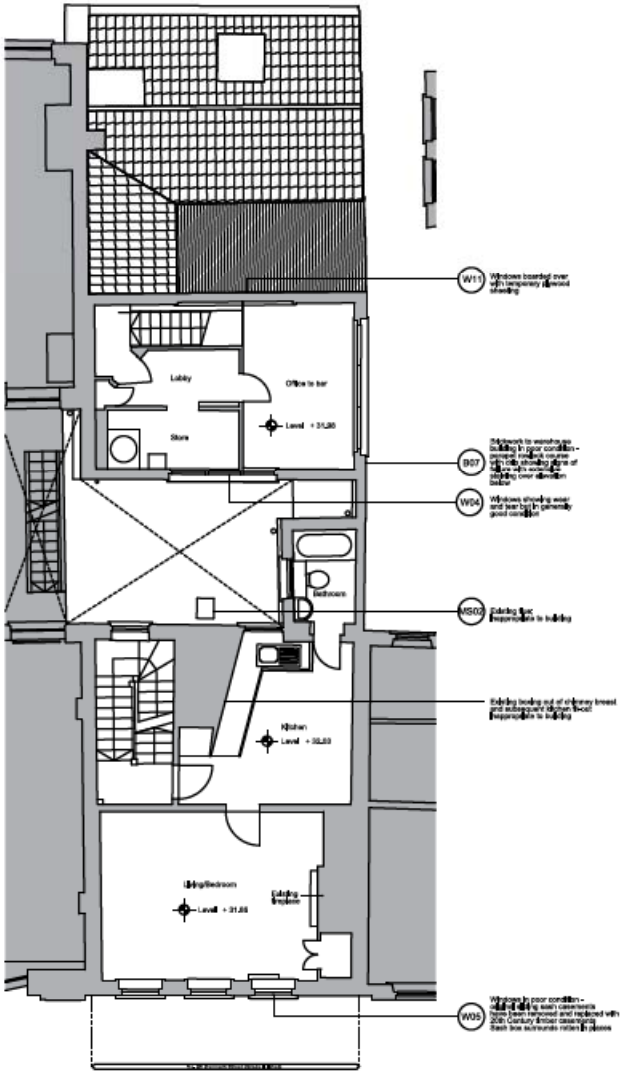
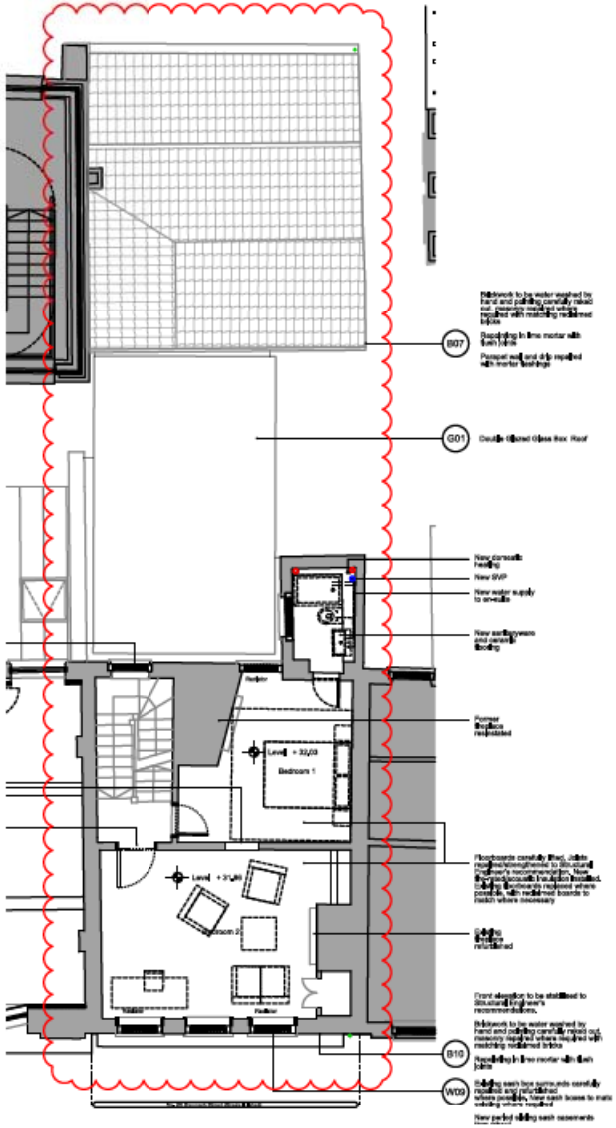
Proposals

Second Floor



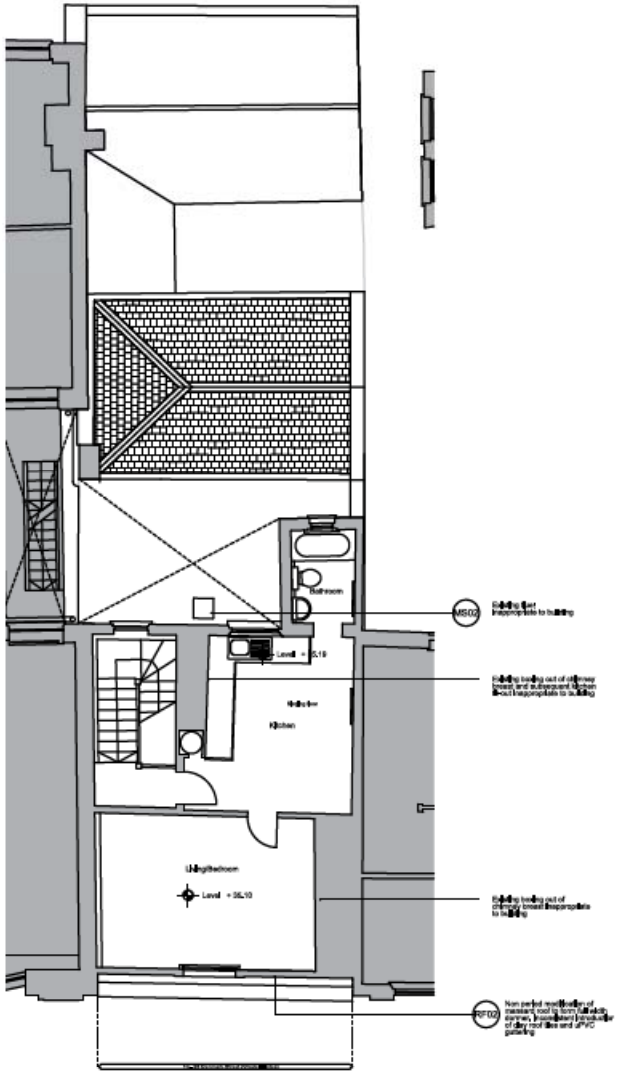
Existing



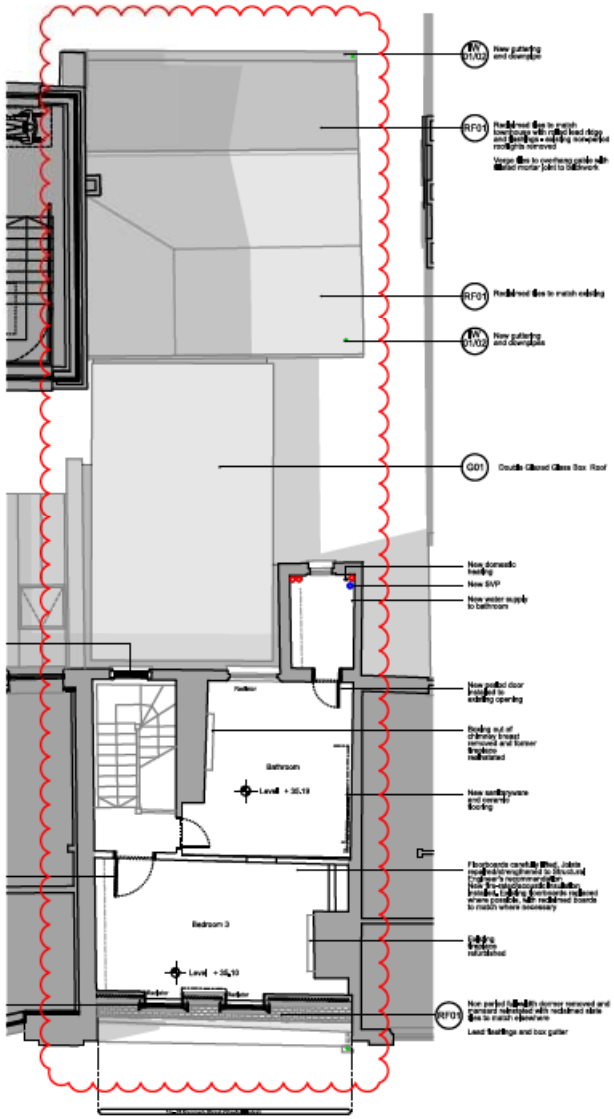
Existing

Proposals

Third Floor



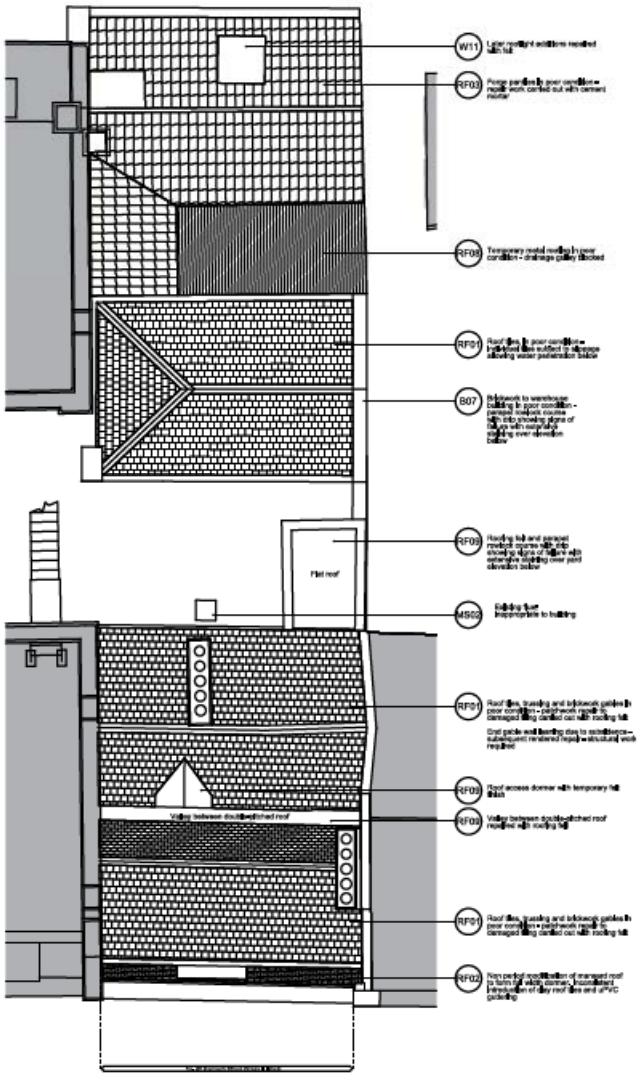
Existing



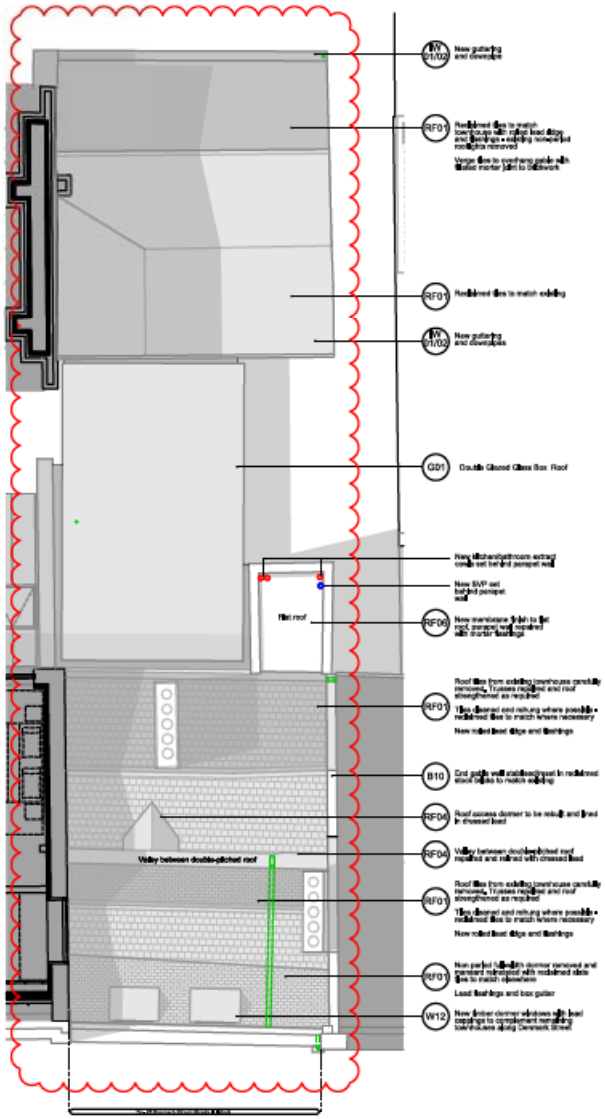
Existing

Proposals

Roof Plan



Existing



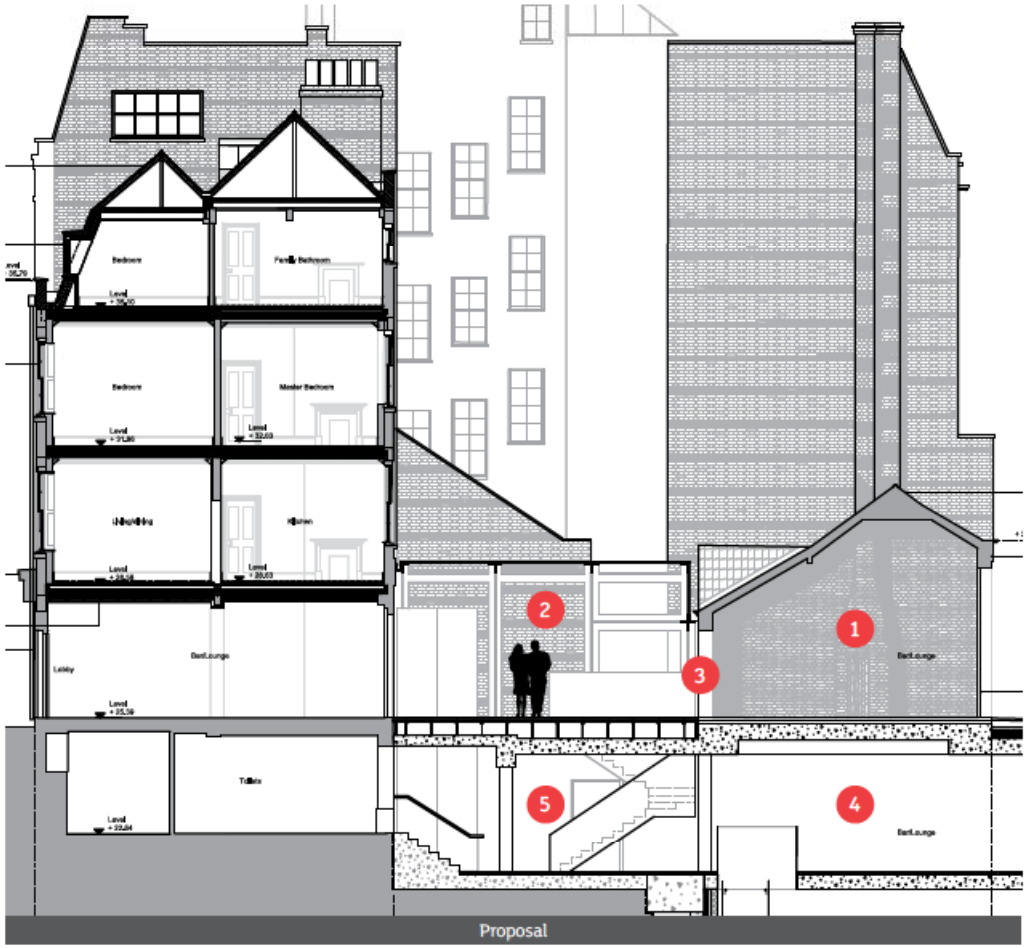
Existing

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. Ground under No. 22 Denmark Place. reworked as new basement space.
5. New basement space under No. 23 Denmark Place

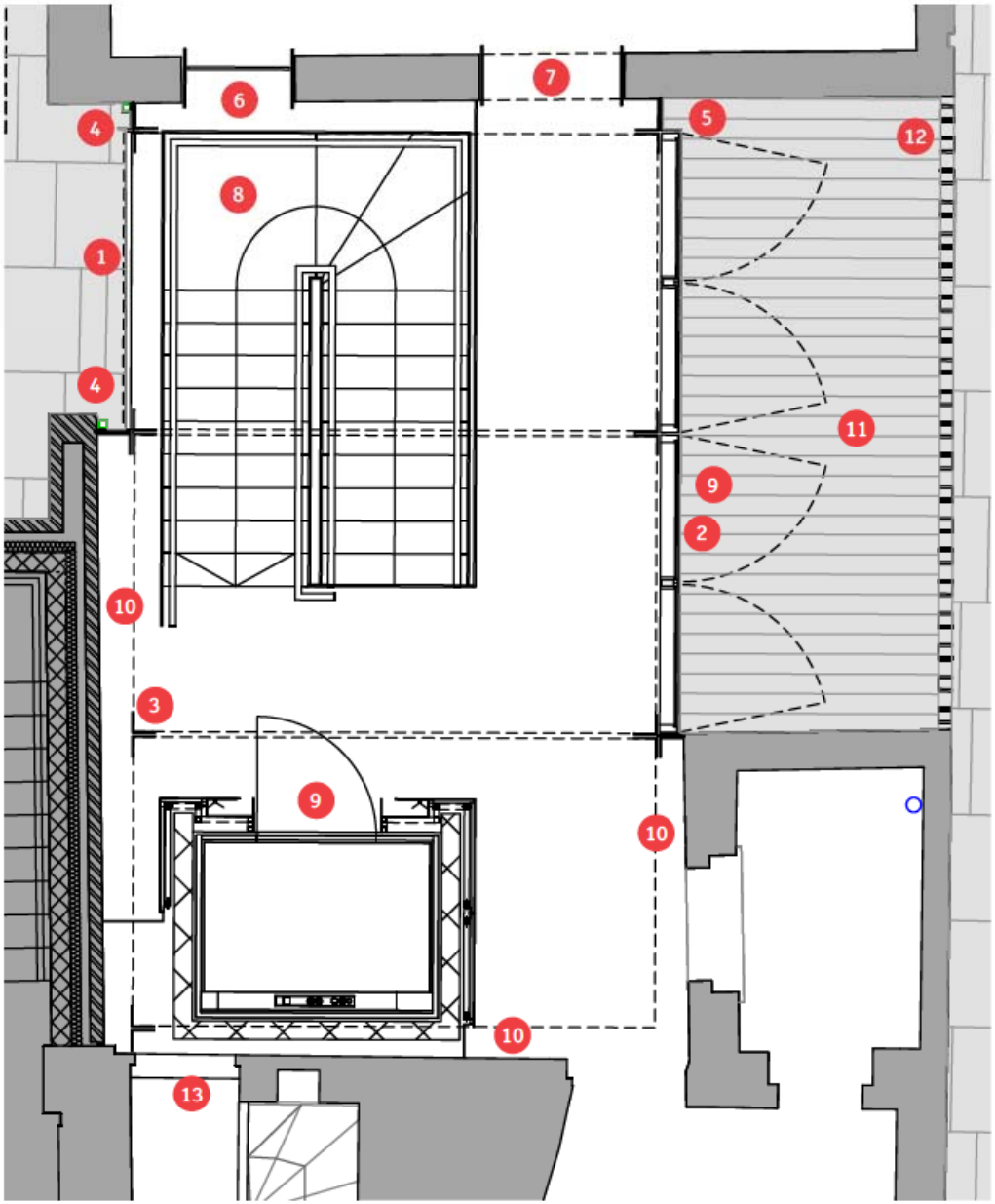
Existing



Proposal

Proposals

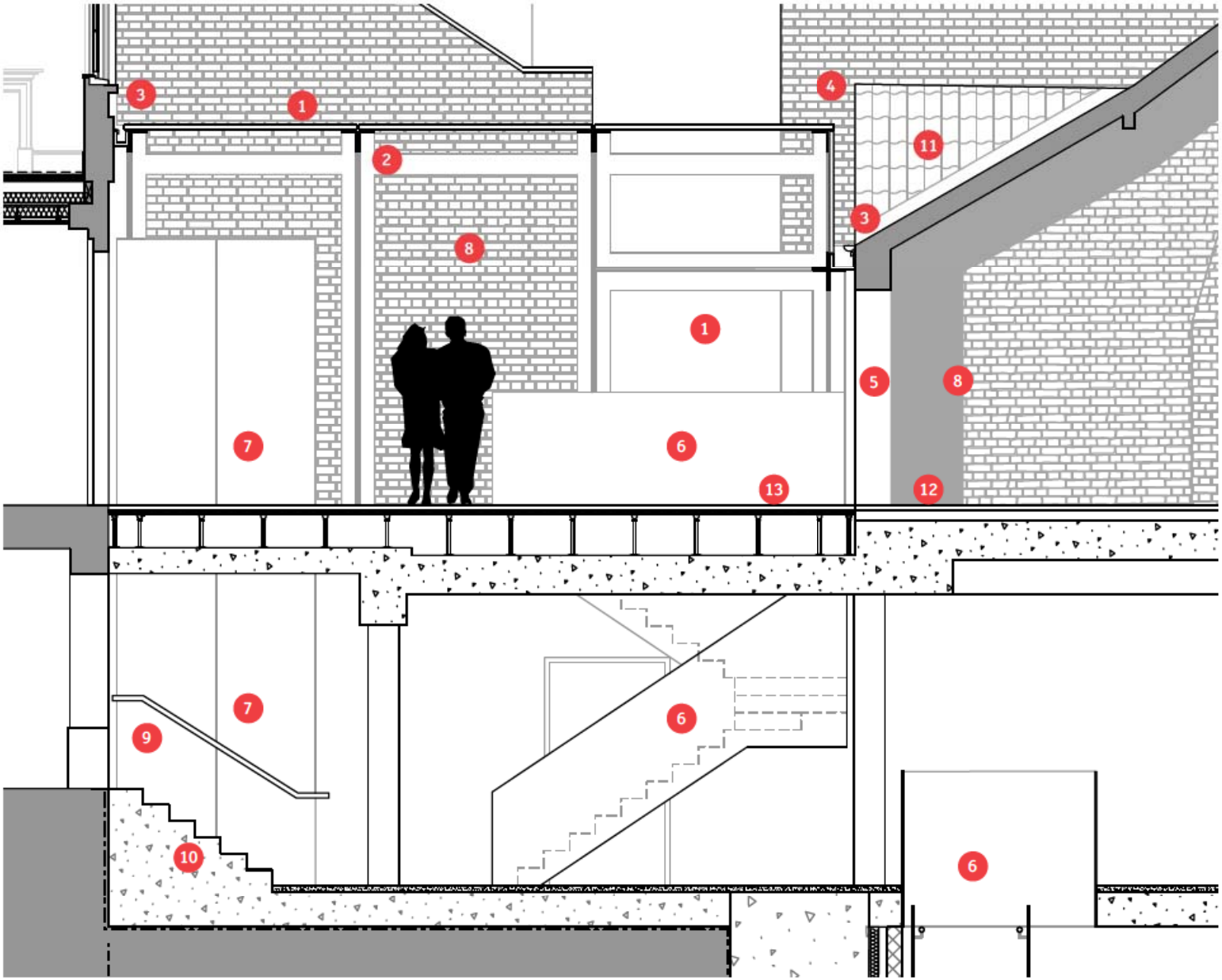
Details - Ground Floor - 23 Denmark Place



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

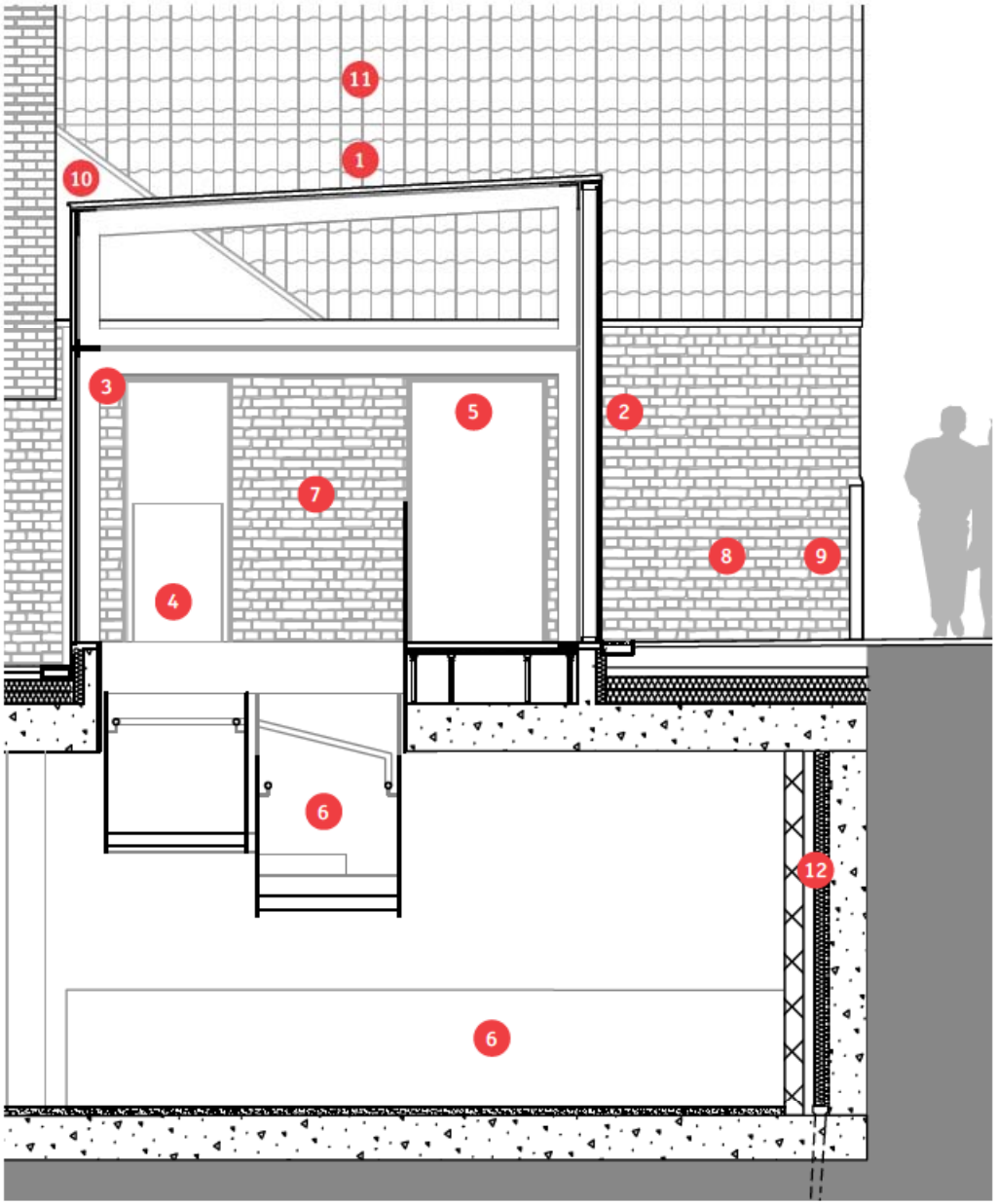
Details - Long Section - 23 Denmark Place



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

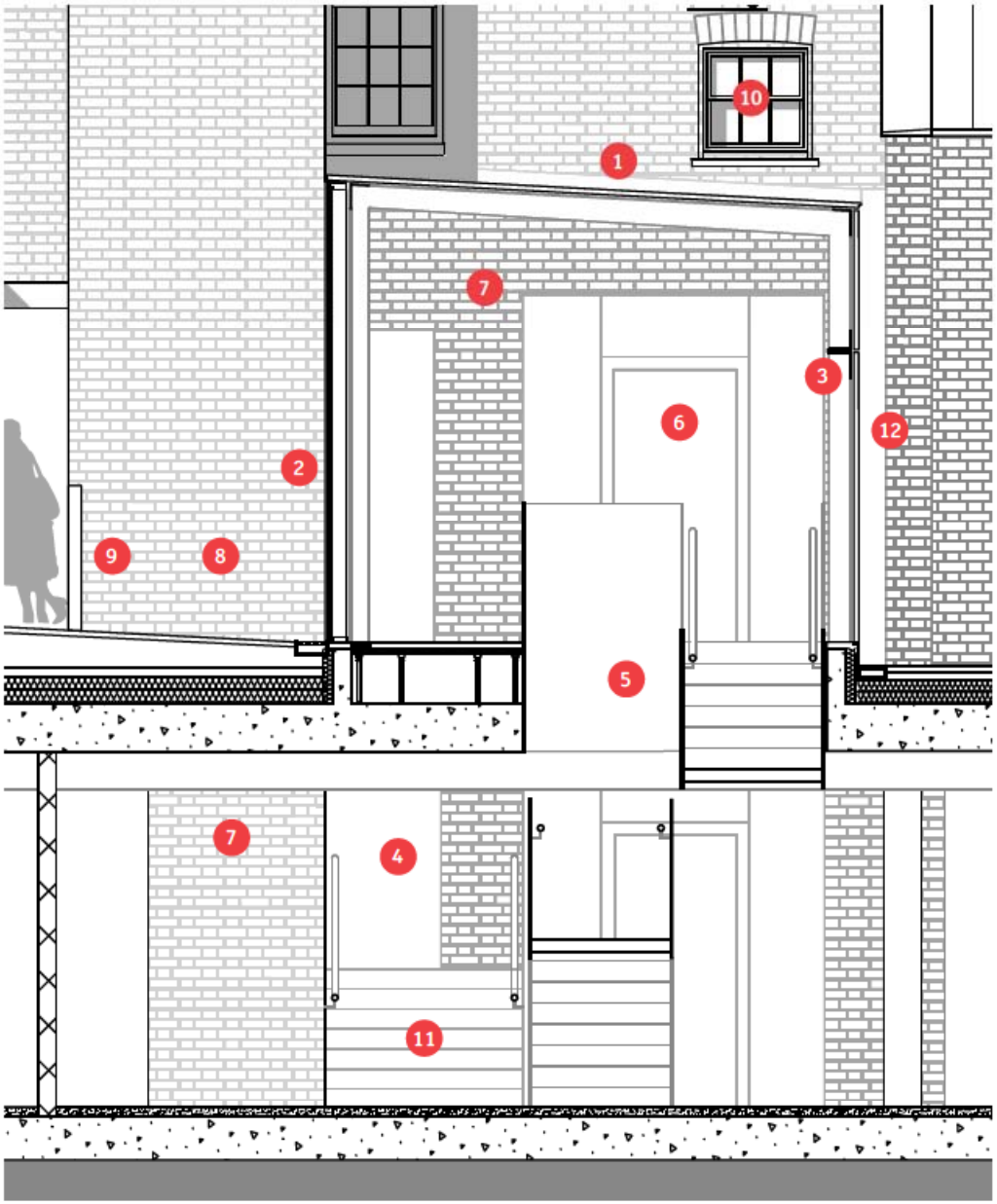
Details - Cross Section looking North - 23 Denmark Place



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

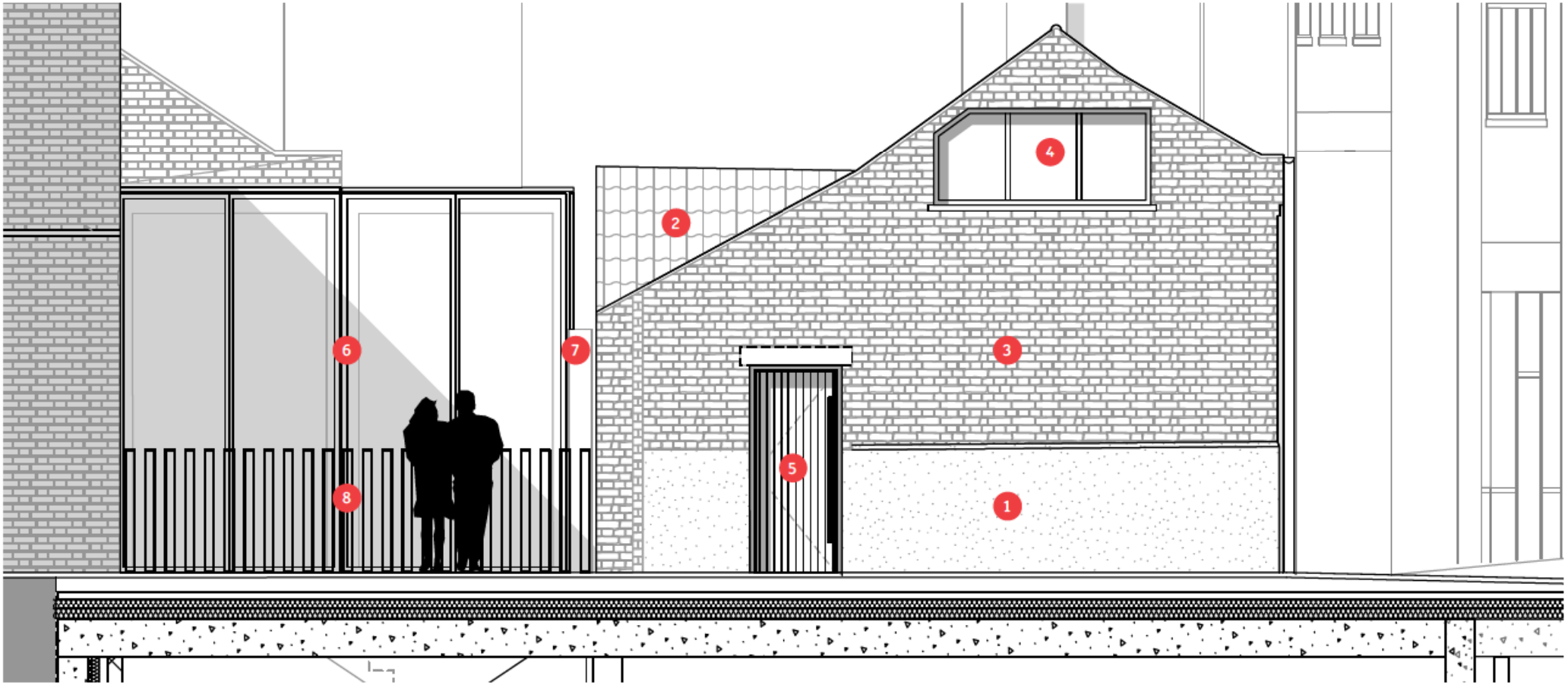


1. New double glazed glass box
2. Structurally bonded glass doors to frameless glass box. Electronically operated.
3. Back to back black steel angle structure for glass box.
4. New opening in wall
5. New black steel feature staircase.
6. New black steel feature lift
7. Existing / new brickwork exposed 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. 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.



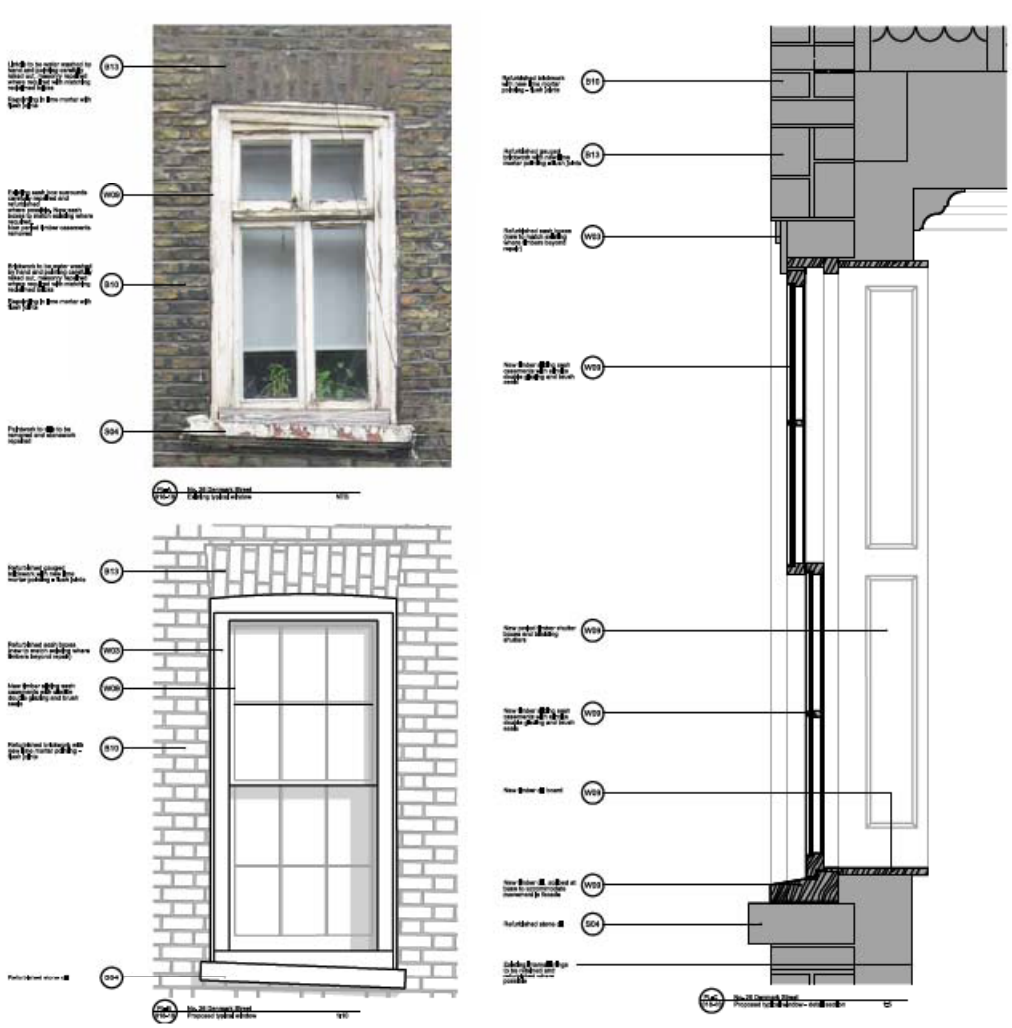
Proposals

Details - Denmark Place Elevation - North

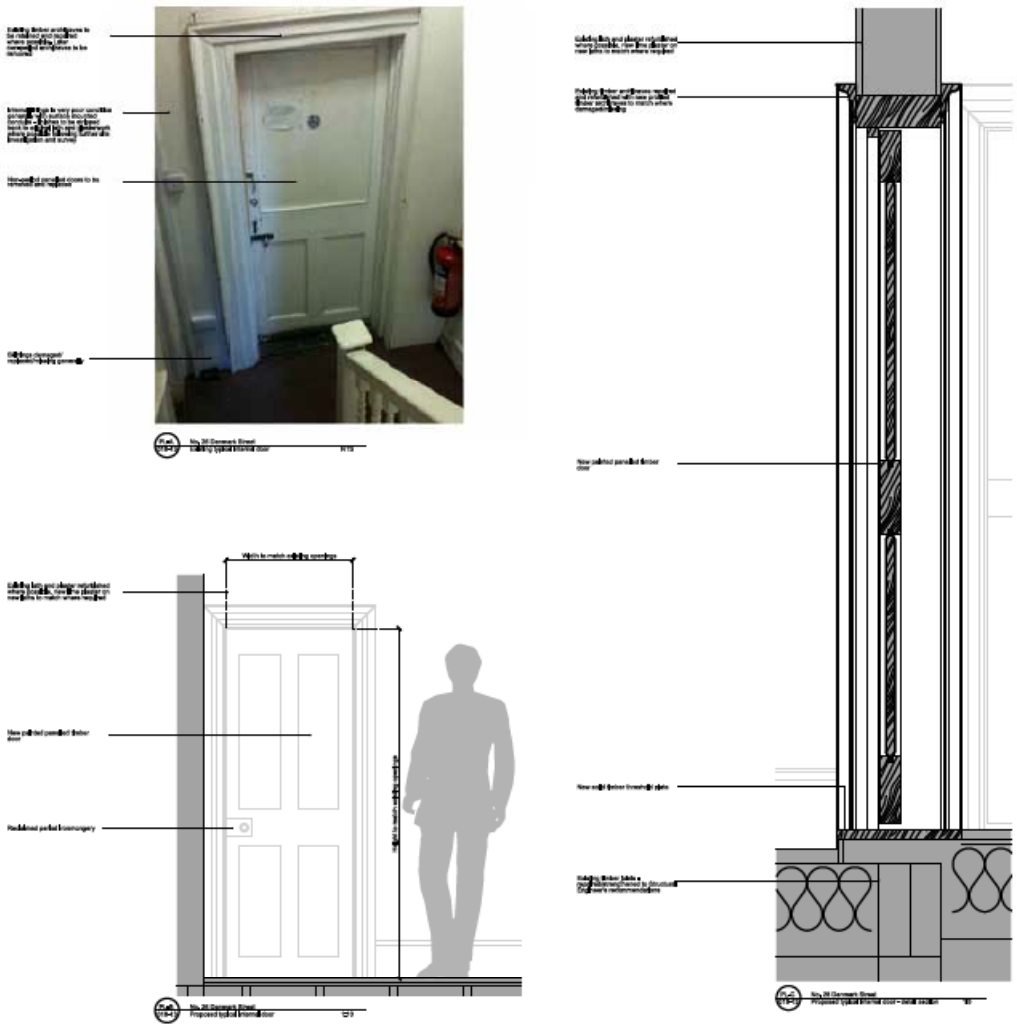
1. Render skirting carefully removed and rerendered in lime render with whitewash.
2. Replacement clay pan tiles to match existing
3. Existing Brickwork cleaned, repaired and repointed
4. Tounge and groove boarding to existing windows
5. Tounge and groove timber doors and fanlight

Proposals

Typical details - 26 Denmark Street



Proposed - Window details



Proposed - Internal door details

Proposals

Typical details - 26 Denmark Street

Design approach to the interior

The general strategy for the interior is the preservation of historic features and the reinstatement of original features where they have been unsympathetically removed by earlier developments and refurbishment works carried out in the recent past. Original wall panelling, door openings and door architraves are to be retained, repaired and redecorated, cornices are to be retained and reinstated where they have been removed. Window treatments, shutters andarchitraves are to be retained, repaired and redecorated.

Existing original doors are to be retained, and upgraded for fire rating purposes where required, using intumescent coatings/papers as appropriate. New doors would be designed to match existing doors in each property.

This reflects the unity of approach that would have been in place when the terraced property would have been in single ownership. Doors to the rear rooms are to be retained as part of the fire escape strategy.

Staircases – many of the stair balustrades are original to the property and are to be restored and redecorated, with missing balusters replaced to match existing. Staircases will also be required to incorporate surface mounted emergency light fittings, as they are the principle means of escape from each apartment.

Due to upgrading for fire separation and acoustic separation between each floor of the building required by Building Regulations, the existing floorboards are to be carefully raised up to allow for fire and acoustic treatments and service pipe runs to be laid between the floor joists, prior to replacement of the original floor boards.

Heating to the listed properties is to be provided by gas-fired condensing combination boilers serving new radiators placed below window locations as shown on the plans (e.g. Carron Radiators 'Princess' model or similar period cast iron column radiators). The boiler will be sited in the WC annex at kitchen level in a high-level cupboard, and will have balanced flues venting at rooftop behind the existing parapet wall.

Mechanical ventilation has been discussed with Building Control, and the kitchen is to be served by extract hoods with recirculation fans and filtration, with provision of background venting via the bedrooms through trickle vents, and air paths through the existing front windows and open fireplace flues to ensure reasonable ventilation to the residential units. This strategy avoids the need to pass large extract vents through the existing fabric of the building and the disruption to the interior features that would result from this.

Mechanical ventilation is also required to the bathroom. The bathroom will be vented via a roof cowl also concealed behind the exiting parapet wall.

Energy Efficient lighting would be provided via the existing pendant/chandelier fittings, standard lamps and possibly by some wall light fittings subject to further site investigation to identify any existing wall light duct routes within the wall panels that could be utilised. For fire rating, acoustics purposes and aesthetic issues the use of recessed ceiling downlight fittings is not feasible or desirable.

No changes are proposed to the storm water drainage of the buildings, as these are left unchanged by the proposed works.

Foul drainage would utilise existing soil stack runs as far as possible.

The new kitchen have been placed at the rear of the building where traditionally the kitchen would have been situated. The kitchen is laid out as an island unit predominantly, in order to minimise disruption to the existing wall linings, and this results in a requirement to run the drainage from the sink and appliances through the floor voids to join the rear soil stack. The length of these runs may require a pumped system to be installed such as a Saniflow 'Sanicom' unit to enable this drainage to perform properly. The pumps would be housed internally in the floor voids below the kitchen island run. The pipework to these runs is envisaged to be no more than 50mm in diameter and therefore can be easily accommodated within the existing floor void.

Proposals

Heritage Statement

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

Summary

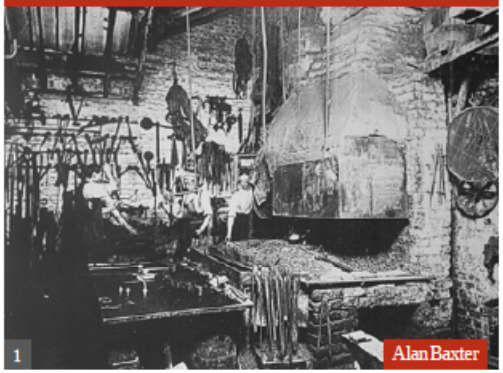
- The heritage assets directly affected by the proposals are No. 26 DS, Nos. 22-23 DP and the Denmark Street Conservation Area
- No. 23 Denmark Place makes a positive, modest contribution to the Conservation Area
- It is an interesting part of the history of the site
- Yet it has filled in the former 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
Draft
Prepared for Consolidated Developments Ltd
September 2015



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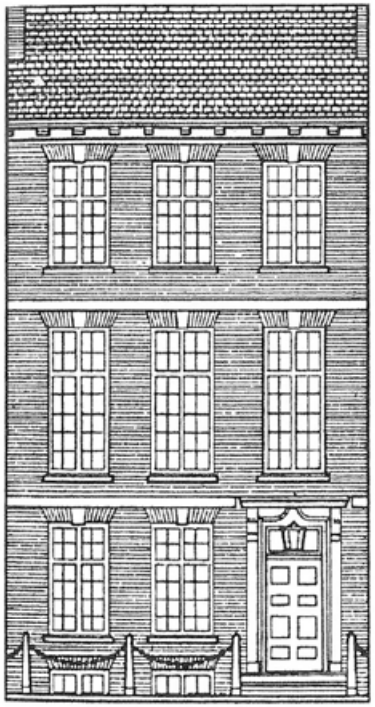

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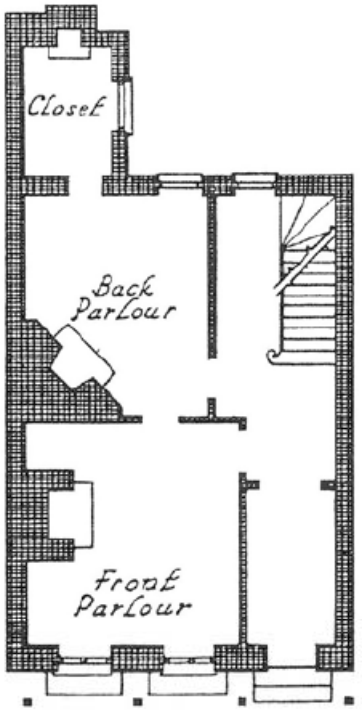


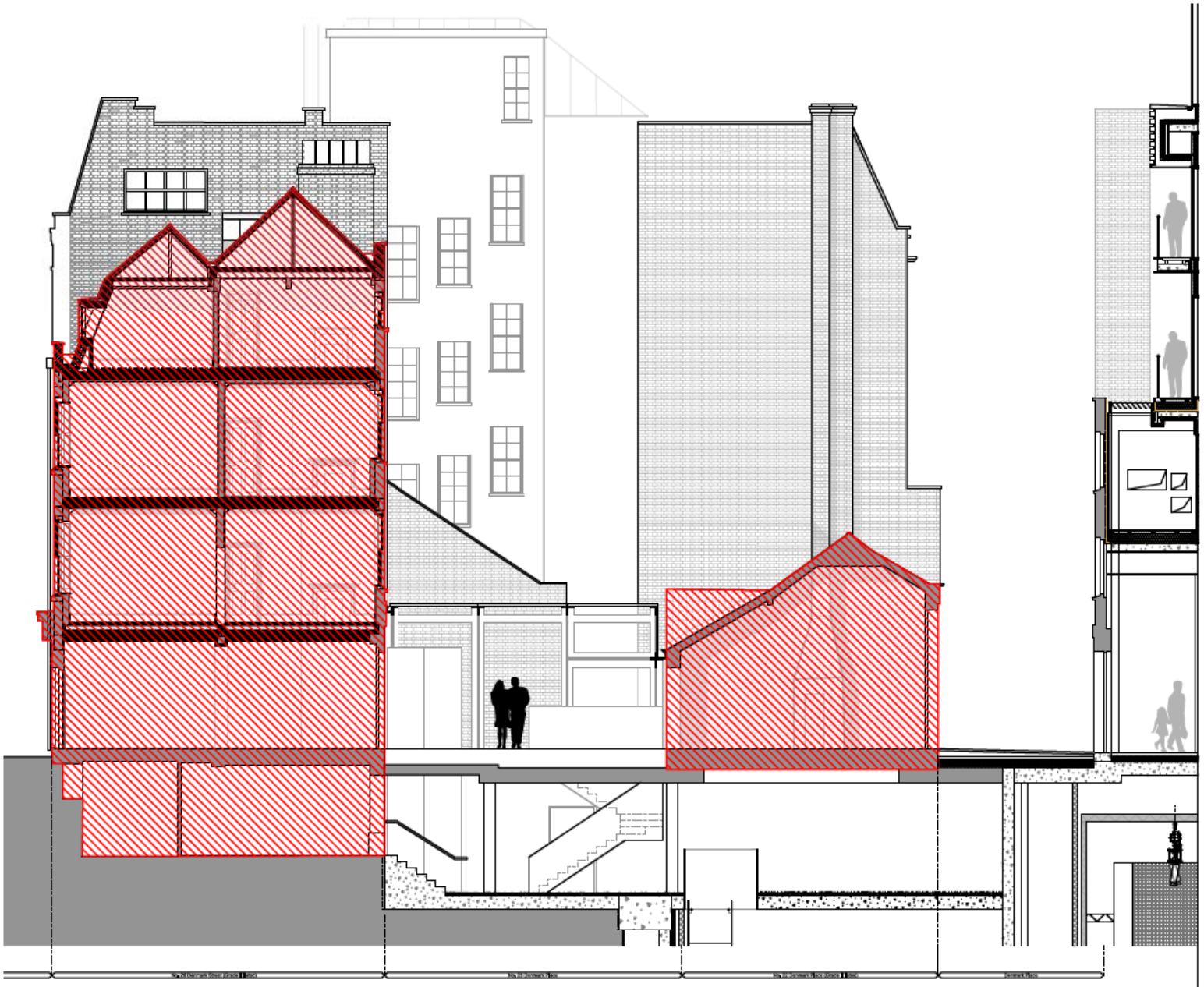
3

4

Proposals

Extent of Listed Building

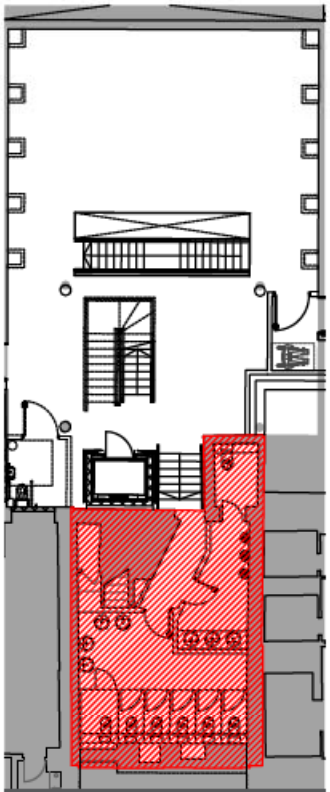
Due to the alterations to the group of buildings and for the purpose of clarity, it is envisaged that the hatched areas in the following drawings illustrate the extent of the listed building.



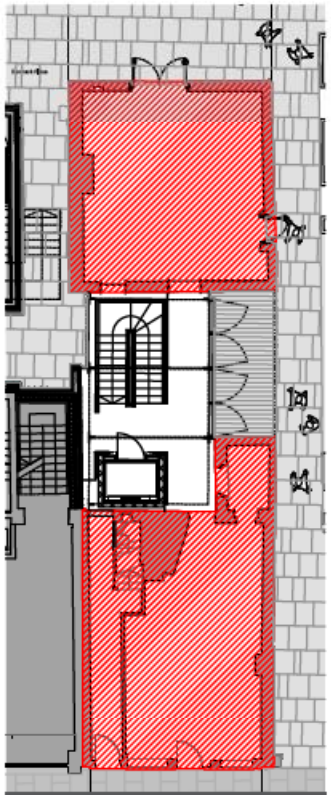
long section

Proposals

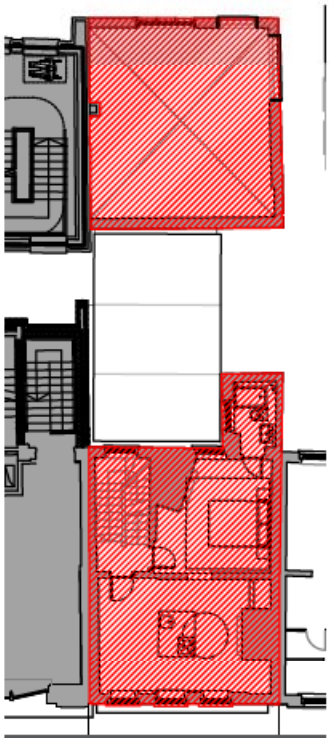
Extent of Listed Building



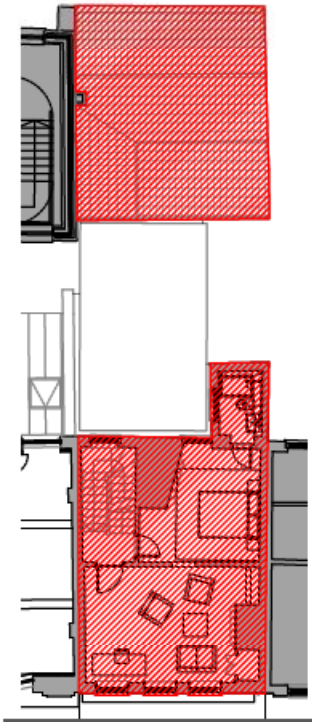
lower ground floor



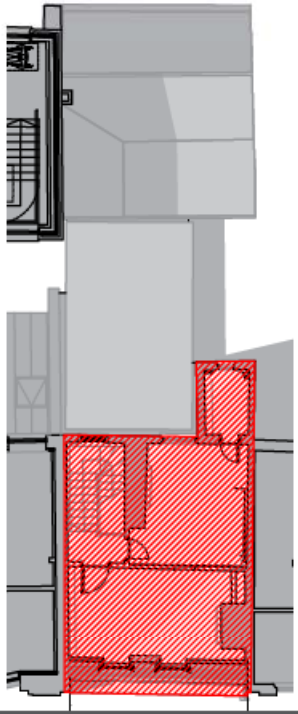
ground floor



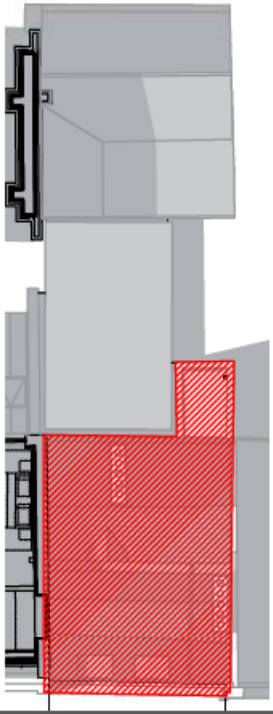
first floor



second floor



third floor



roof plan

MOLA
MUSEUM OF LONDON ARCHAEOLOGY

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 reduction 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

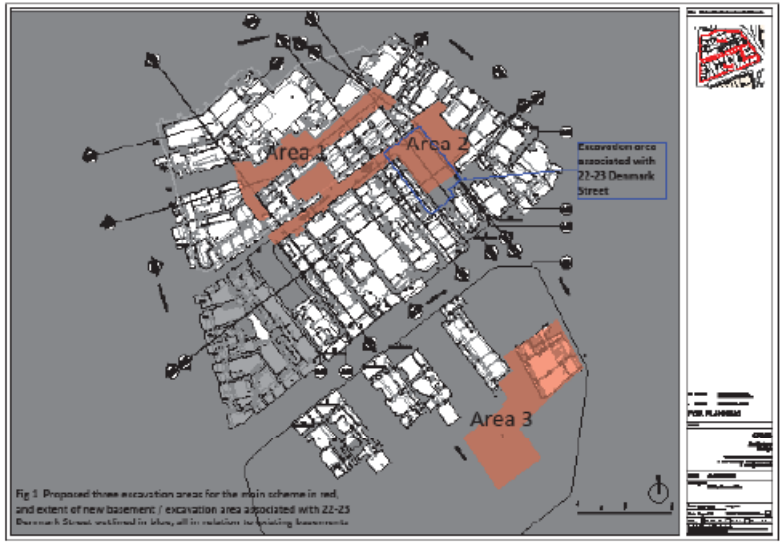


Fig 1 Proposed three excavation areas for the main scheme in red, and extent of new basement / excavation area associated with 22-23 Denmark Street outlined in blue, all in relation to existing basements

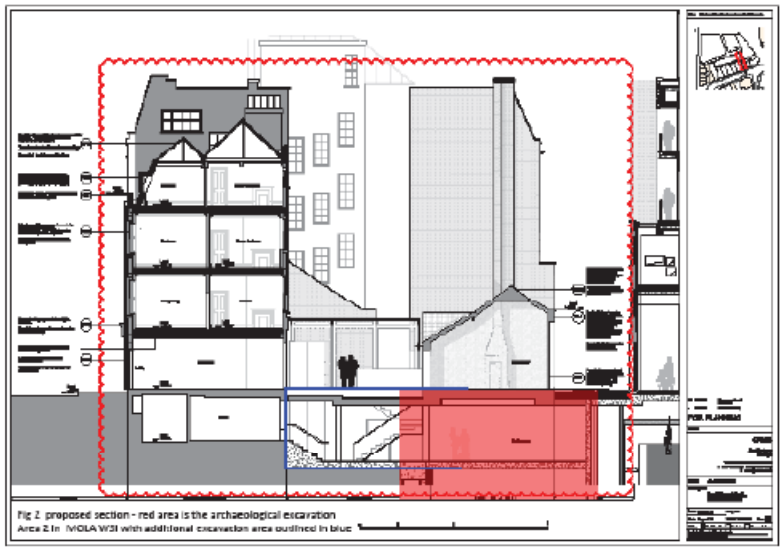


Fig 2 proposed section - red area is the archaeological excavation Area 2 in MOLA WSI with additional excavation area outlined in blue

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 Denamrk 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 accesed through a level threshold at No. 22 Denmark Place.

Design standards followed

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

Car parking

No additional car parking is proposed.

Public transport

The building is located is located central London and has excellent public transport links. The site is 1 minute walk from both Tottenham court road and Convent 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 therfore the residential accomodation does not have level access. The music venue / bar is served by a platform lift and passanger lift to allow level access to all floors.

Fire services / means of escape

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