



10 Denmark Street Design + Access Statement

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1.0 Introduction

1.1 Masterplan context

To put this document into context, the proposals for 7 Denmark Street sit alongside and complement a wider masterplan for the area. Consolidated Developments Ltd., our client, own a number of sites across the St Giles area - the site ownership is shown adjacent.

This larger masterplan was submitted and granted planning approval in March 2015. Subsequently, a revised Minor Material Amendments application was submitted and granted approval, in principle, in October 2015.

The site is divided into four zones that reflect the nature of the works to be carried out:

Northern side of Denmark Street

Zone 1 new-build elements to sit in place of buildings demolished due to Crossrail works

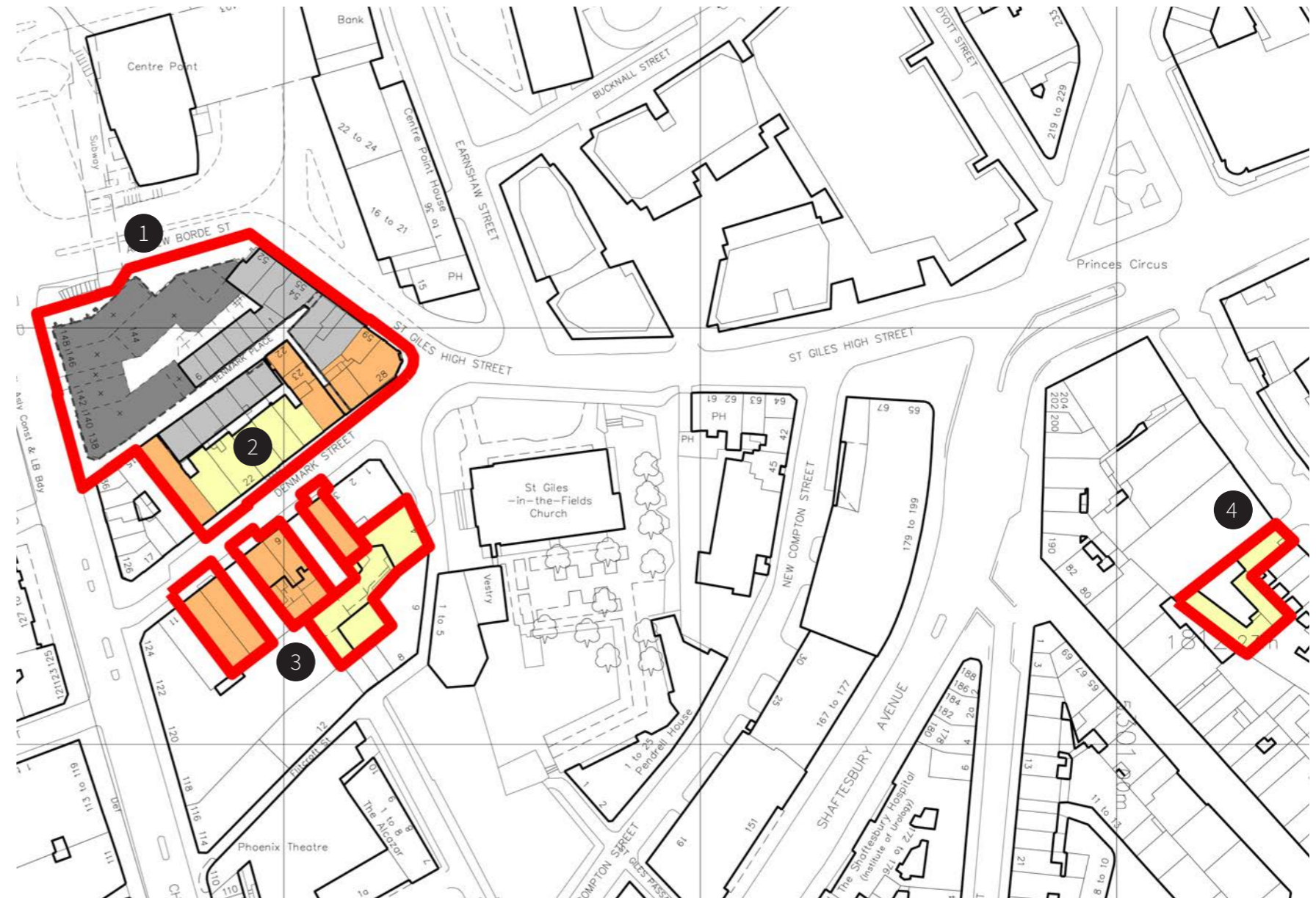
Zone 2 refurbishment of Northern Denmark Street buildings interfacing Zone 1


Southern side of Denmark Street


Zone 3 refurbishment of Southern Denmark Street buildings and adjoining Mews Yard

Endell Street


Zone 4 refurbishment of building on Endell Street to provide affordable housing



 Consented application site boundary

 Buildings already Demolished by Crossrail

Proposals:

 Buildings Consented to be Demolished to allow for new build scheme to be constructed

 Buildings Consented to be repaired or modified appropriate to status

 Buildings Consented to be refurbished

1.2 Executive summary

The following pages have been prepared to outline the design developments taken by ICA to no. 10 Denmark Street within Zone 3. The building is a Grade II listed structure and, as such, the strategy developed has been sensitive to the historic nature of the main house and the elements within the former yard to the rear.

ICA were appointed following the granting of the previous listed building consent to the building in January 2013 and have been asked to review the consented scheme, developing it towards delivery.

No. 10 Denmark Street is subject to the previous consent as follows:

2012/6868/L 10 Denmark Street

This consent permits the refurbishment and conversion of the current First-Third Floor offices into 4no. affordable residential units (3no. 1 bed units and 1no. studio unit). The retail unit to Ground/Basement remains unaltered. The proposals within this application sit alongside this consent, as well as that for the wider site, and include a number of developments to improve the delivery of the project. The proposals within this application include:

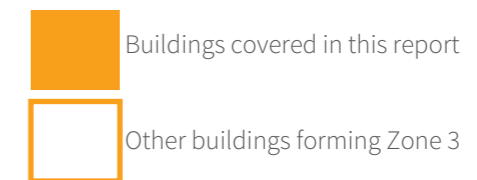
Repair works to the front townhouse street elevation including removal of paint finish to the existing masonry and works to roof

Repair works to rear 1950's extension including replacement of roof covering and uninsulated single-glazed rooflights

Internal plan changes and modification to later structure to improve layout



Aerial site photograph illustrating buildings as part of this application

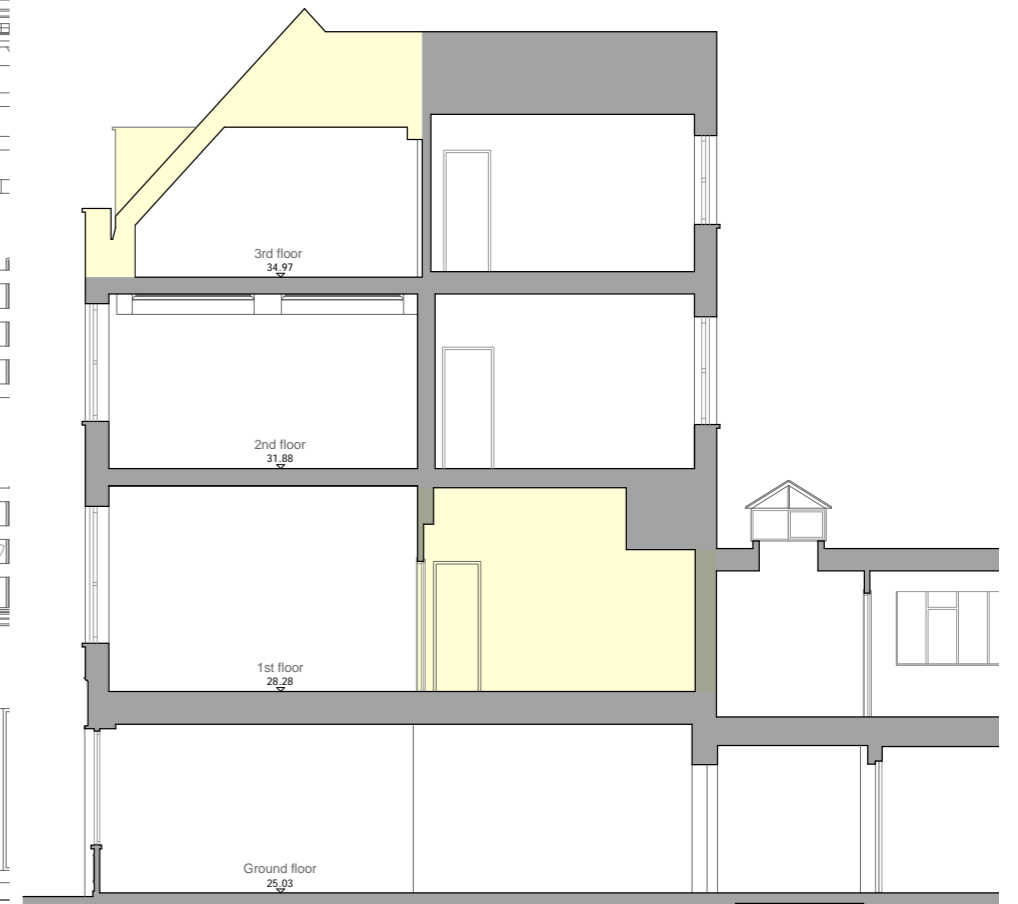
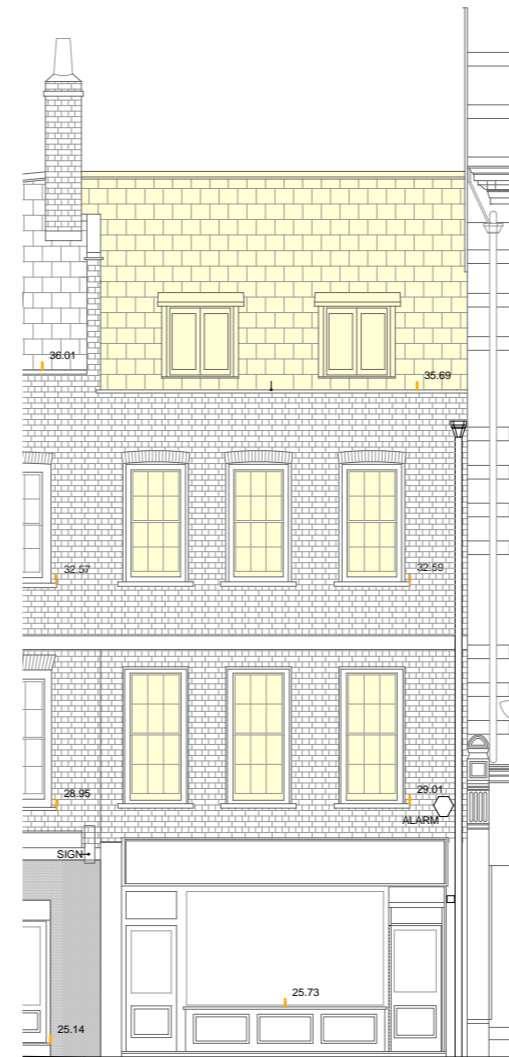


2.0 10 Denmark Street

2.1 Consented Scheme

Externally, the works to no. 10 consist of repair to the front and rear elevations, as well as the taking down of the later third floor mansard facing the street. The consented scheme replaces the mansard with a pitched roof and expressed dormers to match the other remaining townhouses on Denmark Street. The consent proposes replacing the clay tiles with slate; we have carried out research into historic buildings of the period, supported with advice from Alan Baxter Associates, and feel that clay tiles are, in fact, period correct to the house, with evidence from no. 6 Denmark Street of the original clay roof tiles supporting this.

In terms of repair to the front elevation, the consent proposes repairing and replacing the existing sliding sash windows where necessary, including thermally upgrading the glazing with the installation of laminated glass; The current consent does not address the later applied paint finish to the masonry. As part of the design development we propose removing this paint finish to reveal the original brick fascia - this would be subject to testing to ensure that this can be achieved with minimal harm to the facing bricks.

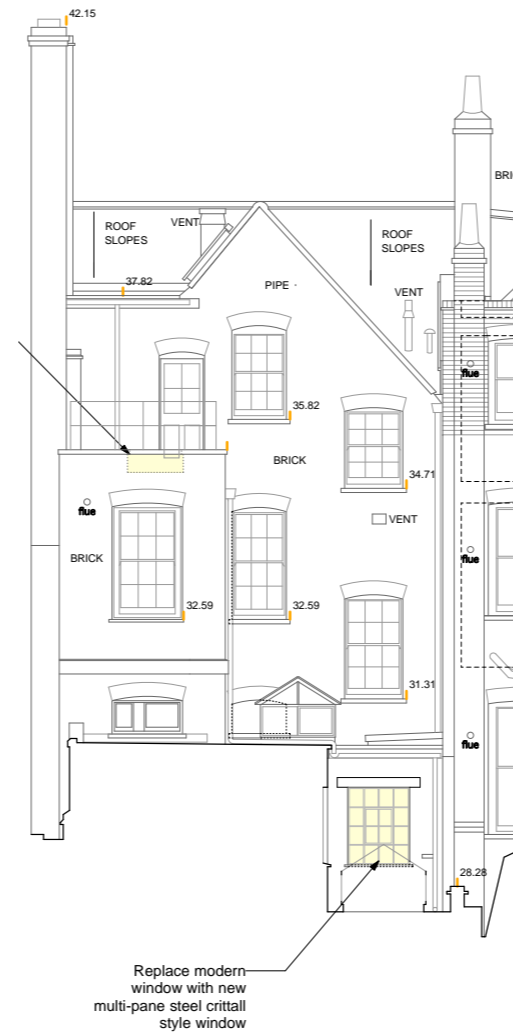


2.1 Consented Scheme

Behind the main house, under the current consent, repair works are proposed to the rear facade. This work includes consent to repair the rear of the townhouse, as well as some minor changes to windows to a later 20th Century extension that occupies the former rear yard space behind the house. This rear extension is a two-storey structure formed of solid masonry with asphalt roof coverings and includes two single glazed roof lanterns to the First Floor roof.

Under the current consent, the First Floor of the extension is approved for conversion into a single residential unit. The current consent permits basic repair of the existing roof coverings and lanterns, but does not permit any upgrades to the fabric.

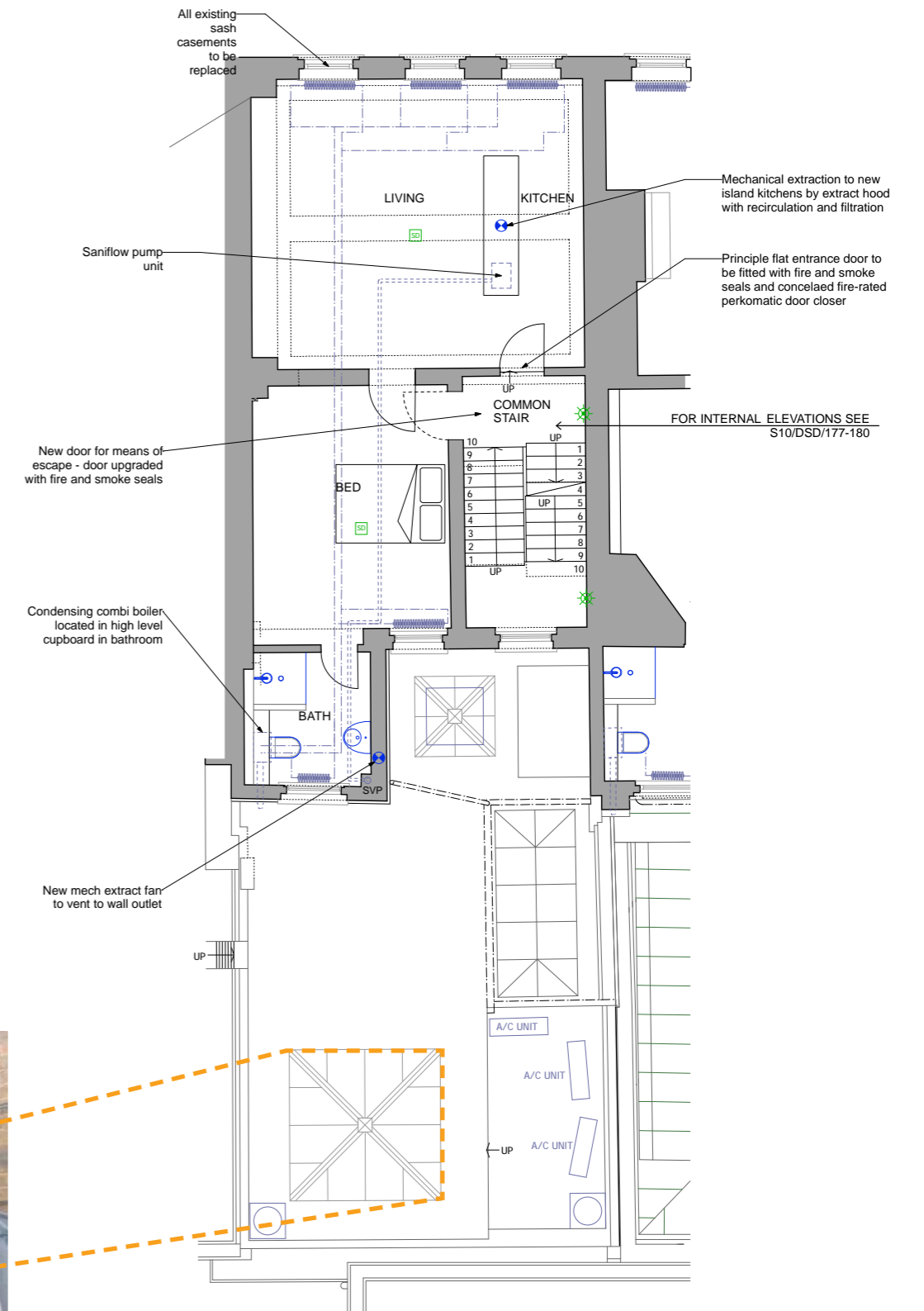
Within the current consent, we do not feel that sufficient consideration has been made to the age and condition of this extension and its appropriateness for conversion to residential in its current form, and we feel that there is an opportunity to further enhance the extension and address issues of condensation and thermal loss.



Consented works to rear elevation



Existing roof lanterns and roof covering showing poor condition



Consented works to rear extension - no works proposed

2.2 ICA proposals to front elevation

Part of the works to no. 10 Denmark Street involve sensitive repair of the front elevation. Following a review of the approved documents we are proposing a number of amendments to the proposals. We feel that these amendments are more sympathetic to the building and will enhance its character within the street. The two key changes proposed to the this elevation are:

Paintwork removal

Change of material finish from slate roofing tiles to clay roofing tiles

Paintwork removal

We propose using an approved poultice paintwork removal technique such as Peelaway. This system has been used to remove paint from different substrates on heritage listed projects, including The Royal Naval College, Greenwich and the British Museum . Any removal and cleaning will be subject to testing a panel to ensure that the method will restore the brickwork without damaging the face. The area chosen will be discrete to ensure that, if the paintwork cannot be removed without detriment to the masonry, it will not adversely affect the reading of the front elevation.

Roof tiles

The current consent proposes replacing clay tiles with slate tiles. Whilst slate tiles are appropriate to buildings of the period, we have been advised by Alan Baxter Associates that slates were not in common use on 17th Century houses within London and clay tiles would most probably have been used. This advice is supported when comparing contemporary houses on Queen Anne's Gate, as well as the roof to no. 6 Denmark Street, which, although in very poor condition, retains its original clay tiling. As such we propose replacing the existing roof finishes with reclaimed clay tiles to match those of no. 6. We would also like to establish this principle for all other listed townhouses within Zone 3.



Original roof to No. 6 Denmark Street - in poor condition but revealing clay tiles - period correct

Clay roof tiles



Proposed paint removal technique - Poultice type system to lift the paint from the brick fascia, followed by cleaning with a Doff system or similar approved - subject to testing

Paint removal



House on Queen Anne's Gate SW1, built in 1700-04 showing typical timber eaves detail with clay roofing tiles of the period



No. 6 Denmark Street - house of the same period on the street with brickwork unpainted

St Giles | Zone 3: 10 Denmark Street

2.3 ICA proposals to rear extension

When Denmark Street was originally laid out, the street would have consisted of individual townhouses facing the street, with open yards behind. The 1815 parish plan to the right shows this formation of houses fronting the street with open space to the rear. The illustration far right shows a typical townhouse of the period with the internal layout consisting of front/back rooms and rear projecting closet wing. This plan form is still visible in the present-day arrangement of 10 Denmark Street.

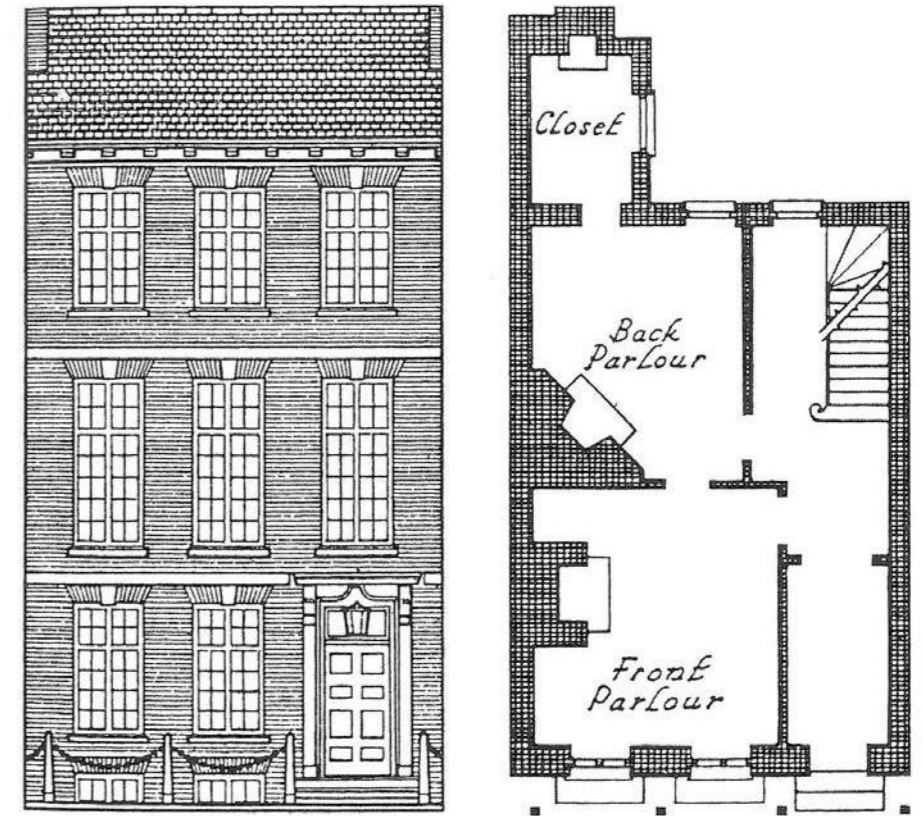
During the 19th Century, as the area moved from residential to commercial/light industrial uses, the Ground/Basement Floors were typically converted and the open yards to the rear were in-filled to provide additional workspace. The 1888 Goad insurance plan shows this shift and intensification of uses.

10 Denmark Street was subject to these development pressures and this resulted in the incremental loss of the yard to the rear. In 1888, no. 10's use was recorded as a Gun Stock Factory with a single storey brick extension to the rear.

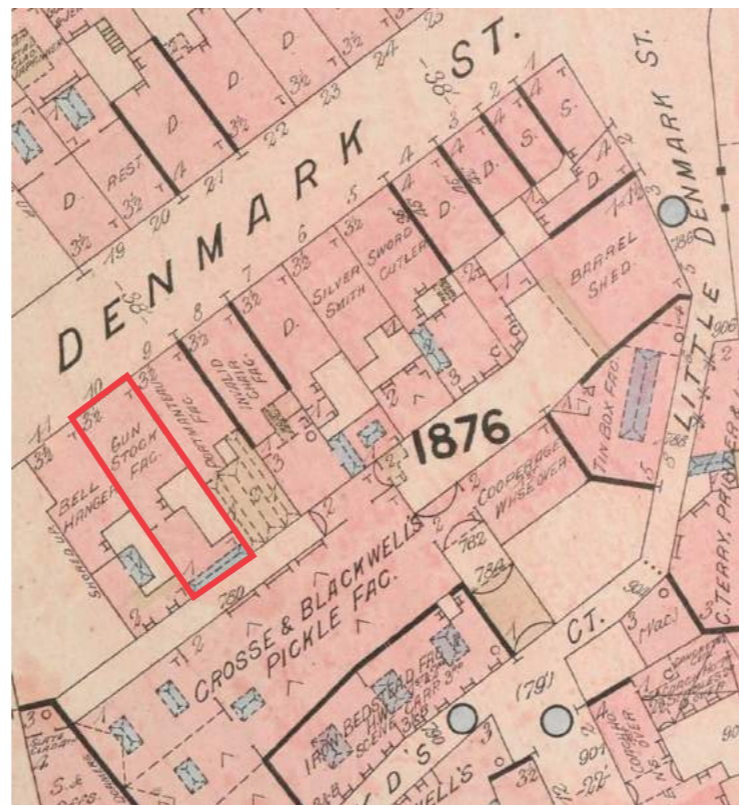
Further development during the 20th Century has resulted in the rear of 10 Denmark Street being fully in-filled with a two-storey element. This extension abuts the rear of the town house, with connections internally to the stairwell. A small lightwell with windows arranged to three sides provides daylight to the First Floor.



Parish plan, 1815



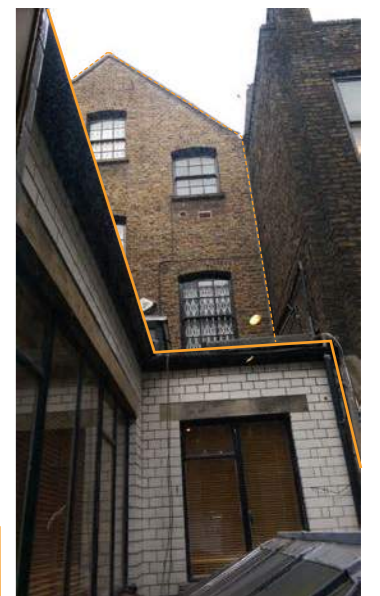
Typical house c. 1670-1700, with casement windows and eaves cornice, Summerson, 2003



Goad Fire Insurance Plan, 1888



Rear yard in-fill as seen from above



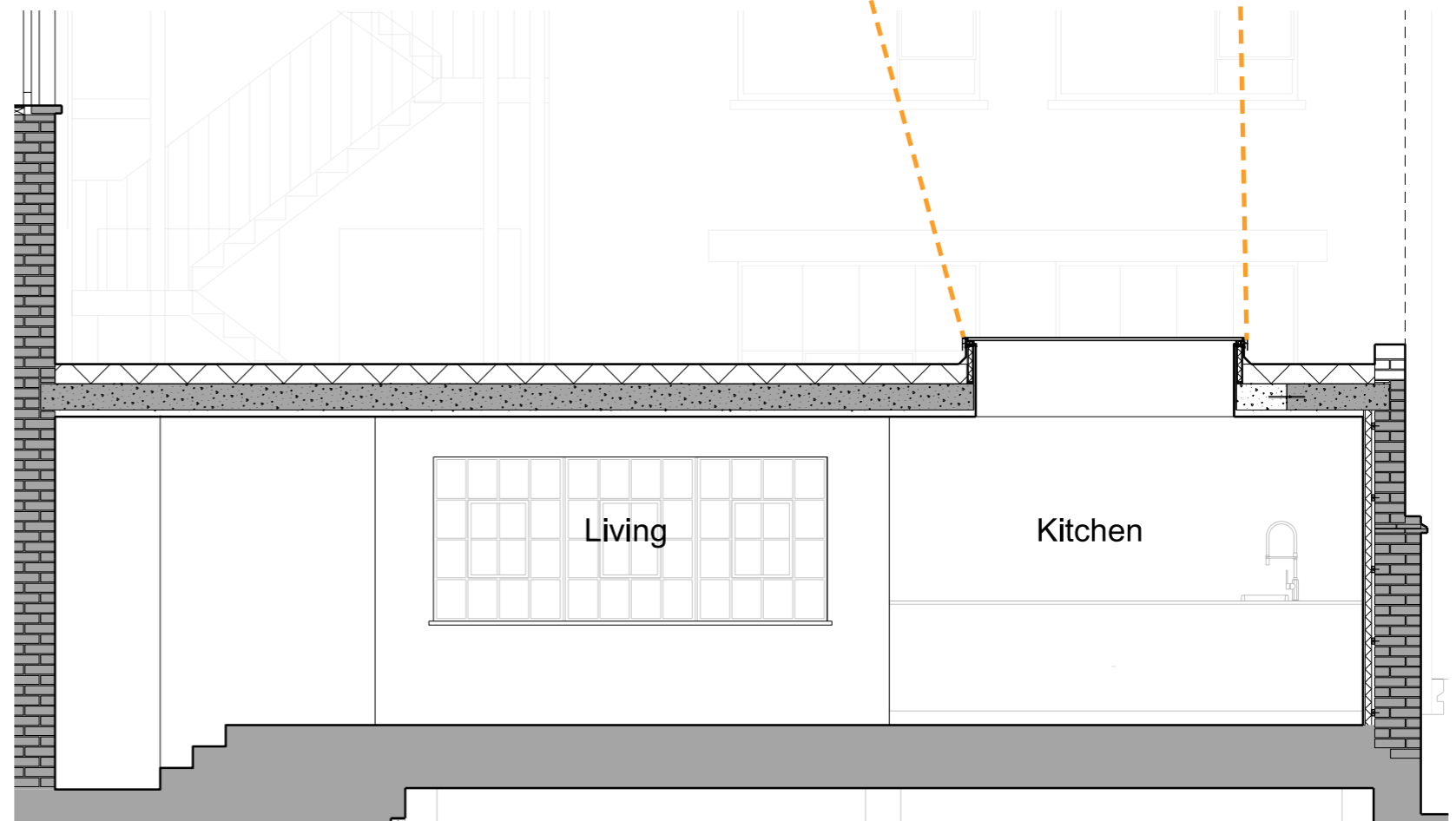
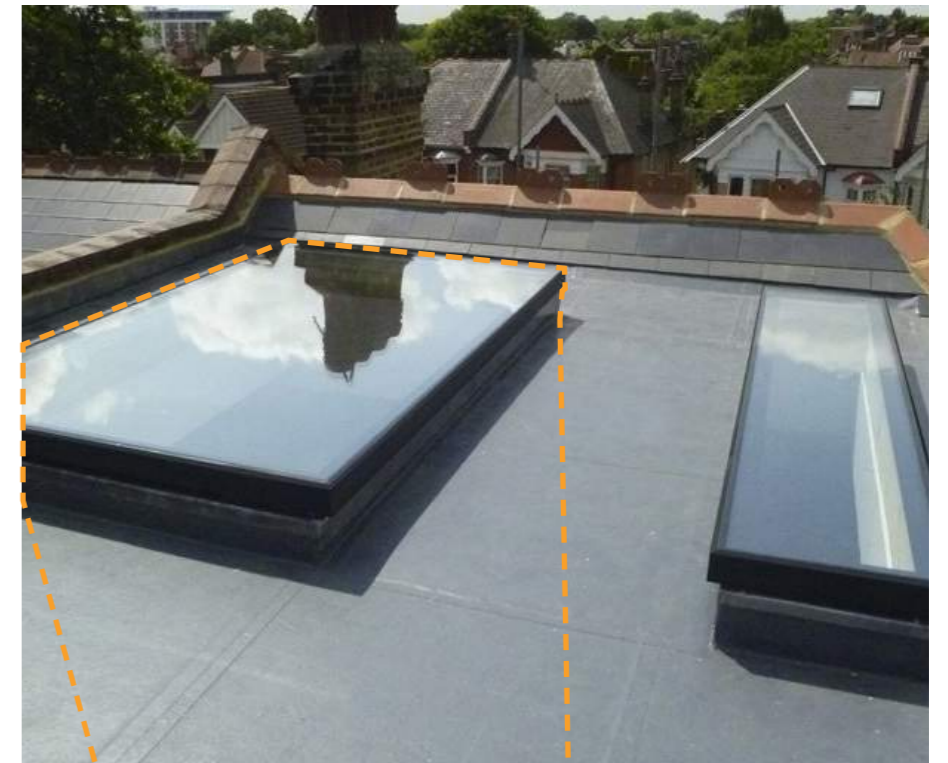
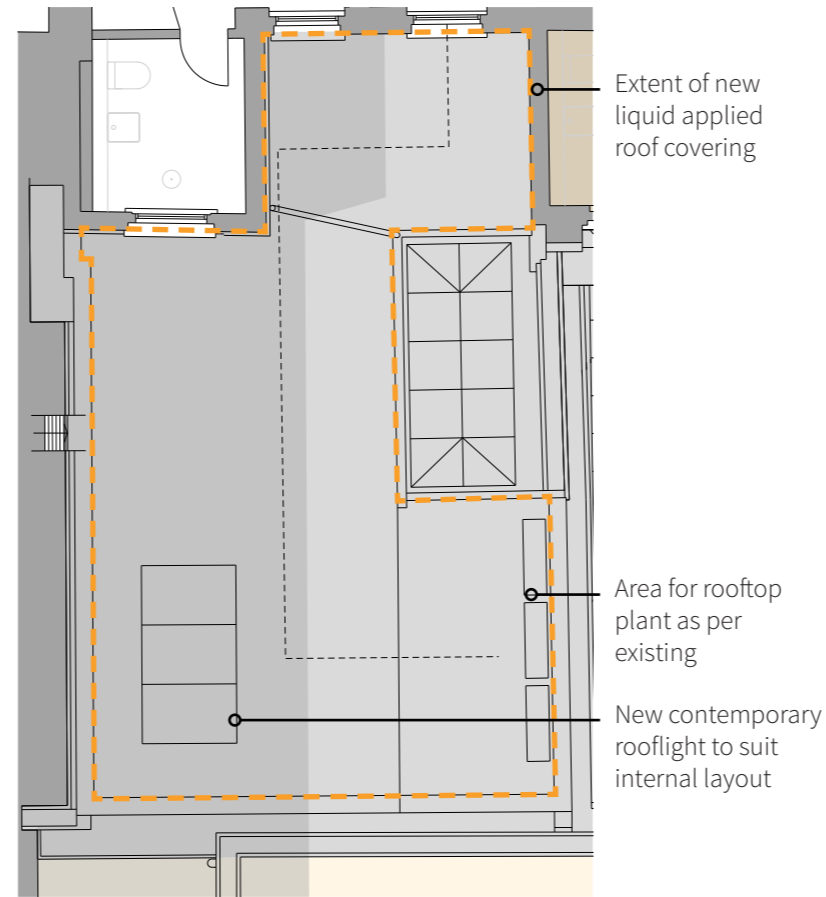
Rear facade of no. 10 townhouse as seen from lightwell to First Floor of extension

2.3 ICA proposals to rear extension

In its current condition, the existing extension retains its industrial character and contributes to the heritage of both 10 Denmark Street and the area generally. That said, we feel that the condition of the existing fabric is not suitable for its consented change-of-use. Whilst the warehouse type rooflights provide character to the building, they are currently only single-glazed and are in poor condition. We propose replacing the rooflights with a contemporary double-glazed unit. The current configuration of the rooflights compromises the sub-division of the residential unit at First Floor and we therefore propose to reconfigure the units to suit the proposed internal layout.

We propose lifting the existing roof covering to the First Floor roof and providing a new insulated roof, faced in a liquid applied membrane - this will offer a more robust finish, whilst improving thermal performance internally. In addition to thermally upgrading the roof, we propose lining all external walls from the inside with new dry-lining on insulation. The insulation will be designed to achieve Part L thermal upgrades for existing elements.

Lastly, the rooftop plant zone will be maintained in its current location.



Proposed Section through First Floor extension - showing thermal/waterproofing upgrade and new rooflight

2.4 ICA proposals to internal layout

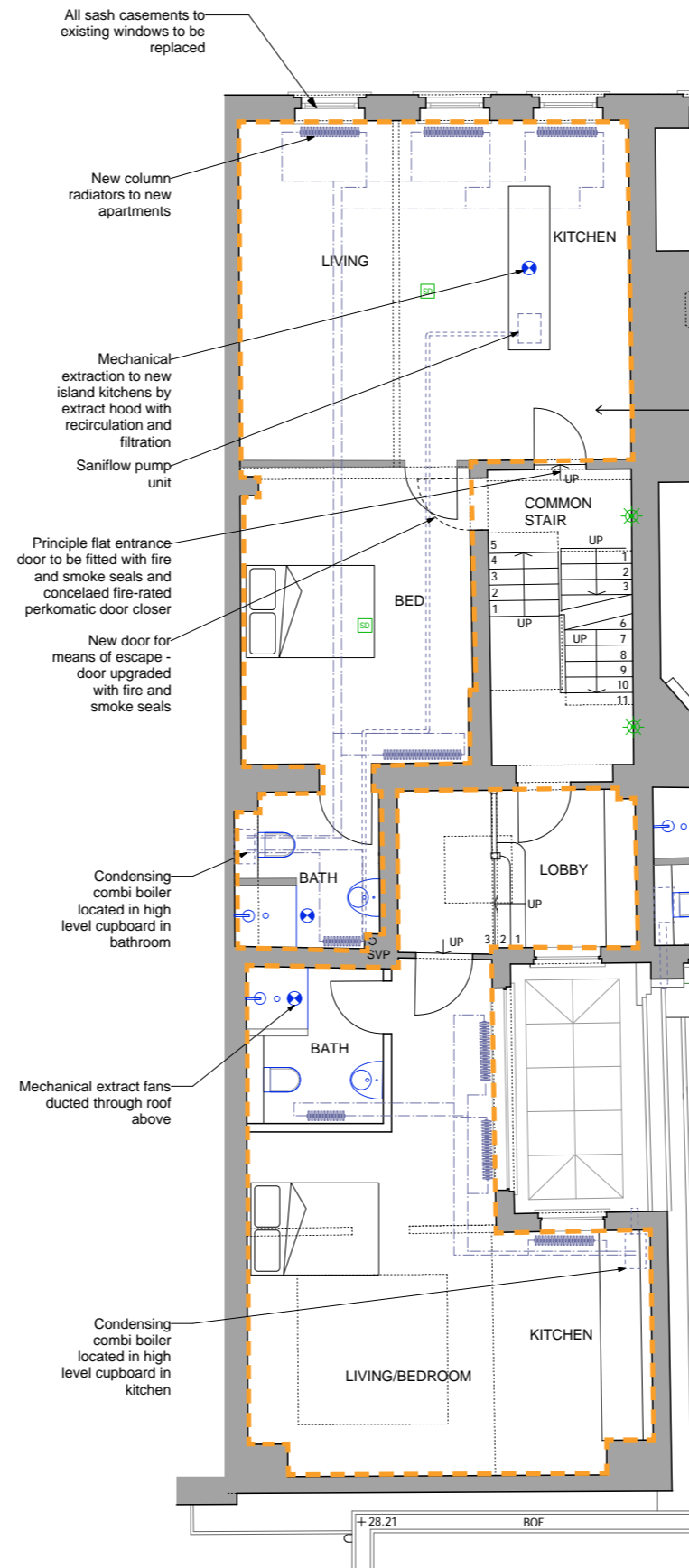
The current consented First Floor plan includes a 1 bed unit within the main townhouse and a studio space within the 1950's extension.

On review of the approved documentation, we felt that this layout was not satisfactory, given that the bedroom to the townhouse unit does not have any natural light due to the rear extension.

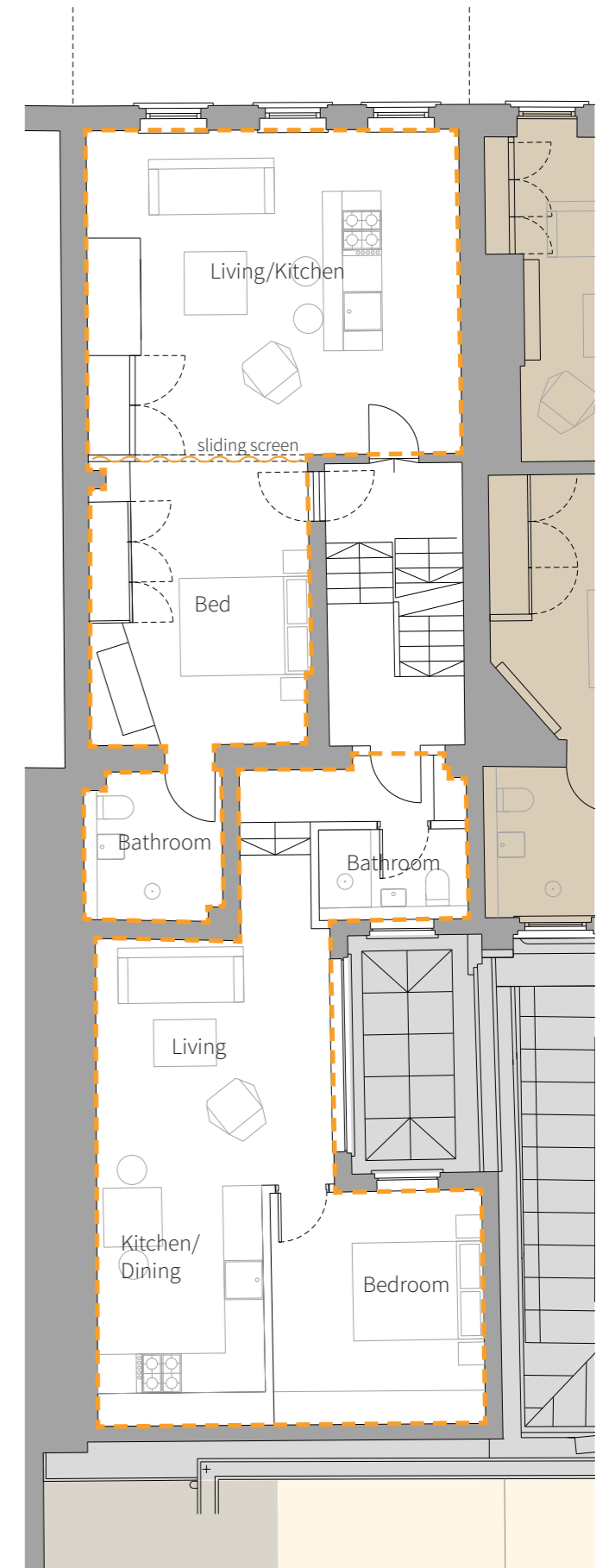
We have modified the layout within this application whilst retaining the residential unit mix as consented. Under our proposals, the studio space is relocated to the townhouse - the fixed partition that had been proposed between the living/kitchen space is replaced with a sliding partition that allows the space to be sub-divided as required, but still preserves natural light to the bedroom.

The layout to the rear extension has been reorganised to accommodate a 1 bed unit. The bedroom is enclosed within a fixed partition, with access from an open-plan living/kitchen. The unit will be fitted with linked smoke detectors to ensure compliance with Building Regulations.

Internally, the existing rear extension has been modified since its original construction and there is little of merit remaining. The images overleaf present a record of the current condition internally.



Consented First Floor



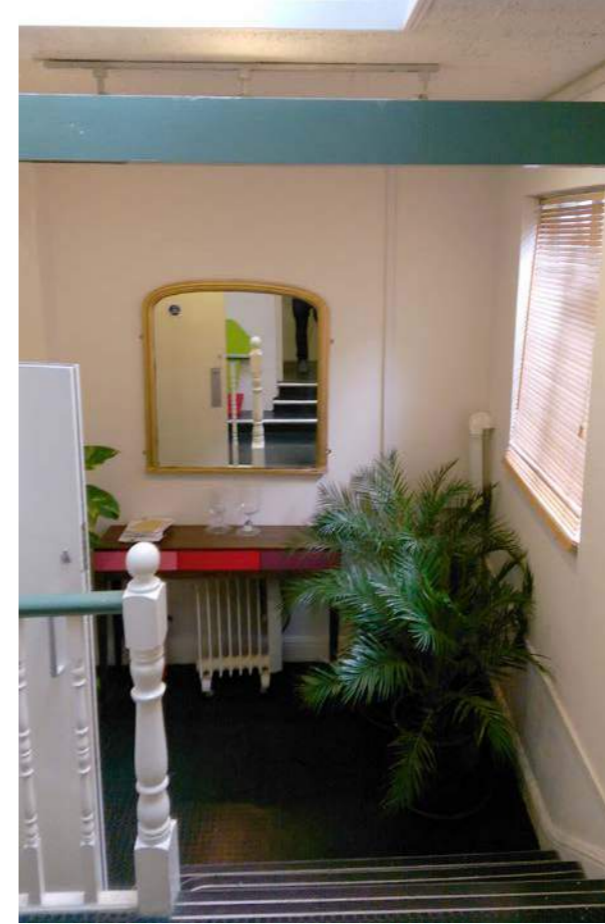
ICA Proposed First Floor

2.4 ICA proposals to internal layout

The photos adjacent provide an indicative record of the interior of the extension as of March 2016



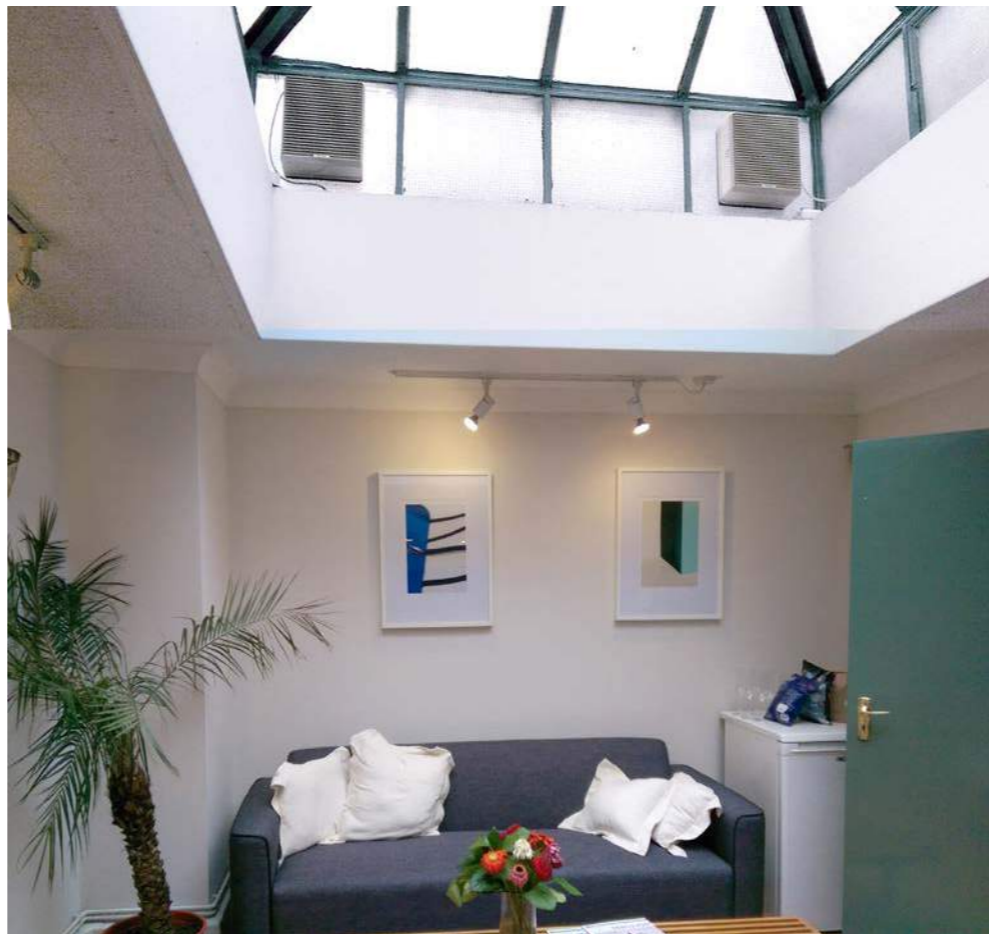
View from stairwell - access to extension at First Floor



Link between house and extension



Typical view of First Floor interior



View First Floor with top-light from roof lanterns

2.5 ICA proposals to Ground and Basement

The existing interior of the main townhouse has been much modified since its construction. The interior structure has been replaced at some point, presumably, given construction type and detailing, during the mid-late 20th Century. As part of the replacement, a structural timber column has been introduced into the main front room to Basement-First Floors; this column, seen opposite, damages the reading of the original house plan.

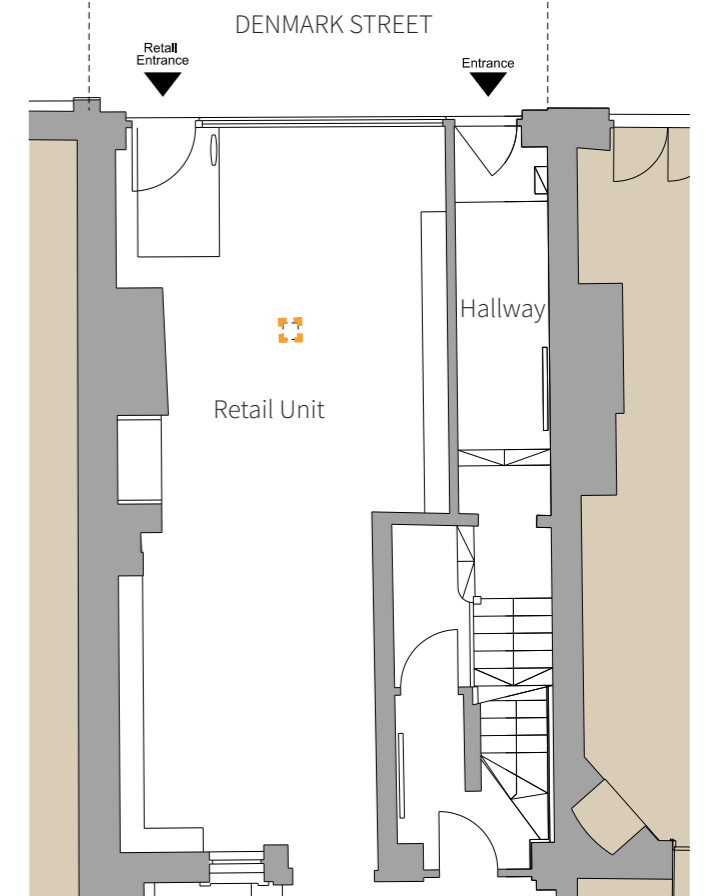
Under the previous consented scheme, approval has been granted to remove this column at First Floor. The removal of the column was not included to Basement and Ground Floors. As part of this application, we propose removing this column to these floors and reinstating the proportions of the room. This will be subject to detailed proposals to allow for new transfer structure concealed within the thickness of the existing walls/floors.



Existing column at Basement level



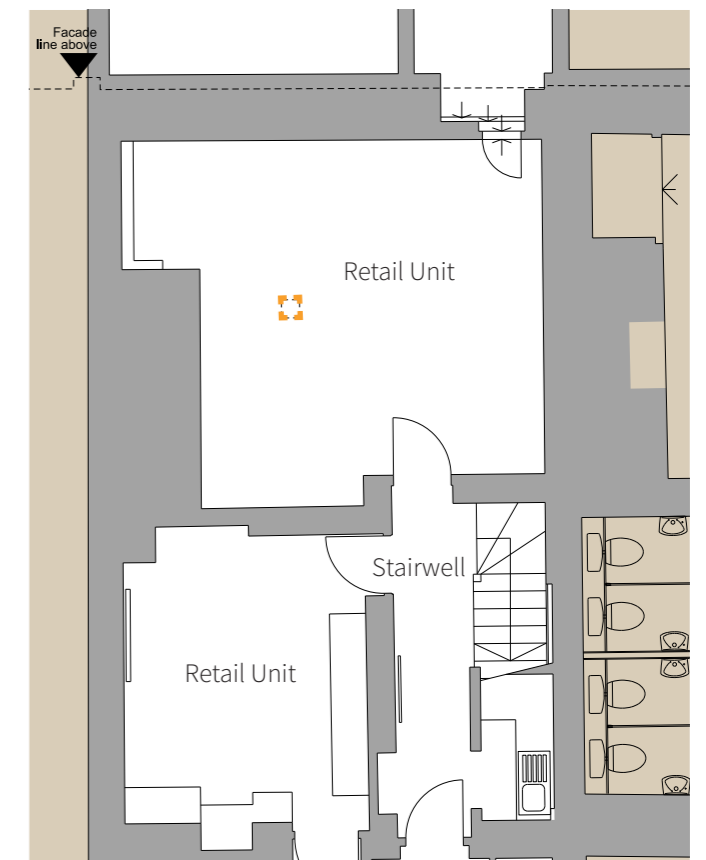
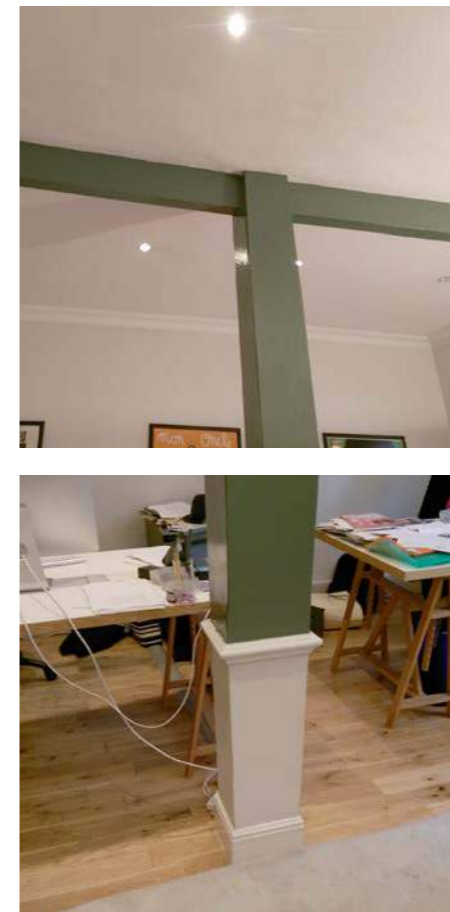
Existing column at Ground Floor



ICA Proposed Ground Floor - showing location of column to be removed



Existing column at First Floor which has received consent for removal (2012/6868/L)



ICA Proposed Basement Floor - showing location of column to be removed

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3.0 Access Statement

The listed status and historic nature of the existing building limits the potential for improving access, however, all new elements will be designed with level thresholds and interfaces between new/existing. New vertical stepped access will be designed in accordance with Building Regulations Parts K and M