

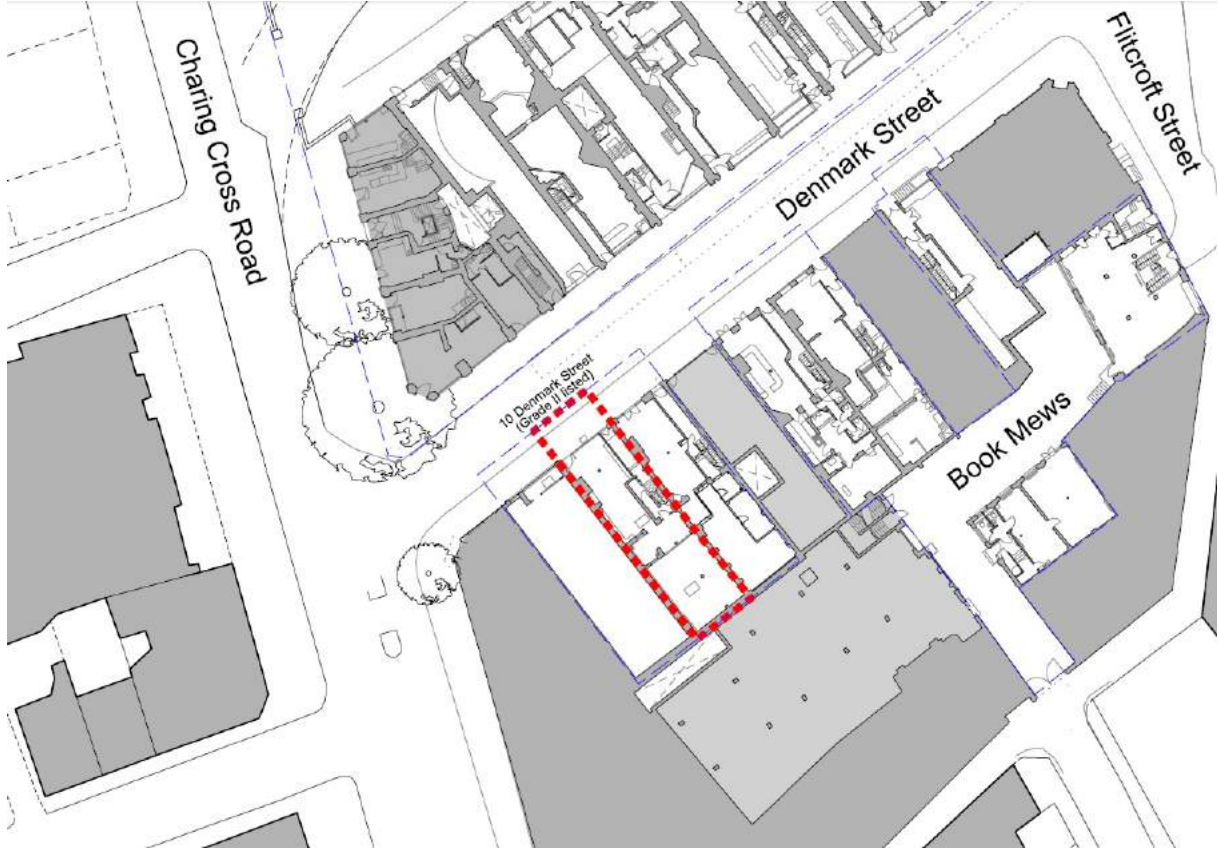
St Giles Circus
Heritage Statement
10 Denmark Street
Prepared for Consolidated
Developments Ltd
July 2016



St Giles Circus Heritage Statement 10 Denmark Street Prepared for Consolidated Developments Ltd July 2016

Contents

1.0 Introduction	1
2.0 Historical context	2
3.0 Assessment of Significance.....	16
4.0 Heritage Impact Assessment of Proposals	26
5.0 Sources	30
Appendix 1: Conservation Area map	32
Appendix 2: List description	34
Appendix 3: Historic Environment Record key map.....	36



Plan showing the application site in red

1.0 Introduction

1.1 Site

The application site is No. 10 Denmark Street, a seventeenth-century house with a rear extension (see site plan, opposite). The site is listed at Grade II and is within the Denmark Street Conservation Area, London Borough of Camden (see Appendices 1 and 2).

1.2 Project

The proposals are to repair the roof and street elevation (including paint removal), repair the rear extension (including replacement of rooflights) and to modify the internal layout to improve natural light and other factors.

The proposals are designed to complement the approved application scheme for No. 10 (ref. 2012/6868/L), which envisages the restoration and refurbishment of the first, second and third floors to create four residential apartments, in concert with the wider St Giles Circus regeneration project (approved 2015).

1.3 Report

Alan Baxter Limited was appointed by Consolidated Developments Limited in 2014 to provide strategic conservation and structural engineering advice in relation to the listed buildings that will be repaired and restored as part of the St Giles Circus regeneration project. This report summarises our understanding of the history and significance of the site (Chapters 2 and 3) and assesses the heritage impact of the proposals (Chapters 4 and 5).

This report is based on site visits undertaken in 2014-2015 and on a critical review of the sources listed in Chapter 6. A search of the Historic Environment Record has been carried out; the key map is reproduced in Appendix 3. For a heritage appraisal of the wider project, the reader is referred to the Heritage Statement by Turley Associates submitted with the St Giles Circus applications in 2012.

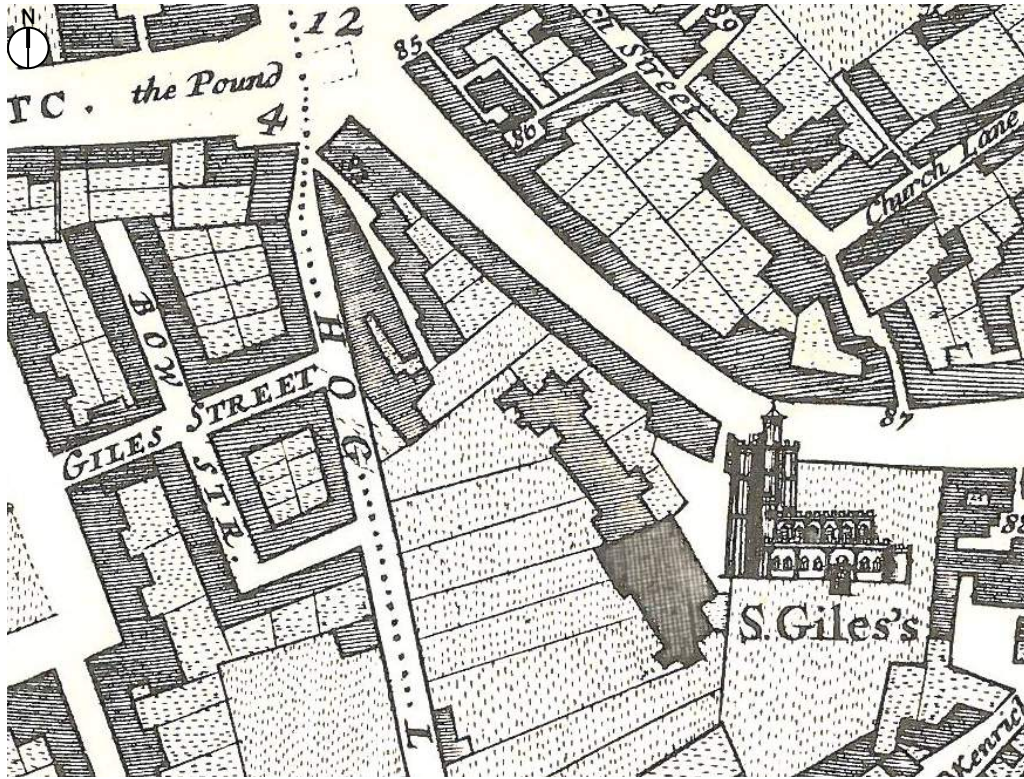
1.4 Consultation

The St Giles Circus project has been subject to extensive stakeholder consultation and the application scheme has been discussed on site with Camden Council's conservation officer.

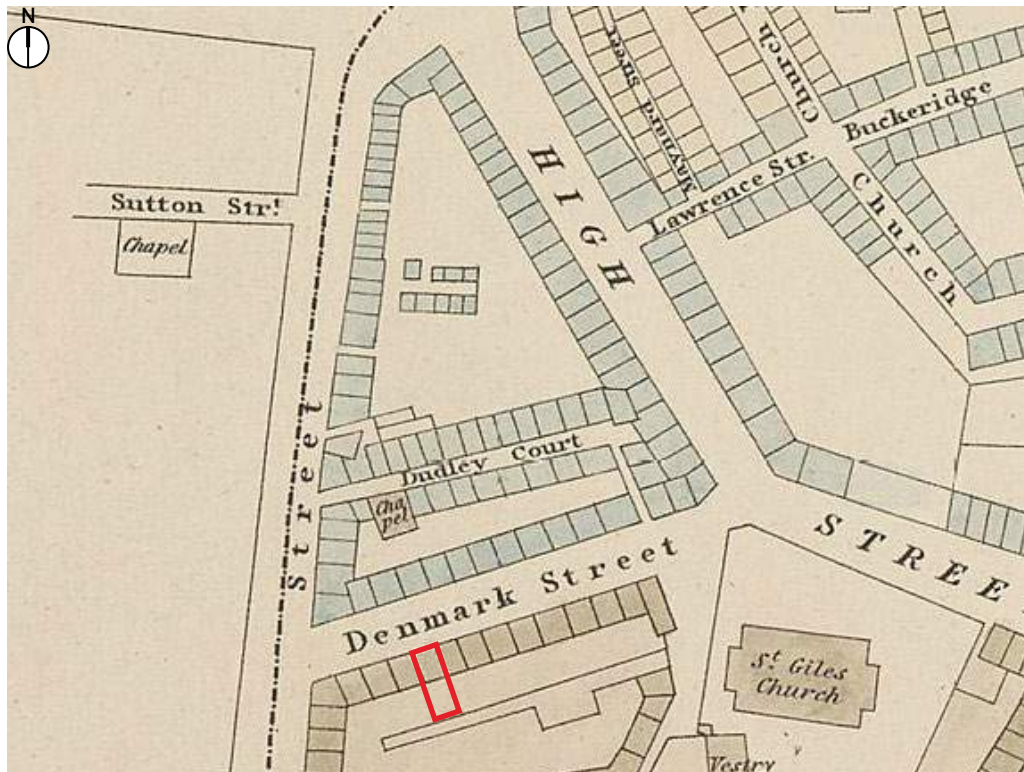
2.0 Historical context

2.1 Map evolution

2.0 Historical context



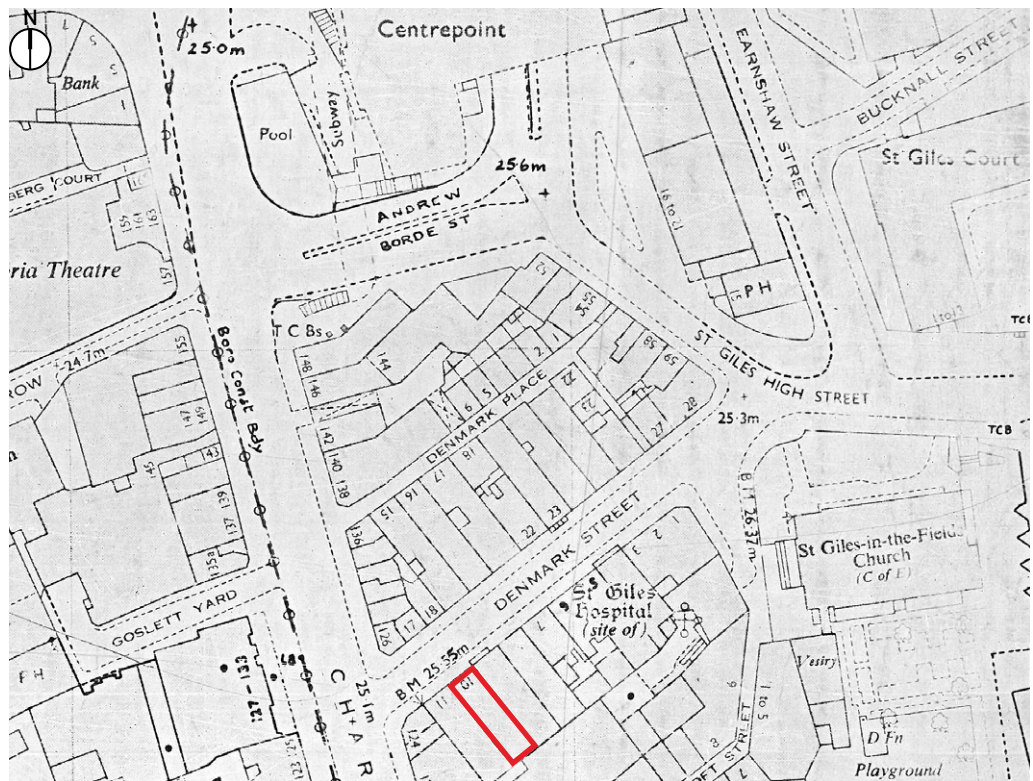
1682, Morgan's map, before the creation of Denmark Street



1815, parish map, showing Denmark Street and Denmark Court (now Denmark Place)



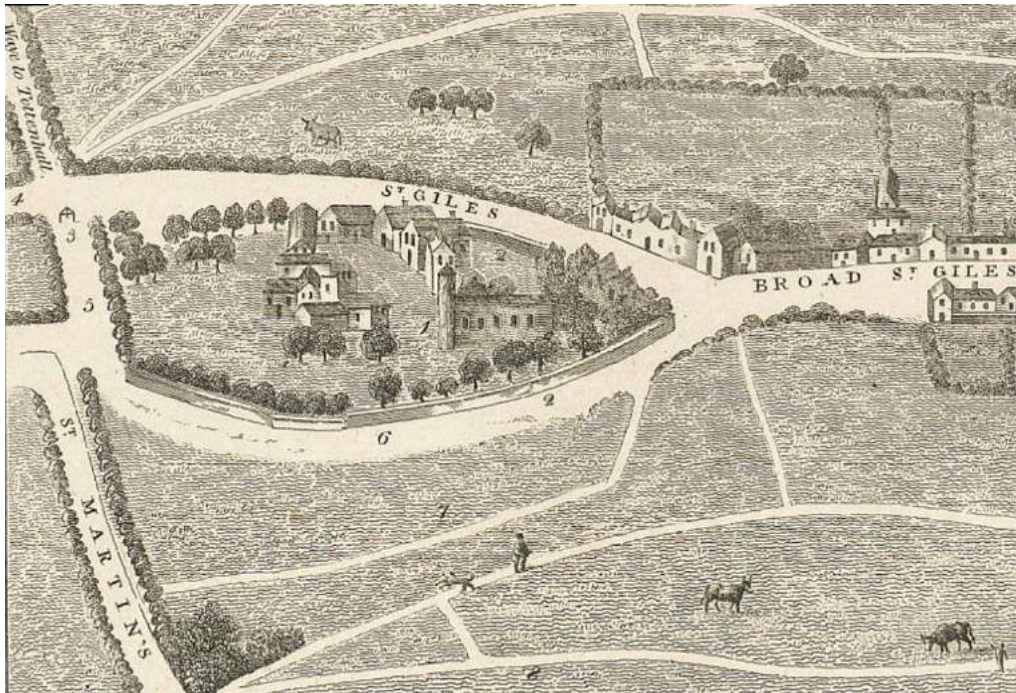
1894, Ordnance Survey, after the widening of Crown Street to create Charing Cross Road



1986, Ordnance Survey, after the destruction of part of St Giles High Street to create Centre Point

2.2 Early History of Denmark Street

Denmark Street did not exist until the 1680s, but parts of the site were developed much earlier as part of the Hospital of St Giles, the remains of which were cleared to make way for the street. The Hospital of St Giles was built as a leper colony in the early twelfth century on marshy land and occupied a sprawling complex of buildings and gardens. The precise layout of these buildings is unclear, but the 'Master's House' is known to have stood to the west of St Giles in the Fields church in the vicinity of Denmark Street. The present church (1733; Grade I) occupies the site of the medieval hospital chapel.



Artist's impression of the Hospital of St Giles around 1570, based on the Agas Map (from Parton's History of St Giles, 1822)

2.3 The seventeenth-century houses of Denmark Street

Denmark Street is remarkable for retaining eight houses dating from the creation of the street in the 1680s. They are Nos. 5, 6, 7, 9, 10, 20, 26 and 27 (all listed at Grade II). The fact that as many as eight houses dating from the seventeenth century survive in close proximity to each other appears to be unparalleled in the context of Central London (there are two other clusters with four houses each: Newport Court, Soho and Wardrobe Place, City of London).

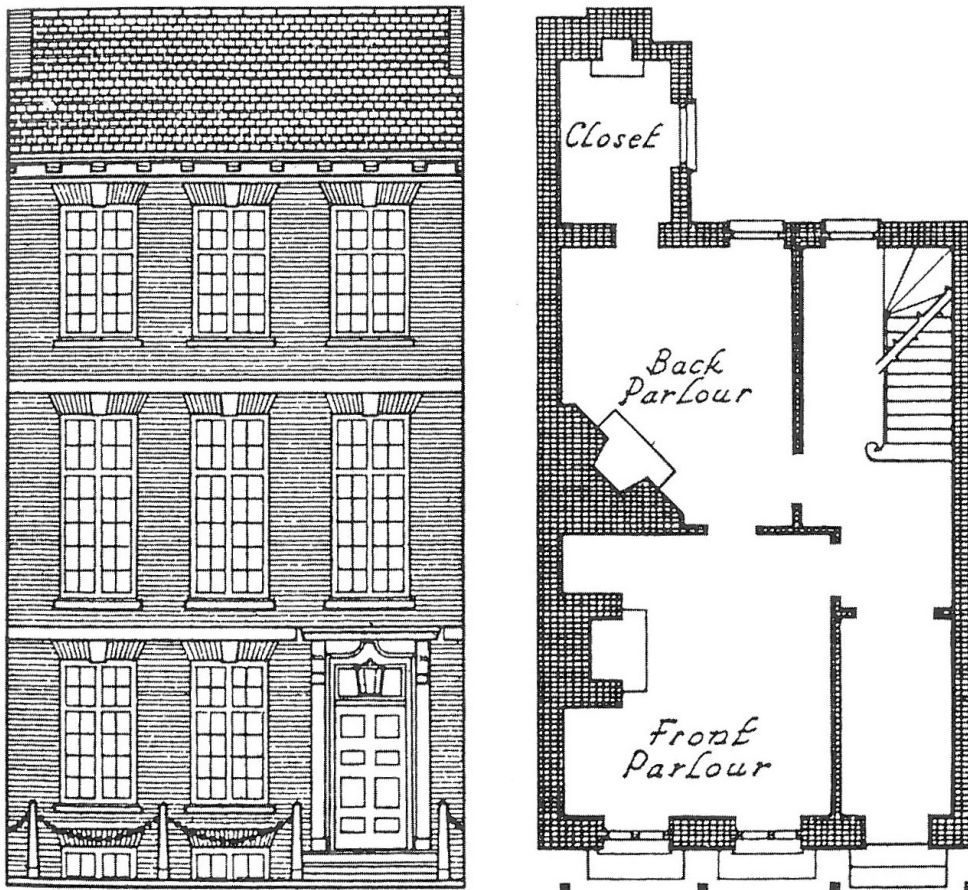
Denmark Street was begun c. 1686, at which date the developers Samuel Fortrey and Jacques Wiseman petitioned to build a sewer that would lead from the new houses into Hog Lane (now Charing Cross Road). They are believed to have been completed c. 1689, in which year Samuel Fortrey died. In 1720 Denmark Street was described as 'a fair, broad street, with good houses, well inhabited by gentry' (Styree, 1720).



South side of Denmark Street showing Nos. 5, 6, 7, 8, 9 and 10 (painted white). The windows and parapets are not original

The construction of terrace houses in brick instead of timber was encouraged by the London Building Act of 1667. The speculatively built London houses of this period shared certain common characteristics, including projecting string courses between storeys. The houses would also have had casement windows set flush with the façade. The roofs would have been covered in clay tiles and would have terminated in a timber eaves cornice that projected from the façade. Inside, nearly all rooms would have been panelled.

The houses on Denmark Street have evolved in slightly different ways but with some common themes. They have each had their timber eaves cornice removed, dormers inserted and their front wall extended up as a parapet; these alterations are typical of those made in the London area after the 1707 Fire Prevention Act. All of the flush casement windows have been replaced, mostly with sash windows that are recessed back from the brickwork, as became typical after the 1709 London Building Act. Inside, much of the panelling in the houses has been removed, especially from Nos. 10, 20 and 26. The best-preserved interiors are in Nos. 6 and 7.



Typical house c. 1670-1700, with casement windows and eaves cornice, as illustrated in Summerson, 2003



Nos. 10 and 11 Denmark Street, c. 1900. This shows the ground floor of No. 10 before its reconstruction to create a shopfront (Survey of London)



Nos. 7-11 Denmark Street, 1908; No. 10 is in the centre of the image (London Metropolitan Archives)

2.4 An industrial enclave

During the nineteenth century much of Central London became industrialised and the Denmark Street area developed into a centre of manufacturing, with a particular emphasis on metalwork. This is clearly illustrated by the Goad fire insurance map of 1888, which records uses such as 'silver caster' (19 Denmark Place) and 'sword cutler' (5 Denmark Street).

These industrial activities took place not only in the original houses, which were adapted as necessary, but also in small workshops built at the rear of the plots. Surviving nineteenth-century examples include Nos. 16 and 22 Denmark Place and the buildings at the rear of Nos. 5, 6 and 7 Denmark Street.



Former silversmith's workshop, rear of No. 6 Denmark Street