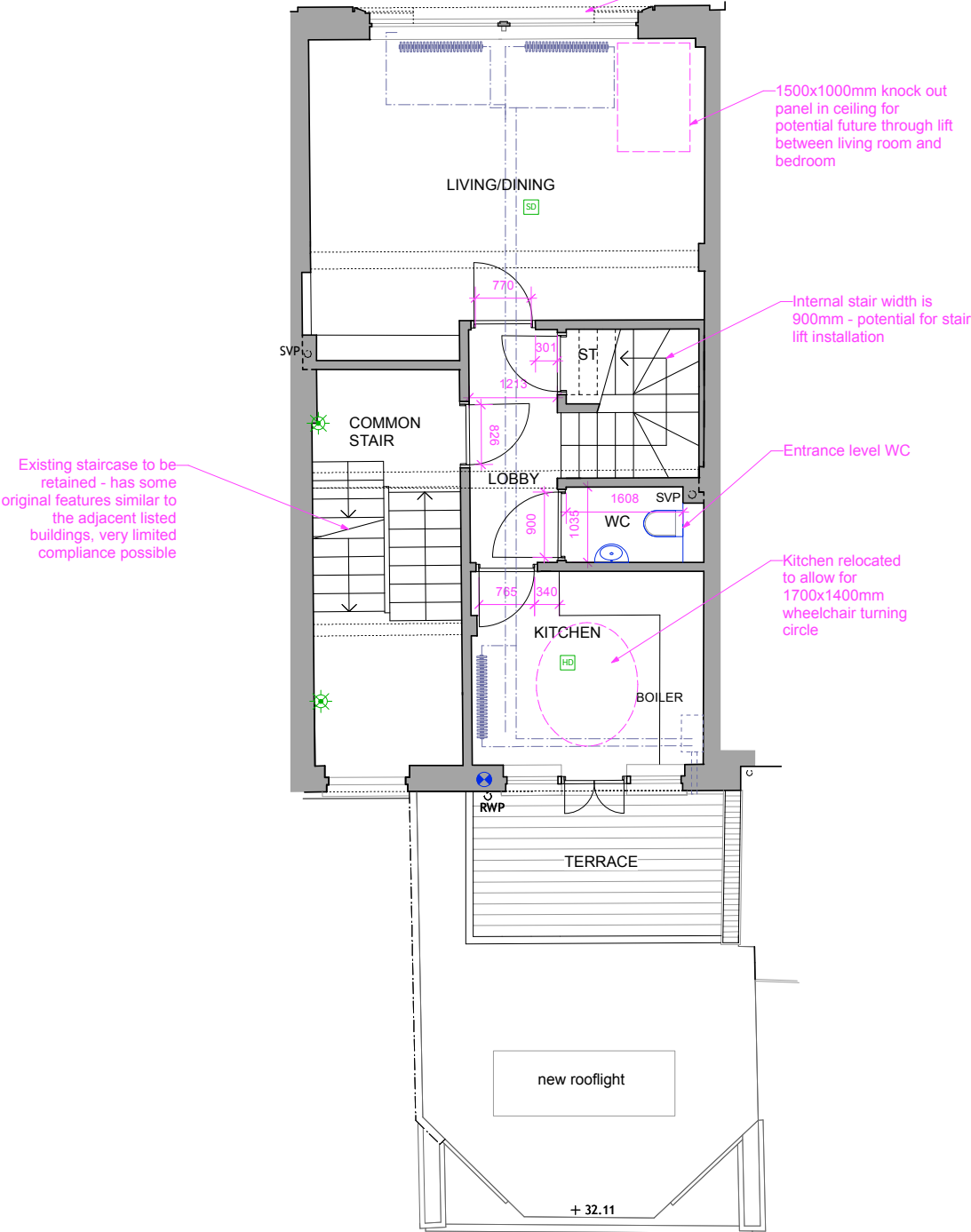
7.02 Following further requests for information, a study was made to review the apartment design proposals against the sixteen design criteria set out in the Lifetime Homes Standard. Some modifications to the internal layouts are possible to demonstrate some compliance with the criteria, there are issues with the non-compliance with the existing historic staircases and the issues set out above regarding the provision of vertical disabled access and potential destruction of historic fabric. We have provided amended floor plans to show those areas where compliance with the criteria is possible.

8.3 ARCHITECTURAL APPROACH

4 Denmark Street - South Side



Existing Typical Floor Plan 4 Denmark Street



Proposed Typical Floor Plan 4 Denmark Street

8.3 ARCHITECTURAL APPROACH

4 Denmark Street - South Side



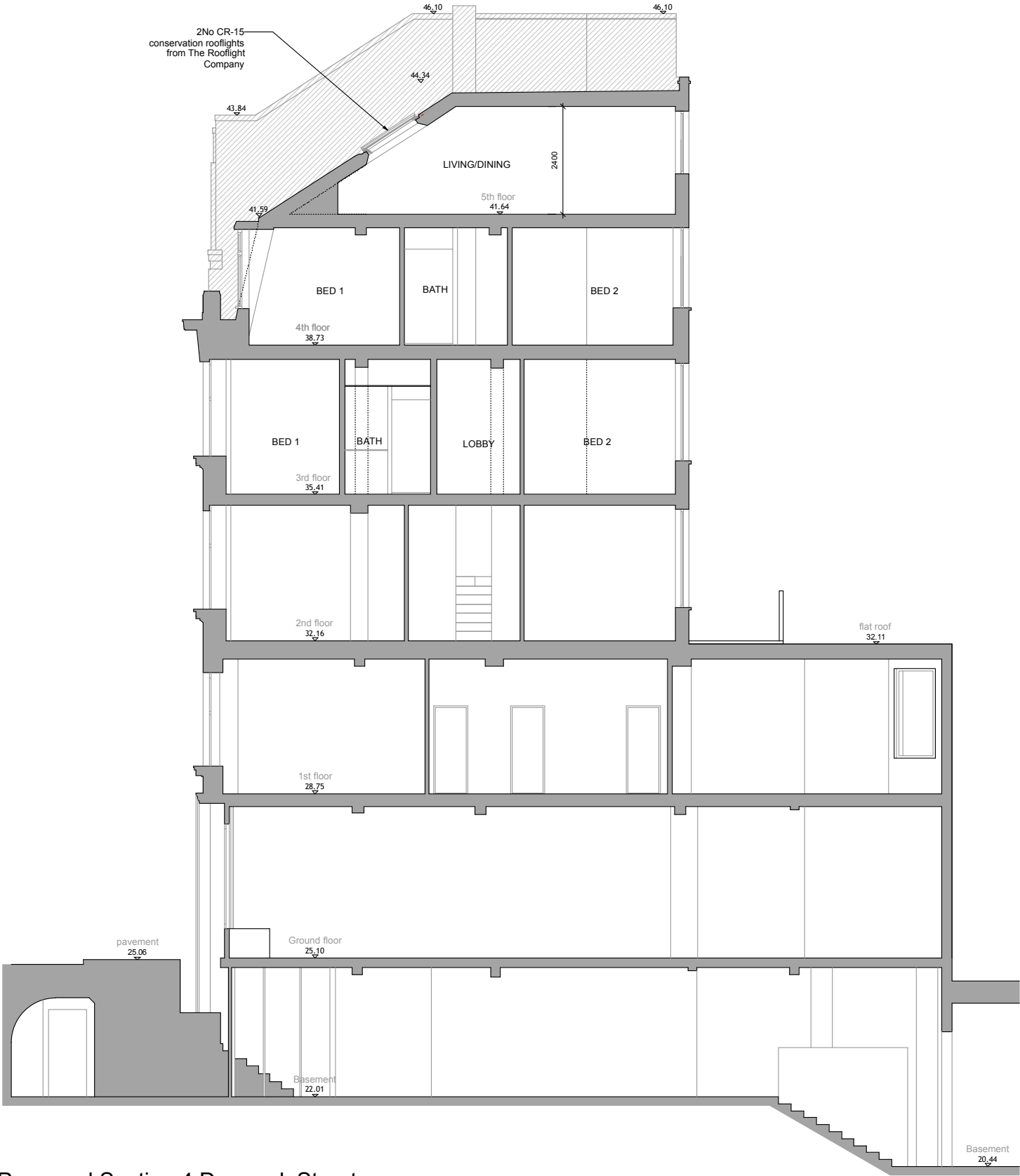
Existing Denmark Street Elevation



Proposed Denmark Street Elevation

8.3 ARCHITECTURAL APPROACH

4 Denmark Street - South Side



Proposed Section 4 Denmark Street

8.3 ARCHITECTURAL APPROACH

4 Flitcroft Street



Location of 4 Flitcroft Street



Existing Photo - 4 Flitcroft Street



EXISTING

Existing Elevation



PROPOSED

Proposed Elevation

Summary overview

1.00 Description of the Proposed Development.

1.01 This Planning and Conservation Area Consent Application is for the proposed change of use of existing B1 office spaces on first second and third floors into C3 residential apartments, and a ground floor and basement extension to convert existing B1 office space into a new A3 restaurant.

1.02 The building was originally built in 1903 as a commercial building in the Queen Anne style, with warehousing on the ground floor and offices on the floors above. The principal elevation to Flitcroft Street is on three storeys with a mansard roof with dormer windows above. The façade at upper level is finished in stucco with horizontal bands of feature brickwork between windows, with a projecting central bay window with terracotta panelling. The ground floor façade has been significantly remodelled with large openings of glazing with rendered channelled masonry between, and also features prominent steel roller shutters. The rear elevation is a simpler brickwork affair, with some exposed structural steelwork.

1.03 Photographs of the existing building are included in the planning application.

2.00 Context.

2.01 No.4 Flitcroft Street was built in 1903 as a warehouse building, and forms part of a small group of Victorian/Edwardian warehouses along Flitcroft Street. The principle elevation of the building faces onto the frontage of the adjacent St Giles Church.

2.02 This application seeks approval for the change of use of existing B1 office spaces on the first to third floors into residential apartments, to include replacement of the glazing to the windows to front and rear elevations with new laminated single glazing. The proposal seeks to convert and extend the ground floor into a restaurant, and form a new basement, also part of the restaurant development, which serves to link together the basements of no.4 Denmark Street and no1 Book Mews.

8.3 ARCHITECTURAL APPROACH

4 Flitcroft Street



1

2.03 The form, scale and materials proposed are all consistent with the immediate environment. No4 Flitcroft Street is a positive contributor to the street scene in the conservation area.

3.00 Amount

3.01 The conversion of the three floors of offices forms three self-contained two-bed apartments, with gross external floor areas of 128.8, 129.4 and 113.4 sq. m respectively.

3.02 The existing ground floor has a gross external floor area of 129.8 new ground floor extension will form an additional 51.8 sq. m of dining space.

3.03 The existing basement floor has a gross external floor area of 126.9 sq. m and the proposed basement extension will form an additional 132.5 sq. m of dining space, and plant room space.

4.00 Layout

4.01 The rear parts of both neighbours on Denmark Street as well as the rear of properties from Flitcroft Street and Book Mews overlook the rear part of the property.

4.02 Each two-bed apartment is arranged as one self-contained unit over a single floor, all served by an existing common stairs and with direct access from a new passenger lift.

5.00 Scale

5.01 The proposed works include an additional rear extension which partly infills a courtyard to the rear. This courtyard is at present under-used for storage and access purposes. The proposal seeks to make the remaining part of this courtyard an outdoor dining area. The remainder of the development involves basement extension, which will not be visible from the exterior and will therefore not have a bearing on the visual sale of the building.



2



3



4



5

4 Flitcroft Street

Shopfront and Facade

Opposite page:

1. Main facade in Flitcroft Street context

Detail Images:

2. Facade facing the church
3. View towards St Giles Passage
4. Book Mews to the rear of the property
5. Book Mews to the rear of the property

6.00 Appearance – design approach to the exterior

6.01 The strategy for the exterior of the building is one of restoration and cleaning, and the removal of unsympathetic modern materials and security measures.

6.02 Exterior brickwork is to be carefully cleaned, repaired and repointed where necessary in matching materials.

6.03 We propose to upgrade the windows for thermal and acoustic improvements by replacing the existing single glazing with new 9mm thick Histoglass Mono laminated glazing. This is effectively a laminated glass that will have the appearance of single glazing whilst improving the U-Value of the windows and allowing some noise reduction.

The Histoglass Mono product allows the outer pane of the laminated sheets to be finished in traditional float, hand-drawn, machine-drawn or even cylinder glass to maintain an historic appearance.

8.3 ARCHITECTURAL APPROACH

4 Flitcroft Street

6.04 Roof covering – the existing roof covering is natural slate, and the proposal is to remove this covering, reinsulate the roof, provide breather membrane and recover the roof to match existing.

6.05 The new ground floor rear addition will be constructed in stock brickwork with new powder coated aluminium framed bi-folding doors to allow the rear part of the restaurant to be fully opened up to the rear courtyard. Windows, doors and metalwork to the rear façade are to be painted in a dark grey colour, and existing air conditioning units on the rear façade are to be carefully removed and the façade made good as appropriate. Rear balcony railings are to be replaced with new Juliette balconies in steel sections and glass with hardwood handrails, and new steel framed balcony units have been added to each apartment – the design of these take their cues from the industrial language of exposed steelwork to the existing rear elevation.

6.06 Rainwater goods – to be renewed in Heritage range black finished cast iron.

6.07 All loose wiring and items associated with external services to the facades to be removed where redundant or carefully secured in place, preferably concealed behind the rainwater goods where feasible.

6.08 Façade signage – to be carefully removed where redundant and exterior brickwork made good.

6.09 The front façade at Ground floor level is to receive a new glazing treatment for the restaurant frontage, by removing the existing steel security shutters and timber/glazed screens in each of the two masonry openings. The new glazed screens are to comprise bronze coloured metal-framed double glazed fixed screens, one of which incorporates the entrance doors. These are to be supplemented by hardwood bi-folding shutters externally, which provide additional security when the restaurant is closed out of hours, and also refer back to the original use of the building as a warehouse at ground floor level, which may have had timber gated access to the Mews beyond. The existing entrance door opening to the upper levels of the building will be retained, and fitted with a new hardwood door designed to compliment the new shutters.

6.10 The new basement is to extend under the existing rear courtyard to Book Mews. The courtyard is to be resurfaced in granite cobbles and the modern brick paviors are to be removed. A new cycle store is to be constructed in a mixture of yellow and blue brickwork, with takes its cues from surrounding buildings (particularly 1 Book Mews) together with dark grey painted metal gates and railings. The cycle store and side gate provide a division between the courtyard dining area and the rear service/fire escape route from the commercial buildings facing onto Charing Cross Road that also back onto Book Mews.

6.11 The proposal also includes the rearrangement of the vehicle access the front façade of the building and the formation of a new shared paved surface between 4 Flitcroft Street and the frontage of St Giles Church opposite. This involves removal of an existing section of roadway up to the frontage of the centre of 4 Flitcroft Street, and the rearrangement of some existing metered parking bays.

7.00 Access

7.01 No.4 Flitcroft Street is not listed, but is seen as a positive contributor to the conservation area.

7.02 The proposed apartments to the first second and third floors are to be accessed via a new wheelchair accessible passenger lift to full compliance with Approved Document M of the Building Regulations. The common staircase is to be reconfigured to serve these floors with treads and risers to conform to Approved Document M with respect to the ambulant disabled user. Each apartment has toilet facilities that can be readily accessed by visitors. Corridors and door opening widths will also comply with internal access arrangements set out in Approved document M.

7.03 Access from street level to the common staircase and lift lobby will be by a level threshold, with a door of suitable width for wheelchair access.

7.04 The ground and basement level restaurant is served by a new wheelchair accessible passenger lift to full compliance with Approved Document M of the Building Regulations, and a new staircase with treads and risers to conform to Approved Document M with respect to the ambulant disabled user. Both basement and ground floors include a wheelchair accessible WC.

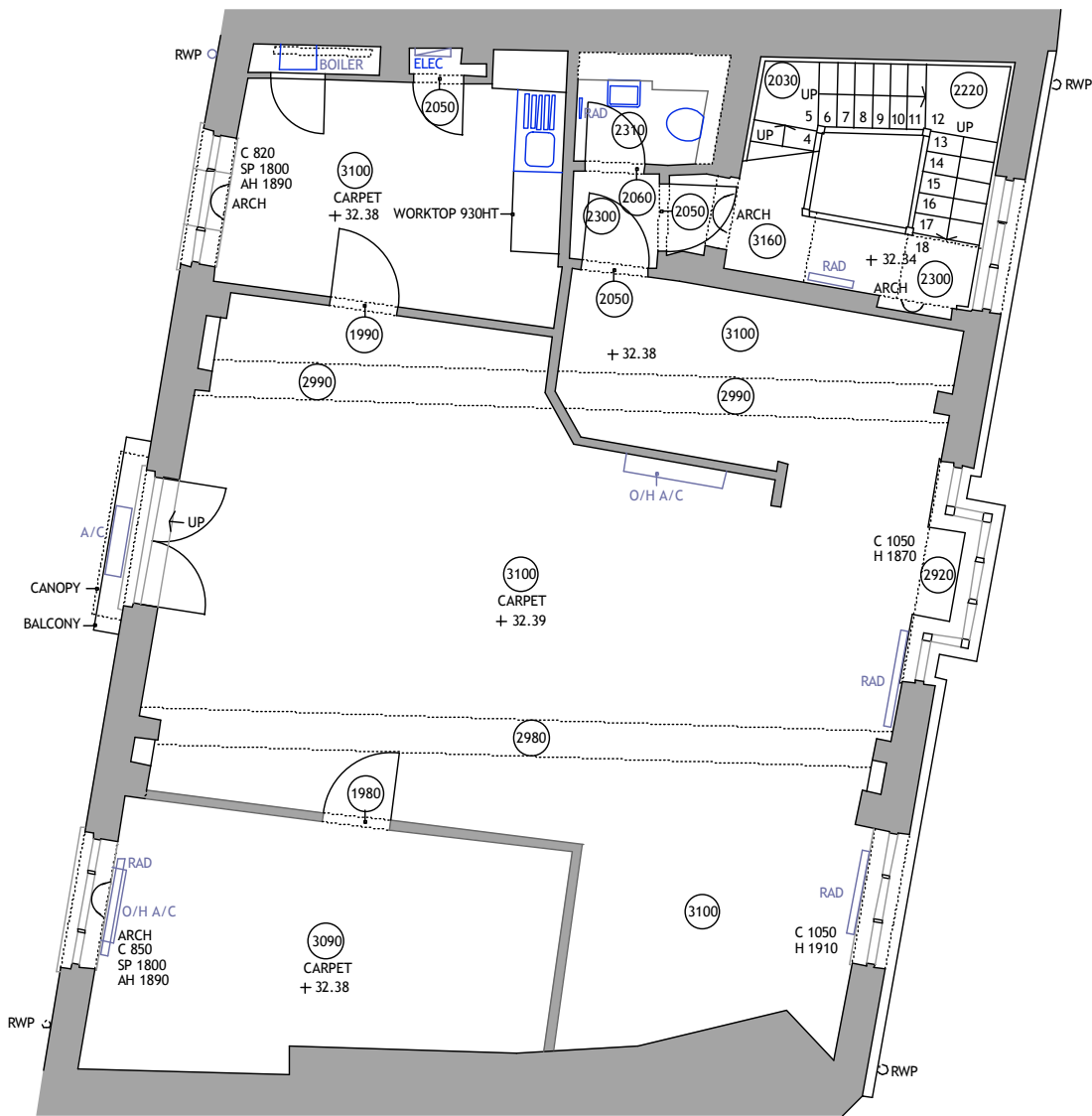
7.05 Access from street level to the restaurant will be by a level threshold, with a door of suitable width for wheelchair access, with power assisted doors, and is lobbied in accordance with Approved Document M.

7.06 The restaurant will be fitted with an induction loop system.

7.07 Following further requests for information, a study was made to review the apartment design proposals against the sixteen design criteria set out in the Lifetime Homes Standard. The floor layouts of the apartments have undergone some further internal modifications to achieve almost full compliance with the relevant criteria. This building is significantly more flexible than the listed properties on Denmark Street in terms of layout, and alterations have been achieved without detriment to the historic fabric of the building.

8.3 ARCHITECTURAL APPROACH

4 Flitcroft Street



Existing Typical Floor Plan 4 Flitcroft Street



Proposed Typical Floor Plan 4 Flitcroft Street

8.3 ARCHITECTURAL APPROACH

4 Flitcroft Street



Existing Flitcroft Street Elevation



Proposed Flitcroft Street Elevation



Proposed Section 4 Flitcroft Street



Proposed Street View