

# Orms

Project

St Giles Circus

Status

MMA 02 - Design Statement

Client

Consolidated

Date

February 2016



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# Introduction

This design statement accompanies the application drawings submitted as part of the Minor Material Amendment application. It follows meetings with Planning officers on the 7th August 2015 and 5th October 2015.

This application only considers works to Zone 1 & 2. It focuses primarily on 3 key areas which each form a chapter of the document:

01. Overview of key amendments
02. 26 Denmark Street, 23 Denmark Place, 22 Denmark Place and associated basements.
03. 21 Denmark Street

Chapter One summarise the amendments proposed as presented to Planning Officers on the above dates. We have extracted the key notes on each page for ease of reading. Feedback from Historic England following pre-application consultation is also contained in this chapter.

Chapter Two relates to works associated with a reworking of the iconic '12 Bar' which previously occupied elements of 26 Denmark Street, 23 Denmark Place, 22 Denmark Place. The proposals seek to enhance the conservation area by revealing the significance of two rare and very important historic buildings, the former coach smith's premises at No. 22 Denmark Place and, the seventeenth-century house at No. 26 Denmark Street. The scheme also furthers the musical heritage of the site by developing a sustainable music venue. The scheme connects the existing 12 bar with a series of new basement spaces that create a viable bar/venue that will secure the music heritage of the site. In order to achieve this former coach smith's premises at No. 22 Denmark Place are temporarily relocated during the construction works by a specialist contractor. This allows us to enhance the music heritage, the setting and thereby the significance of No. 22 and No. 26.

Chapter Three outlines amendments to the double height pedestrian arcade linking Denmark Street & Denmark Place. These amendments have been driven by further structural investigation to the existing buildings.

# Chapter One

Overview of key amendments

# Pre-Application Consultation

Feedback

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Orms

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55 - 71 City Road

London

EC1Y 1HQ  
2015

Direct Dial: 020 7973

Our ref:

19 August

Dear Mr Keating

## **Request for Pre-application Advice 22 - 23 DENMARK PLACE, LONDON, WC2H 8NL**

Thank you for consulting as at pre-application stage on amended proposals for the above site. These are for the repair of No. 26 and the forge at the rear of the site, and for the removal of the 1908 workshop building between the two. This approach is different to the consented scheme which envisaged underpinning and works to the Crossrail tunnel being carried out within and below the forge and workshop building in situ. It is now proposed that the workshop will be replaced following works to the tunnel with a single storey glazed link block on one side of the plot. The forge will be underpinned and relocated in one piece while the Crossrail underpinning works are carried out, and then returned to its original position.

We have considered the proposals at Casework Review and Historic England's advice, in summary, is that the loss of the 1908 workshop building will cause some harm to the conservation area. It is therefore necessary for the work to be fully justified. We note the proposal not to rebuild the workshop building as a replica but to place a glazed 'link' block between the principal listed building and the forge to the rear. This could provide some mitigation through the opportunity to enhance the setting of the most significant buildings on the site (No. 26 and the forge) and the character of the conservation area.

We have no objections to the proposed engineering works to the Forge.

Our assessment of the issues is set out below.

### *Significance*

The significance of Denmark Street has been assessed elsewhere as part of the overall proposals now consented. The significance of the elements that comprise this specific plot can be summarised as follows. No. 26 Denmark Street is a three bay, three storey brick former townhouse of the 1680s with later alterations and conversion of the ground floor to a shop. It retains its original plan form and some historic joinery internally, and is a rare early example of a London terrace house and therefore of very high significance. The building is in poor condition and on our HAR register.

No. 22 Denmark Place is a utilitarian brick building that faces the rear alleyway. Although architecturally undistinguished, it has high historical value as a rare surviving Victorian forge illustrating the evolution of the site from residential use to small scale industrial uses (coach smithy) during the 19th century. It is therefore of high significance.

No. 23 Denmark Place sits between the 1680s house in front and the forge building to the rear. It is a simple brick infill building from 1908 with large window openings. It is architecturally modest, but has some significance for its role in illustrating the small scale industrial uses that characterised the area during the 19th and early 20th centuries. It also has group value with some of the other existing Edwardian rear industrial structures along Denmark Place. Whilst on balance it makes a modest positive contribution to the surrounding conservation area, it also harms the setting of the 1680s house by concealing part of its historic rear elevation. It has also physically damaged the older building through its crude tie in to the brickwork.

### *Impact of the proposals*

The consented proposals retain all three elements of the plot, with the required underpinning beneath the forge to be carried out with that building kept *in situ*. We understand that since the proposals were consented, further assessment work has been carried out to show that the forge would be put at risk unless an alternative methodology for underpinning is found. The alternative methodology has formed the basis of the current proposals, which are to position a concrete slab underneath the forge, remove it while underpinning and Crossrail tunnel works are carried out, and then put it back in its original position. We understand that the building will be stabilized and unchanged during this process.

The 1908 workshop building would need to be demolished to allow the works at

# Pre-Application Consultation

Feedback

the forge to occur, as at present the 1908 workshop is built up against it. Rather than rebuild the 1908 workshop as a replica, the opportunity would be taken to restore a sense of openness to the rear yard. with a simple single storey glazed link block the only new structure on the site. The impact would be to remove a building of some (largely historic) significance to the conservation area, and replace it with a much smaller and transparent structure that has the potential to better reveal the significance of both the forge and the 1680s building fronting Denmark Street.

## *Policy*

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the obligation on local planning authorities to pay special regard to safeguarding the special interest of listed buildings and their settings, and preserving or enhancing the character or appearance of conservation areas.

The National Planning Policy Framework (NPPF) sets out the Government's policies for decision making on development proposals. At the heart of the framework is a presumption in favour of 'sustainable development'. Conserving heritage assets in a manner appropriate to their significance forms one of the 12 core principles that define sustainable development.

Paragraph 131 advises local authorities to take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 gives great weight to conserving heritage assets in a manner appropriate to their significance, noting that significance can be harmed by development within the setting of a heritage asset.

Paragraphs 133 and 134 advise on cases where proposals would lead to substantial or less than substantial harm to the significance of a designated heritage asset. In both cases, harm needs to be weighed against public benefits, although the tests in 133 are necessarily more rigorous.

## *Historic England position*

As set out above, in our view the 1908 workshop building is of some significance and makes a modest positive contribution to the special character of the surrounding conservation area. Its loss would cause some harm to the significance of the conservation area (a designated heritage asset), and therefore requires clear and convincing justification (NPPF, paragraph 132).

We understand that two issues have been identified that provide the potential justification for the demolition. The first is the condition of the 1908 workshop, which upon further investigation is now stated to be more fragile and incapable of withstanding the interventions proposed in the consented scheme. The second relates to the risk to the forge, and the general better level of safety relating to the work to the Crossrail tunnel through this preferred methodology. The local authority will need to be satisfied on both these issues and we note that detailed technical information has been provided for assessment.

If the local authority is satisfied that the amended approach is reasonable and necessary to enable the works to the tunnel, the harm resulting from the demolition should then be balanced against the benefits of the proposals (NPPF, paragraph 134).

In our view, the amended proposals offer the potential to provide heritage benefits, including the restoration and better revealing of the significant rear elevation of the 1680s house, which is currently partially concealed by the 1908 workshop building. The proposals would also provide the restored forge building with a more appropriate setting through the creation of a sense of the open yard that originally existed here.

If you have any queries at this stage, please do not hesitate to contact me.

Yours sincerely



**Michael Dunn**

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cc: Camden Council

**22 - 23 DENMARK PLACE, LONDON, WC2H 8NL**

**Request for Pre-application Advice  
Information Provided**

summary of amended proposals (A3 document)

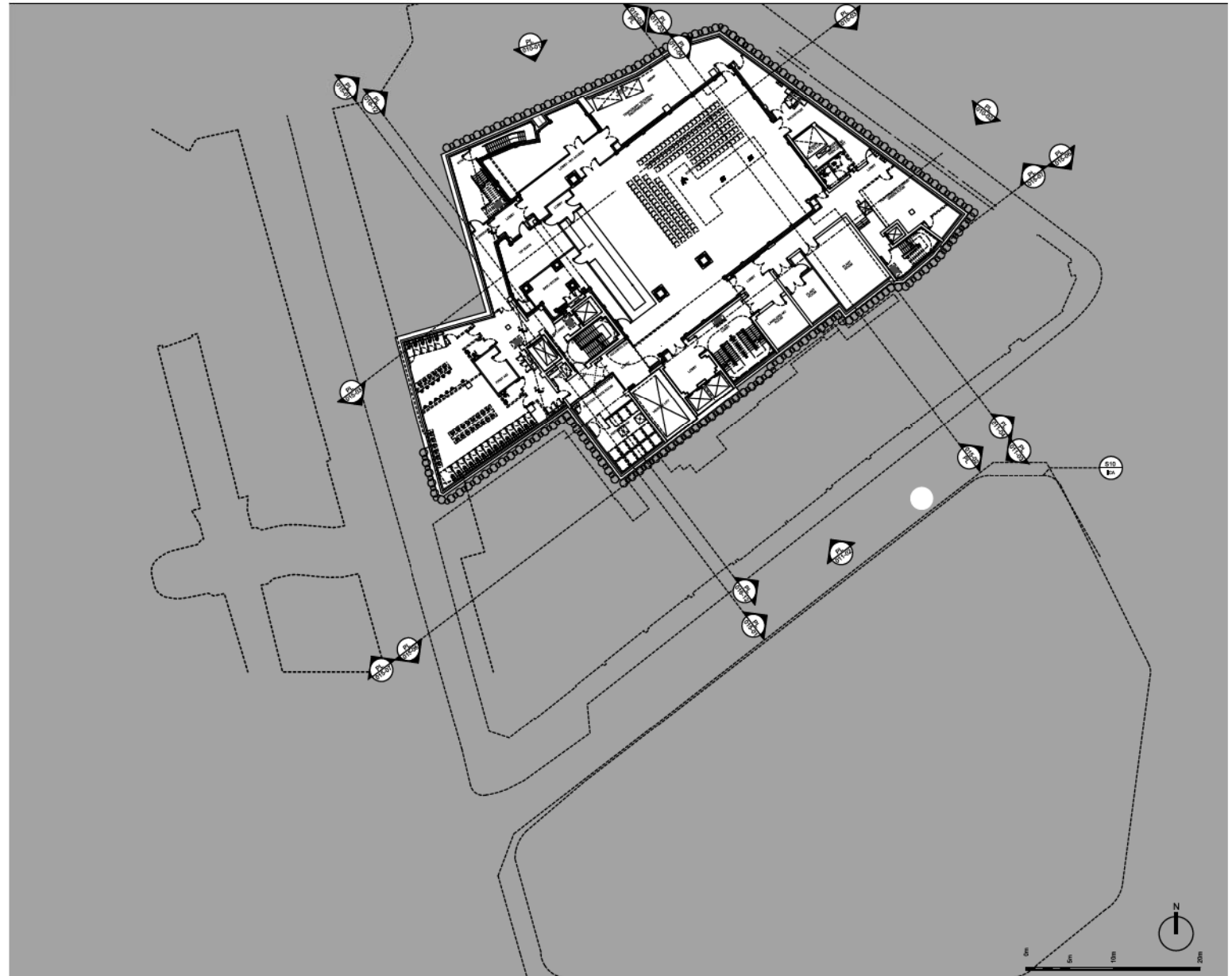
**Published Guidance**

NPPF; EH Conservation Principles



# Consented

Basement

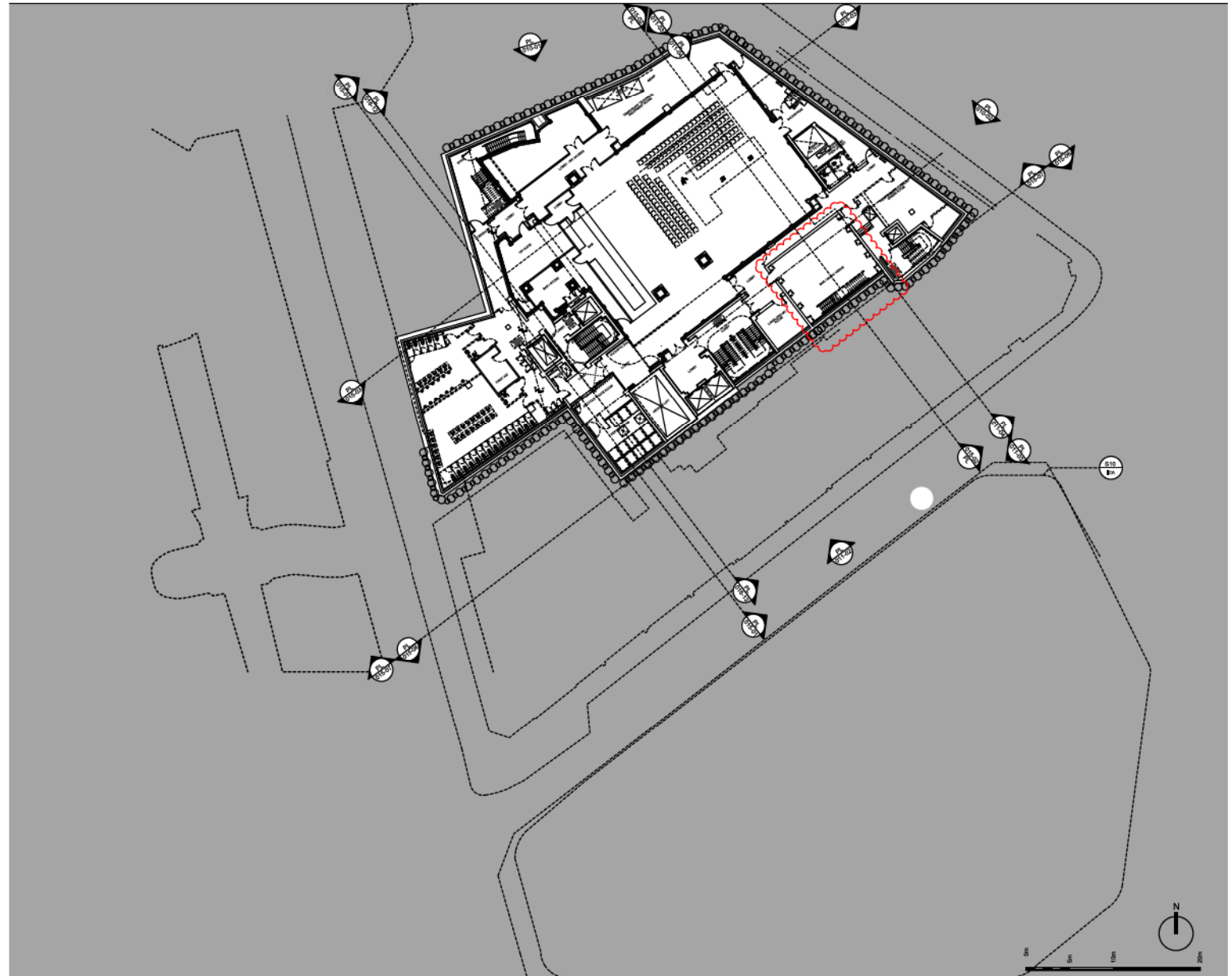




# Proposed

## Basement

- Bar / Music Venue in lieu of Plant Room
- Connection from Bar / Music Venue to Mezzanine Floor



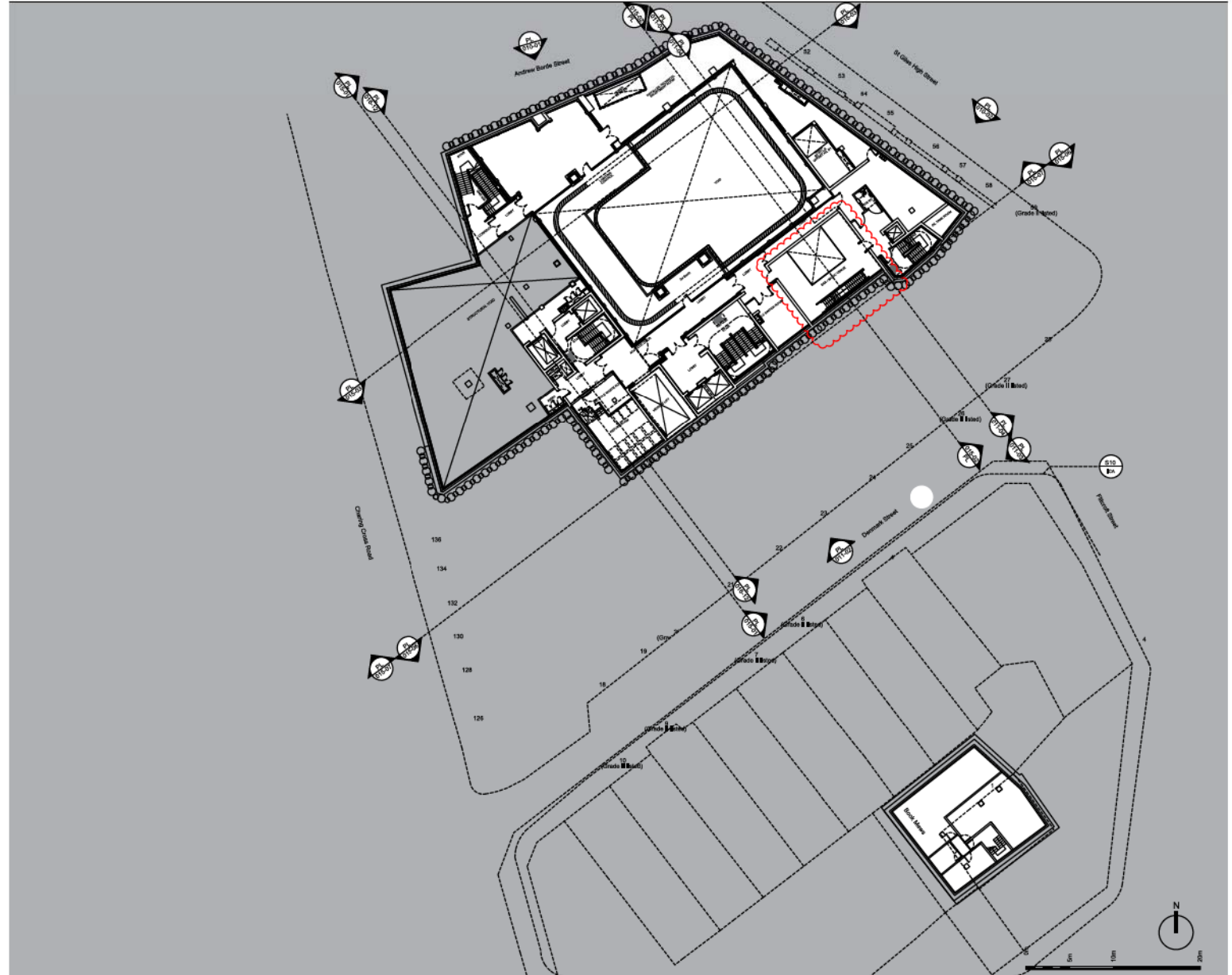
# Consented

Mezzanine



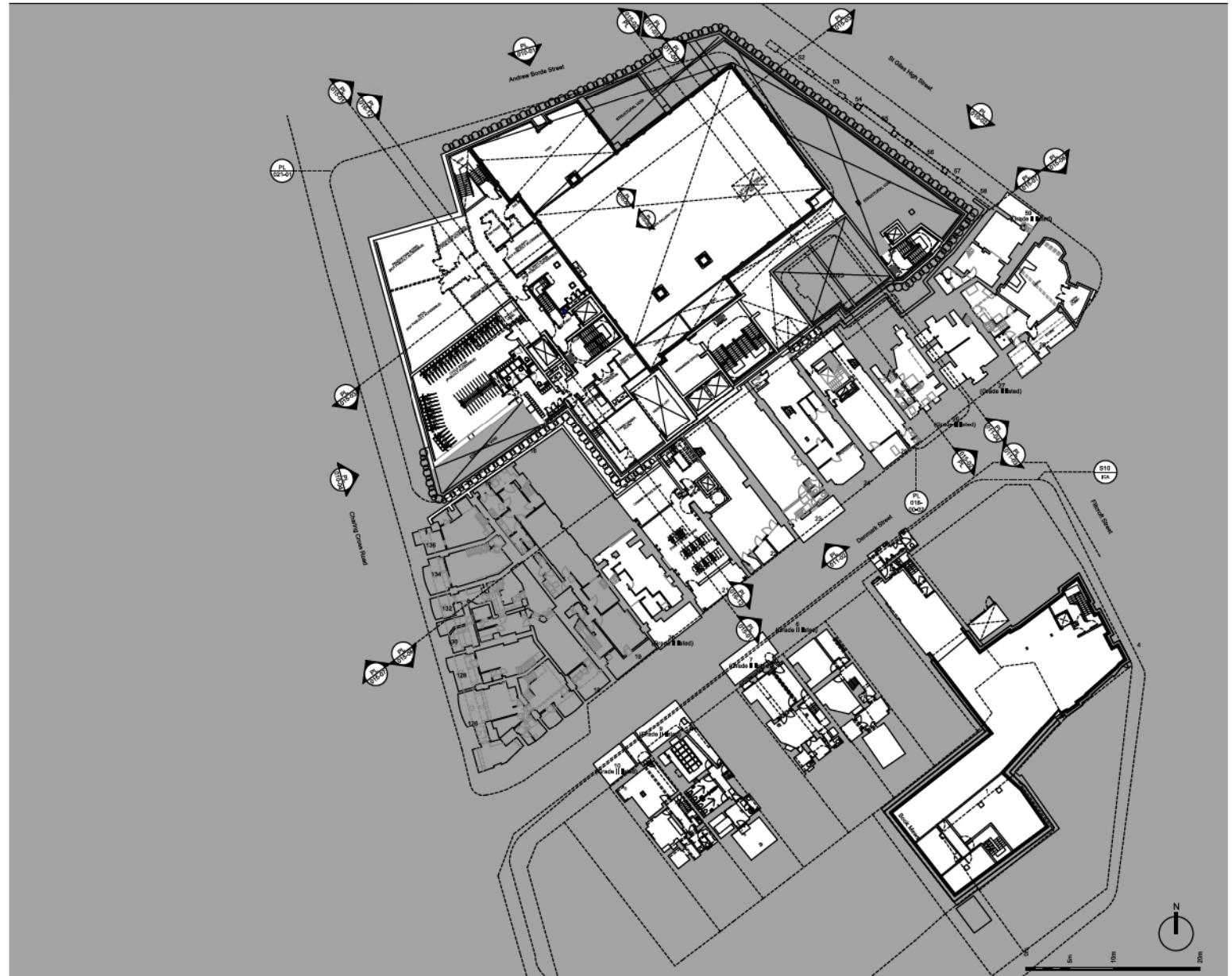
# Proposed Mezzanine

- Bar / Music Venue in lieu of Plant Room
- Connection from Bar / Music Venue to Lower Ground Floor & Basement Floor



# Consented

Lower Ground



# Proposed

## Lower Ground

- New basement space under 23 Denmark Place.
- Structural void under No. 22 reworked as bar / lounge space with connection to Bar / Music Venue on Mezzanine Floor.
- No. 26 Basement space reworked as larger toilet facilities. Kitchen removed.
- Retail in No. 25 basement space reduced and kitchen to Bar / lounge added.
- Plant Room in lieu of structural void.



# Consented Ground



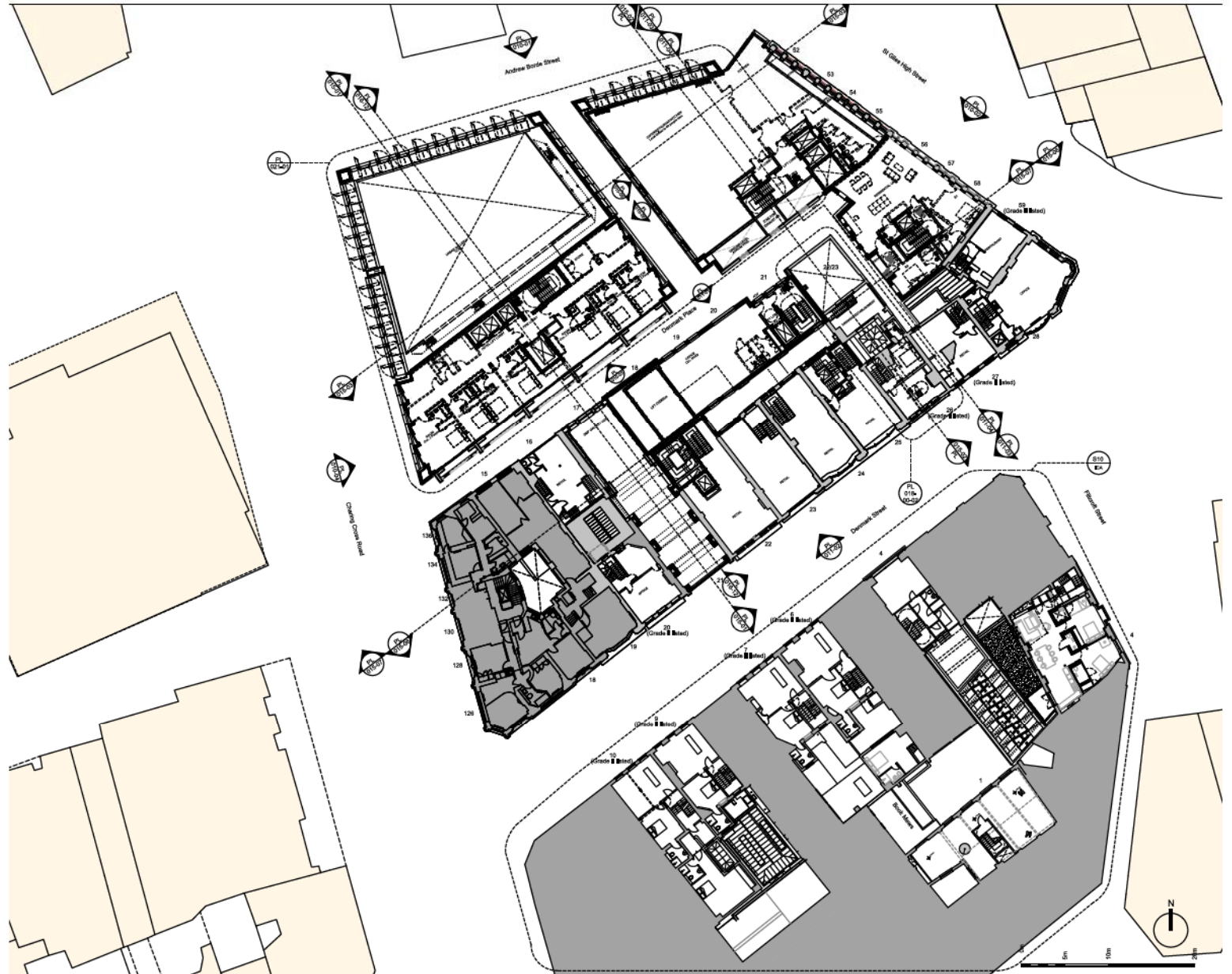
# Proposed Ground

- No. 23 Denmark Place demolished and replaced with single storey glass pavilion linking no. 26 and no. 22.
- New connection to expanded Bar / music venue below.
- Stone cladding removed from double height pedestrian arcade in no. 21 Denmark Street. Steelwork redesigned to be exposed architectural solution.



# Consented

First Floor

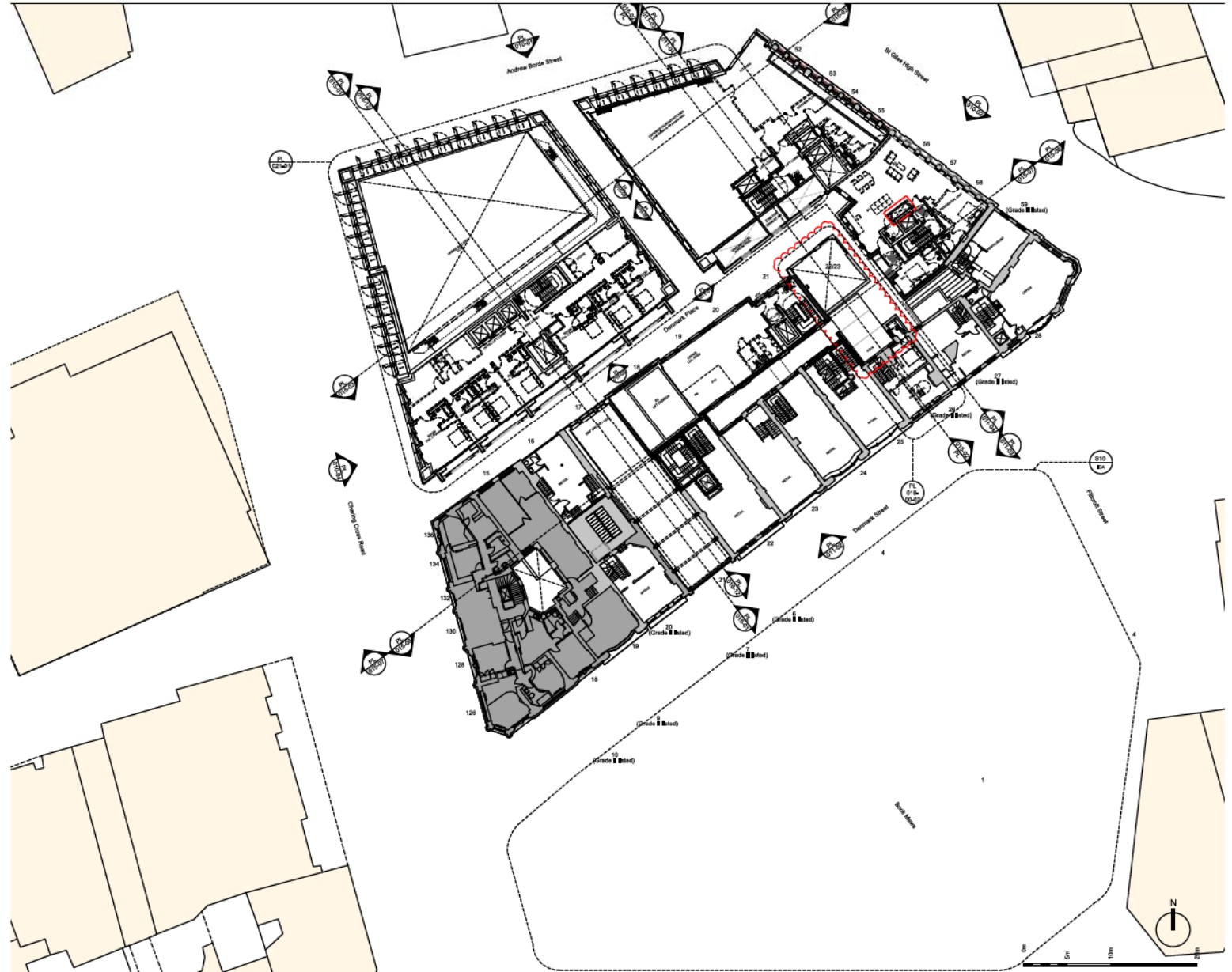




# Proposed

## First Floor

- No. 23 Denmark Place demolished and replaced with lightweight single storey glass pavilion linking no. 26 and no. 22.
- Stone cladding removed from double height pedestrian arcade in no. 21 Denmark Street. Steelwork redesigned to be exposed architectural solution.

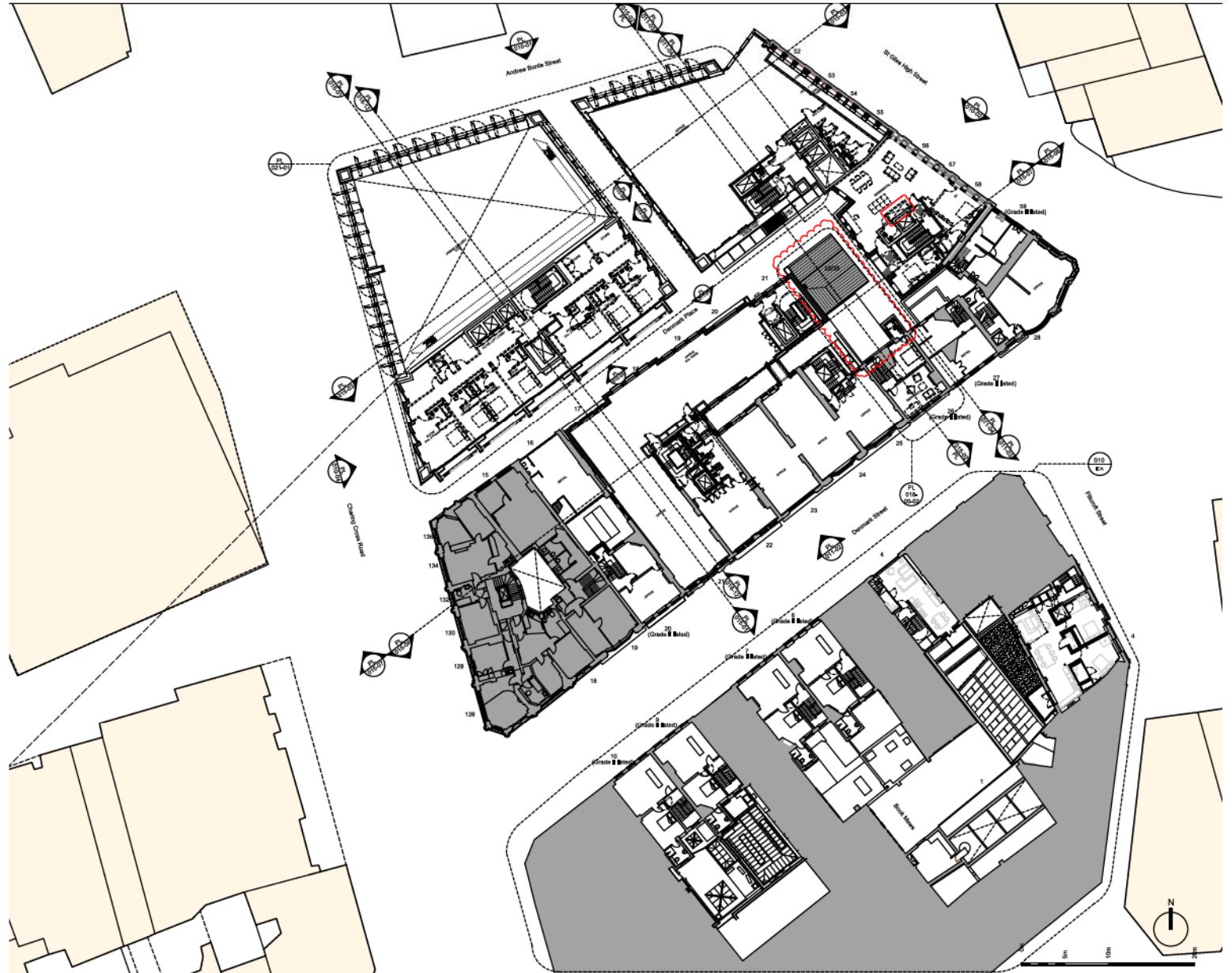




# Proposed

## Second Floor

- No. 23 Denmark Place demolished and replaced with lightweight single storey glass pavilion linking no. 26 and no. 22.



# Consented

Third Floor

