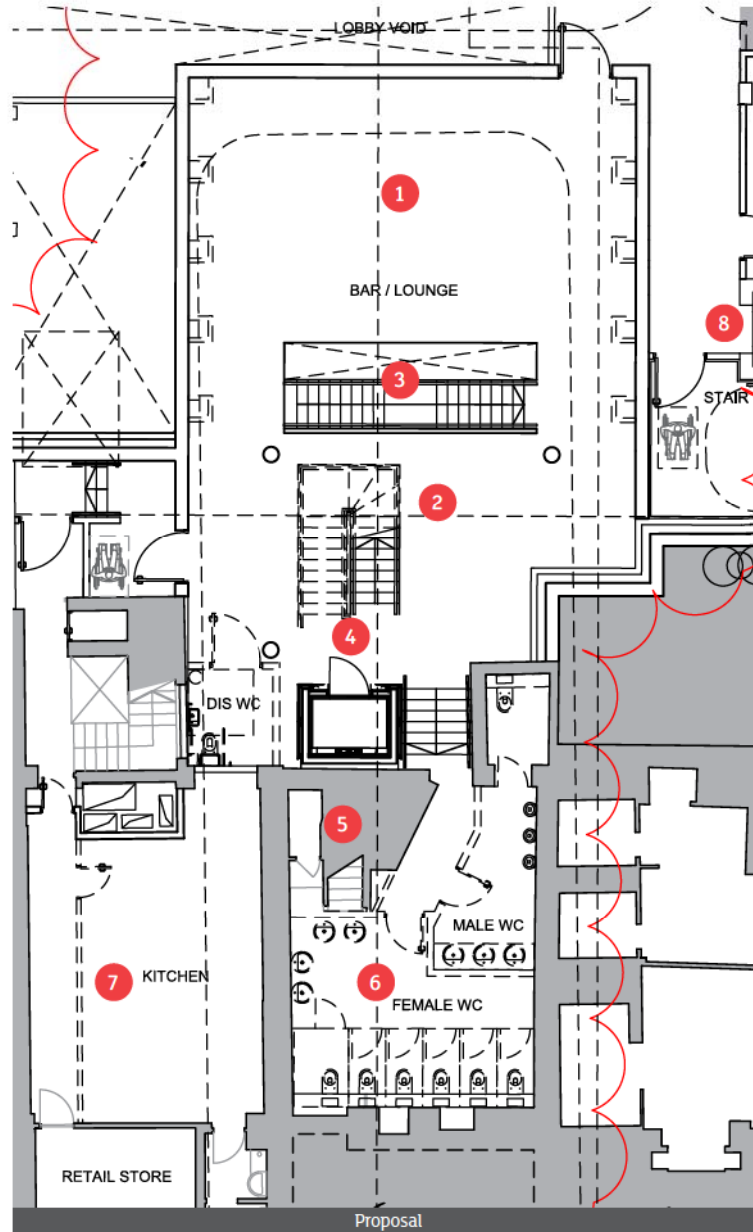
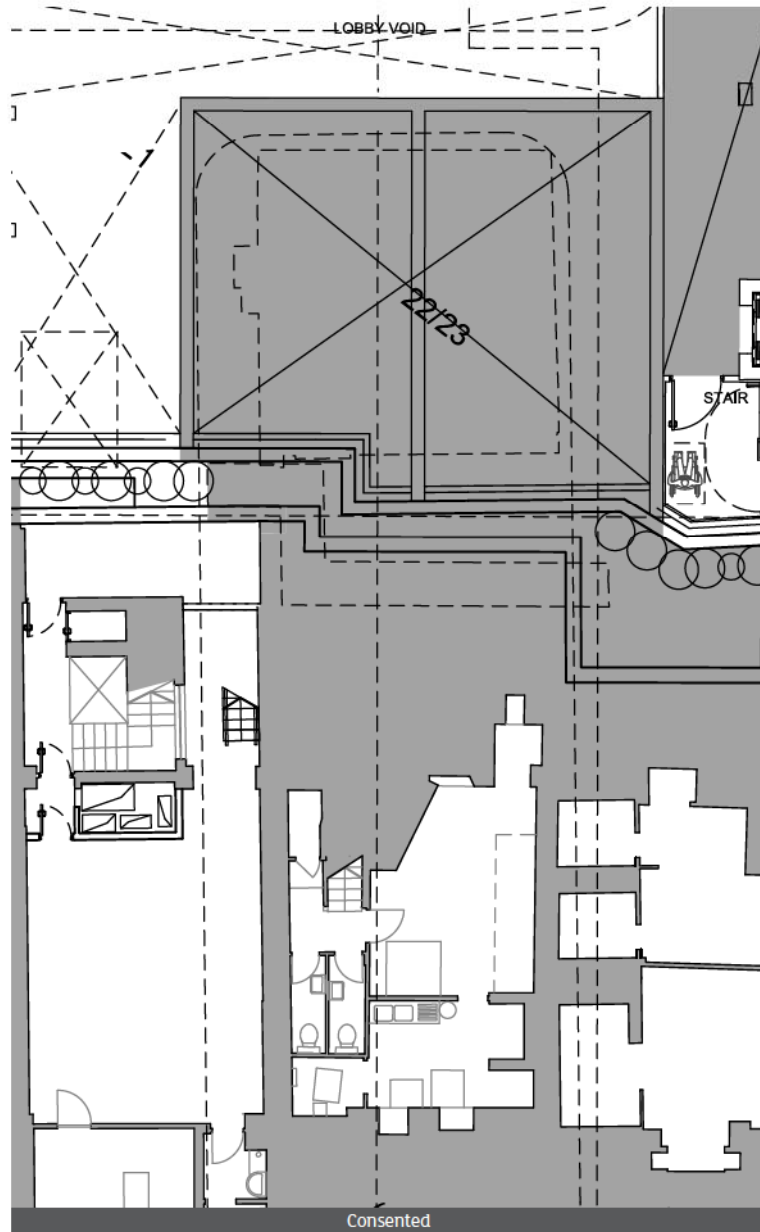


Proposals

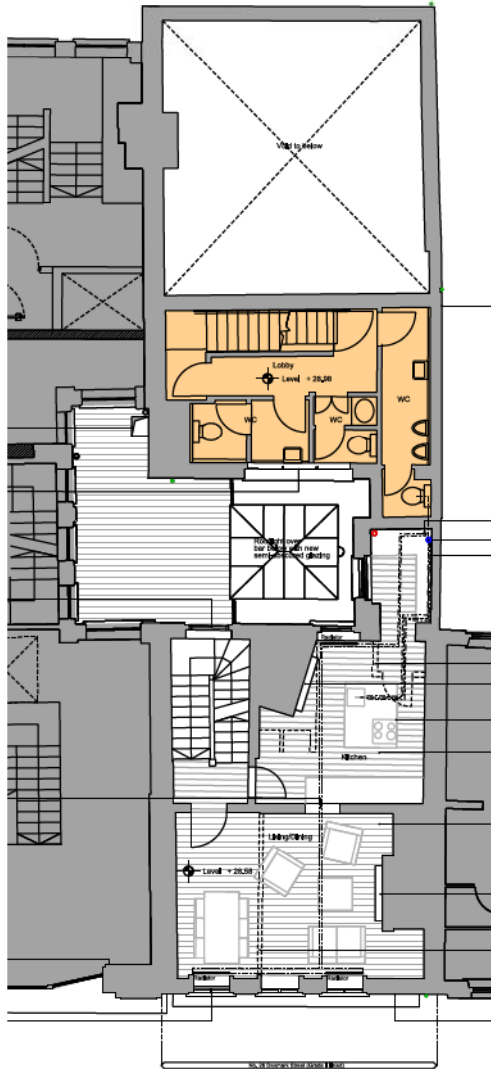
Lower Ground



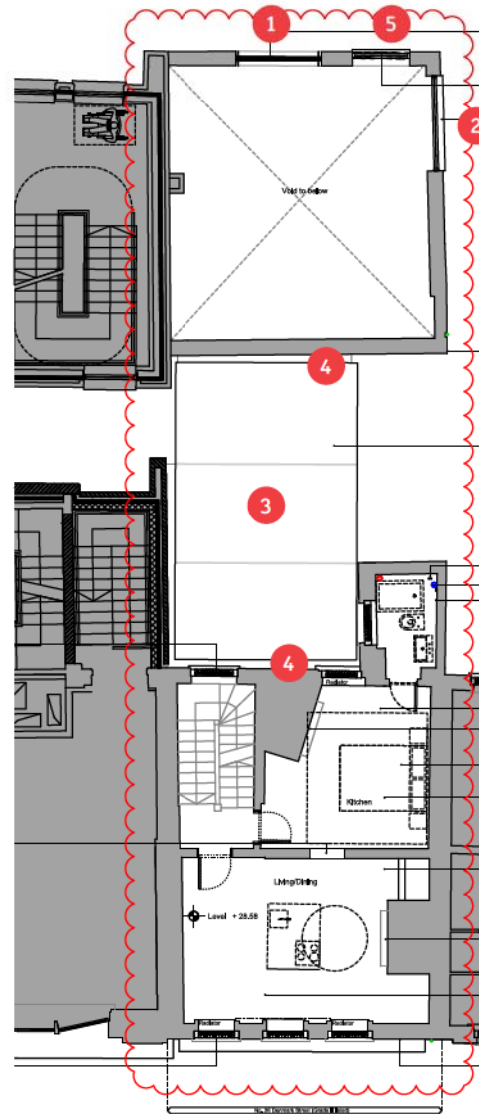
1. Ground under No. 22 Denmark Place. reworked as new basement space.
2. New basement space under No. 23 Denmark Place.
3. New black steel feature staircase to Mezzanine level below.
4. New black steel feature staircase and lift to ground floor above.
5. Existing staircase boxed out but retained in plan form
6. Basement space in No. 26 Denmark Street reworked as larger toilet facilities.
7. Basement space in No. 25 Denmark Street reworked as kitchen facilities.
8. Lift access to lower floors

Proposals

First Floor



Consented

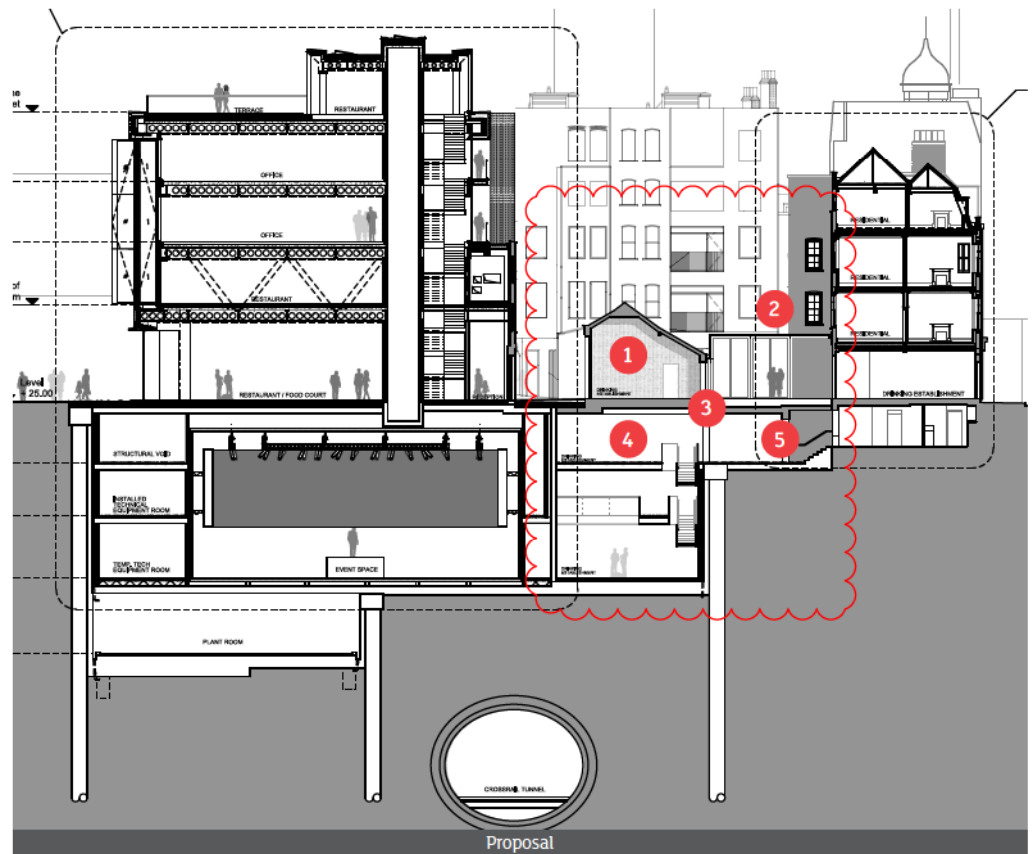
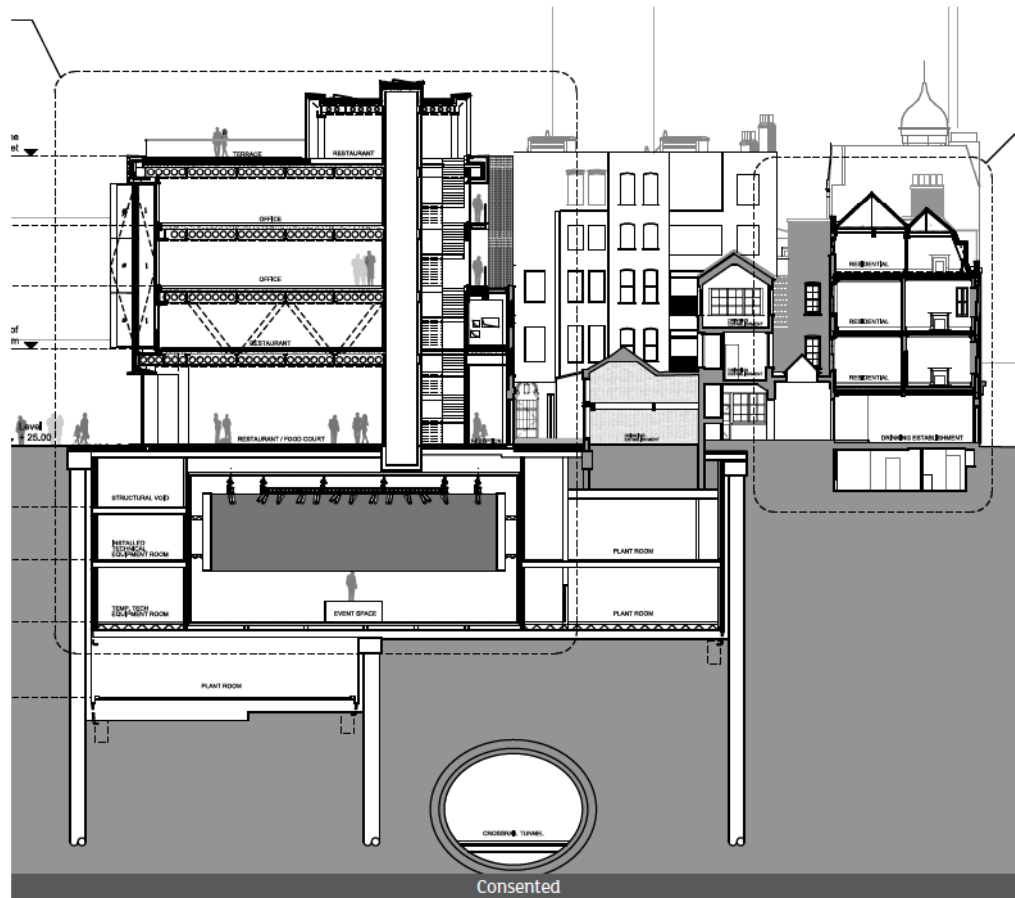


Proposal

1. New tongue and groove timber fanlight
2. New single glazed timber window within original opening (previously not shown on consented drawing)
3. Demolition of No. 23 Denmark Place, replaced with new single storey double glazed glass box.
4. Recessed gutter between glass box and existing building. Lead Flashing dressed into existing building.
5. Tongue and groove timber boarding to existing window opening

Proposals

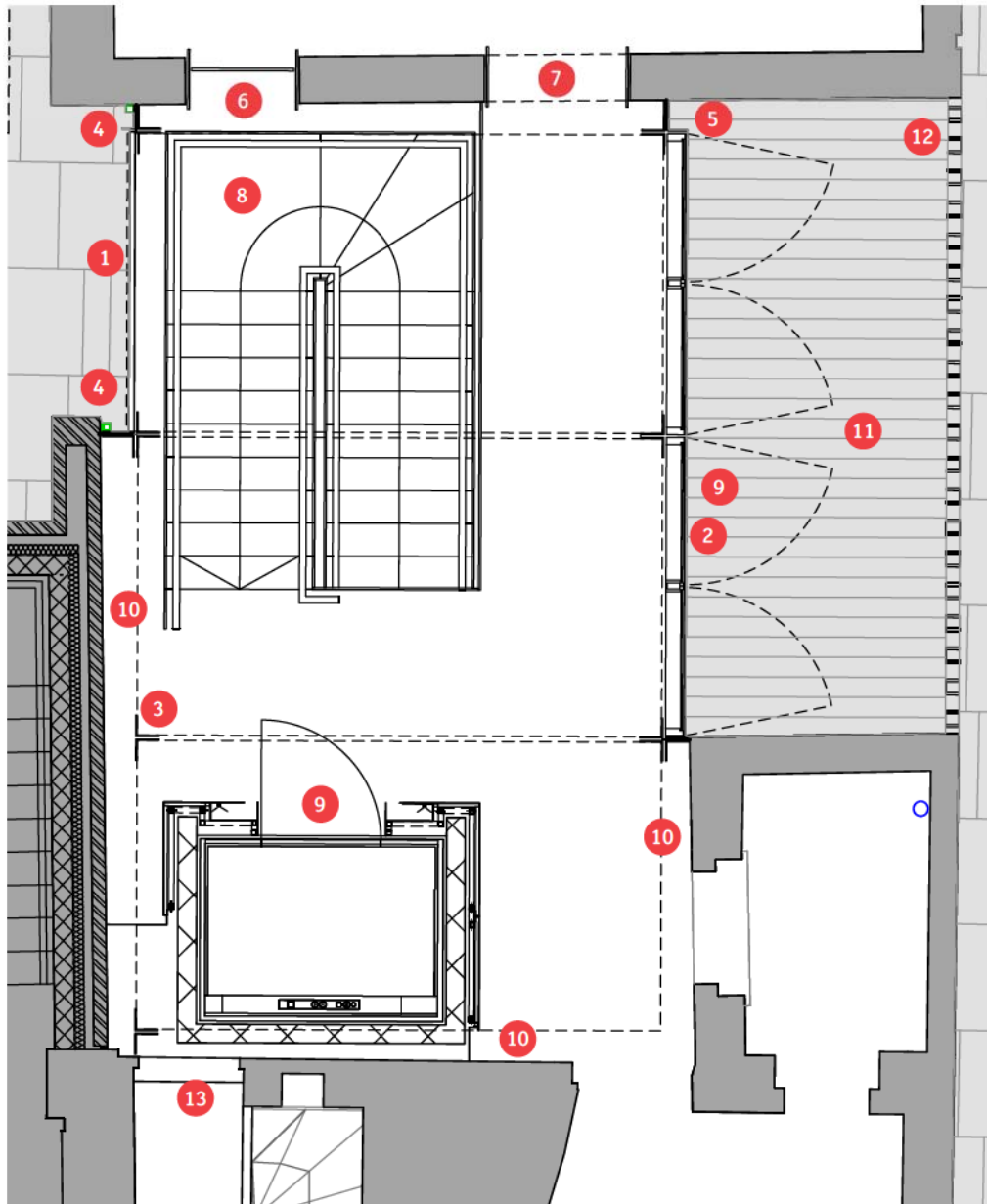
Long Section



1. No. 22 Denmark Place with existing mezzanine and all non original structure removed.
2. Demolition of No. 23 Denmark Place, replaced with new single storey double glazed glass box
3. New opening in wall delineated with black steel frame.
4. Structural void under No. 22 Denmark Place. reworked as new basement space.
5. New basement space under No. 23 Denmark Place

Proposals

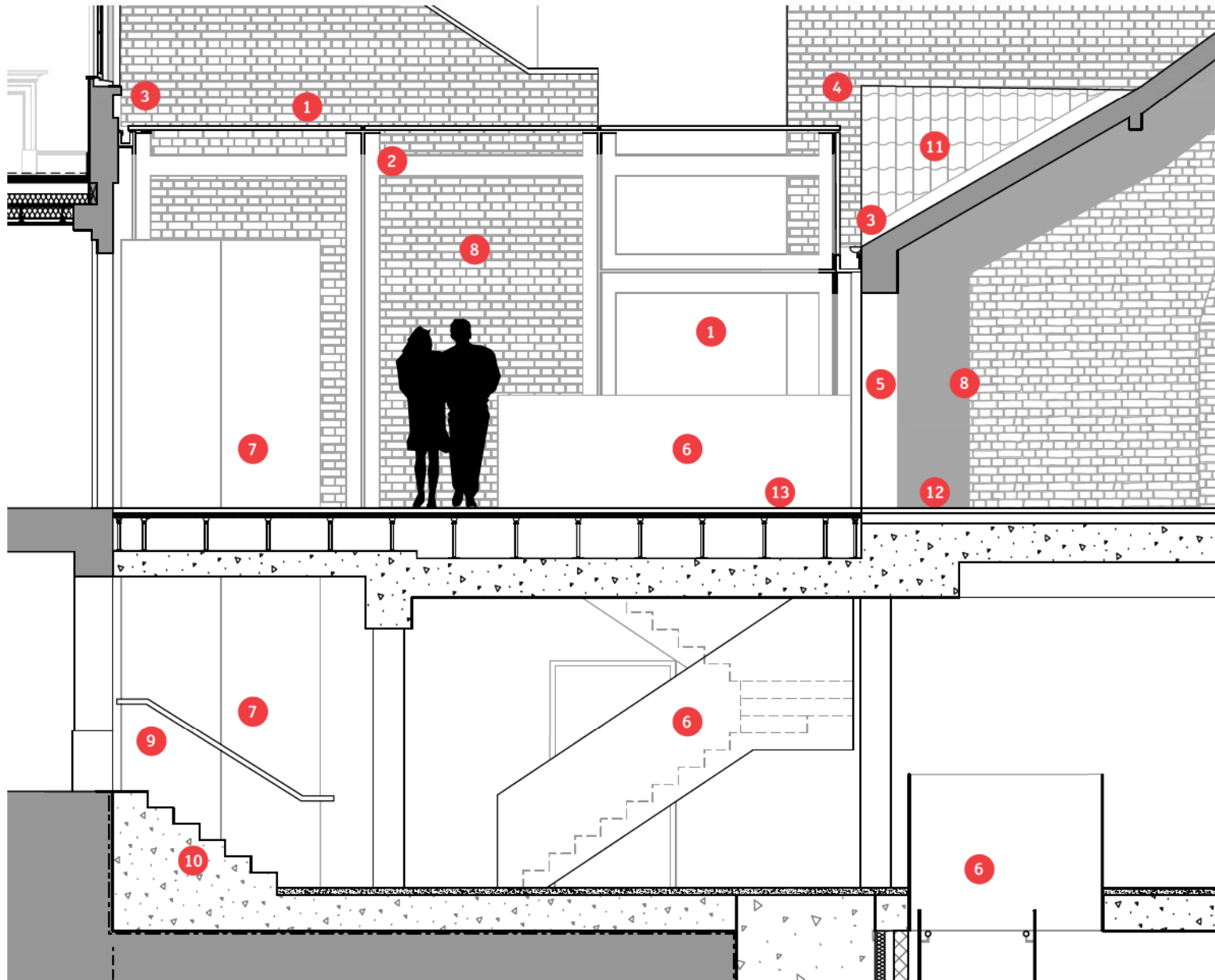
Details - Ground Floor - 23 Denmark Place



1. New double glazed glass box
2. Structurally bonded glass doors to frameless glass box. Electronically operated.
3. Back to back black steel angle structure for glass box.
4. Square downpipe recessed in shadow gap.
5. Shadow gap between glass box and existing building clad with Black Steel angle.
6. New frameless glass balustrade to existing opening.
7. New opening in wall delineated with black steel frame.
8. New black steel feature staircase.
9. New black steel feature lift.
10. Existing / new brickwork exposed internally.
11. Outdoor Yard / Terrace space
12. Architectural metalwork balustrade - Painted.
13. Existing opening infilled.

Proposals

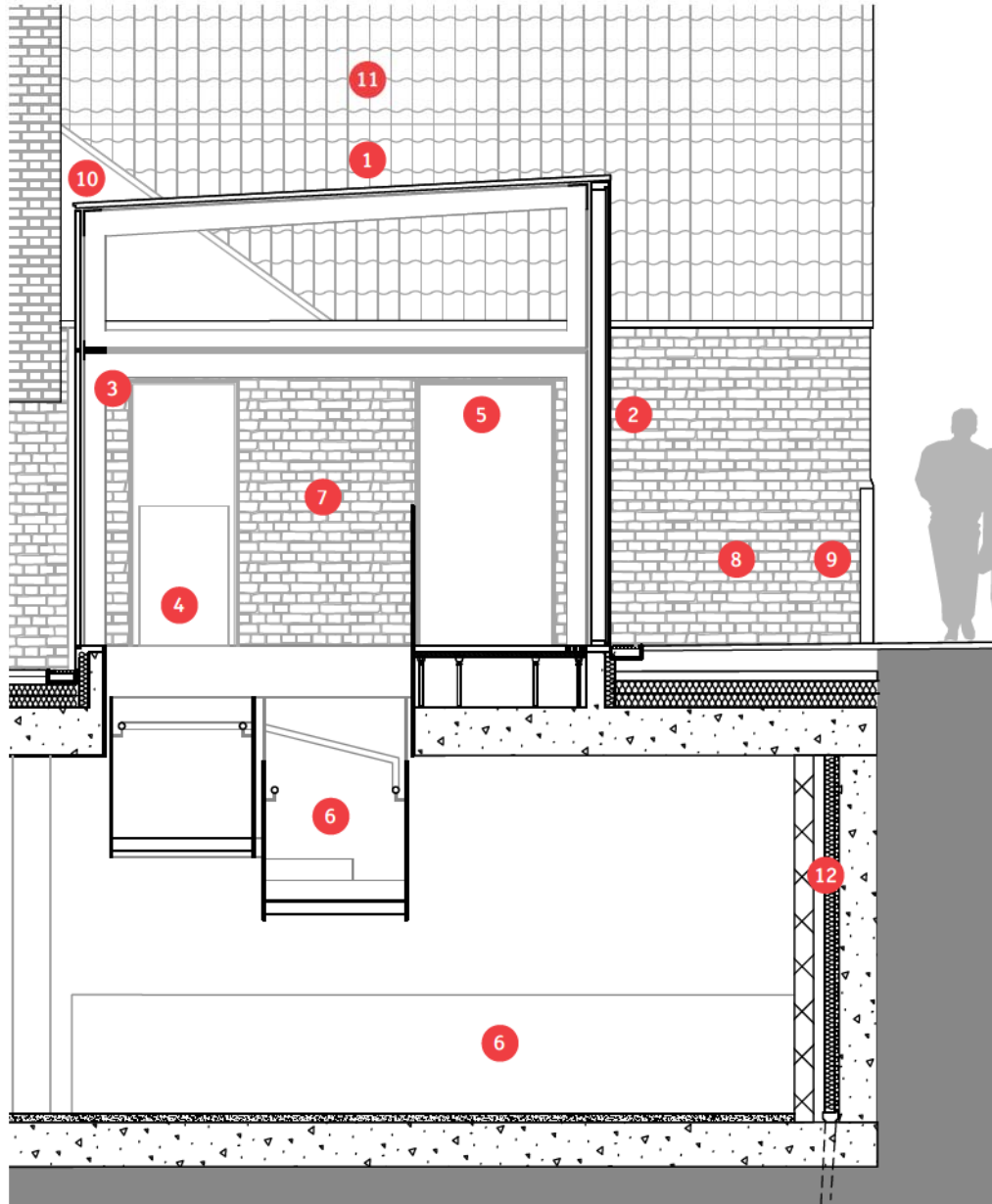
Details - Long Section - 23 Denmark Place



1. New double glazed glass box
2. Back to back black steel angle structure for glass box.
3. Recessed gutter between glass box and existing building. Lead Flashing dressed into existing building.
4. Gable to No. 22 roof clad in dressed lead
5. New opening in wall delineated with black steel frame.
6. New black steel feature staircase.
7. New black steel feature lift.
8. Existing / new brickwork exposed internally.
9. Black steel handrail to stairs
10. In-situ concrete stairs
11. Replacement clay pan tiles to match existing
12. Large Format Carlow limestone paving
13. Tenant Finish

Proposals

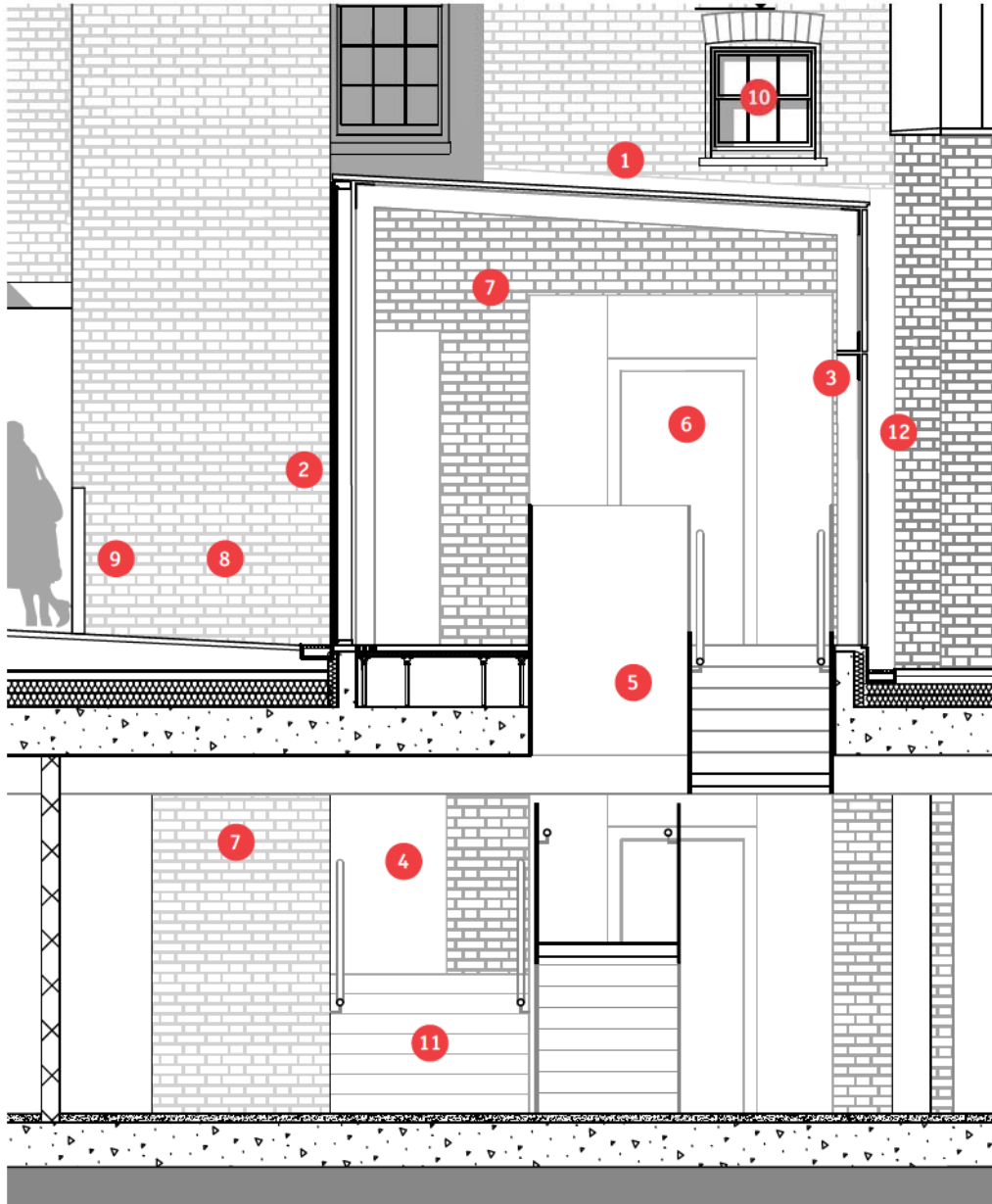
Details - Cross Section looking North - 23 Denmark Place



1. New double glazed glass box
2. Structurally bonded glass doors to frameless glass box. Electronically operated.
3. Back to back black steel angle structure for glass box.
4. New frameless glass balustrade to existing opening.
5. New opening in wall delineated with black steel frame.
6. New black steel feature staircase.
7. Existing / new brickwork exposed internally.
8. Outdoor Yard / Terrace space
9. Architectural metalwork balustrade - Painted.
10. Gable to No. 22 roof clad in dressed lead
11. Replacement clay pan tiles to match existing
12. Drained cavity system

Proposals

Details - Cross Section looking South - 23 Denmark Place

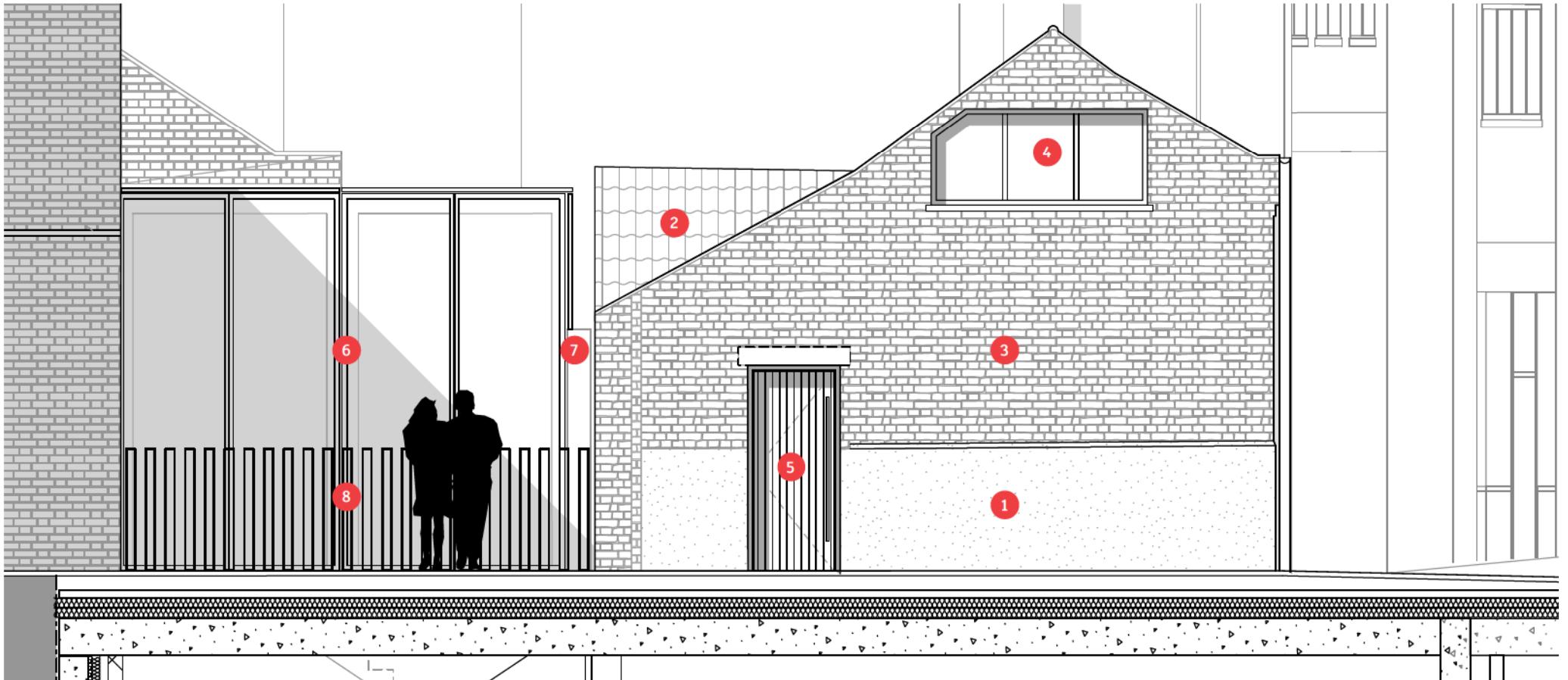


1. New double glazed glass box
2. Structurally bonded glass doors to frameless glass box. Electronically operated.
3. Back to back black steel angle structure for glass box.
4. New opening in wall
5. New black steel feature staircase.
6. New black steel feature lift
7. Existing / new brickwork exposed internally.
8. Outdoor Yard / Terrace space
9. Architectural metalwork balustrade - Painted.
10. Window restored to historical proportions
11. In-situ concrete stairs
12. Shadow gap between glass box and existing building clad with Black Steel angle.

Proposals

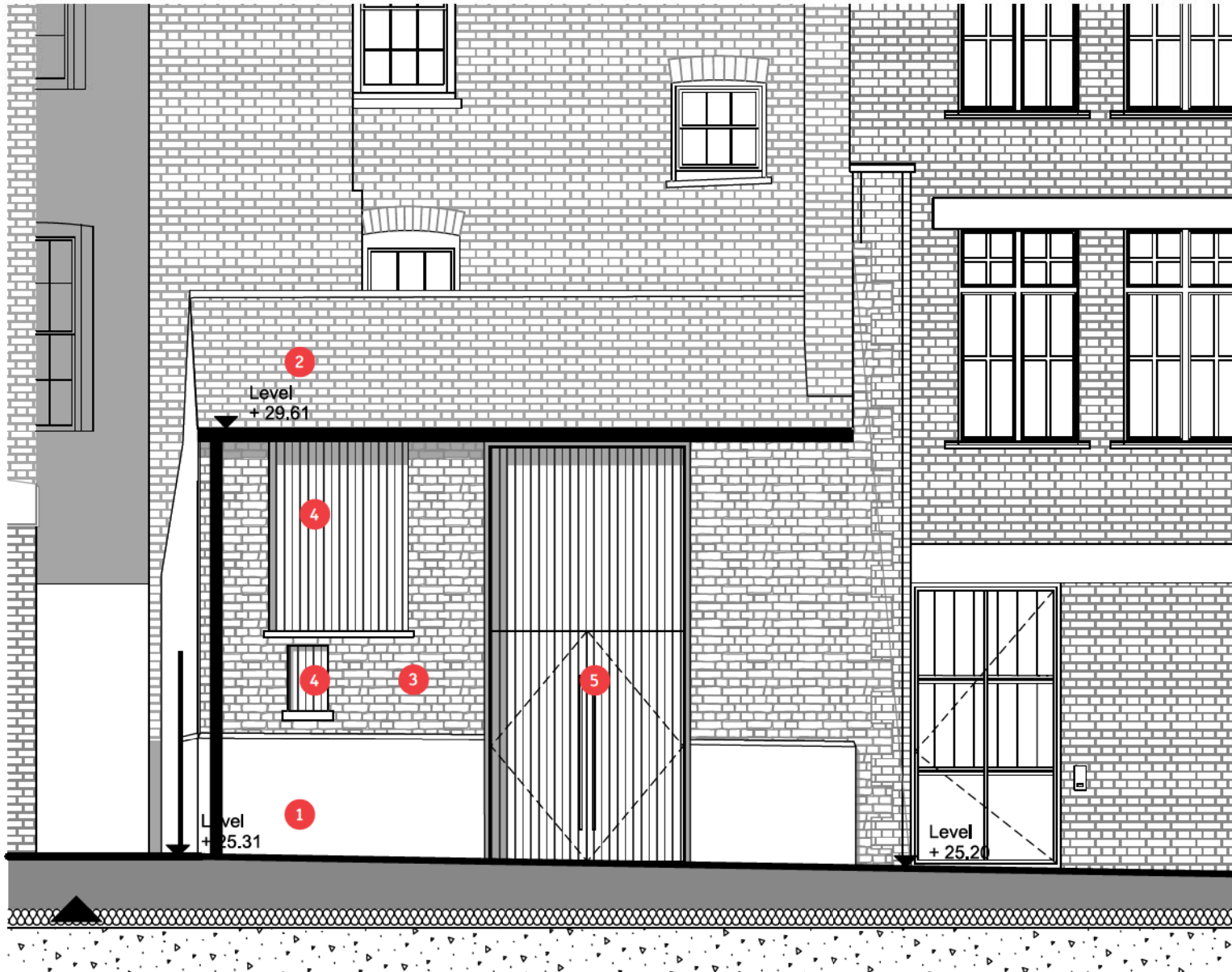
Details - Denmark Place Elevation - East

1. Render skirting carefully removed and rereNDERED in lime render with whitewash.
2. Replacement clay pan tiles to match existing
3. Existing Brickwork cleaned, repaired and repointed
4. Single glazed timber window in existing opening
5. New Tounge and groove timber doors
6. Structurally bonded glass doors to frameless glass box. Electronically operated.
7. Shadow gap between glass box and existing building clad with Black Steel angle.
8. Architectural metalwork balustrade - Painted.



Proposals

Details - Denmark Place Elevation - North



1. Render skirting carefully removed and re-rendered in lime render with whitewash.
2. Replacement clay pan tiles to match existing
3. Existing Brickwork cleaned, repaired and repointed
4. Tongue and groove timber boarding to existing window opening.
5. New tongue and groove timber doors & fanlight.

Proposals

Heritage Statement

The following is a summary of the heritage statement by Alan Baxter Associates.

Summary

- The heritage assets directly affected by the proposals are No. 26 DS, Nos. 22-23 DP and the Denmark Street Conservation Area
- No. 23 Denmark Place makes a positive, modest contribution to the Conservation Area
- It is an interesting part of the history of the site
- Yet it has filled in the former garden of the house and obscured its rear elevation
- It also obscures the rear elevation of No. 22 Denmark Place, which is arguably as significant as No. 26 itself.
- The heritage impact of replacing No. 23 has

several dimensions

- It possesses some significance in its own right, e.g. as part of the music history of Denmark Street, so its loss will undoubtedly cause some harm to the Conservation Area
- At the same time, its replacement will create a series of key heritage benefits
- The new structure will be single-storey and set back in plan, revealing the distinctive form of the rear elevation of No. 26 with its projecting closet wing
- Likewise, it will better reveal the form and rear elevation of No. 22
- Another aspect of the benefits is to allow the restoration of these rear elevations
- The new lightweight structure will further

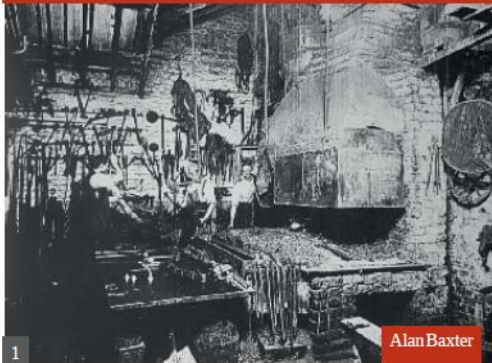
contribute to the effect through the use of glass-recalling the void that historically existed between the two buildings

Conclusion

In summary, the proposals will better reveal the significance of two rare and very important heritage assets, the former coach smith's premises at No. 22 Denmark Place and, crucially, the seventeenth-century house at No. 26 Denmark Street (Grade II).

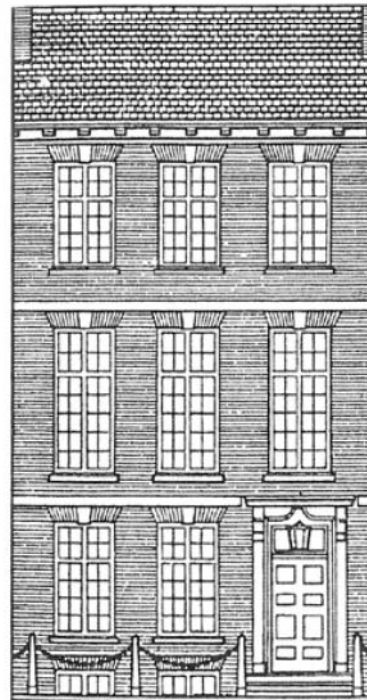
1. ABA's Heritage Statement
2. Typical house - Elevation c. 1670-1700
3. Typical house - Plan c. 1670-1700
4. View West along Denmark Street (1965)

St Giles Circus
Heritage Statement
26 Denmark Street and
22-23 Denmark Place
Prepared for Consolidated
Developments Ltd
December 2015

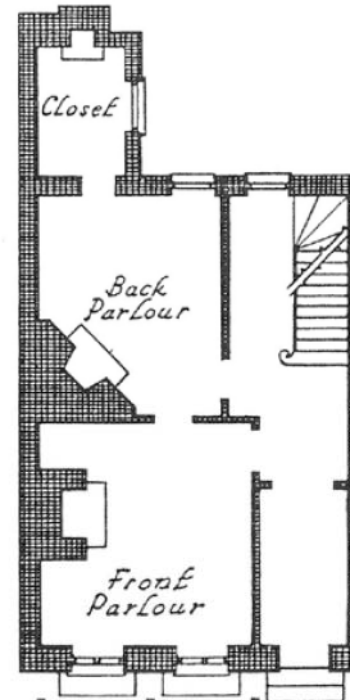


1

2



3



4



Proposals

Archaeological Statement



22- 23 Denmark Place

Archaeological statement and WSI addendum

This document has been prepared by MOLA to provide both an archaeological statement to accompany the planning submission relating to 22-23 Denmark Place, and an addendum to the Written Scheme of Investigation prepared by MOLA (dated 22/04/2015) which was approved pursuant to condition 11 of Planning permission 2012/6858/P for the main St Giles Circus development.

The archaeological background of the site, and the potential impact of development on those remains, has already been adequately addressed in the Historic Environment Assessments prepared by MOLA (dated 10/10/2012) which covered the whole of the St Giles Circus site and formed part of the original planning submission.

The proposals relating to 22-23 Denmark Place include the excavation of a new basement below the listed forge building at 22-23 Denmark Place and the building between the forge and 26 Denmark Street. The area of the new basement is shown in plan on Fig 1 and in section on Fig 2. The proposed works involve the temporary moving of the forge building to allow the excavation for, and construction of, the new basement followed by the reinstatement of the forge in its original location.

It is proposed that all works associated with the 22-23 Denmark Place proposals will be undertaken in accordance with the approved Written Scheme of Investigation (WSI). This will principally involve an archaeological watching brief during the enabling groundwork followed by controlled archaeological excavation.

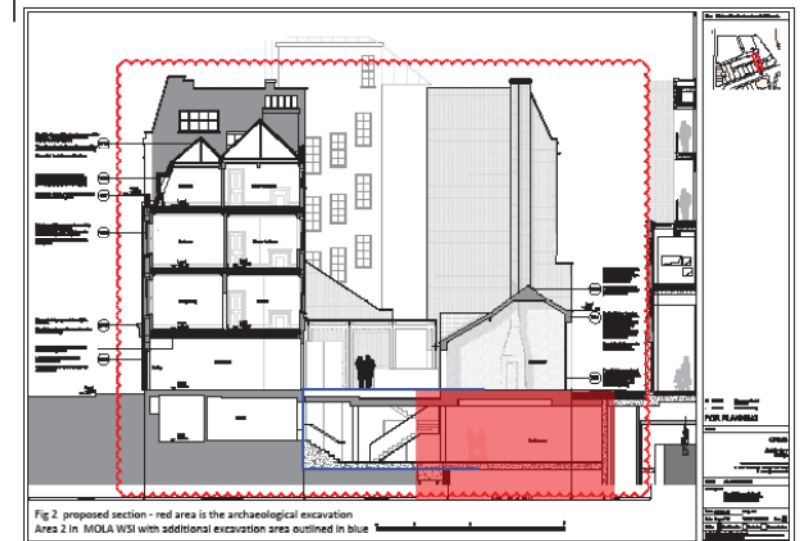
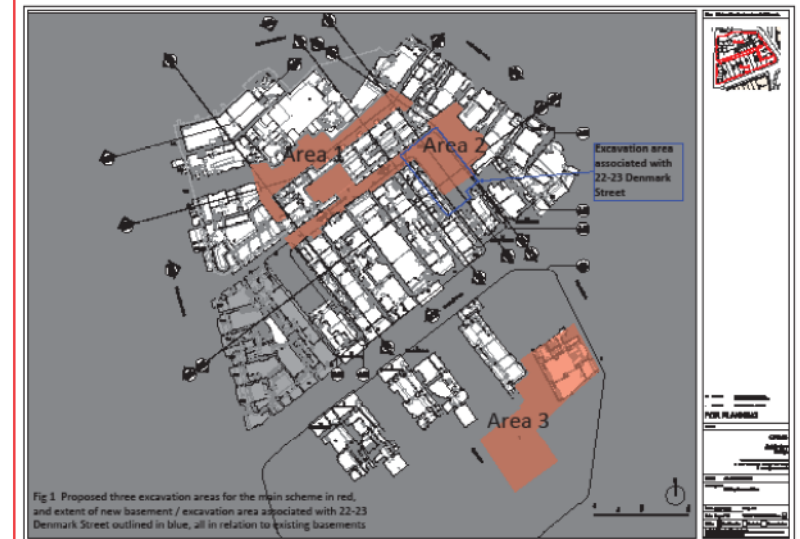
The extent of the new basement associated with the proposal for 22 – 23 Denmark Place (shown in blue on Figs 1 & 2) extends beyond the original archaeological excavation Area 2 as shown in the approved WSI (shown in red). Archaeological excavation will be undertaken in all areas of new basement where archaeological remains may be affected, and where practicable to do so.

All enabling works associated with the moving of the forge buildings and the installation of the perimeter walls of the new basement will be monitored by MOLA as a watching brief. Following the installation of any temporary or permanent works required to enable excavation for the new basement the ground retention for the new basement will be undertaken as a controlled archaeological excavation in accordance with the approved WSI.

The archaeological fieldwork and subsequent post-excavation work will form part of the programme of archaeological work being undertaken as part of the main St Giles Circus development. All archaeological works will be in accordance with the approved Written Scheme of Investigation and standard archaeological methodologies.

David Divers

30 September 2015



Proposals

Access Statement

Description of development

Our proposal is for the refurbishment of an existing Grade II Listed, 17th century property, No. 26 Denmark Street and the adjacent properties at No. 23 Denmark Place and No. 22 Denmark Place.

No. 26 Denmark Street has clearly defined thresholds and stairs serving upper floors. There is no opportunity to provide a lift and therefore access is restricted to the existing arrangement. The music venue / bar is accessed through a level threshold at No. 22 Denmark Place.

Design standards followed

- *Approved document M*
- *The Disability Discrimination Act 1995*
- *London Housing Design Guide*
- *Lifetime homes*
- *BS 2009*

Car parking

No additional car parking is proposed.

Public transport

The building is located in central London and has excellent public transport links. The site is 1 minute walk from both Tottenham Court Road and Covent Garden tube station. Major bus routes pass nearby on Charing Cross Road.

Horizontal and Vertical circulation

Horizontal - thresholds remain as found, however it is possible to move through the ground floor bar area freely.

Vertical - Due to the nature of the existing listed building it is not deemed appropriate to install a passenger lift in No. 26 Denmark Street and therefore the residential accommodation does not have level access. The music venue / bar is served by a platform lift and passenger lift to allow level access to all floors.

Fire services / means of escape

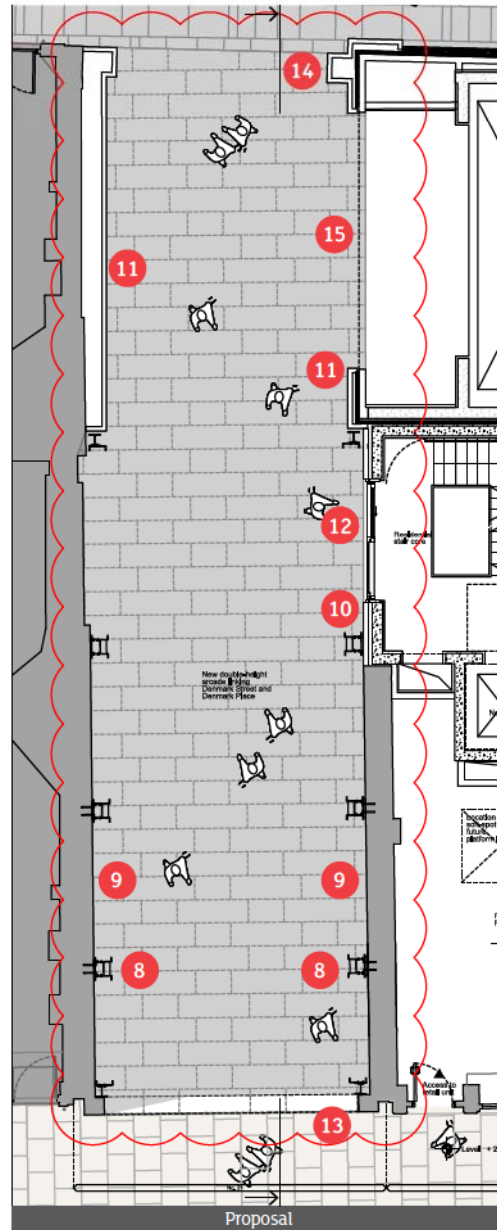
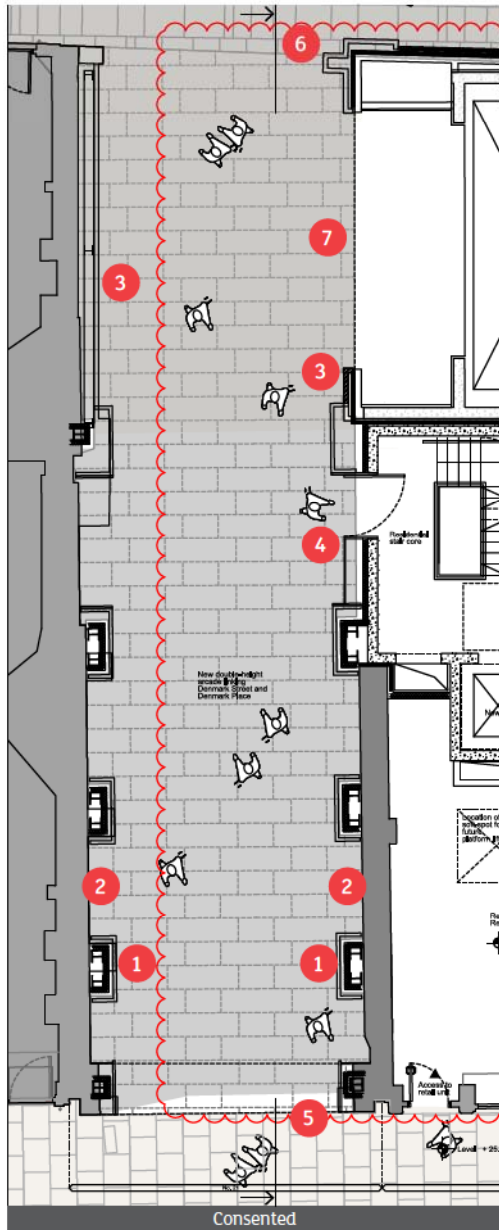
The proposals for both issues remain unaltered in the residential accommodation of No. 26 Denmark Street. Below ground, the music venue / bar utilises multiple escape stairs associated with other areas of the development.

Chapter Three

21 Denmark Street

Proposals

Ground Floor



Consented

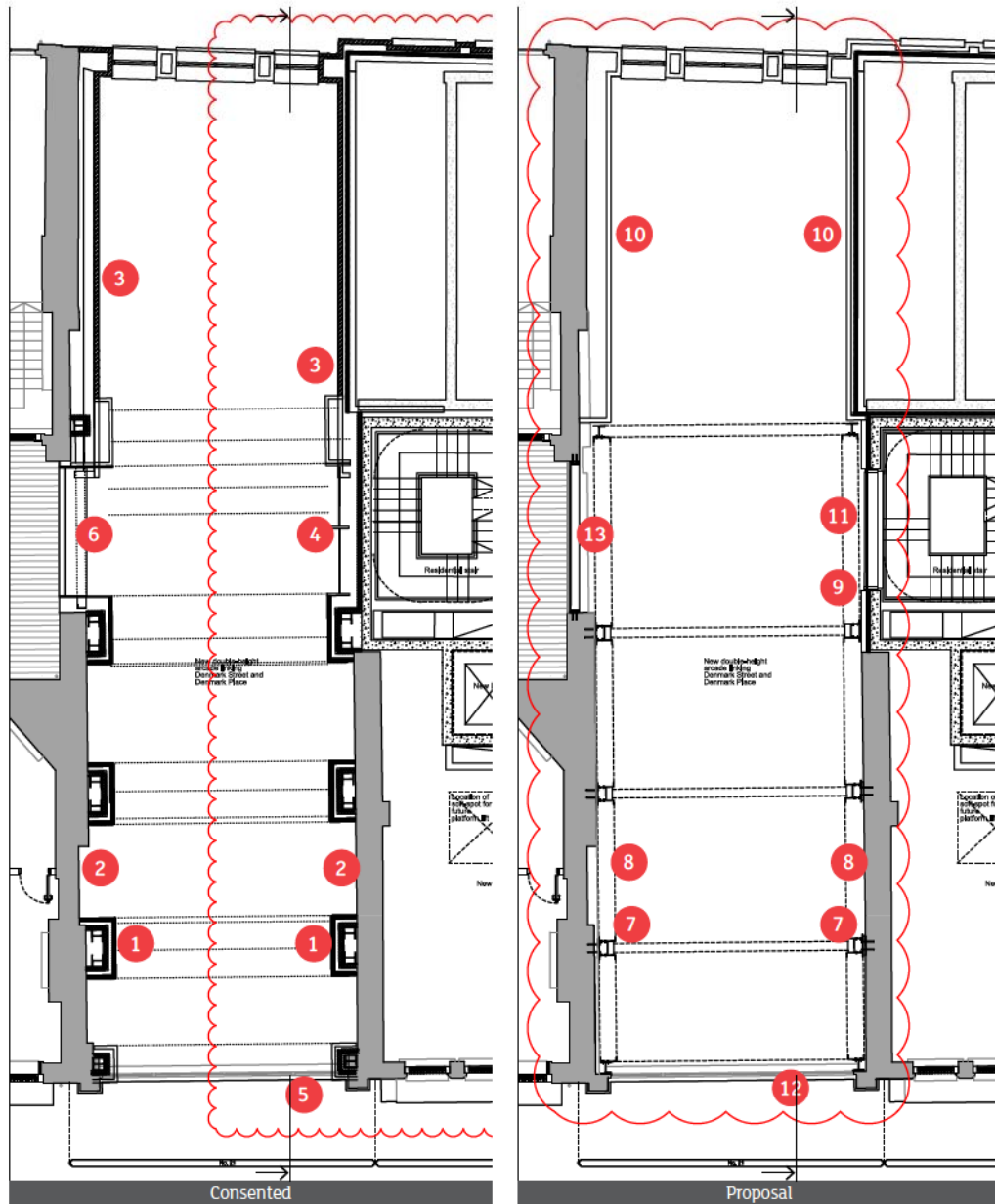
1. Stone cladding to portal frame
2. Existing Brickwork cleaned, repaired and repointed.
3. New Brickwork - Black.
4. New Glazed Screen with door.
5. Existing Stonework shop front - Cleaned and repaired where necessary.
6. New Portland Stone shop front
7. Painted metal doors to vehicle lift

Proposal

8. Architectural Steelwork portal frames
9. Existing Brickwork cleaned, repaired and repointed.
10. New brickwork to match existing brickwork.
11. New Brickwork - Black.
12. New Glazed Screen with sliding door.
13. Existing Stonework shop front - Cleaned and repaired where necessary.
14. New Portland Stone shop front
15. Painted metal doors to vehicle lift

Proposals

First Floor



Consented

1. Stone cladding to portal frame
2. Existing Brickwork cleaned, repaired and repointed.
3. New Brickwork - Black.
4. New Glazed Screen
5. Existing decorative glazing to be repaired.
6. Glazed screen to adjacent lightwell

Proposal

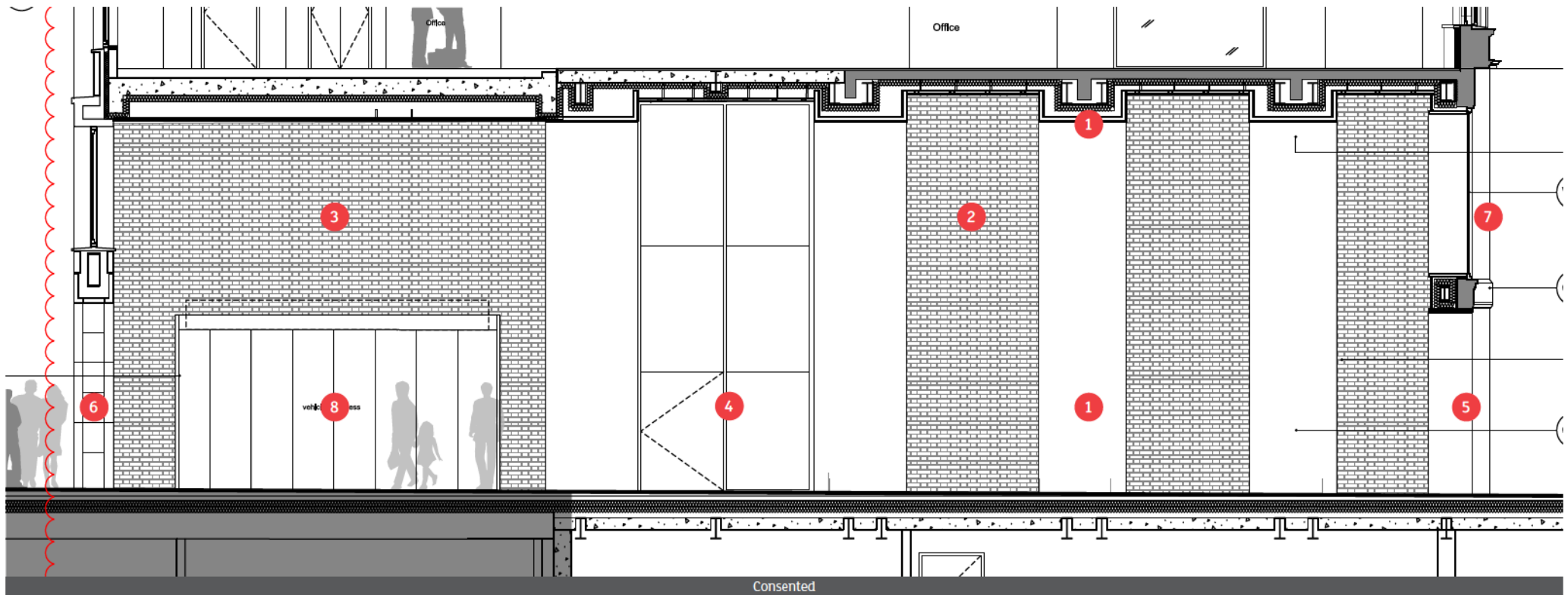
7. Architectural Steelwork portal frames
8. Existing Brickwork cleaned, repaired and repointed.
9. New brickwork to match existing brickwork.
10. New Brickwork - Black.
11. New Glazed Screen with sliding door.
12. Existing decorative glazing to be repaired.
13. Glazed screen to adjacent lightwell

Proposals

Long Section

Consented

1. Stone cladding to portal frame
2. Existing Brickwork cleaned, repaired and repointed.
3. New Brickwork - Black.
4. New Glazed Screen with door.
5. Existing Stonework shop front - Cleaned and repaired where necessary.
6. New Portland Stone shop front
7. Existing decorative glazing to be repaired.



Proposals

Long Section

Proposal

1. Architectural Steelwork portal frames
2. Existing Brickwork cleaned, repaired and repointed.
3. New brickwork to match existing brickwork.
4. New Brickwork - Black.
5. New Glazed Screen with sliding door.
6. Existing Stonework shop front - Cleaned and repaired where necessary.
7. New Portland Stone shop front
8. Painted metal doors to vehicle lift
9. Existing decorative glazing to be repaired.

