



Project

St Giles Circus

Status

26 Denmark Street
Design & Access Statement

Client

Consolidated

Date

February 2016



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Introduction

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

This application only considers works to 26 Denmark Street at the adjoining buildings, 23 Denmark Place and 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.



1. Aerial view of site.

Introduction

Site & Surroundings

St Giles Circus is one of the busiest areas of London, being at the centre of four distinct areas of varied and complex townscape, each with its own individual character and heritage. It is also a busy commercial area with LUL stations and numerous office and retail outlets giving rise to high pedestrian flows. The main routes, including Oxford Street, New Oxford Street, Charing Cross Road and Tottenham Court Road are heavily trafficked resulting in congestion, high noise levels and poor air quality.

The site occupies an irregular quadrilateral of land boarded by Denmark Street, Charing Cross Road, Andrew Borde Street and St Giles High Street. Denmark Place, a pedestrian alley cuts across the site from east to west dividing the site into two parts.

Much of the site is currently occupied by Crossrail as a works site to deliver the new Tottenham Court Road Underground and Crossrail Stations. To accommodate the works site, many buildings fronting Charing Cross Road, Andrew Borde Street and Denmark Place have been demolished.

There are a number of heritage assets that are contained with and immediately adjacent to the site including Centre Point Tower and Flats to the north and east of the site, St Giles Church to the south, and a number of listed and locally listed properties along Denmark Place, Denmark Street and St Giles High Street, which contribute to the character of the area, and are important factors to consider in how the redevelopment of this site comes forward.

The site is identified as Site 16 in the Council's emerging Site Allocations document and the Council also published a Brief for the site in 2004.



Introduction

St Giles Circus Project



Location of No. 25 Denmark Street

Introduction

Pre-Application Consultation Feedback

Mr Richard Keating
3774
Orms

1 Olivers Yard
PA00381698
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

Introduction

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

Principal Inspector of Historic Buildings and Areas

E-mail: michael.dunn@HistoricEngland.org.uk

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

Chapter One

Existing Building

Existing Building

Historical Context

Early History of Denmark Street

- Denmark Street existed since 1680s.
- Hospital of St Giles is 12th Century- then cleared to make way for the street.
- The present church occupies the site of the hospital chapel.

The seventeenth-century houses of Denmark Street

- Denmark Street is remarkable for its rare seventeenth-century houses
- Includes seven Grade 2 listed buildings
- Very few houses of this age and type survive in central London.
- The houses on Denmark Street have evolved, for example:
 - timber eaves cornice removed.
 - dormers inserted.
 - their front wall extended up as a parapet
 - flush casement windows have been replaced, mostly with sash windows.

Later history of Denmark Street

- During the nineteenth century central London became industrialised.
- Denmark Street developed into a centre of manufacturing with an emphasis on metalwork.
- In the Interwar period it was re-born as a centre of music publishing.
- Post War developed into recording and rehearsal facilities and instrument repair and sales.
- All houses adapted and extended to accommodate these industrial or commercial uses.
- Ground-floor façades have been altered to create showrooms and shopfronts.
- At the rear of the houses, extensions or detached buildings have been erected in the gardens.

1. View East along Denmark Street (Current day)
2. View West along Denmark Street (1965)
3. 26 Denmark Street (1951)



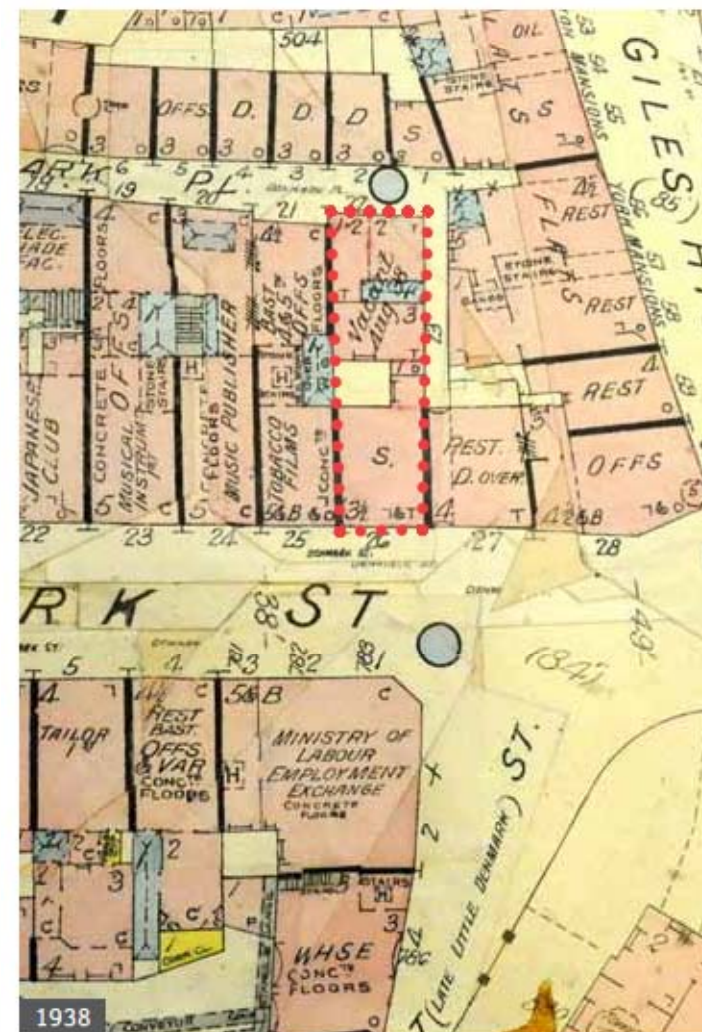
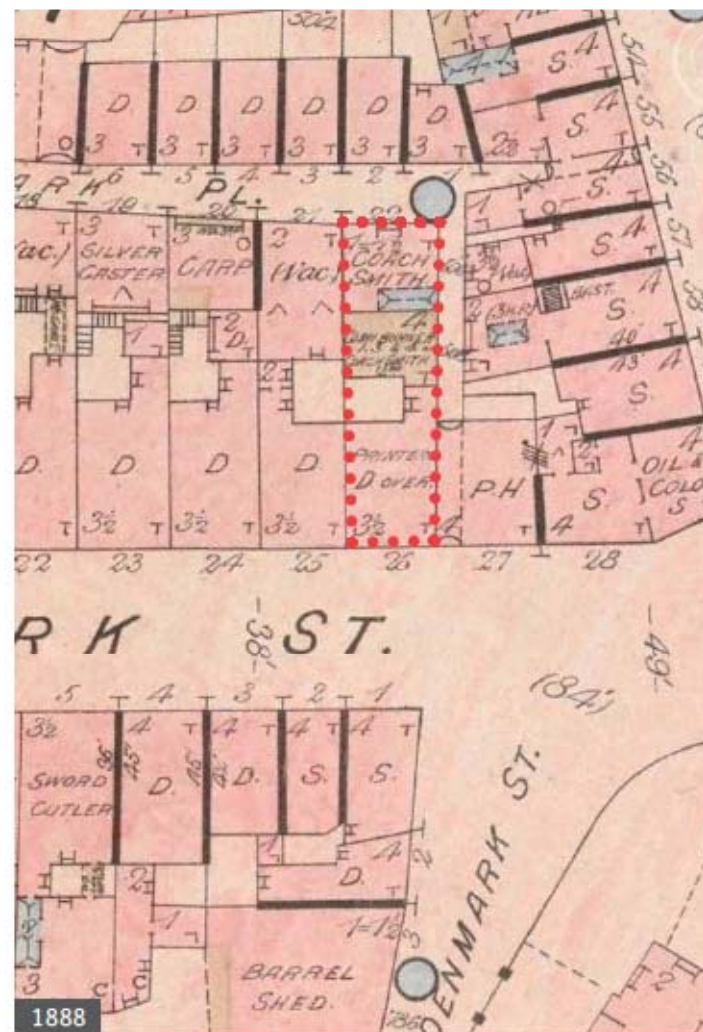
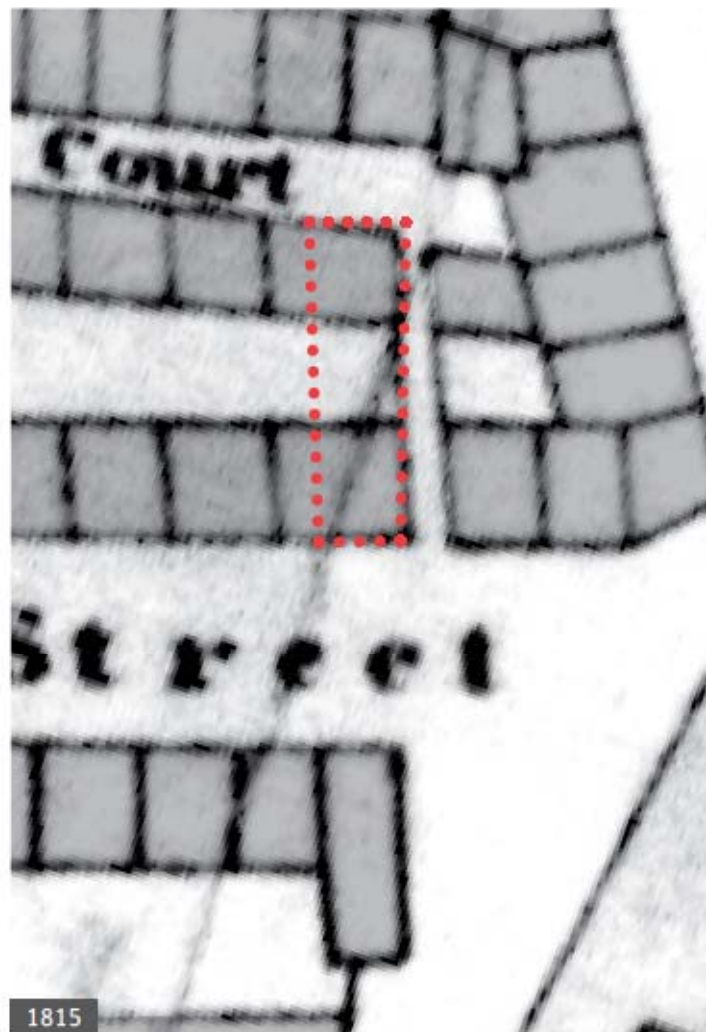
Existing Buildings

Timeline of site development- parish & goad maps

Analysis of archival maps shows that the density of buildings on the site has increased over the last 200 years.

No. 26 Denmark Street was constructed in the 1680's and is one of only eight houses to survive from the construction of the street and was joined in the early nineteenth century by No.22 Denmark Place.

No. 23 Denmark Place has a less illustrious history and evolved from a yard to a timber structure between 1815 and 1888. The current building was constructed in 1908, obscuring the original built form of its more significant neighbours.



Existing Buildings

Significance drawings

1 Significance of No. 22 Denmark Place




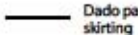

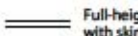

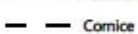

- No. 22 Denmark Place is otherwise known as the Forge or Smithy.
- It appears to be a rare survivor, in the context of central London, of a coach smith's premises
- It is therefore highly significant.
- The basement vaults have been reconstructed more than once and now lack coherence.
- The basement is therefore less significant than the rest of the building.

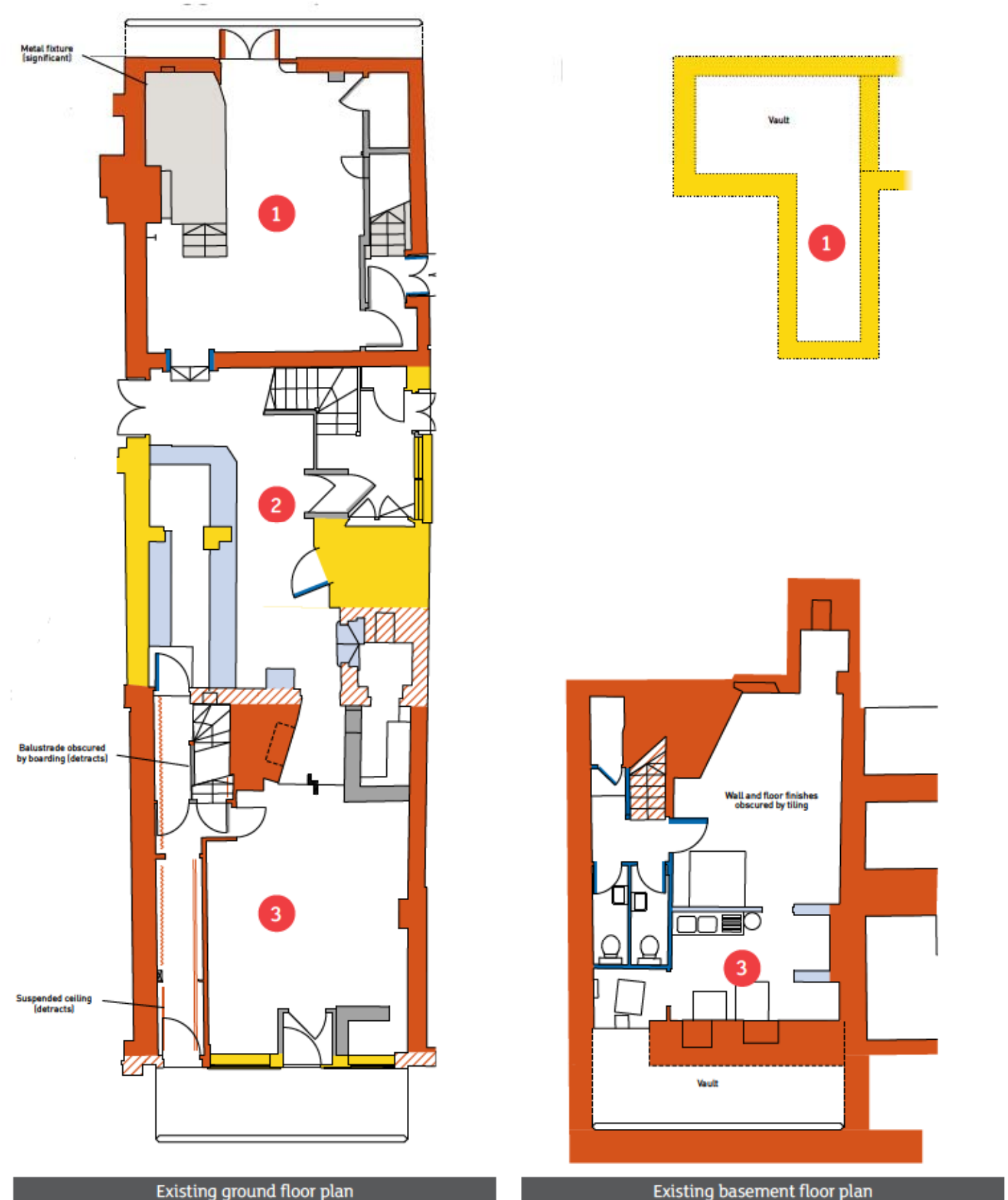
2 Significance of No. 23 Denmark Place

- No. 23 Denmark Place is significant for illustrating the evolution of the site.
- Its architectural interest is modest but has group value.
- The interiors have been radically altered.
- It negatively impacts on the plan form of No. 26 Denmark Street and No.22 Denmark Place

3 Significance of No. 26 Denmark Street








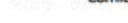

- No. 26 Denmark Street is highly significant as one of the original houses to survive .
- Beyond the staircase, very little historic joinery survives.
- Original plan-form is largely intact.

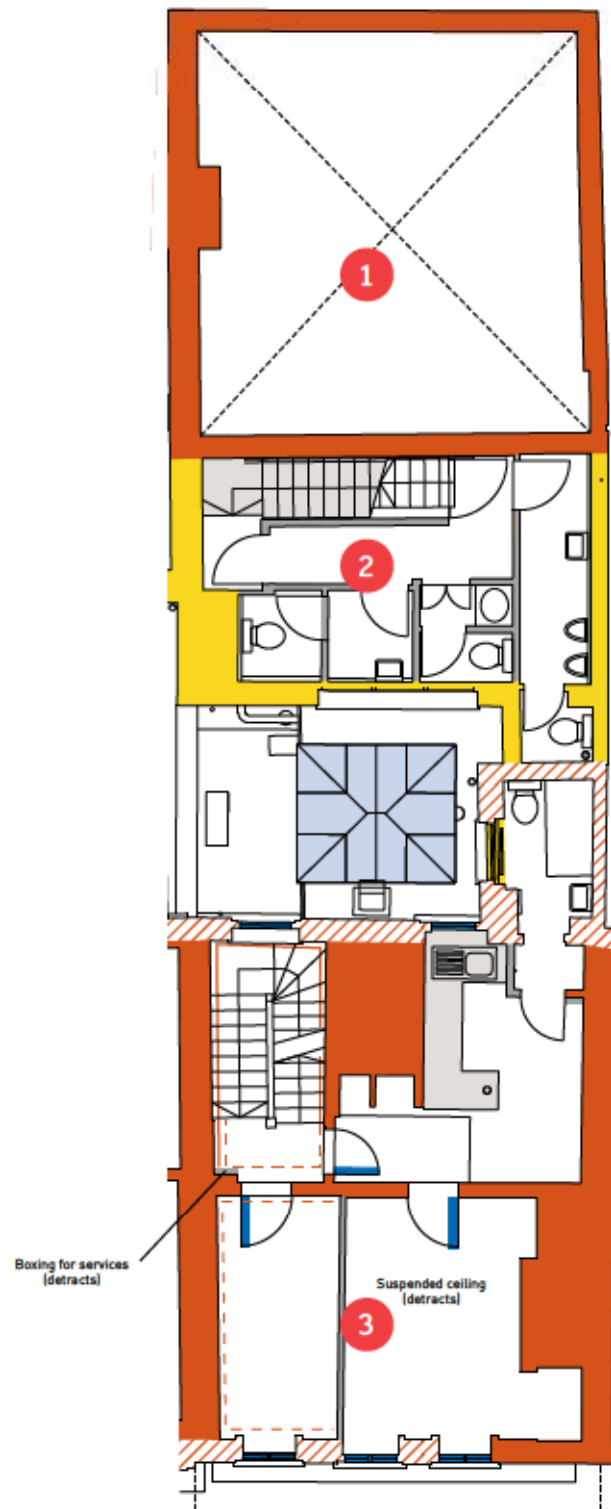
	Highly significant		Skirting
	Rebuilt but plan-form highly significant		Dado panelling with skirting
	Significant		Full-height panelling with skirting and cornice
	Neutral		Cornice
	Detracts		



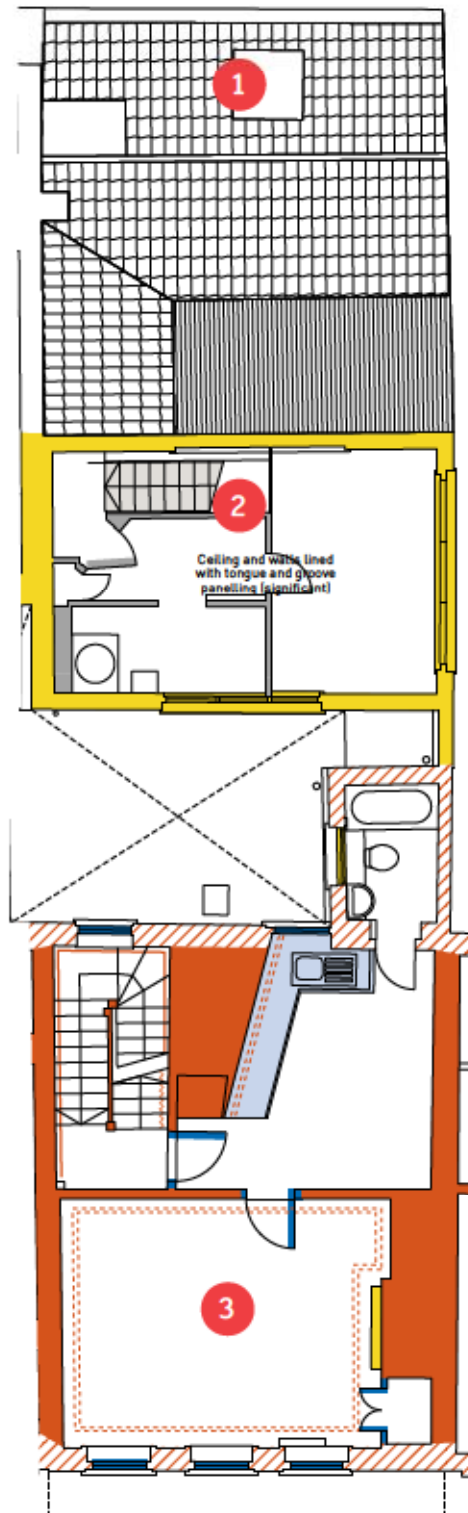
Existing Buildings

Significance drawings

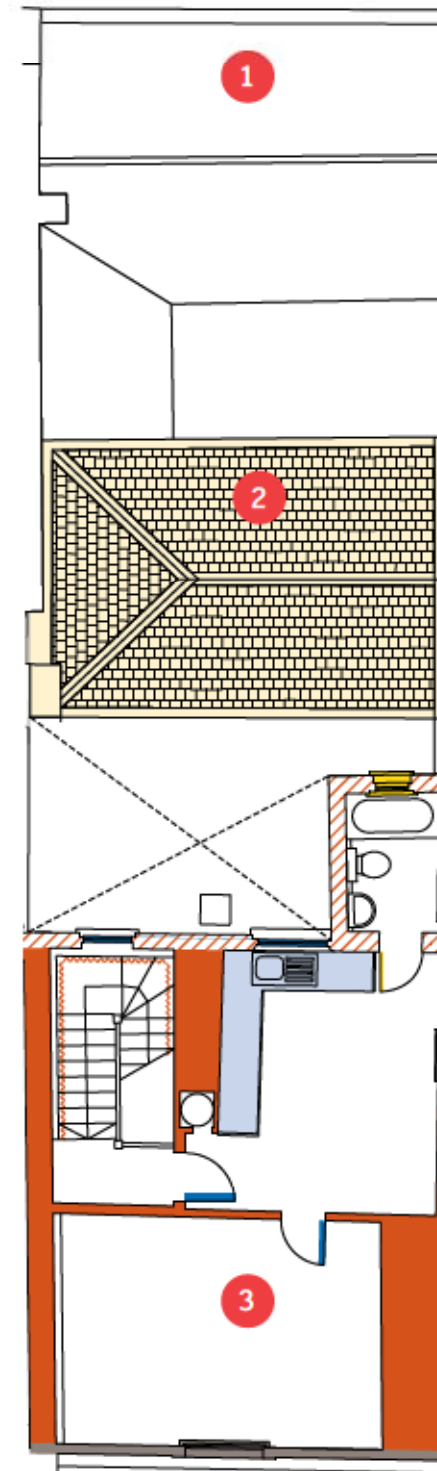
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|  | Detracts | | |



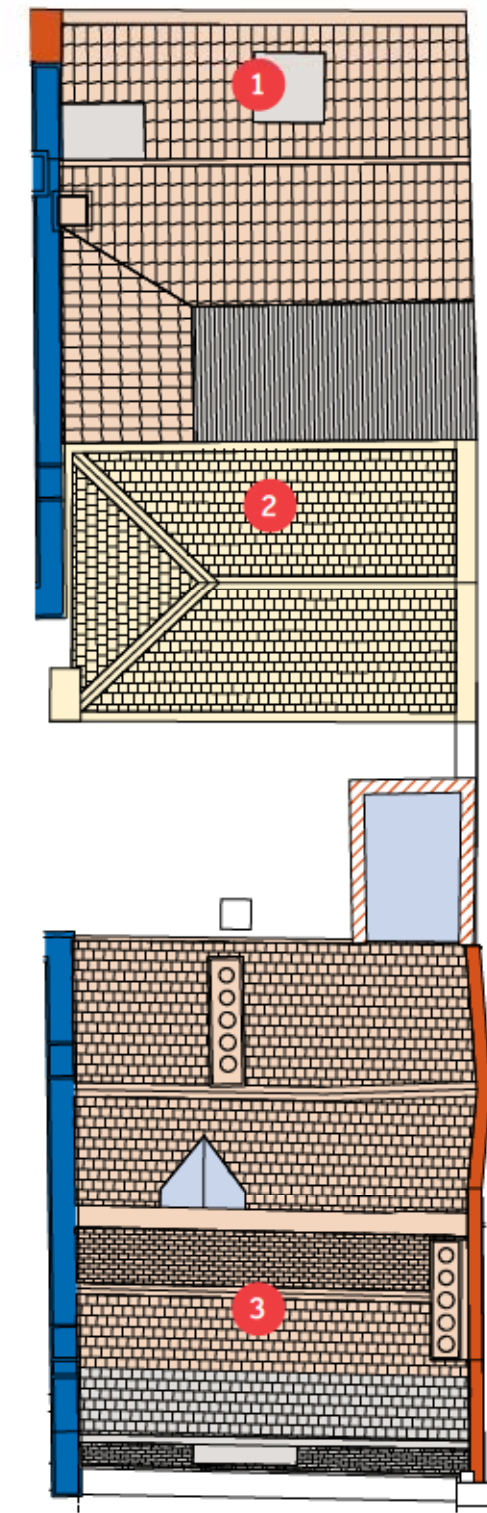
Existing first floor plan



Existing second floor plan



Existing third floor plan



Existing roof plan

Existing Building

26 Denmark Street



Existing Photo - No. 26 Denmark Street



Existing Elevation - No. 26 Denmark Street



Proposed Elevation - No. 26 Denmark Street

Land Use

No change of use is proposed in this building. It is however proposed to change the upper floors from HMO to an individual dwelling.

Heritage

This document should be read in conjunction with Alan Baxter Associates' Heritage Statement.

Building Regulations

The new elements of fabric are designed to achieve legislative u-values where possible within the constraints of a listed building.

Services/Sustainability

New electrics, heating and plumbing are required throughout.

Drainage and rainwater goods will also be updated. Basement areas will be serviced from adjacent plant rooms.

Structural

Monitoring works have been undertaken this year which confirms there is ongoing movement causing some damage to the property - this is thought to be caused by the adjacent Crossrail works.

The building is currently fully occupied and mitigation works are not possible until the building is vacated. Regular monitoring will continue in the meantime.

Proposals

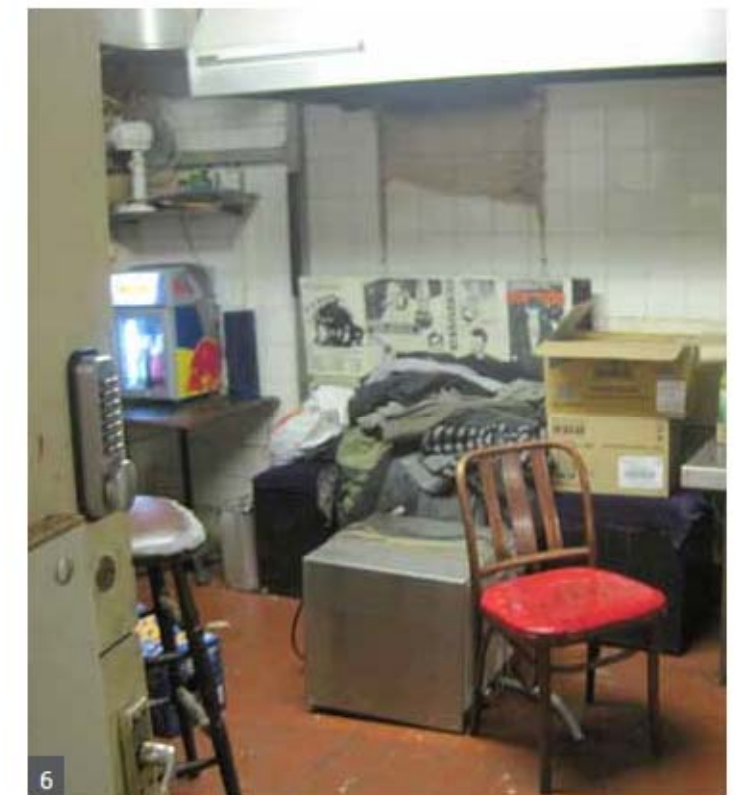
The following pages describe the architectural design proposals in more detail.

Existing Buildings

26 Denmark Street

History of construction and alteration

- No. 26 Denmark Street appears to be one of the original houses to survive from the 1680s. The façade differs from the other 1680s houses in its brick type and detailing
- It has crude segmental arches instead of flat heads to the window openings.
- However, the surviving elements of the staircase appear original
- It therefore seems that the façade has been altered or rebuilt.
- The flush casement windows have been inserted since 1951
- Alterations include the removal of the spine wall at basement and ground floor level
- The front wall has been replaced by a timber shop front at ground floor;
- The chimney breast in the front room at ground floor appears to have been removed



1. Existing Southern facade to Denmark Street
2. Original Staircase to upper floors
3. Slate tiled pitched roof and closet wing to rear of No. 26
4. Ground floor bar with 20th century fit out
5. Second floor rear room with 20th century kitchen
6. Basement kitchen space

Existing Buildings

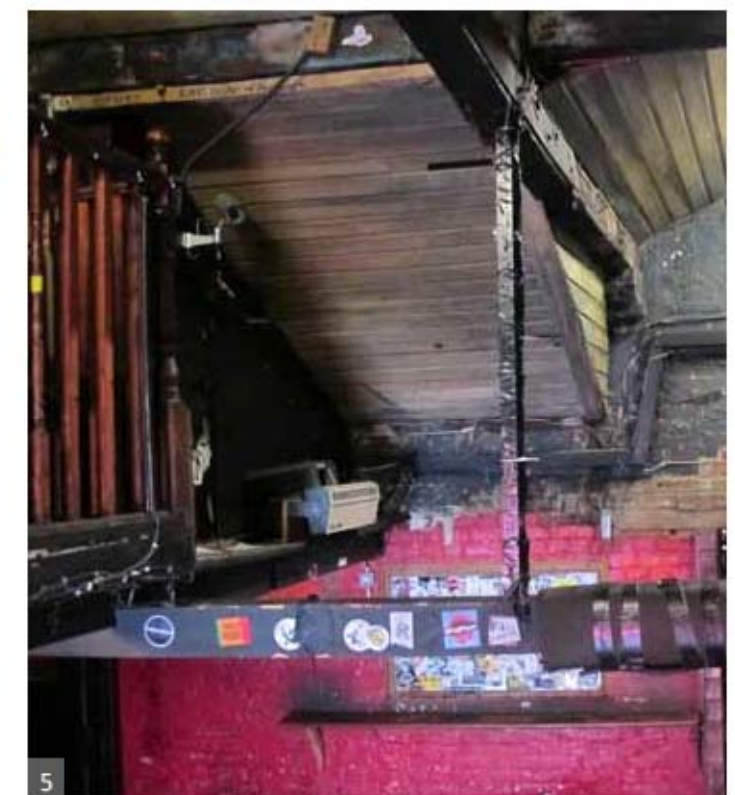
22 Denmark Place

History of construction and alteration

- Single-storey building with an irregular roof
- Used during the nineteenth century as a smithy supplying the coach-making trade
- Building's alignment suggests that it postdates the 1680s development of Denmark Street
- The overall form of the building and its large timber roof beams resting on stone corbels suggest a construction date in the eighteenth or nineteenth centuries.
- The surviving hearth and chimney breast have been altered since 1914
- The mezzanine floor and adjoining staircase are likely to have been inserted later in the twentieth century when the Forge became a music venue.
- The roof is deflected and an attempt has been made to prop the sagging purlins
- Steel plates have been fixed to the sides of the purlin to stiffen it
- The basement incorporates brick vaults that show various phases of alteration and now lack coherence
- The crown of the vaults has been rebuilt in contrasting brickwork
- The timber joists over the openings in the vaults appear to be relatively modern



1. Tiled roof to No. 22 Denmark Place overlaid with roofing felt
2. External view to Denmark place with boarded up windows and non original timber and felt tile cladding
3. Original pan tiled roof covered in bituminous paint
4. Internal view of original blacksmith's fire place.
5. Non-original mezzanine structure and timber roof lining

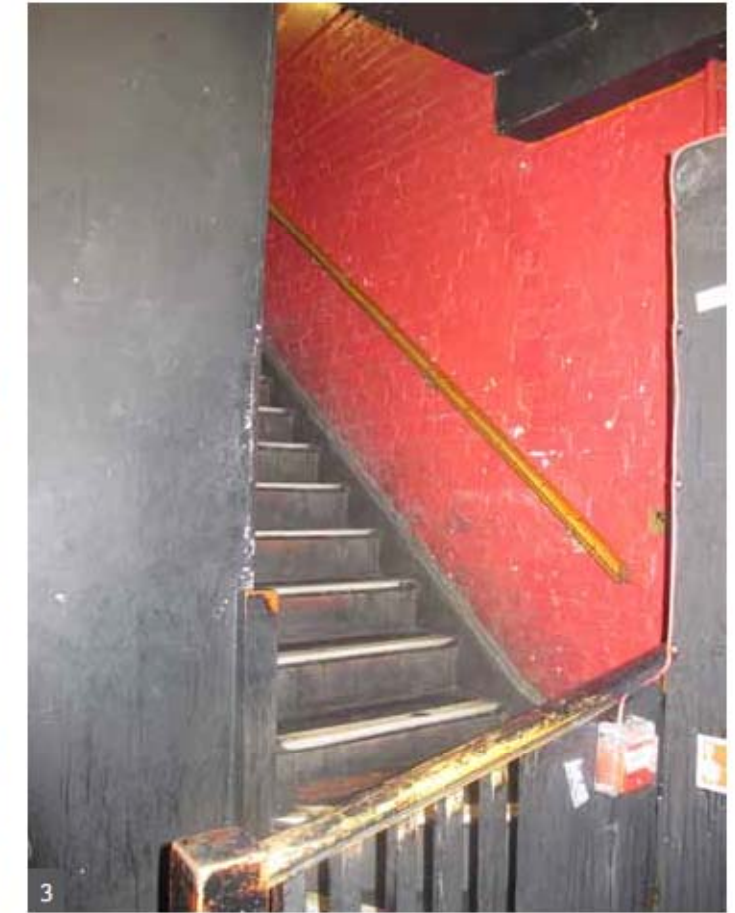


Existing Buildings

23 Denmark Place

History of construction and alteration

- Three-storey brick building that appears to have been built circa 1908
- The plain elevations with large windows suggest that it was built for an industrial use.
- The ground and first-floor interiors have been radically altered
- Second floor retains tongue-and-groove panelling, possibly original
- The east has been tied back to the floor structure with steel pattress plates at second floor level, suggesting that the floor structures are not adequately tied to the external brickwork.
- Beneath these pattress plates is a steel girder spanning the window opening, presumably in place of a failed brickwork arch.



1. View of roof abutment between No. 26 & 23
2. Existing Eastern facade to Denmark Place
3. Staircase to upper floors
4. Northern facade with openings infilled
5. Ground floor connection to No. 26