



7 Denmark Street Design + Access Statement

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1.0 Introduction

1.1 Masterplan context

To put this document into context, the proposals for 7 Denmark Street sit alongside and complement a wider masterplan for the area. Consolidated Developments Ltd., our client, own a number of sites across the St Giles area - the site ownership is shown adjacent.

This larger masterplan was submitted and granted planning approval in March 2015. Subsequently, a revised Minor Material Amendments application was submitted and granted approval, in principle, in October 2015.

The site is divided into four zones that reflect the nature of the works to be carried out:

Northern side of Denmark Street

Zone 1 new-build elements to sit in place of buildings demolished due to Crossrail works

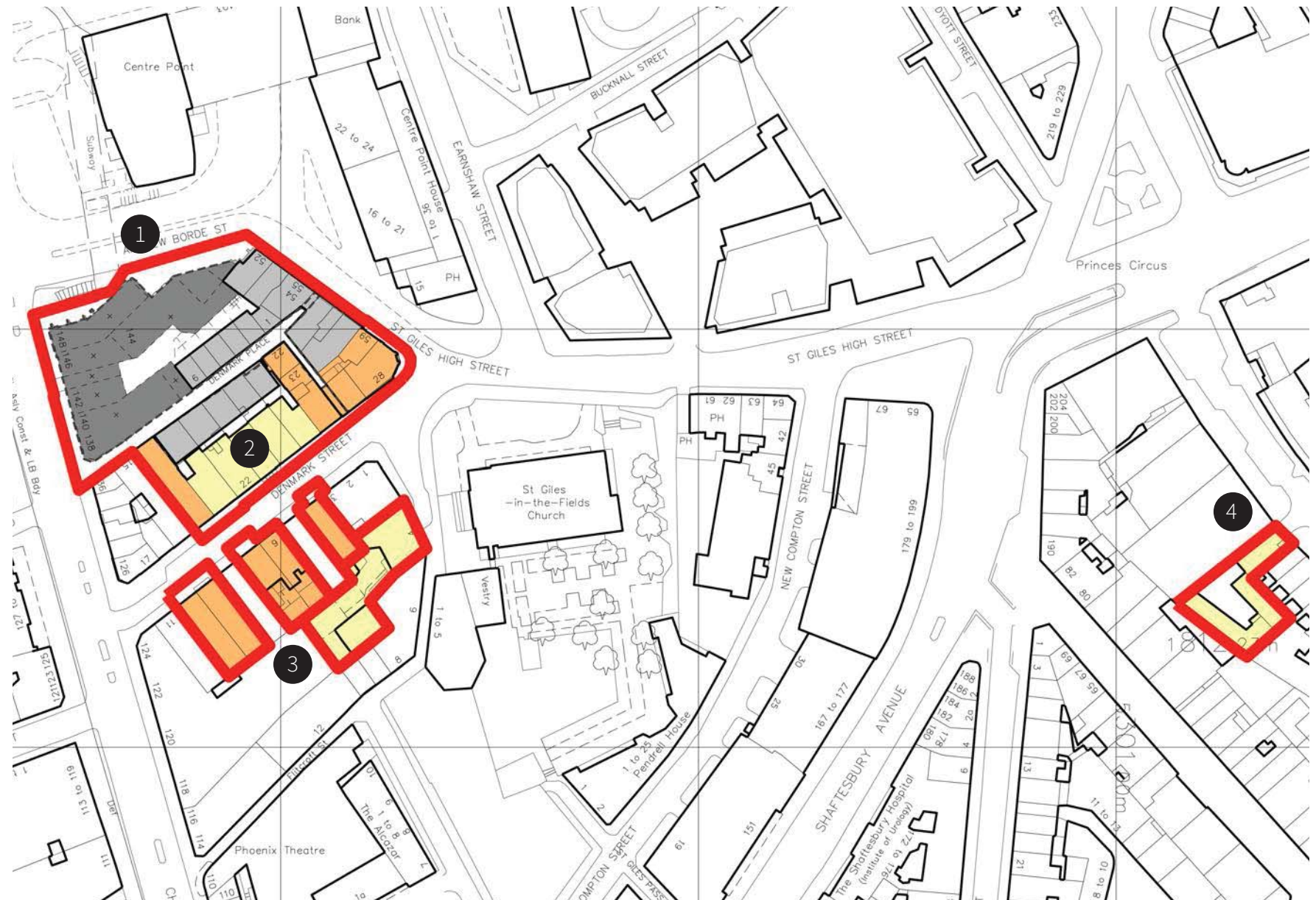
Zone 2 refurbishment of Northern Denmark Street buildings interfacing Zone 1

Southern side of Denmark Street


Zone 3 refurbishment of Southern Denmark Street buildings and adjoining Mews Yard

Endell Street

Zone 4 refurbishment of building on Endell Street to provide affordable housing




The plan opposite illustrates the Consented strategy of the re-development and highlights the division of the zones.

 Consented application site boundary

 Buildings already Demolished by Crossrail

Proposals:

 Buildings Consented to be Demolished to allow for new build scheme to be constructed

 Buildings Consented to be repaired or modified appropriate to status

 Buildings Consented to be refurbished

1.2 Executive summary

The following pages have been prepared to outline the design developments taken by ICA to no. 7 Denmark Street within Zone 3. The building is a Grade II listed structure and, as such, the strategy developed has been sensitive to the historic nature of the main house and the elements within the yard to the rear.

ICA were appointed following the granting of the previous listed building consent to the building in January 2013 and have been asked to review the consented scheme, developing it towards delivery.

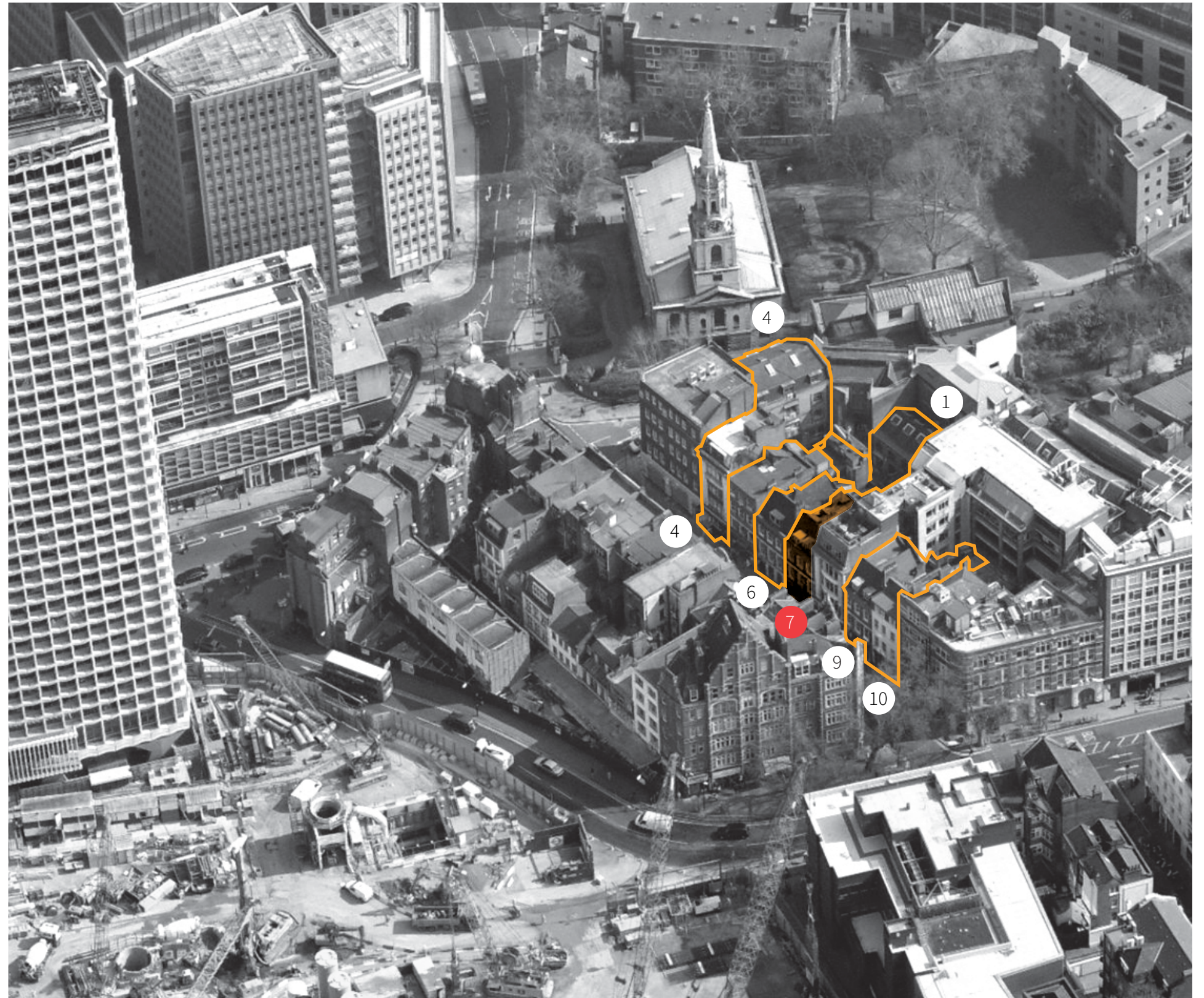
No. 7 Denmark Street is subject to the previous consent as follows:

2012/6865/L 7 Denmark Street

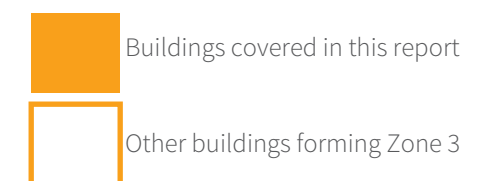
The development proposed by this application sits alongside the approved application for the wider site and includes:

7 Denmark Street

- Works to the rear yard to improve the setting of the main house and provide better accommodation space for the restaurant unit
- Relocation of the consented bicycle store into a new basement space



Aerial site photograph illustrating buildings as part of this application



2.0 7 Denmark Street

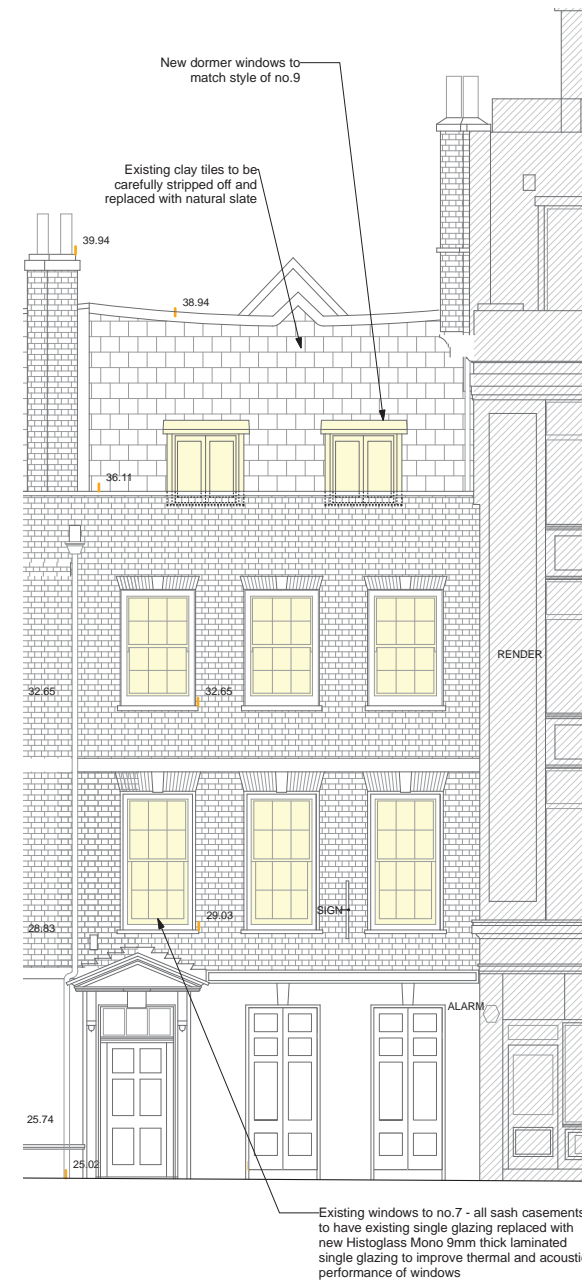
2.1 Consented scheme

Externally, the consented works to no. 7 consist of repair to the front and rear elevations. This work includes repairing brickwork, and repairing and replacing the existing sliding sash windows, including thermally upgrading the glazing with the installation of laminate glass. The consent also permits the replacement of the dormer windows at Third Floor and the repair of the roof, including replacement of the facing tiles with new slate tiling.

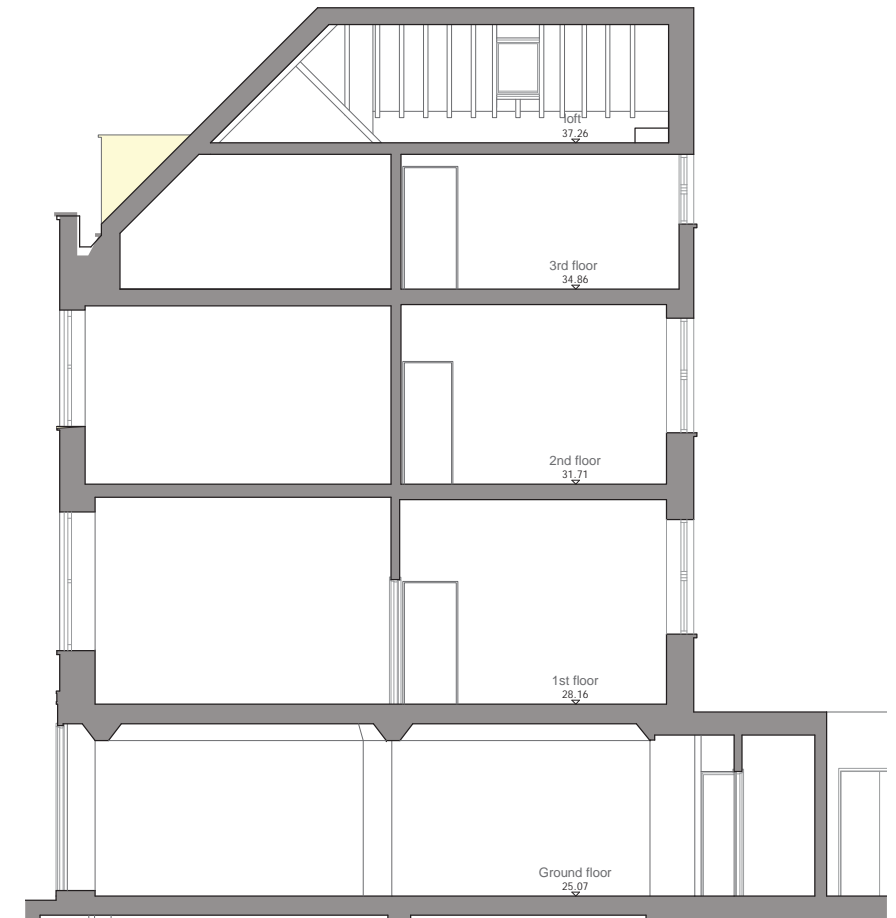
The current consent does not address the collection of buildings that have infilled the mews yard to the rear of the main house. This is one aspect that we have reviewed and make proposals for within this new application



Existing street frontage



Proposed front elevation, as consented January 2013



Proposed section, as consented January 2013

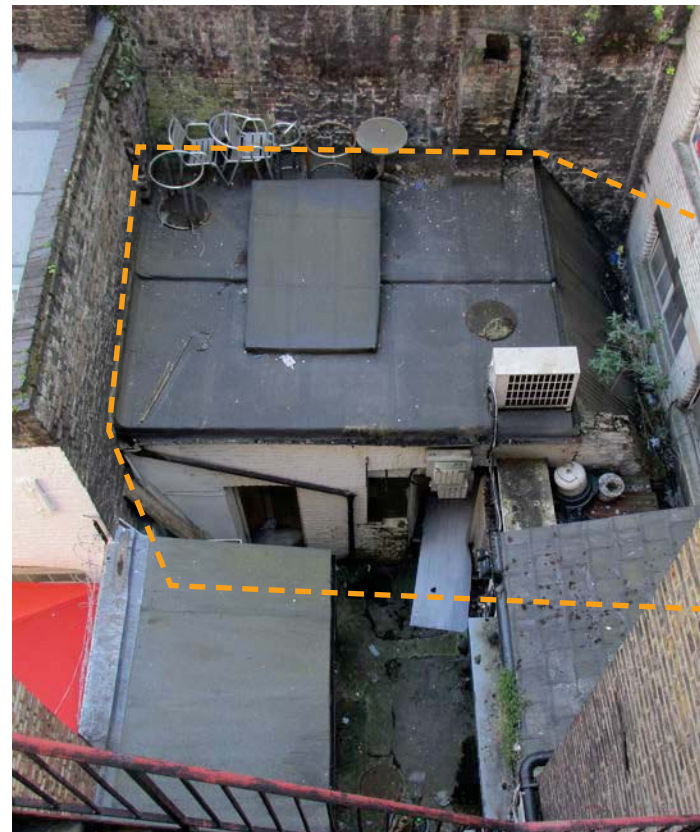
2.2 Consented rear mews yard

The existing yard space to the rear of no. 7 Denmark Street has been encroached upon with poor quality infill elements over time - this has eroded the sense of separation between the townhouse and the mews building within the yard. The consented scheme makes no proposals to change the rear yard spaces; we see this as an opportunity that has been missed within the original application and have developed a strategy to rebuild the elements within the yard.

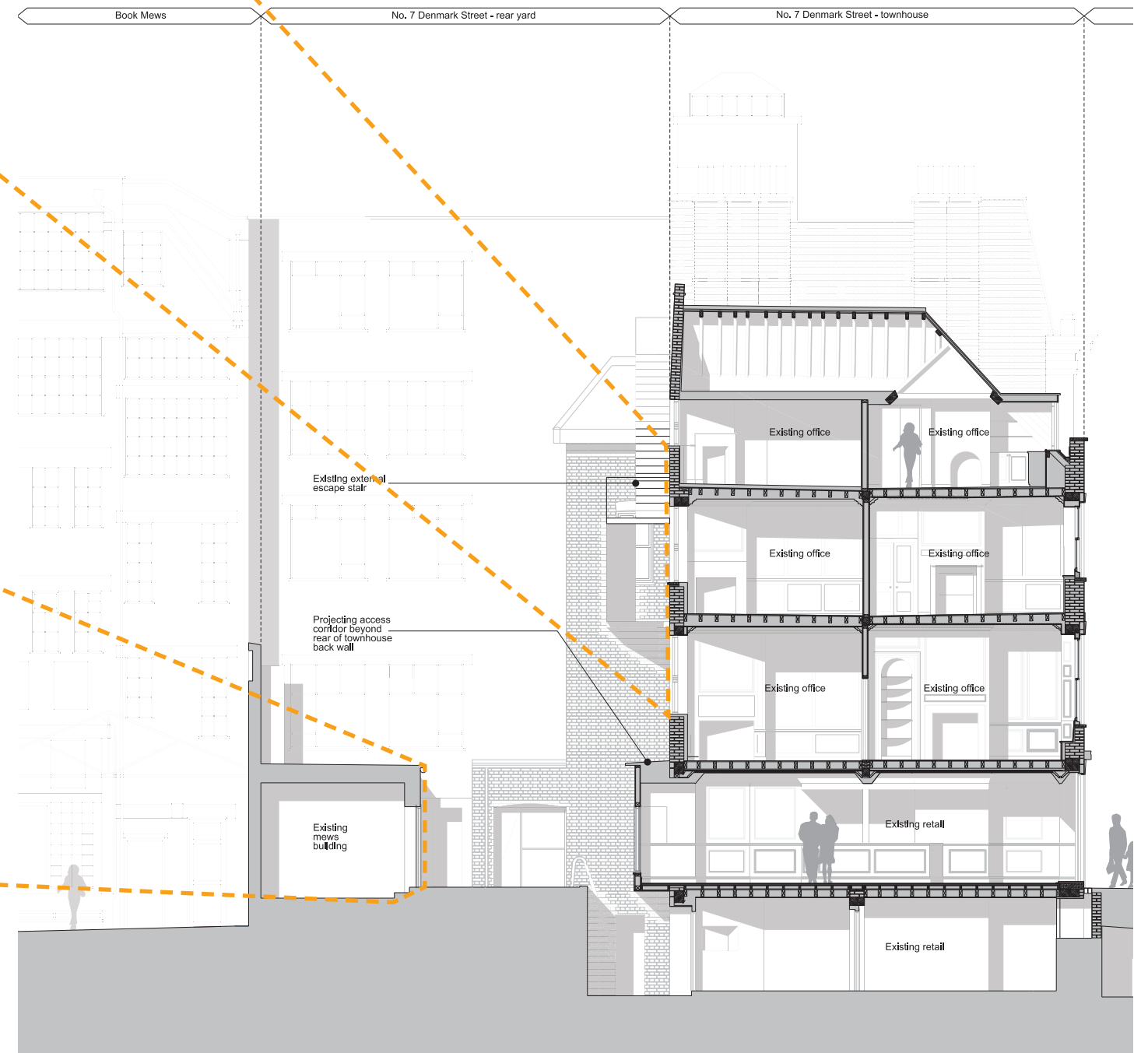
The aim of our proposals is to reinstate the distinction between the primary townhouse and the secondary mews workshop. The reworking of the yard also provides an opportunity to review the retail accommodation and the location of the residential cycle store consented within the original Zone 3 application.



Existing rear elevation of townhouse with loss of legibility due to later accretions



Existing mews workshop and later elements within yard



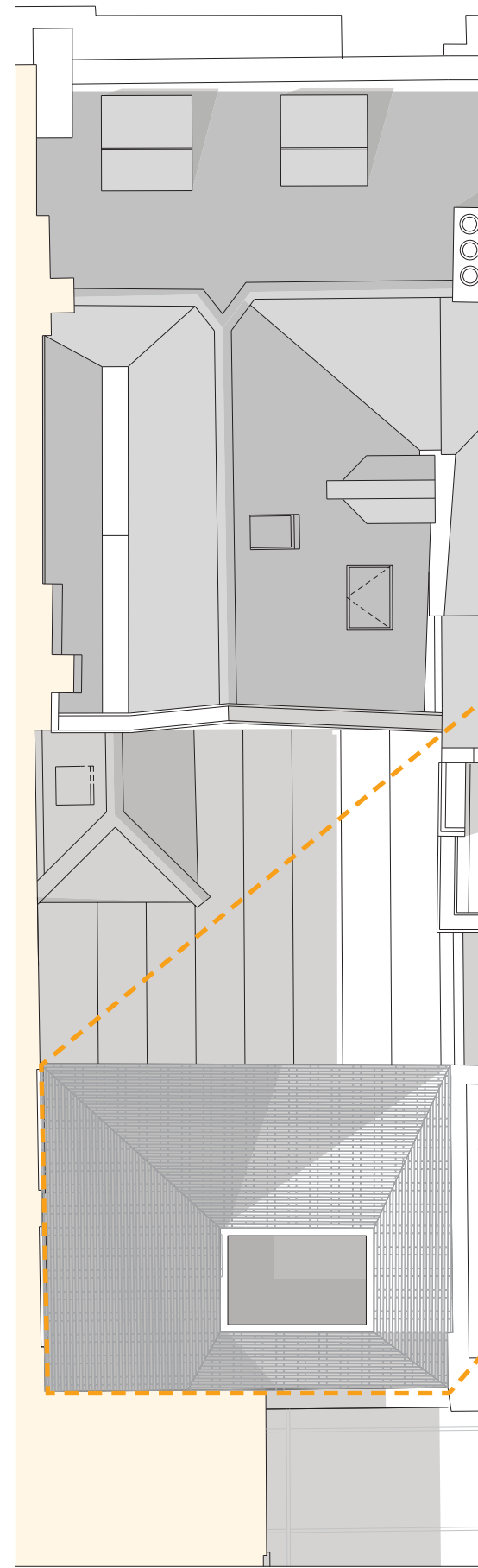
Existing section showing relationship between townhouse and mews workshop

2.3 ICA proposals at pre-application

A number of the design developments to no. 7 Denmark Street have already been presented as part of a pre-application submission to Camden; this included relocating the cycle store and reworking the rear yard to the townhouse. At pre-application, we proposed to fully excavate the existing rear yard space, forming a new basement floor. Above-ground, a two storey addition to the rear yard of 7 Denmark Street was proposed, with the linking yard to be glazed over forming additional accommodation space for the unit.

The new mews building was designed to provide ancillary accommodation at Ground Floor with the First Floor providing a screened enclosure to contain plant and services associated with nos. 6 & 7 Denmark Street

A new secure and lockable cycle store was proposed within the basement of the yard for Zone 3 residents only. The relocation of cycle storage away from Book Mews allows for the dining terrace and amenity space to 4 Flitcroft Street to be increased, enhancing the character of the yard space



Proposed roof plan showing mews building



1 Open-jointed brickwork



2 Brick palette

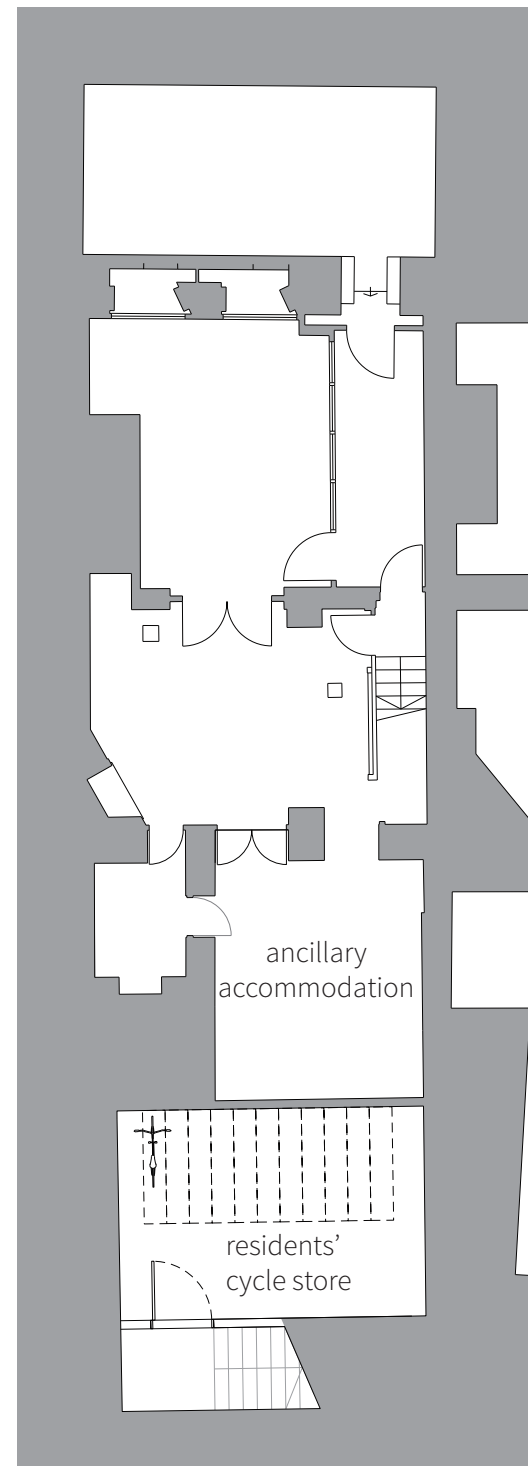
2.3 ICA proposals at pre-application stage

The plans adjacent show the layout as presented within the pre-application submission for Basement, Ground and First Floors.

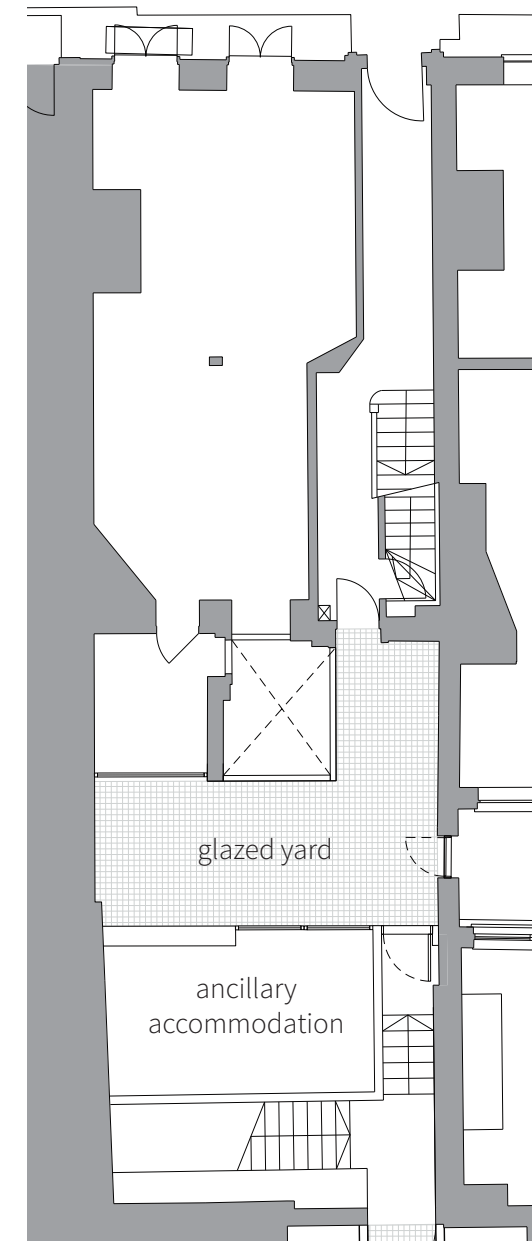
The proposed cycle store is accessed via an internal stair within the new mews building. The new basement also provides ancillary accommodation to the restaurant/bar unit which is separate to the cycle store.

At Ground Floor, the mews yard is enclosed with a new glazed roof to provide additional accommodation to the unit. Ancillary accommodation is also provided within the new mews building

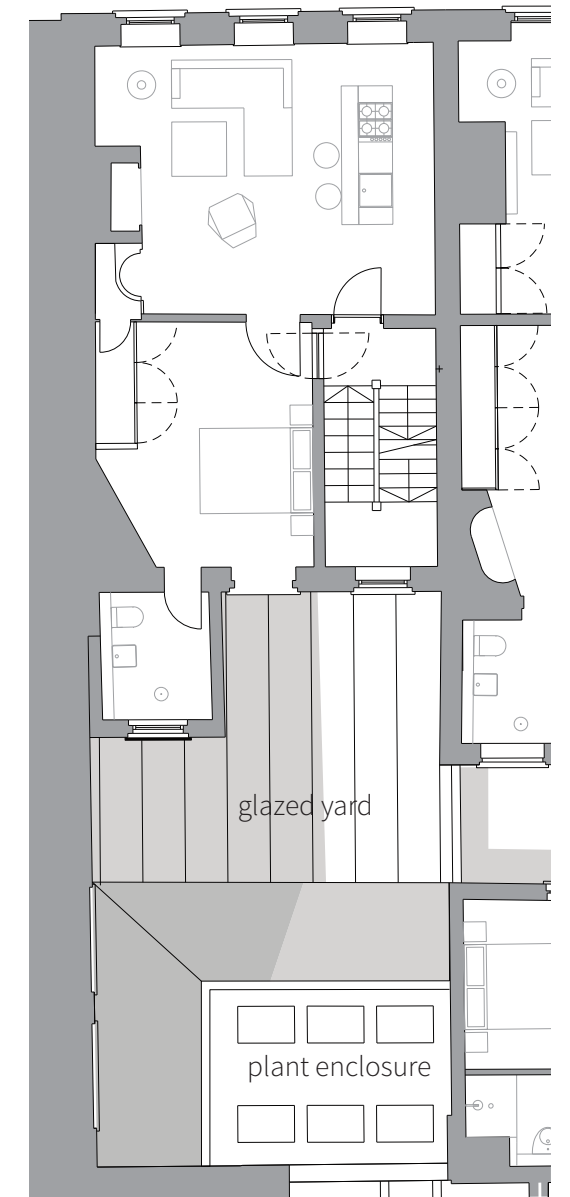
At First Floor, a new enclosure is provided to conceal plant and services. The enclosure is faced in open-jointed brickwork to allow screening whilst also providing ventilation.



Proposed basement plan



Proposed ground floor plan



Proposed first floor plan

Proposed plans at pre-application stage

0 1 2



2.4 Planning history and pre-application feedback

ICA prepared and sought pre-application advice on the proposed alterations to no. 7 Denmark Street in October 2014.

Subsequent to this, a meeting was held on site between ICA and the London Borough of Camden's Conservation and Design Officer, 17th October 2014

Attendees

LBC	Michelle O'Doherty
ICA	Ian Chalk

Following the meeting, feedback was provided; the below text is an excerpt from that feedback, received by e-mail 19 December 2014, a full copy of the feedback can be found within the appendices:

Basement to rear of 7 Denmark Street

A basement below the garden of no.7 Denmark Street is acceptable in principle as is the proposed bike storage (below ground). However, there is a concern about the extent of original fabric and plan form that would be lost in order to facilitate these aspects of the proposal based on Alan Baxter's schematic dated October 2014 that identifies the building's significance and with annotations dated 11/12/14 that demarcate walls to be removed.

A scheme for a basement under the garden must be able to accommodate these proposals without causing harm to the listed building. In this regard forming an opening in the rear wall to access a new basement compartment is acceptable but complete loss of perimeter walls only retaining a very small opening could not be supported.

It is also noted that the new basement area is a considerable size, occupying a footprint almost as large as the individual rooms in the basement. However, new basement compartments must remain subservient to the main listed building in area, design and detailing as well as being understood and read as modern interventions into the listed building. While this objective is likely more easily achievable for the bike storage that is to be set further back from the listed building, careful consideration is required for the proposed retail space being extended under the garden to achieve the aforementioned objectives.

I also advise that details are necessary about the method of basement excavation and how such works would be carried out without causing harm to the listed building. In addition, in order to make a thorough assessment of basement proposals, details are necessary about whether any structural works are required to the listed building and if so, the resultant implications on its significance.

Link and two storey extension to 7 Denmark Street

The proposed link between the main terrace house at no.7 and the garden building is considered to be overdevelopment of the site, affecting the listed building's special interest. It would effectively create full site coverage over the entire plot, not giving a physical or visual break between the listed terrace house and the garden building, and not retaining the hierarchy of spaces or built form. Therefore, development in the rear garden (regardless of it being a glazed link) is not considered acceptable in listed building terms and would not be supported should an application be made for these works (regardless of design or materials).

It is acknowledged that the rear garden structure has suffered some unsympathetic alterations. Some of the proposed works such as retaining the brick chimney and exposing a cast iron stove are welcomed and would better reveal the heritage asset's significance. It is also recognized that some works are likely required to repair and consolidate fabric. However, it is not clear why removal of the building's front elevation is necessary or desirable in listed building terms.

Further, the additional storey shown on the mews building would add further bulk on this modest structure and exacerbate the sense of enclosure in this very confined garden space behind the listed building. The cumulative impact of this addition, with the proposed link covering the entire garden area, and the visible basement development would be harmful to the special interest of the listed building, thereby not being acceptable.

2.4 Planning history and pre-application feedback

In response to the pre-application advice, ICA developed the revised proposals that follow within this document. A meeting was held between ICA and the London Borough of Camden, 20th November 2015

Attendees

LBC	Michelle O'Doherty
LBC	Jonathan McClue
ICA	Ian Chalk
ICA	Edward Whiteley

The revised proposals were tabled and the design approach was agreed in principle at this meeting.

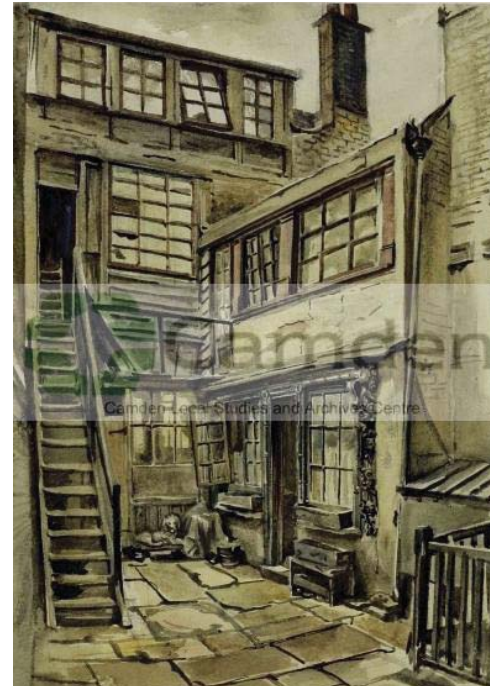
2.5 Design approach following pre-application advice

Key concerns raised within the feedback related to the overdevelopment of the site by glazing the mews yard. Another concern related to the loss of historic fabric and in particular the garden structure, including its front elevation. Following the feedback, we have reassessed our approach to the rear mews yard and have developed a strategy that aims to address concerns raised relating to the loss of historic fabric and the impact on the special interest of the listed building.

Our new approach looks to maintain the open yard and retain the significant fabric outlined in the schematic plans by Alan Baxter Associates within the accompanying heritage appraisal. To develop this approach, we have used the mews building of no. 6 Denmark St as a reference in terms of scale, setting of the yard space and relationship between the main house and out-building. We have also carried out research on the semi-industrial nature of the yard spaces in this area and referenced these when developing an architectural language.

The image adjacent from the Camden archives illustrates the former yard to no. 24 Denmark St - key characteristics are the open staircase within the yard and the workshop clerestory windows, both elements we have referenced within our proposals.

In terms of retaining existing fabric and introducing new elements, we propose 'sleeving' new additions into the existing context. The images adjacent show the repurposing of a former farm building into a goldsmith's showroom; this precedent has informed our strategy, which is presented in the following pages.



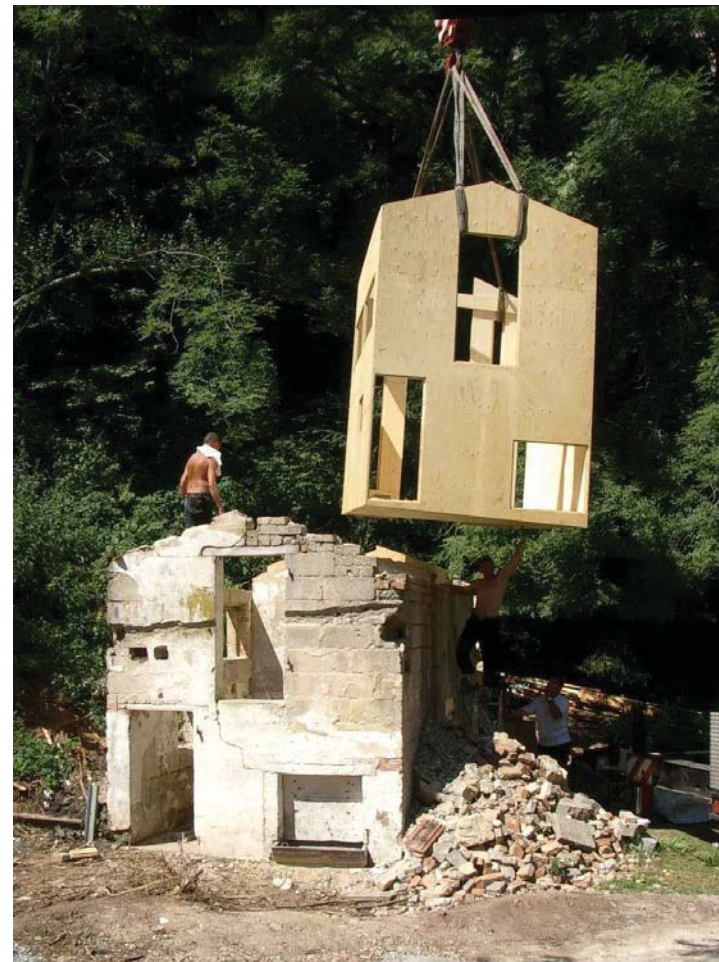
Historic image from Camden Archive - no. 24 Denmark St yard



Mews building to no. 6 Denmark St



Aerial view of Mews building to no. 6 Denmark St with no. 7 adjacent, right



S(ch)austall by naumann.architektur - showing new intervention set inside existing fabric



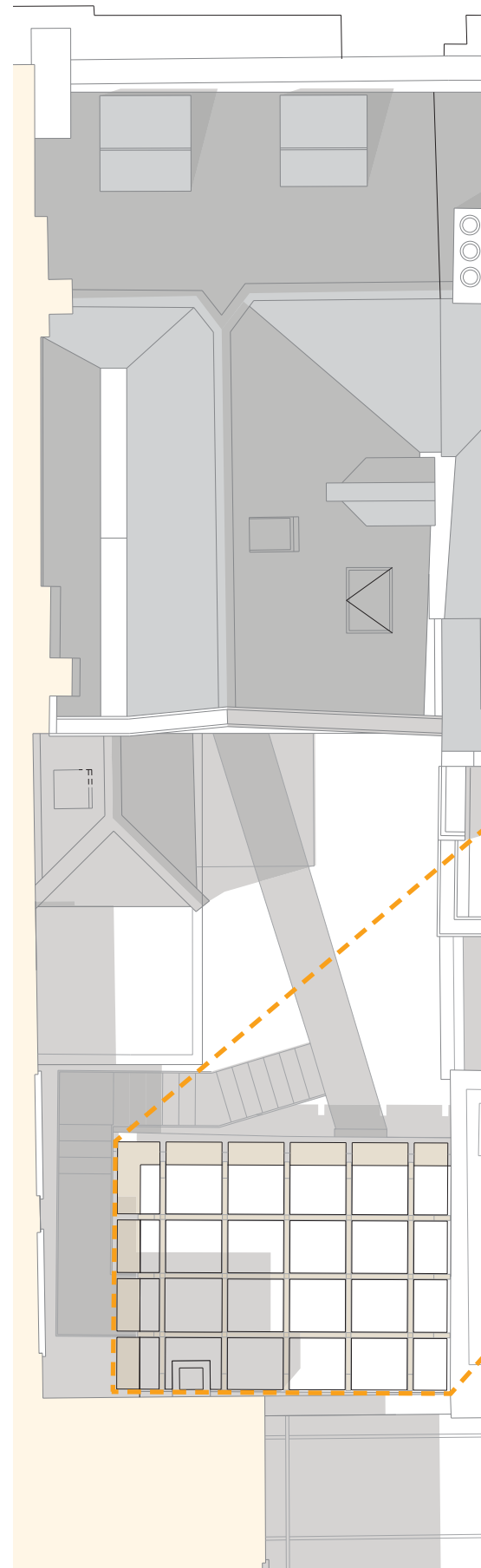
2.6 ICA proposals to yard and basement

Our revised proposals maintain the boundary wall to the yard in its entirety, as well as, importantly, the front screen wall to the existing mews workshop.

A bicycle store is provided within a new basement which is accessed directly from the yard to Book Mews; this store will be secure and lockable. A new, subservient, two-storey timber-framed element is sleeved into the existing fabric; this element provides additional accommodation space to the restaurant/bar unit.

The encroaching buildings within the yard are to be removed to allow the back of the townhouse to be seen; the existing kitchen block is to be rebuilt with services incorporated to improve the building's usability, whilst reducing the visual impact.

The images overleaf present the reworked scheme within its context.



Proposed roof plan showing mews building



Mews yard

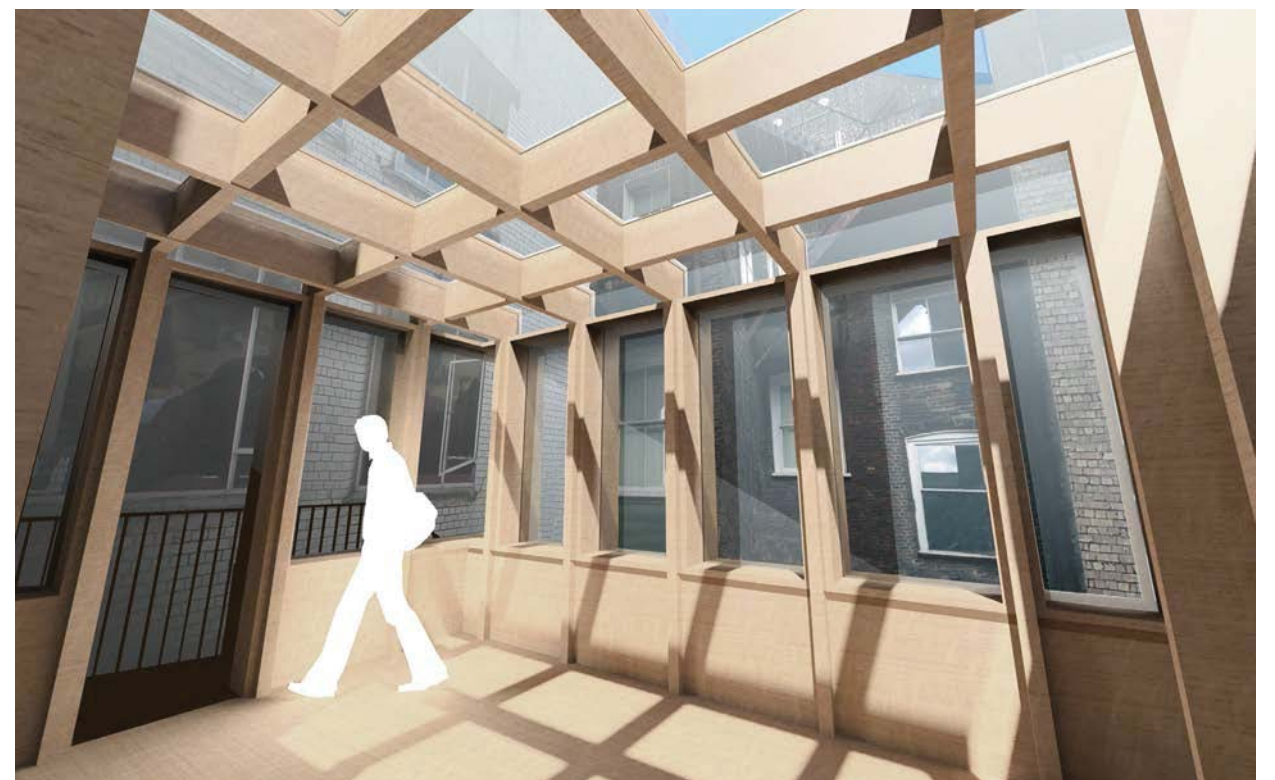
Townhouse



Proposed aerial view showing new element sleeved into existing fabric



Proposed view - new mews building set within an open courtyard



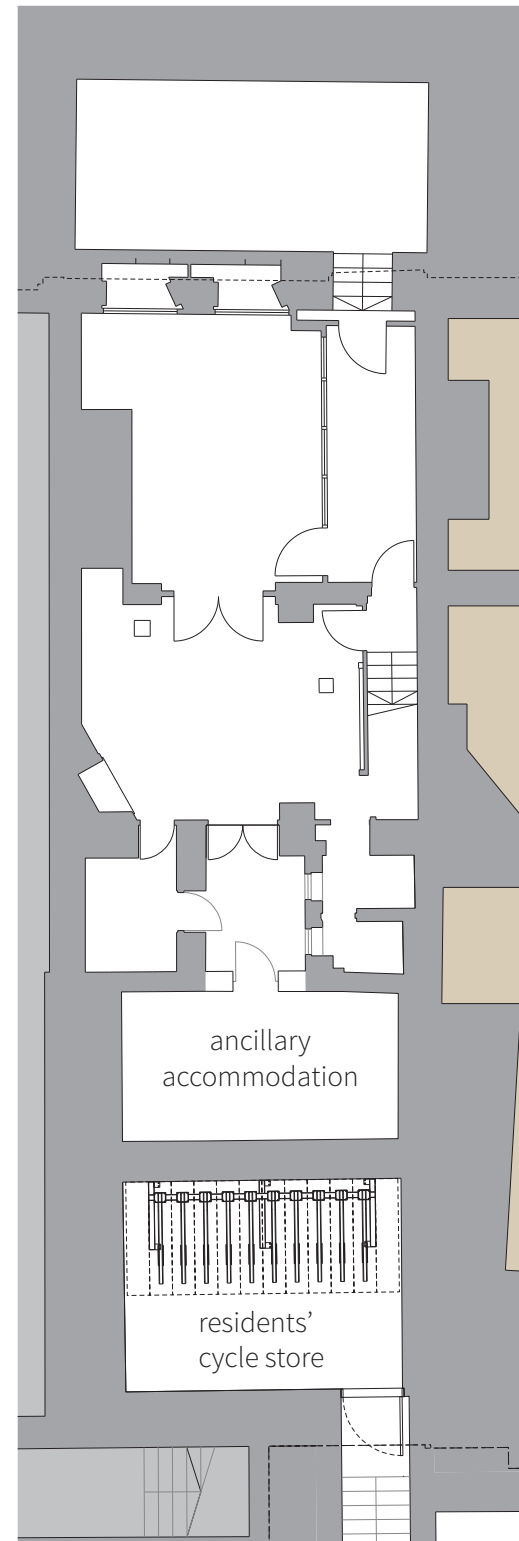
Proposed internal view - new First Floor mews building

2.6 ICA proposals to yard and basement

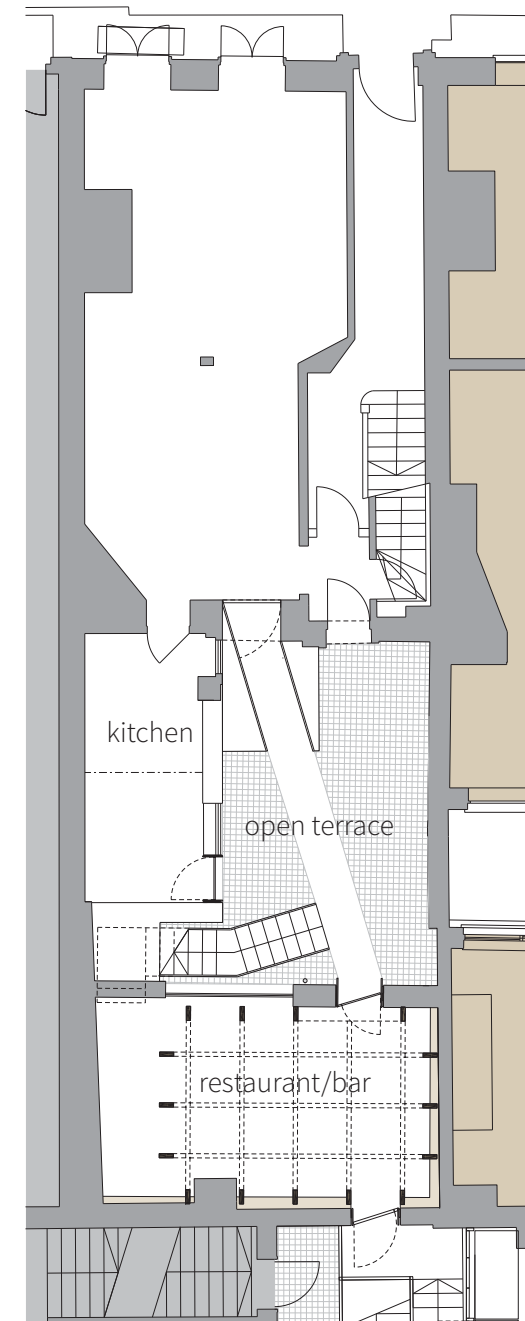
The plans adjacent show the revised layout responding to the pre-application advice.

The size of the basement space linked to the house has been reduced to preserve the hierarchy and legibility of the main house as outlined within the feedback. On the upper floors, the fabric to the mews workshop has been retained, including the front elevation, chimney and fireplace.

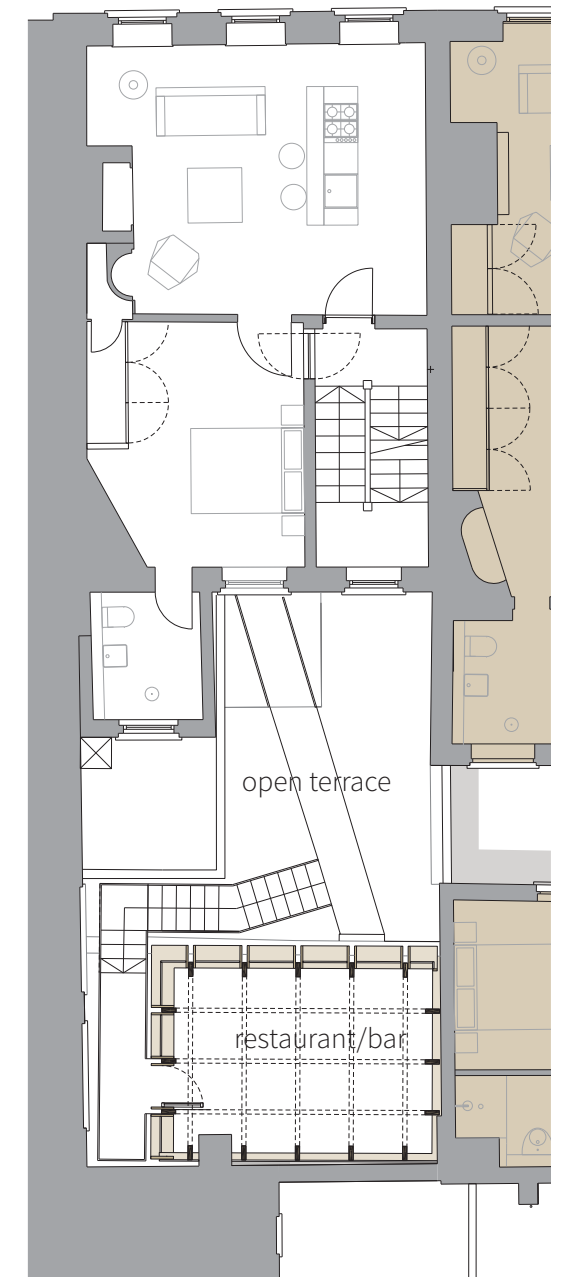
The accumulation of elements within the yard space is to be removed and the separation between the main house and the workshop is re-established.



Proposed basement plan



Proposed ground floor plan



Proposed first floor plan

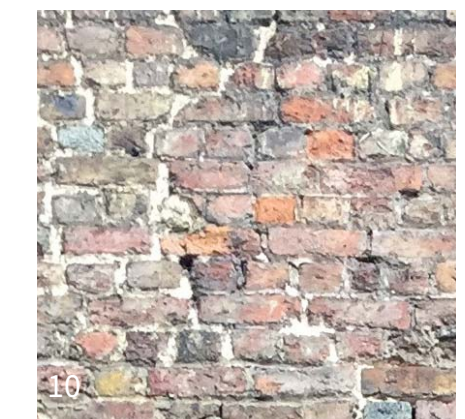
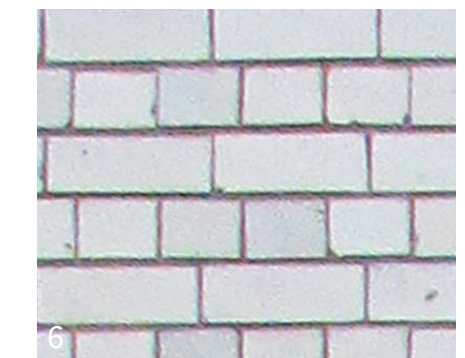
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2.7 Materiality

The material palette has been chosen to be sympathetic to the existing fabric, whilst acknowledging new elements with contemporary finishes and detailing.

Our aim with the choice of materials is to respect the existing building and add a further layer to the buildings using the Historic England recognised method of Constructive Conservation. The material palette is presented adjacent:



- 1, 2 Exposed timber frame with glazed infill
- 3 Timber frame with stock brick - top-lit glazing
- 4 New brickwork in elongated handmade clay bricks
- 5 Reclaimed stock brickwork to brick repair
- 6 Existing glazed brickwork
- 7, 8 Metalwork in blackened bronze
- 9 Existing stock brick with prior repair
- 10 Existing red clay brickwork to townhouse

- 11 Reclaimed granite sett paving



3.0 Access Statement

The listed status and historic nature of the existing building limits the potential for improving access, however, all new elements will be designed with level thresholds and interfaces between new/existing. New vertical stepped access will be designed in accordance with Building Regulations Parts K and M

4.0 Appendices

4.1 Pre-application Feedback

edward

Subject: RE: St Giles - Zone 3 (Denmark Street south side)

From: <O'Doherty>, Michelle <Michelle.O'Doherty@camden.gov.uk>

Date: Friday, 19 December 2014 14:18

To: Ian Chalk <ian@ianchalkarchitects.com>

Cc: "Bushell, Alex" <Alex.Bushell@camden.gov.uk>

Subject: RE: St Giles - Zone 3 (Denmark Street south side)

Dear Ian,

Apologies for the length of time it has taken for me to address your pre-application enquiry. Subsequent to our site visit in October about the proposals for the South side of Denmark Street and described under points 2 through 5 of your email dated 31 October, I am writing to offer the following informal advice from a listed building and conservation area perspective.

General Comments

Works to a listed building should be based on the principles of minimal intervention and reversibility. Alterations to a listed building should be exceptional and not to suit the desires of individuals to adapt a historic building to their needs, albeit it is recognised that some changes may be required to accommodate some modern living standards (such as the insertion of an indoor toilet for example). As cited in paragraph 132 of the NPPF, heritage assets are irreplaceable and any harm or loss requires clear and convincing justification. The advice given herein is based on these principles and policy.

Basement Extension to Rear Yard in Book Mews

This proposal to create further basement space in the mews, associated with the proposed restaurant use at 4 Flitcroft Street is acceptable in principle from a historic environment perspective as there would be no impact on this sub area of the Denmark Street Conservation Area. While this design is a better result than the approved committee scheme because it would hide the services relating to the restaurant use, I advise that this proposal may have planning implications.

Redesign of the Rear Extension to the Rear of no. 4 Flitcroft Street

The main issue for an extension to the rear of any of the unlisted buildings within the conservation area is ensuring that the development remains ancillary to the parent buildings in scale, height, volume and does not detract from the open space or the overall character of that area. As such, any development in this location must preserve or enhance the character and appearance of the conservation area and not compete for visual prominence over the buildings or the unbuilt areas within this enclosed space.

Redesigning the rear extension is acceptable in principle but there are concerns that the proposed design shown on Drawing 1401SK 050 is not subservient to the parent building or to the building at no. 4 Denmark Street as was the approved extension. While detailed design submissions are required to fully assess the proposal and provide comprehensive advice, it appears that the

proposed building is too bulky, overly tall and occupies an unduly extensive area in the rear garden.

While the integral design of trusses is appreciated, the pitch of the proposed roof creates a much taller building than seems necessary, that then contributes to its overly prominent aesthetic within the space. Because it is a design that has merit, it would be preferable if this aesthetic could be achieved by lowering the pitch of the roof (trusses).

Though understandably three dormers allow for light infiltration and offer a unique design, on the solid roof they seem overly large and bulky, adding to the visual perception of volume of the entire composition.

The building's length, occupying the majority of the space exacerbates its dominance, also seemingly competing visually with the fenestration on the rear of 4 Denmark Street.

Works of Repair to the Grade II Listed nos. 6 and 7 Denmark Street

Implementation of the approved alterations to the listed buildings may proceed in accordance with consents (2012/2012/6864/L and 2012/2012/6865/L for nos. 6 and 7 respectively) except for the approval of details relating to the relevant conditions that must be submitted and approved by Camden prior to the relevant works commencing.

Any alterations not forming part of those consents will require listed building consent unless such works are deemed to be repair or alterations not affecting the listed buildings' special architectural and historic interest. In this regard, should there be any specific non-consented works whereby clarification is required about whether they are deemed to be repair, or whether consent is required, I can provide you with such information via a written exchange of emails. In order to do so, information about the proposed works in the form of detailed drawings, method statements and photographs as are relevant would be required to make that determination.

Modification to Garden Workshop Structure to Rear of no.7 Denmark Street

A basement below the garden of no.7 Denmark Street is acceptable in principle as is the proposed bike storage (below ground). However, there is a concern about the extent of original fabric and plan form that would be lost in order to facilitate these aspects of the proposal based on Alan Baxter's schematic dated October 2014 that identifies the building's significance and with annotations dated 11/12/14 that demarcate walls to be removed.

A scheme for a basement under the garden must be able to accommodate these proposals without causing harm to the listed building. In this regard forming an opening in the rear wall to access a new basement compartment is acceptable but complete loss of perimeter walls only retaining a very small opening could not be supported.

It is also noted that the new basement area is a considerable size, occupying a footprint almost as large as the individual rooms in the basement. However, new basement compartments must remain subservient to the main listed building in area, design and detailing as well as being understood and read as modern interventions into the listed building. While this objective is likely more easily achievable for the bike storage that is to be set further back from the listed building, careful consideration is required for the proposed retail space being extended under the garden to achieve the aforementioned objectives.

I also advise that details are necessary about the method of basement excavation and how such works would be carried out without causing harm to the listed building. In addition, in order to make a thorough assessment of basement proposals, details are necessary about whether any

4.1 Pre-application Feedback

structural works are required to the listed building and if so, the resultant implications on its significance.

The proposed link between the main terrace house at no.7 and the garden building is considered to be overdevelopment of the site, affecting the listed building's special interest. It would effectively create full site coverage over the entire plot, not giving a physical or visual break between the listed terrace house and the garden building, and not retaining the hierarchy of spaces or built form. Therefore, development in the rear garden (regardless of it being a glazed link) is not considered acceptable in listed building terms and would not be supported should an application be made for these works (regardless of design or materials).

It is acknowledged that the rear garden structure has suffered some unsympathetic alterations. Some of the proposed works such as retaining the brick chimney and exposing a cast iron stove are welcomed and would better reveal the heritage asset's significance. It is also recognized that some works are likely required to repair and consolidate fabric. However, it is not clear why removal of the building's front elevation is necessary or desirable in listed building terms.

Further, the additional storey shown on the mews building would add further bulk on this modest structure and exacerbate the sense of enclosure in this very confined garden space behind the listed building. The cumulative impact of this addition, with the proposed link covering the entire garden area, and the visible basement development would be harmful to the special interest of the listed building, thereby not being acceptable.

The views expressed in this correspondence are those of an officer of the council and do not amount to a statutory determination. It is also informal advice specifically about alterations to the listed building and the conservation area. As such, there are likely other issues that need to be addressed outside the scope of the historic environment.

Please note should you require more extensive listed building advice, it can be provided in conjunction with planning guidance and forming part of a paid pre-application enquiry. In this regard, should you have any questions or wish to discuss this process, please contact the manager of the East Area Development Management Team Alex Bushell.

Regards,

Michelle O'Doherty
Senior Planner (Conservation and Design)
Regeneration and Planning
Culture and Environment
London Borough of Camden

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