



No. 26, dating from the 1680s but with a later façade



Rear of No. 26, showing the altered window (lower right)



No. 26, second floor front room, showing recently discovered panelling



No. 26, second floor rear room, showing the discovery of rare surviving cupboards left of the fireplace (the chimney piece has been removed)

No. 22 Denmark Place

At the rear of the site is No. 22 Denmark Place, otherwise known as the Smithy or the Forge, a single-storey building with an irregular roof. It was used during the nineteenth century as a smithy supplying the coach-making trade, which was based nearby on Long Acre.

The building's alignment suggests that it postdates the 1680s development of Denmark Street. The overall form of the building, its brickwork, and the large timber roof beams resting on stone corbels, suggest a construction date in the nineteenth century.

The surviving hearth and chimneybreast have been altered since the interior was photographed for the *Survey of London* circa 1914. The mezzanine floor and adjoining staircase appear to have been inserted later in the twentieth century when No. 22 became a performance space linked to the bar in Nos. 26 and 23. The roof is deflected and an attempt has been made to prop the sagging timber purlins off the steel beam below, which supports the mezzanine structure.

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. These may previously have been the locations of access hatches. Low head-room suggests this was merely a storage space.



No. 22, the north façade to Denmark Place, showing blocked windows and modern applied timbering (left)



No. 22, interior showing hearth



No. 22, the basement

No. 23 Denmark Place

In between No. 26 and 22 is No. 23 Denmark Place, a three-storey brick building that appears to have been built circa 1908. In that year, a short-lived record company named Musogram is listed at No. 22 in the Post Office directory. By 1909, No. 23 is given its own entry in the directory for the first time, with Musogram listed as occupant. They are replaced in the 1911 directory by Robert Charles Jones, a 'model maker'.

The plain elevations with large windows (some now blocked) suggest the building was built with commercial or industrial uses in mind. The ground and first-floor interiors have been stripped of their historic fittings and the staircase appears to have been rebuilt. The second-floor rooms retain some tongue-and-groove panelling of unknown date.

The building has a history of structural problems which may be partly the result of its design, with large apertures present on three sides of the building. The east wall has been tied back to the floor structure with steel pattress plates at second floor level, suggesting that the floor structures were 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.



No. 23, north façade, with roof of No. 22 in foreground



No. 23 (left) obscures the closet wing of No. 26 (centre)



No. 23, second-floor interior

3.0 Assessment of Significance

3.1 Assessing Significance

This chapter distils the historical analysis outlined in Chapter 3 into an assessment of the 'significance' of the site and its constituent components.

'Significance' is the means by which the cultural importance of a place is identified and articulated. The identification of elements of high and lower significance, based on a thorough understanding of the site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to the site are listed below (see 4.2). However, it is necessary to go beyond these designations to arrive at a more detailed and broader understanding of significance. This is achieved here by using the terminology and criteria from the National Planning Policy Framework (NPPF, adopted 2012).

Annex 2 of the NPPF defines 'significance' as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England's *Conservation Principles, Policies and Guidance* (2008) includes a methodology for assessing significance by considering 'heritage values'. In this instance NPPF terms are used because their adoption simplifies the preparation and assessment of planning and listed building consent applications, but the equivalent HE heritage values are given in brackets for reference.

Annex 2 of NPPF defines **archaeological interest** [**'evidential value'**] in the following way:

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

DCLG has previously (in PPS5) given these definitions for the other types of interest:

- **Architectural and Artistic Interest** [**'aesthetic value'**]: *These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

- **Historic Interest ['historical value']:** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity ['communal value'].*

The assessment of significance is usually an amalgam of these different interests, and the balance between them will vary from one case to the next. What is important is that all these interests have been considered.

This assessment begins below with a summary of statutory designations, followed by a summary of the character and appearance of the conservation area, then a Summary Statement of Significance covering each of the three buildings, and lastly a more detailed assessment expressed using colour-coded plans. The reader may find it useful to refer to these throughout.

3.2 Designations

- No. 26 Denmark Street has been listed at Grade II since 1974. It is linked to Nos. 22 and 23 Denmark Place, which are considered part of the listing (see section 1.4)
- The site lies within the Denmark Street Conservation Area (designated 1984; extended 1991 and 1998). The Denmark Street Conservation Area Appraisal and Management Strategy identifies No. 22 Denmark Place as making a positive contribution to the Conservation Area
- No. 26 Denmark Street is on Historic England's Heritage at Risk register owing to its 'poor condition' and 'slow decay'

3.3 Character and appearance of the Denmark Conservation Area

The character and appearance of the Denmark Street Conservation Area is described by Camden Council within the Denmark Street Conservation Area Appraisal and Management Strategy. This appraisal divides the Conservation Area into three sub-areas. The application site forms part of Sub-area 1, which is centred on Denmark Street and includes Denmark Place and part of Flitcroft Street.

Sub-area 1 derives much of its character and appearance from its mixture of seventeenth-century brick houses and later industrial and commercial buildings of the nineteenth and twentieth centuries. The latter often occupy the original narrow plots, lending the area a noticeable degree of uniformity. Another important aspect of the character is the lively atmosphere that comes from the music-related uses of many of the shops, especially along Denmark Street itself, which has the added benefit of reinforcing appreciation of the area's musical history.



Denmark Street is known for its music-related uses (north side of street; No. 26 is third from the end)

3.4 Summary Statement of Significance

No. 26 Denmark Street

No. 26 Denmark Street possesses *high significance* as one of eight houses to survive from the construction of the street in the 1680s. Such a large cluster of seventeenth-century houses appears to be unique in the context of Central London.

Elements of high significance surviving from the early history of the building include the plan-form, the joinery of the staircase compartment and the panelled interiors at second-floor level. However, many historic elements are missing or damaged, including panelling and parts of the staircase.

Also highly significant is the overall form of the building with its distinctive rear elevation incorporating a full-height projecting closet wing. The setting of No. 26 includes No. 23 Denmark Place, which has a negative effect on the significance of No. 26 in the way that it obscures the closet wing.

No. 22 Denmark Place

No. 22 Denmark Place, otherwise known as the Smithy, possesses *high significance* as a rare survivor in a Central London context of a former coach smith's premises. The principal interior is an atmospheric space retaining a historic hearth and chimneybreast. The small basement has been reconstructed at least once and now lacks coherence; this much-altered space has *modest significance*.

Also highly significant is the overall form of the building with its cubic form combined with a high pitched roof. The setting of No. 26 includes No. 23 Denmark Place, which has a negative effect on the significance of No. 22 in the way it obscures its overall form.

No. 23 Denmark Place

No. 23 Denmark Place possesses *modest significance* as an example of a small-scale commercial/industrial building of the early twentieth century. Despite its modest architectural interest, it illustrates the overall evolution of the site and has an association with the music history of Denmark Street (an early occupant was the 'Musogram' record company). The interiors have been largely stripped of historic fittings; the second floor retains some typical tongue-and-groove panelling.

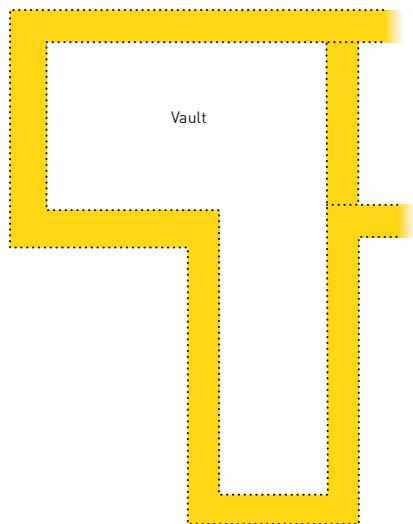
The significance of No. 23 in relation to the wider site is tempered by the fact that it has filled in the garden of the seventeenth-century house and obscured its rear elevation; it also obscures the rear elevation and roof of the former smithy at No. 22 Denmark Place.

3.5 Significance drawings

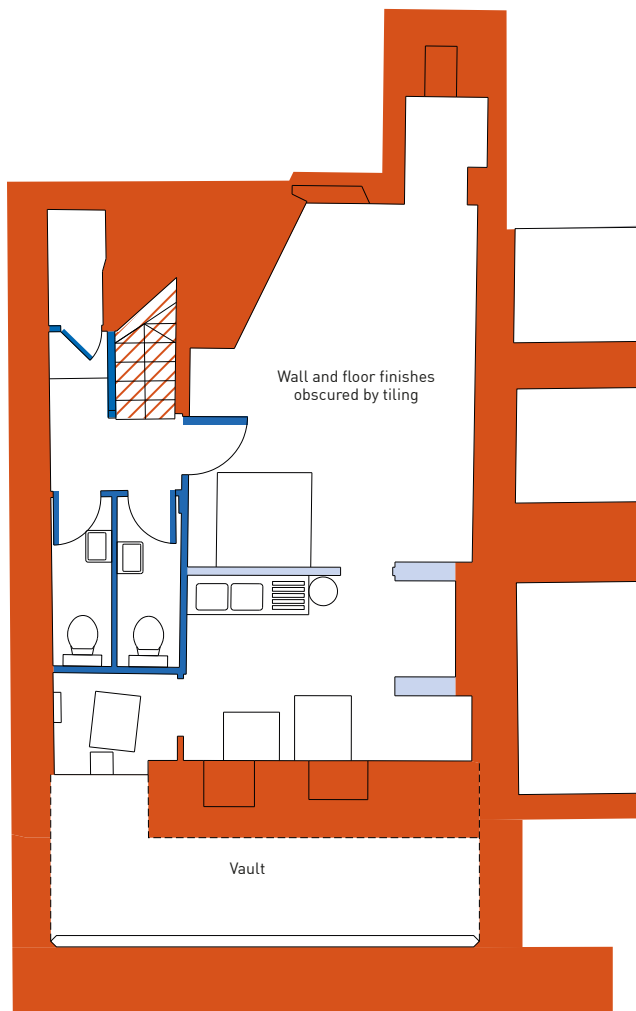
The understanding of the site outlined above is applied here to the buildings in more detail on a floor-by-floor basis. These significance drawings summarise the relative significance of the different parts of the site, using a sliding scale from high significance (historic, rare and important) to modest significance (historic but less important) to neutral (modern and not intrinsically important). Where a historic wall has been rebuilt but continues the historic alignment, this is indicated with hatching. Some modern elements that obscure or detract from the significance of the site are also shaded.

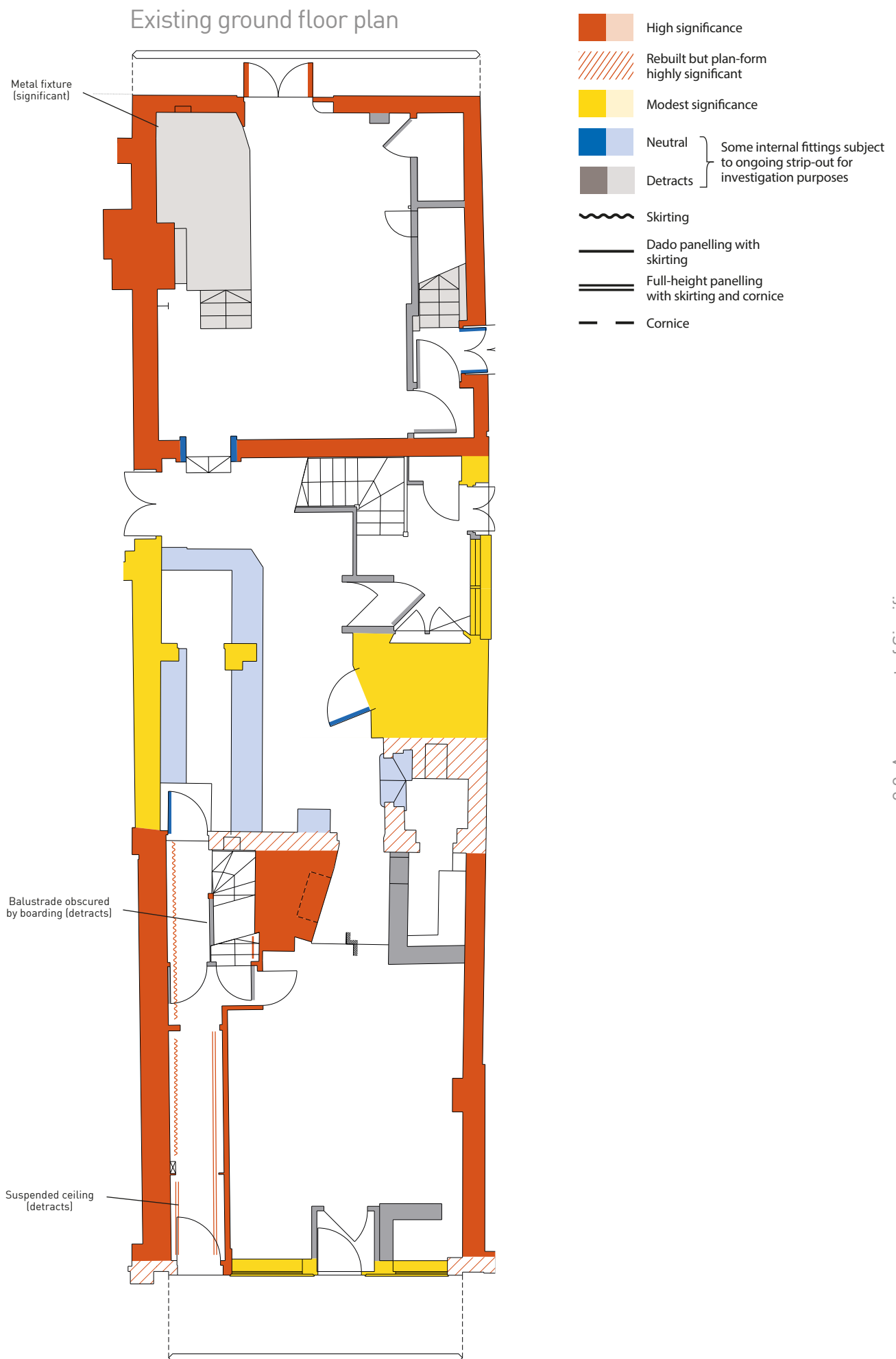
The drawings also indicate the survival of panelling, cornices and skirting boards, coloured according to their significance (see key) and include other annotations for information. The significance drawings are intended as a visual summary of the current understanding and are not intended to be definitive or comprehensive.

Existing basement plan



- High significance
- Rebuilt but plan-form highly significant
- Modest significance
- Neutral
- Detracts
- Some internal fittings subject to ongoing strip-out for investigation purposes
- Skirting
- Dado panelling with skirting
- Full-height panelling with skirting and cornice
- Cornice





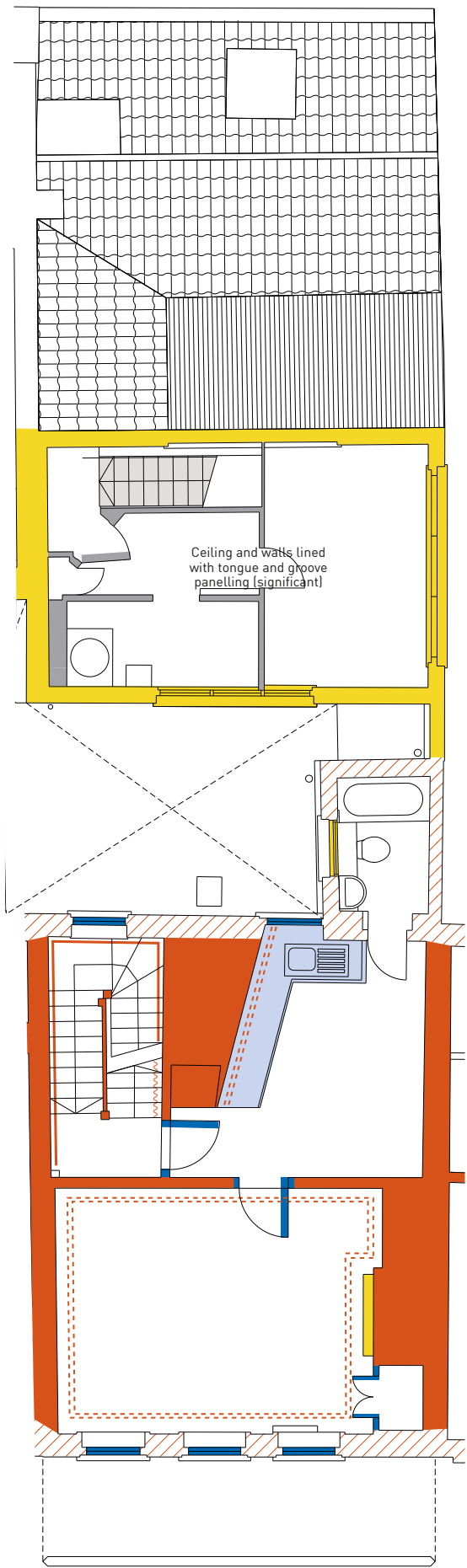
Existing first floor plan

Boxing for services
(detracts)

Suspended ceiling
(detracts)

- High significance
 - Rebuilt but plan-form highly significant
 - Modest significance
 - Neutral
 - Detracts
 - Skirting
 - Dado panelling with skirting
 - Full-height panelling with skirting and cornice
 - Cornice
- Some internal fittings subject to ongoing strip-out for investigation purposes

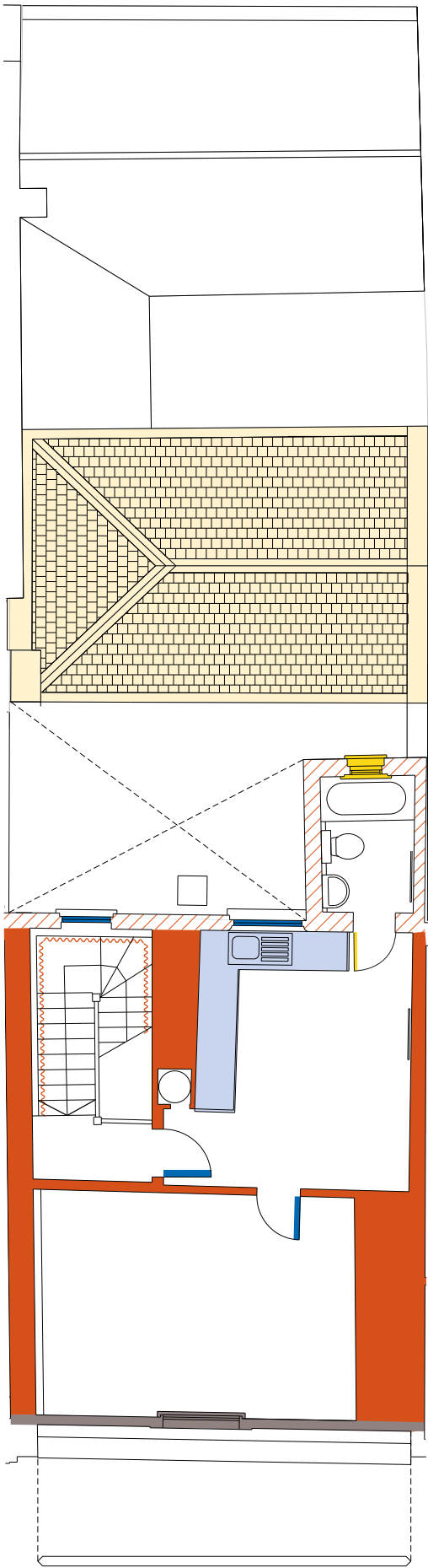
Existing second floor plan



- High significance
- Rebuilt but plan-form highly significant
- Modest significance
- Neutral
- Detracts
- Some internal fittings subject to ongoing strip-out for investigation purposes
- Skirting
- Dado panelling with skirting
- Full-height panelling with skirting and cornice
- Full-height panelling without skirting and cornice
- Cornice

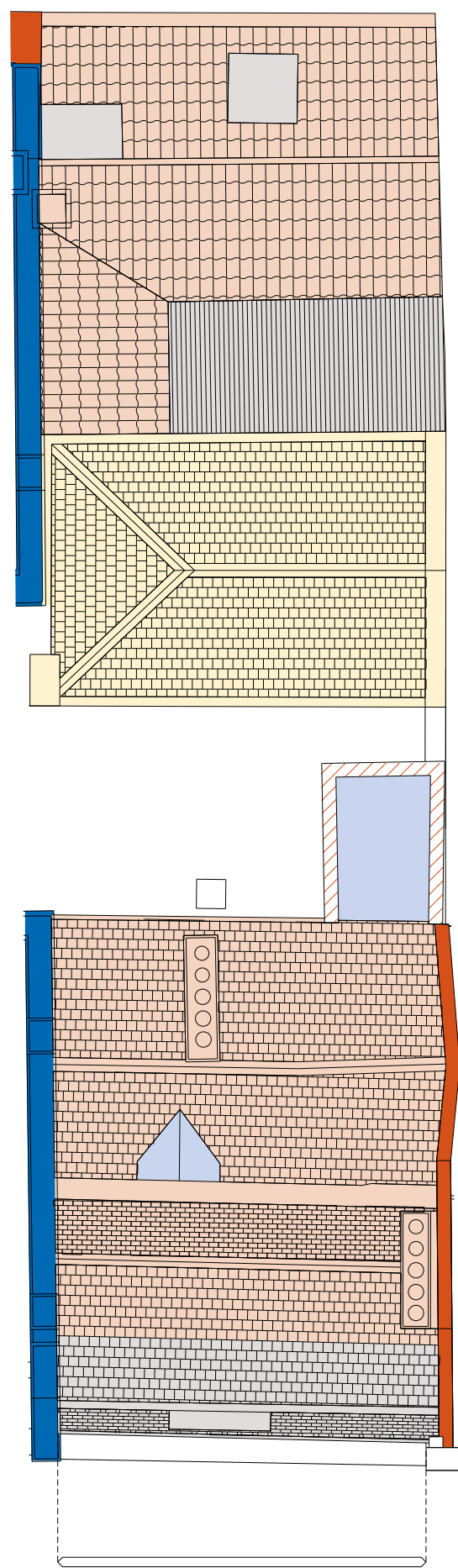
Existing third floor plan

3.0 Assessment of Significance



- High significance
 - Rebuilt but plan-form highly significant
 - Modest significance
 - Neutral
 - Detracts
 - Skirting
 - Dado panelling with skirting
 - Full-height panelling with skirting and cornice
 - Cornice
- Some internal fittings subject to ongoing strip-out for investigation purposes

Existing roof plan



- High significance
- Rebuilt but plan-form highly significant
- Modest significance
- Neutral
- Detracts
- Some internal fittings subject to ongoing strip-out for investigation purposes
- Skirting
- Dado panelling with skirting
- Full-height panelling with skirting and cornice
- Cornice

4.0 Heritage Impact Assessment of Proposals

4.1 Introduction

This chapter introduces the proposals and assesses their impact on the significance of the heritage assets, based on the understanding outlined in Chapters 2-3 and in the light of relevant policy as summarised below.

4.2 Policy context

The designation of the site as a listed building (Grade II) means that any proposals that affect its special interest will be subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance contained in the National Planning Policy Framework (NPPF). Relevant parts of the NPPF include paragraph 128, which requires applicants to 'describe the significance of any heritage assets affected' and paragraph 137, which recommends that 'local planning authorities should look for opportunities for new development... within the setting of heritage assets to enhance or better reveal their significance.' Relevant national guidance issued by Historic England under the title Good Practice Advice in Planning (2015) includes Note 2, *Managing Significance in Decision-Taking in the Historic Environment* and Note 3, *The Setting of Heritage Assets*.

Regional policies are addressed in the London Plan (2011 and later), which places emphasis on responding to local character (Policy 7.4) and conserving and regenerating heritage assets (Policies 7.8 and 7.9). Policy 7.8, part C states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate'. Relevant local policy includes Camden Council's draft Local Plan and the documents that it will eventually replace, i.e. the Core Strategy and the Camden Development Policies. Policy DP25 states that Camden will 'only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building'.

In 2010 Camden Council adopted the Denmark Street Conservation Area Appraisal and Management Strategy, which asserts that the concentration of music uses on Denmark Street 'contributes significantly to the area's special interest and character' and that 'new design should respect the scale and layout of the particular location, and complement the appearance, character and setting of the existing buildings and structures, historic street pattern, areas of open space, and the environment as a whole'. Camden also prepared the Denmark Place Planning Brief (2004) in order 'to ensure a comprehensive approach to the development of land at Denmark Place' and 'to secure development which accords with the Council's planning objectives, and maximises the benefits of development.'

4.3 Summary of proposals

The proposals are to repair and restore Nos. 26 and 22 and to rebuild No. 23 as a single-storey structure. The purpose of rebuilding No. 23 at a lower height is to better reveal the two other buildings while maintaining a link between them. The three buildings will be linked at basement level for the first time to create an enhanced bar/venue occupying basement and ground floor levels. The upper floors of No. 26 will be refurbished as apartments and carefully restored based on the analysis summarised in the significance drawings (see Chapter 3).

The proposals are integrated with the wider St Giles Circus project, which will include the construction of an auditorium with a basement that undersails No. 22. The construction of this basement is complicated by the presence of a Crossrail tunnel beneath the site, which must be 'stapled' down using deep piles. Therefore, a key aspect of the proposals is to facilitate the piling and basement construction by temporarily moving No. 22 Denmark Place. It will be underpinned to form a reinforced concrete slab, which will be stabilised by a temporary steel frame and lifted by crane to a nearby location. Once No. 22 is returned to its original location, the reinforced concrete slab will form part of the new basement structure. No. 22 will then be repaired and restored.

4.4 Impact of proposals

Impact on the listed buildings

No. 26 Denmark Street (*high significance*):

- The restoration of the external envelope through the repair and reinstatement of damaged or missing brickwork, sash windows, roof coverings and rainwater goods will have a *positive impact* on significance and will help to secure the future of the building.
- The internal structural repairs including the strengthening of the floors will have a *positive impact* in helping to secure the future of the building.
- The basement is devoid of significant partitions or fittings, so the rearrangement of that space and insertion of toilet facilities etc will have *no impact* on significance, but will have the benefit of supporting the building's new commercial use.
- At ground floor, the restoration of the panelled hallway and staircase through the replication of missing elements (including reconstruction of the altered rear window) and the removal of the servery from the adjacent room, will have a *positive impact* on significance.
- At first floor, the removal of the detracting partition and the restoration of the interiors including the reinstatement of the missing chimneypieces will have a *positive impact* on significance. The closet wing interior is devoid of historic fittings so the bathroom will have *no impact* on significance.
- At second floor, the removal of the detracting kitchen fittings, the repair of the historic panelling and cupboards and the reinstatement of missing elements including the chimneypiece will have a *positive impact* on significance. The closet wing interior is devoid of historic fittings so the bathroom will have *no impact* on significance.
- The third floor is largely devoid of historic fittings so the new bathroom will have very little impact but there will be a *positive impact* through the removal of the full-height kitchen fittings and the reinstatement of missing chimneypieces.

No. 22 Denmark Place (*high significance*):

- It is envisaged that the building will be adequately protected and kept safe during its temporary relocation to a nearby site, which will therefore have *no impact* on significance.
- The restoration of the external envelope through the removal of the modern applied timbering, the repair and reinstatement of damaged or missing brickwork, windows, roof coverings and rainwater goods will have a *positive impact* on significance and will help to secure the future of the building.
- At ground floor, the restoration of the principal interior through the removal of the detracting mezzanine and staircase and other detracting fittings and the repair of the interior will have a *positive impact* on significance
- The small and altered basement space has modest significance and therefore its demolition will have a *small negative impact*; this will be *offset* by the repair and restoration of the remainder of the building

No. 23 Denmark Place (*modest significance*):

- The demolition of No. 23 will have a *negative impact* on the historic significance of that particular part of the site but a *positive impact* overall due to the considerable heritage benefits associated with its replacement with a much lower building. These benefits include:
 - Revealing the distinctive rear elevation with closet wing of No. 26 and allowing the restoration of that elevation including the repair of the damage caused by No. 23
 - Better revealing the form of No. 22 including its rear elevation and roof and allowing the restoration of those elements including the repair of the damage caused by No. 23
 - Restoring a sense of the void that historically existed between No. 26 and No. 22, a visual effect that will be encouraged by the design of the new structure through the use of glass and the minimum of architectural detailing
 - Allowing greater appreciation of the site's heritage through the creation of a small courtyard within the footprint of No. 23 which will enhance the visibility of No. 26 and No. 22

Impact on the conservation area

No. 23 makes a modest, positive contribution to the Denmark Street Conservation Area. Its demolition will therefore have a *negative impact* on this part of the Denmark Street Conservation Area, but overall there will be a *positive impact* due to the benefits listed above and due to the wider benefits associated with the creation of an enhanced new bar/venue that will sustain the music heritage of the conservation area.

Conclusion

In summary, the proposals will better reveal the significance of two rare and very important historic buildings, the former coach smith's premises at No. 22 Denmark Place and, crucially, the seventeenth-century house at No. 26 Denmark Street.

There is undoubtedly some harm associated with the loss of No. 23 – harm to the listed building and to the Conservation Area. But this harm will be more than offset by a series of key heritage benefits, which include creating a viable bar/venue that will sustain the music heritage of the site, enhancing the setting and thereby the significance of No. 22 and No. 26, restoring the exterior and interior of No. 22, including removing the later mezzanine, and restoring the exterior and interior of No. 26, including the reinstatement and repair of missing and damaged historic elements such as panelling and chimneypieces. As a result, the overall heritage impact of the scheme is positive.

The application scheme is based on an in-depth understanding of the significance of the site and includes proposals for the careful restoration of many historic elements using appropriate forms, materials and techniques. It therefore satisfies the national and regional policies for the historic environment in the NPPF and the London Plan, in addition to the local policies and guidance issued by Camden Council.

5.0 Sources

5.1 Books

Neil Burton and Peter Guillery, *Behind the façade: London house plans, 1660-1840*, London, Spire Books, 2006

Bridget Cherry and Nikolaus Pevsner, *The Buildings of England, London 4: North*, New Haven and London, Yale University Press, 1998

George Clinch, *Bloomsbury and St Giles's: Past and Present*, London, Truslove and Shirley, 1890

Ed Glinert, *The London Compendium: A Street-by-street Exploration of the Hidden Metropolis*, London, Penguin, 2012

Keith Hayward, *Tin Pan Alley: The Rise of Elton John*, London, Soundcheck Books, 2013

John Parton, *Some Account of the Hospital and Parish of St. Giles in the Fields, Middlesex*, London, Luke Hansard and Sons, 1822

W. Edward Riley and Sir Laurence Gomme (eds.), *Survey of London: volume 5 - St Giles-in-the-Fields*, part II, 1914

John Strype, *A Survey of the Cities of London and Westminster*, London, 1720

Suggs, *Suggs and the City: Journeys through Disappearing London*, London, Hachette, 2009

John Summerson, *Georgian London*, New Haven and London, Yale University Press, 2003

'St Giles-in-the-Fields' in Walter Thornbury, *Old and New London: Volume 3*, London, 1878, pp. 197-218

5.2 Reports

Turley Associates, *Denmark Street Heritage Statement*, Consolidated Developments Ltd, 2012

Camden Council, *Denmark Place Planning Brief*, 2004

Camden Council, *Denmark Street Conservation Area Appraisal and Management Strategy*, 2010

5.3 Other

Historic England historians' files: CAM 87, CAM 280 (reports, correspondence, notes and photographs relating to Denmark Street and Denmark Place)

Historic maps of London: Agas, c. 1561; Morgan, 1682; Strype, 1720; Rocque, 1745; Horwood, 1799; Greenwood, 1824-26; Ordnance Survey, 1870; Ordnance Survey, 1894; Ordnance Survey, 1914

Goad fire insurance map, 1888, Vol. VIII, sheet 197 (British Library)

'London's Tin Pan Alley' from Hidden London online guide (<http://hidden-london.com/the-guide/denmark-street/>)

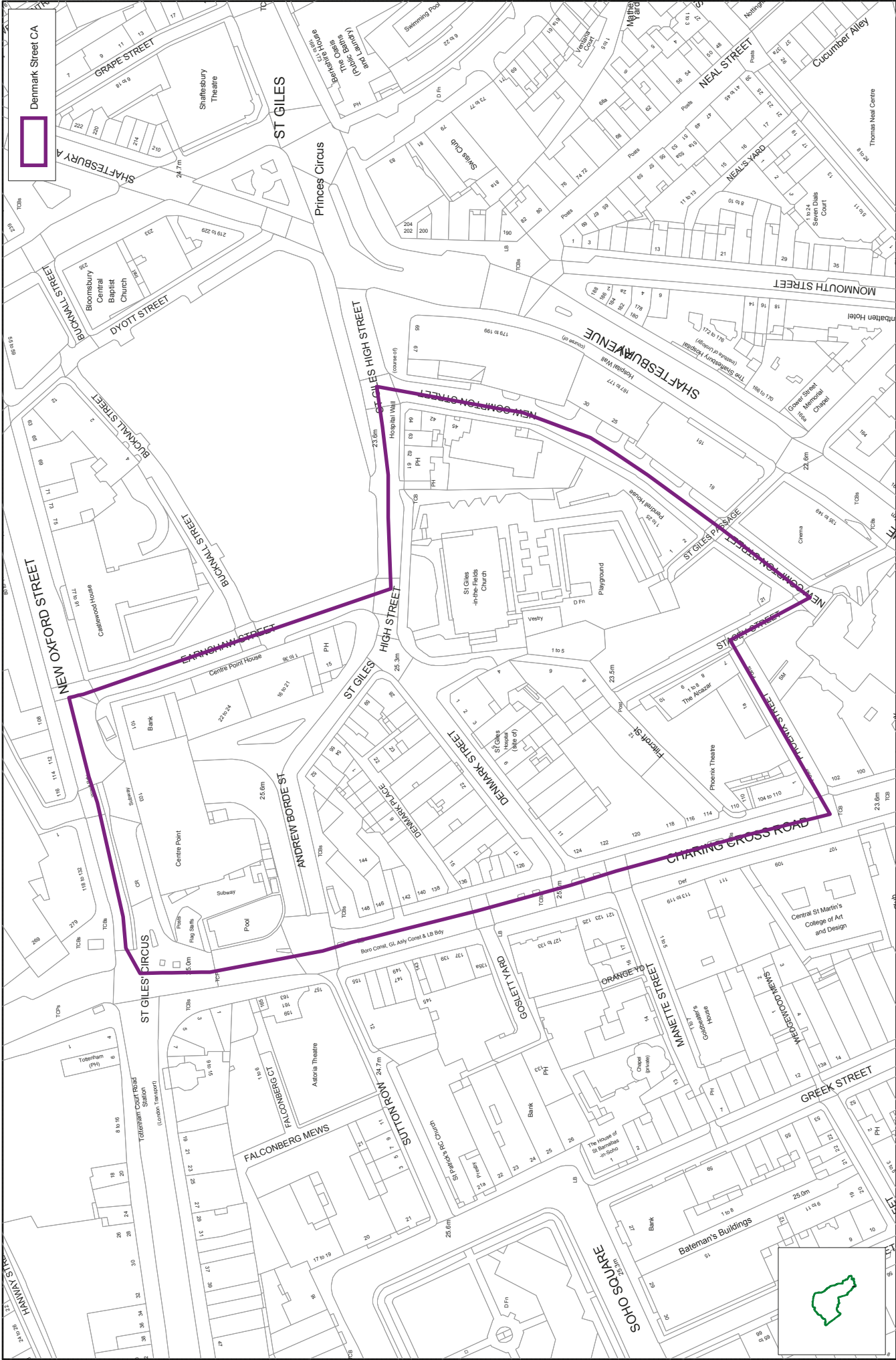
Post Office directories (Westminster Archive Centre)

Wenceslaus Hollar, Bird's Eye View of London, c. 1660 (British Museum)

Appendix 1

Conservation

Area map



Appendix 2

List entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List entry Number: 1271982

Location

26, DENMARK STREET

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

UID: 477062

Details

CAMDEN

TQ2981SE DENMARK STREET 798-1/104/304 (North side) 14/05/74 No.26

GV II

Terraced house with later shop. Early C18. Multi-coloured stock brick. Tiled mansard roof with dormer. 3 storeys and attic. 3 windows. C20 shop to ground floor. Upper floors with rough arches (cut flat above) to flush frame cross windows. INTERIOR: not inspected.

Listing NGR: TQ2990981281

National Grid Reference: TQ 29909 81281

Appendix 3

Heritage at Risk

Register entry

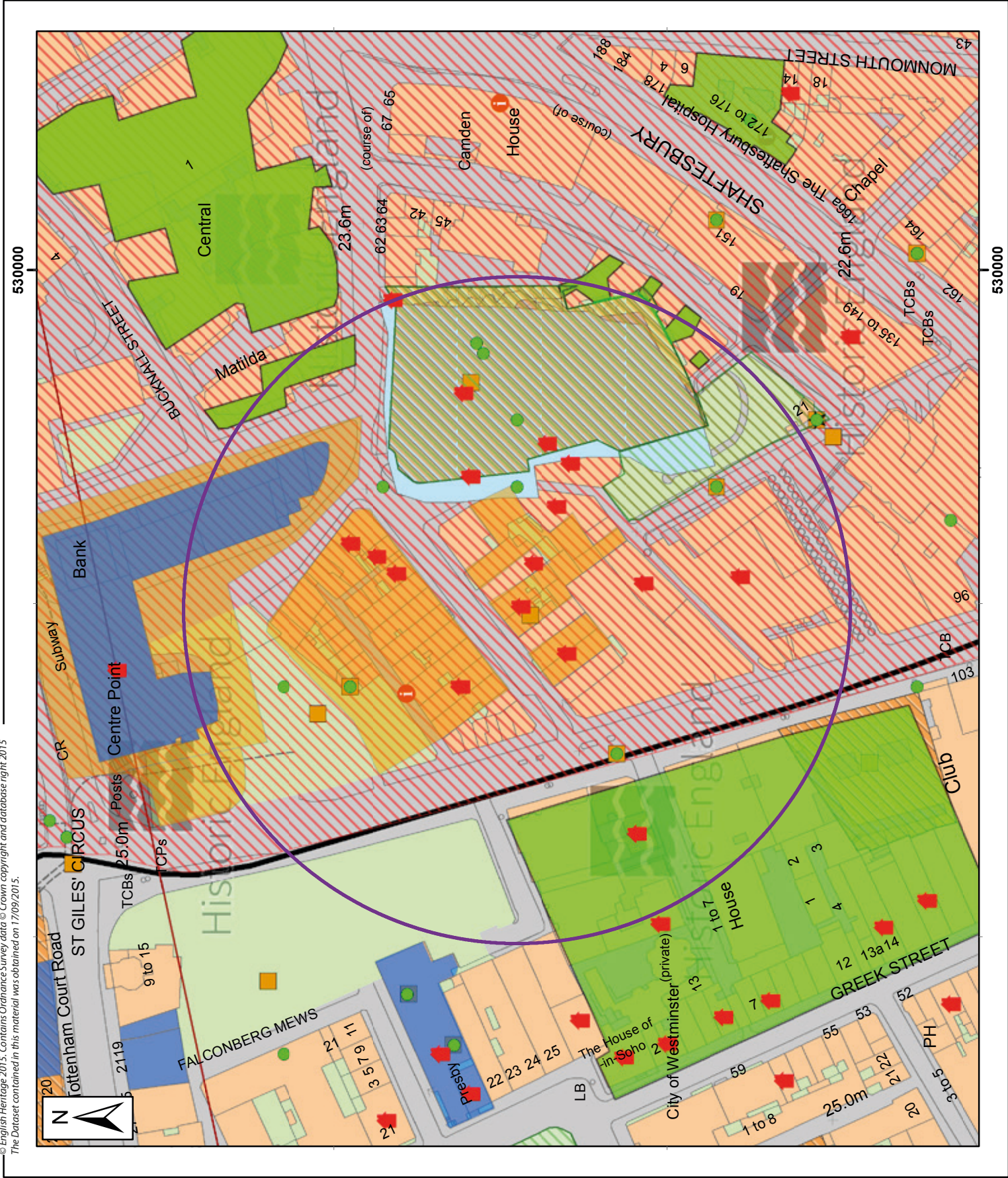
26, Denmark Street WC2 - Camden

Early C18 terraced house; windows altered in C20. Bar on ground floor. Windows, parapets and gutters are still in poor condition. Listed Building Consent and Planning Permission have been granted as part of a wider scheme which includes residential use on the upper floors and repairs to the roof and front parapet.

Heritage Category:	Listed Building grade II
Name:	26, Denmark Street
Street No:	26
Street:	Denmark Street
District/London Borough:	Camden
County:	Greater London
Parliamentary Constituency:	Holborn and St. Pancras
Region:	London
Postcode:	WC2
Designation:	Listed Building grade II, CA
List Entry Number:	1271982
Condition:	Poor
Occupancy/Use:	Part occupied/part in use
Priority Category:	D - Slow decay; solution agreed but not yet implemented
Previous Priority Category:	C - Slow decay; no solution agreed
New Entry:	No
Owner Type:	Private
Contact:	Caroline Welch (LPA) 020 7974 1944
















Appendix 4

Historic Environment Record



GLHER Report 12012
St Giles Circus
TQ 29898 81245
100m radius

17 September 2015

- | | | | | | | | | |
|---|-----------------------|---|------------------------------|---|---|---|--|---|
|  | Archaeology |  | Archaeological Find Spot |  | Building |  | Listed Building | |
|  | TDP & TAS |  | Maritime Archaeology |  |  | Registered Parks & Gardens |  | Scheduled Ancient Monuments |
|  | World Heritage Sites |  | Archaeological Priority Area |  |  | Event Location |  | Event Location (Not fully recorded on the GLHER database) |
|  | Requested Search Area | | | | | | | |

Scale (at A4): 1:1,500

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Historic England 100019088 © Historic England. Historic OS Mapping © and database right Crown Copyright and Landmark Information Group Ltd (all rights reserved) Licence numbers 000394 and 1P0024.

Notes:
Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s). Any archaeological (priority areas) shown on this map extract are those used by the Historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.



Historic England

1 Waterhouse Square, 138-142 Holborn,
London EC1N 2ST

Tel: 020 7973 3000 Fax: 020 7973 3001

www.HistoricEngland.org.uk

Alan Baxter

Prepared by Robert Hradsky

Reviewed by Vicky Simon

issued December 2015

T:\1437\1437-210\12 DTP Data\2015-09_Heritage Statement, 26 Denmark Street and 22-23 Denmark Place\1437-210_St Giles Circus_Heritage Statemetn.indd

This document is for the sole use of the person or organisation for whom it has been prepared under the terms of an invitation or appointment by such person or organisation. Unless and to the extent allowed for under the terms of such invitation or appointment this document should not be copied or used or relied upon in whole or in part by third parties for any purpose whatsoever. If this document has been issued as a report under the terms of an appointment by such person or organisation, it is valid only at the time of its production. Alan Baxter Limited does not accept liability for any loss or damage arising from unauthorised use of this document.

If this document has been issued as a 'draft', it is issued solely for the purpose of client and/or team comment and must not be used for any other purpose without the written permission of Alan Baxter Limited.

Alan Baxter Limited is a limited company registered in England and Wales, number 06600598.
Registered office: 75 Cowcross Street, London, EC1M 6EL.

© **Copyright** subsists in this document.



