

9 DENMARK STREET LONDON WC2H 8LS

PROPOSAL FOR ALTERATIONS & EXTENSION OF EXISTING RESTAURANT

ORIGINAL STRUCTURE AND EXISTING CONTEXT

No 9 Denmark Street is a four storey Grade 2 listed terrace property built in c1686-1689 as part of an estate development by Samuel Fortrey and Jacques Wiseman. The front rooms were altered to shops at a later date. The fronts have multi-coloured stock brickwork, red brick dressings, stucco keystones and string courses. The property is 3 storeys and basement, with attic dormers behind a parapet.

On the front the main door (on the left of the frontage) is considered to be early C19; a wooden reeded doorcase with roundels at corners & shaped brackets carrying a projecting cornice. The door has an overlight with reeded transom and fielded 6-panel door. There is a stucco string course at first and second floor levels. The upper window openings have gauged red brick flat arches to flush sash windows with exposed boxing, the 1st floor having 2 light sashes, the 2nd 4 light sashes.

At the rear the property has an extension over the ground floor extending over the entire demise of what might originally have been the rear yard. The 1894 OS map shows the yard as having been infilled by this date. The structure is thought to be timber and has an upper space which may have been a workroom which is accessed via a small stair flight. The space has limited headroom and one small window at the rear. The date of the structure is unclear but it has been repeatedly repaired and appears to be covered with felt material over corrugated sheeting.

Interior : there is the original staircase giving access to the upper floors with close string, square newels & moulded handrail; there are twisted & turned balusters mostly boxed in, with some visible on the ground floor.

The La Gioconda restaurant currently occupies the ground floor of the property with ancillary accommodation and toilets in the basement. The restaurant seats c 30 people.

2010/5647/P

PROPOSALS

The current owners of La Gioconda restaurant have a lease on these spaces from the freeholder of the property and are looking to take a lease on the rear part of the ground floor and the basement and they would like to extend the restaurant.

The proposals are to :

rebuild the rear extensions and open up through the ground floor to the rear to provide new restaurant seating space and kitchen under a new roof structure with glazing;

9 DENMARK STREET : STATEMENT OF PROPOSALS

convert the basement rooms as toilets for restaurant customers and a small private dining room.

ALTERATIONS AT THE REAR :

The proposal is to take down and rebuild the rear spaces. The condition of the rear parts is uncertain and the structure has been repeatedly repaired and altered. The roof structure appears to span across the whole ground floor – party wall to party wall with no internal supports; the upper level being supported directly off this. The floor here is visibly sagging and unlevel. The upper level workspace is unsuitable for use as it creates a space from which escape is only downwards and which can easily become cut off.

From these observations it is proposed to dismantle the structure and record the existing structure when revealed and a new structure will be installed to form the new roof.

The rear space would be opened up to the extent of the party walls and would provide seating and kitchen space partly top lit from the new roof. The form of the new roof would largely follow the existing roof area but with clerestorey glazing to give views out to surrounding buildings. The new kitchen will be located along the side wall. The roof will be partly sloping and partly flat with an enclosed space for relocated restaurant air conditioning, extract and supply air condensing units. A noise survey is being arranged and the report on the ac plant installation is attached.

The way through to the rear parts will be formed through the existing, currently blocked up, window in the original rear wall. A new floor will be formed over the current lightwell down to the basement and a new floor will be formed for the rear spaces; the current kitchen will become a small dining space. The removal of the current kitchen equipment allows the corner chimney breast to be revealed in the restaurant space. The alterations therefore retain and enhance the original spaces.

A new door opening will be formed into the common hallway to give better access to the basement toilets and a new door will be formed to separate off the basement flight from the upper floors to give better fire protection to the escape route from the upper floors.

BASEMENT ALTERATIONS :

The front room will be cleared of the recording studio partitions and opened up to its original shape to form a private dining room.

The rear room, already divided with a toilet and recording space will again be cleared of internal partitions to provide space for four separate toilets and waiting space.

The rear spaces below the extension will be cleared of the existing toilets and a small kitchen installed to service the front private dining space.

PLANNING APPLICATION FOR ALTERATIONS AND CHANGE OF USE

The works involve a change of use of the rear ground floor space and the basement rooms. From planning records it has been found that applications dated 27th October 1962 were granted planning & listed building consent for 'use of the ground

floor as a restaurant', and an application dated 14th October 1963 was granted planning consent for the 'installation of a shopfront'.

Applications dated 4th October 1977 were granted consent for 'works of alteration to the interior and demolition of outbuildings at the rear'.

The ground floor rear space has clearly had a number of uses, the last known use (vacated in 2007) being an ad hoc recording studio. The interior walls and ceiling of the rear ground floor have been entirely boxed and boarded out with material for sound recording, but this is now in poor condition. Whilst this rear space is self contained it has no service / toilet spaces with it and the occupants had been sharing the toilets with the restaurant – an increasingly unsuitable arrangement.

The basement rooms, comprising the original front and rear rooms are entirely below ground / pavement level and there have been internal additions here to form the studio spaces. There was a planning application dated 5th October 1978 which was granted consent for 'change of use of the basement front room from Barbers shop to reception for recording studio in rear room'.

The current occupants of this space have found the space increasingly unsatisfactory; the toilets being shared with the restaurant users. The tenants of this space were a small company and the landlord considers that the space is now unsuitable for recording studio use and has offered them alternative more suitable accommodation elsewhere.

The accompanying letter from the freehold owner of the property confirms the difficulties they have had in letting the ground floor rear space which has now been vacant for 2 years and the basement tenant now leaving as well.

AIR CONDITIONING AND KITCHEN PLANT

KITCHEN EXTRACT / SUPPLY FAN

The existing extract fan (Flakt Woods MaxFan 50) will be utilised as the new kitchen supply air fan,

A new extract fan (Flakt Woods 56MaxFan) will be installed for the kitchen extract which will use the existing vertical ducting on the rear of the building.

RESTAURANT AIR CONDITIONING

There is currently one internal unit in the restaurant served by one external condensing unit which will be relocated in the roof housing :

Type : Toshiba split inverter package unit RAV –SM562UT-E

External RAV-SM562AT-E

A new unit will be installed for the new rear extension seating space with the external unit located in the roof housing :

Type : Toshiba split inverter package unit RAV –SM564T-E

External RAV-SM563U-E.

COLD ROOM : BASEMENT :

The existing cold room in the basement is being retained; the external condensing unit will be relocated in the roof housing.

Type : Type : 1 x split system: Danfoss external condenser MPHC012SCP00G / internal evaporator TG3.5-5

REFRIDGERATION : KITCHEN GROUND FLOOR :

A new re Fridgeration unit in the new kitchen will be served by an external condensing unit to be located in the roof housing

Type : 1 x split system: Danfoss external condenser MPHC012SCP00G / internal evaporator TG3.5-5

CONCLUSION

The proposals seek to change the use of parts of the ground and basement floors which have become unsuitable for recording studio use and extend the restaurant which can allow greater access and make use of the spaces to allow appreciation of the historic nature of the property.

The proposals repair and improve elements of the property and modernise the facilities within the context of the seventeenth century building.

DRAWINGS SUBMITTED :

3257/PA1.10 : Location plan

3257/PA1. 21 : existing basement floor plan

3257/PA1. 22 : existing ground floor plan

3257/PA1. 23 : existing roof plan

3257/PA1. 31 : existing section AA

3257/PA1. 32 : existing sections BB & CC

3257/PA1. 33 : existing section DD

3257/PA2. 21 rev A : proposed basement floor plan

3257/PA2. 22 rev A : proposed ground floor plan

3257/PA2. 23 rev A : proposed roof plan

3257/PA2. 31 rev A : proposed section AA

3257/PA2. 32 rev A : proposed sections BB & CC

3257/PA2. 33 rev A : proposed section DD

3257/PA2. 41 : proposed elevations

ARP : rev A : February 2010

