

**5 DENMARK STREET
LONDON, WC2H 8LU**

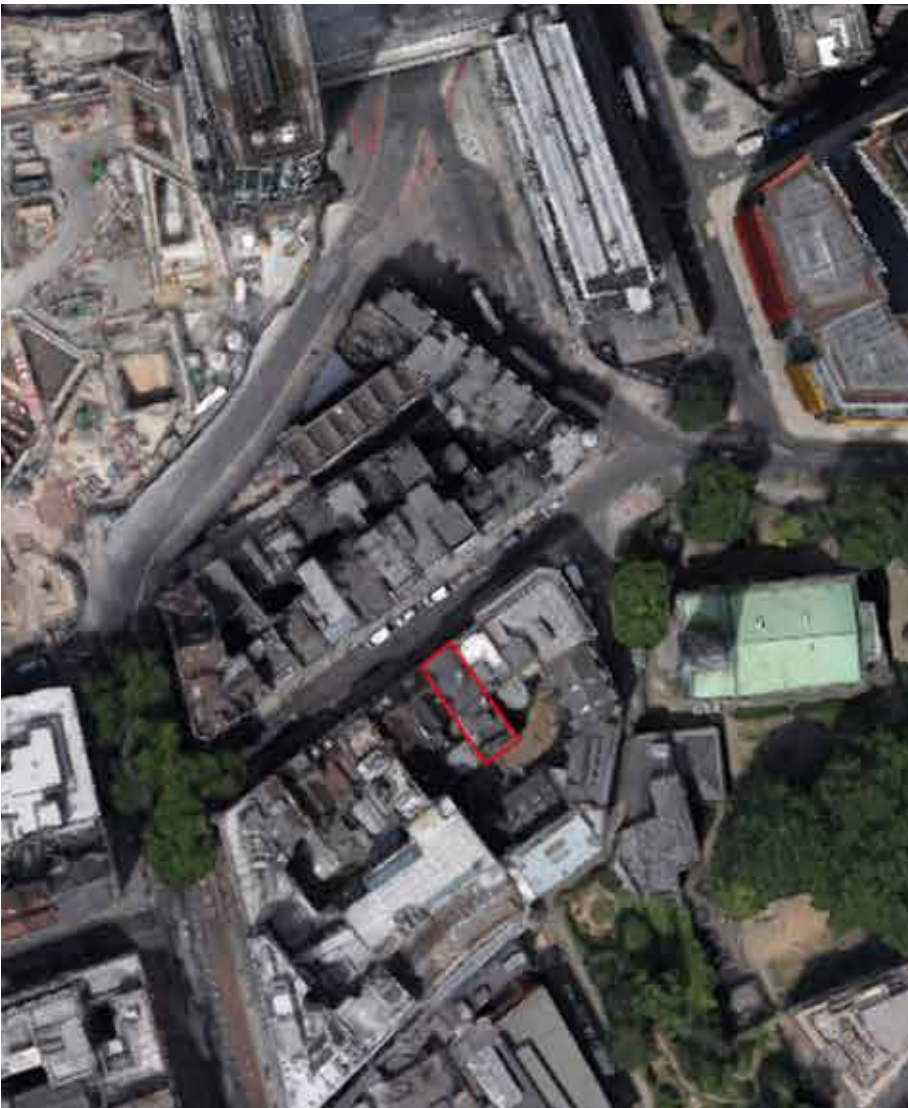


DESIGN AND ACCESS STATEMENT
MAY 2017

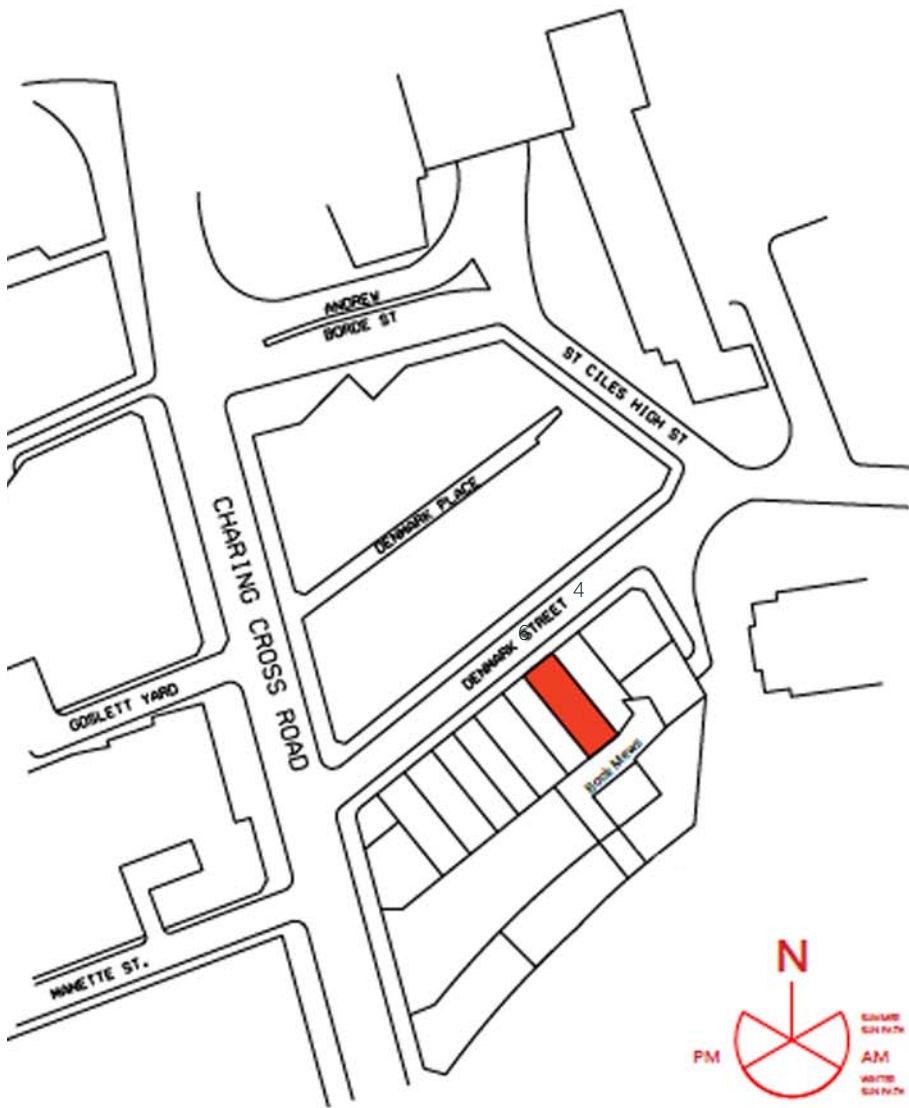
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KSR ARCHITECTS LLP
14 Greenland Street
London NW1 0ND
t: +44 (0)20 7692 5000
mail@ksrarchitects.com
www.ksrarchitects.com



AERIAL VIEW



LOCATION PLAN 1:1250

1.1 DESIGN TEAM

ARCHITECTS	KSR Architects
M&E ENGINEERS	Integration
MARKETING	Monmouth Dean

1.2 BACKGROUND TO THE PROPOSAL

This Design and Access Statement supports the application for Planning Permission and Conservation Area Consent for the redevelopment of 5 Denmark Street.

The application, made on behalf of Sterling Property Development, proposes to extend the Basement level and to refurbish the Ground Floor for A1 Retail use. Also to refurbish and extend the upper floors, including a new mansard roof, for C3 Dwelling use (currently B1 Office use).

The proposals have been developed following a pre-app submission, as well as consultations with local residents and business people, as set out in Section 5.

1.3 PRE-APPLICATION RESPONSE

A Pre-Application submission (ref 2012/02006/NEW) was made to Camden Council in 2012 by Kevin Whyte Architect. A formal written response was received on 17 April 2012 and is included in the appendix.

The principal points raised were:

It is considered that the principle of loss of employment floor space plus provision of additional residential floor space is welcomed as per LDF policies CS8 and DP13.

The proposal to extend the basement should be further investigated. **(See Section 4.2)**

The proposed rear extension is considered appropriate, but care needs to be taken as to not overdevelop the additions in respect to impact on surrounding buildings, particularly the 18th century small scale Brook Mews. **(See Section 4.2)**

The Council encourages the provision of cycle storage /parking for the proposed residential units at 1 space per unit. **(See Section 5.2)**

2.1 LOCATION

The site is located in the Denmark Street Conservation Area in the borough of Camden. It is in the Central Activity Zone (CAZ).

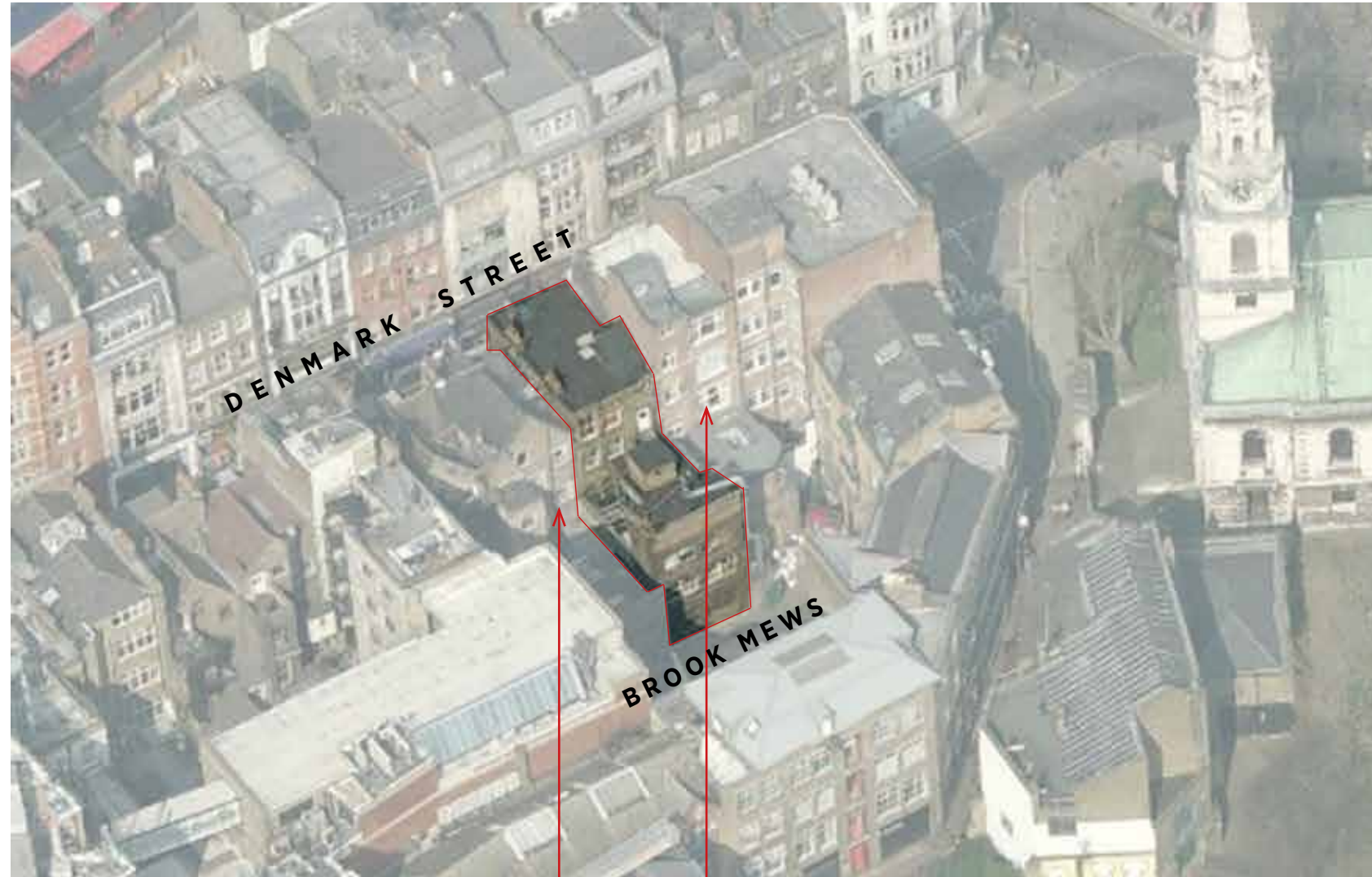
The building is on the south side of Denmark Street.

2.2 SITE CONTEXT

The surrounding site is undergoing a major regeneration project. The introduction of the Crossrail line for the new Tottenham Court Road Underground Station at St Giles' Circus has instigated other redevelopments within the area. A major London cultural and entertainment centre has been proposed in St Giles' Circus, to re-establish and protect the musical heritage of the area. Denmark Street, with such close proximity to St. Giles' Circus, is proposing to continue this regeneration.

Camden identifies Denmark Street as lying within the Tottenham Court Road / Charing Cross Road Central London Frontage, and is defined as an important centre for the UK's popular music industry. Some of the buildings on Denmark Street are Grade II Listed or of special interest and are mostly of retail use on the ground floors, with residential or office spaces above. The site is located within areas of open space deficiency and wildlife deficiency. It is therefore a typical central London site with high density development.

The site neighbouring buildings No.4 and No.6 Denmark Street, amongst many others along the street, are owned by Consolidated Group, a company who has played a large role in the regeneration of Soho and Covent Garden over the past 25 years. They are planning an extensive transformation in the area following the new St Gilles' Circus development. As an example, No.4 Denmark Street, designated as a positive building of local importance, has planning consent for adding a new mansard roof with two more floors. The ground floor and basement will retain the A1 Retail use whilst the upper floors will change from the current B1 Office use to C3 Residential.



VIEW NORTH

No. 6 Denmark Street

No. 4 Denmark Street

2.3 EXISTING BUILDING

The original building was a Jacobean style terraced house, but it has accumulated a piecemeal of renovations and extensions to the interior and the rear. As a result, very little of the original fabric remains apart from the brickwork of the two middle floors in the front façade. Therefore, it is identified as a Grade II listed Building, and as such is to be considered part of the heritage of the area.

It comprises of 4 storeys (plus basement), linked together by an in-situ concrete stair case. Currently the basement floor covers half of the site, which is used as an additional space to the main retail space on the ground floor. The shop front, of a similar style as the rest of the commercial buildings in the street, has no heritage value.

The facade is of a multi-coloured stock brick. It spans 3 windows and is decorated with stucco keystones and a string course to the 1st floor. Gauged red brick flat arches to flush frame sashes (some with glazing bars) with exposed boxing.

The back of the building was a separate addition from the late 19th century, modified on early 20th century, with floors in concrete cast in-situ on steel (or cast iron) beams.

The original roof, similar to the one in No.6 which still retains its characteristic design, has been transformed into a flat roof during the 20th century.

The current office accommodation, due to the numerous additions and extensions, suffers from poor planning, floor loading capability, floor plate sizes, floor to ceiling heights, natural lighting and accessibility issues. These factors, coupled with the restriction on floor-to-ceiling heights presented by the existing window locations, make the building most unsuitable for accommodating offices built to modern standards.



A - ENTRANCE HALL INTO PROPERTY



B - CONDITION OF STAIR LEADING TO ROOF- HOLE IN ROOF



C - CONDITION OF SHARED SPACES



D - ABANDONED ROOM



E - CONDITION OF STAIRS



F - CONDITION OF HALLWAY



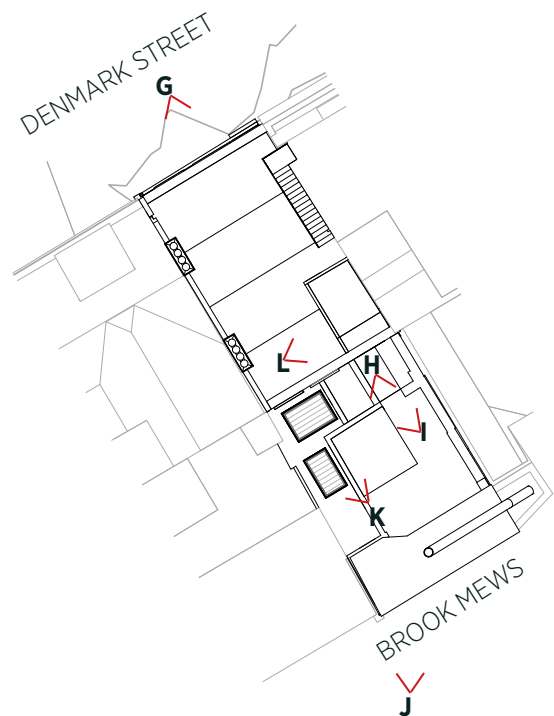
G - FACADE



H - ON ROOF OF REAR EXTENSION



I - REAR WALL OF DWELLING



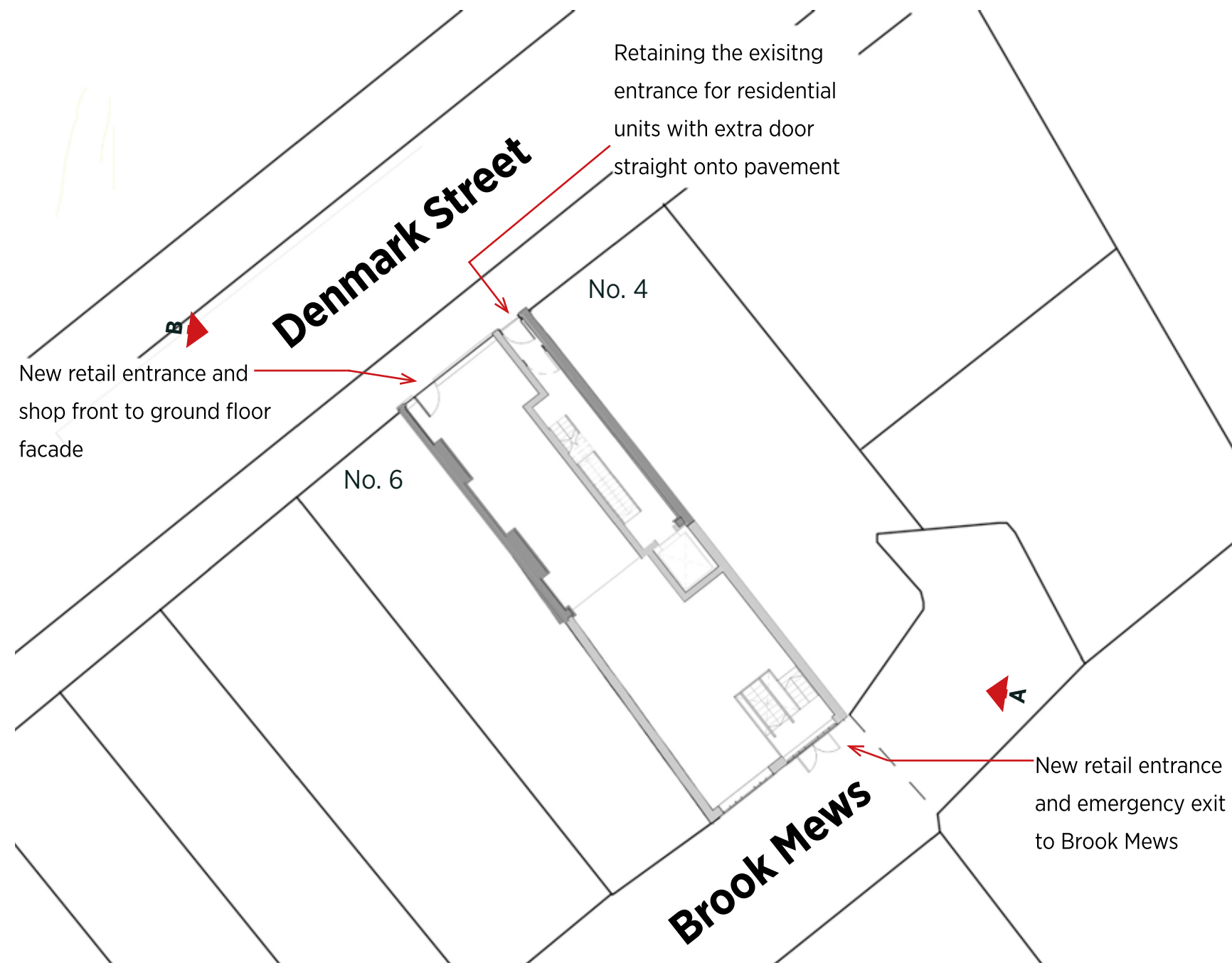
J - REAR FACADE



K - ON ROOF OF REAR EXTENSION



L - ON ROOF OF DWELLING FACING 4 DENMARK STREET



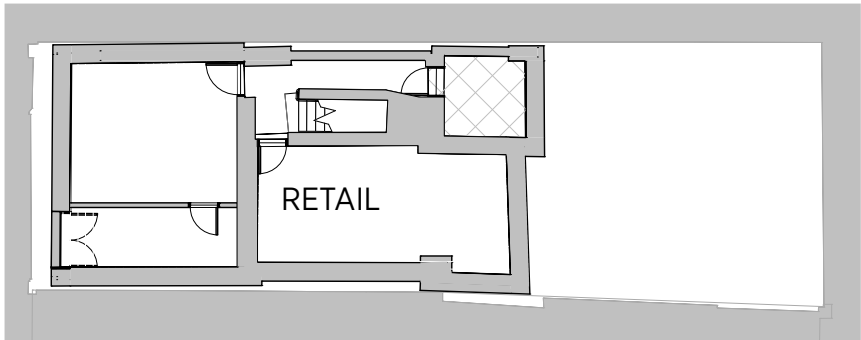
2.4 SITE CONSTRAINTS & OPPORTUNITIES

The site is located within a highly populated area in Camden Borough Central London.

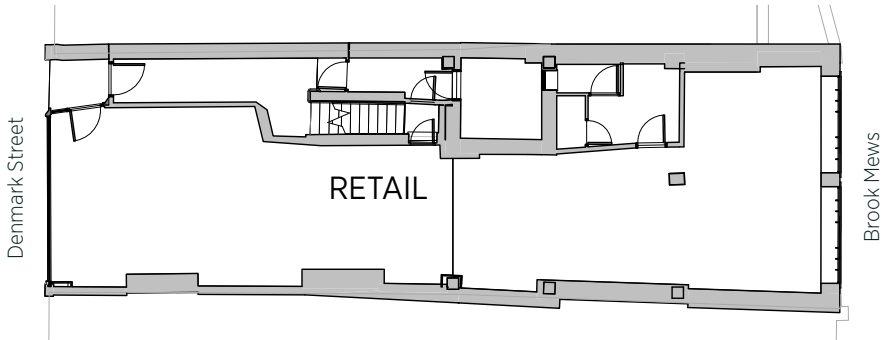
The building is Grade II listed, justified because of the remaining section of original brickwork to the street elevation. All the interiors are later additions to the original building, and are currently in poor condition.

The current office use of the building is constrained by the poor quality of the space, the size of the floor plates, floor to ceiling height, natural lighting available and accessibility into the building. All these issues make the building not suitable for a potential internal refurbishment only as modern standards in offices will not be achieved.

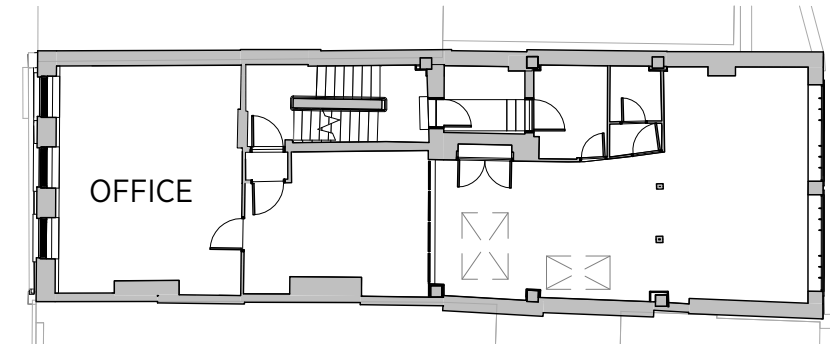




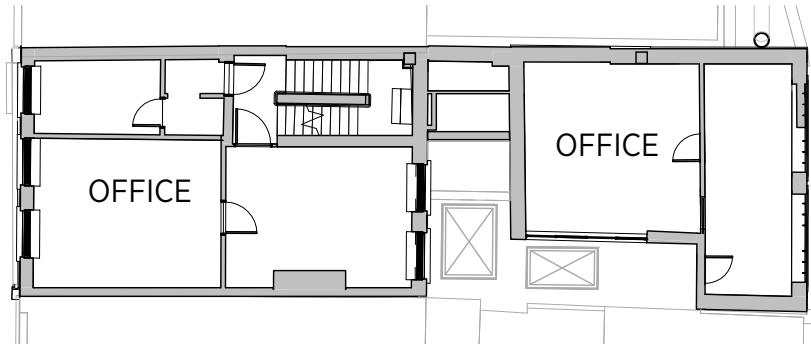
BASEMENT



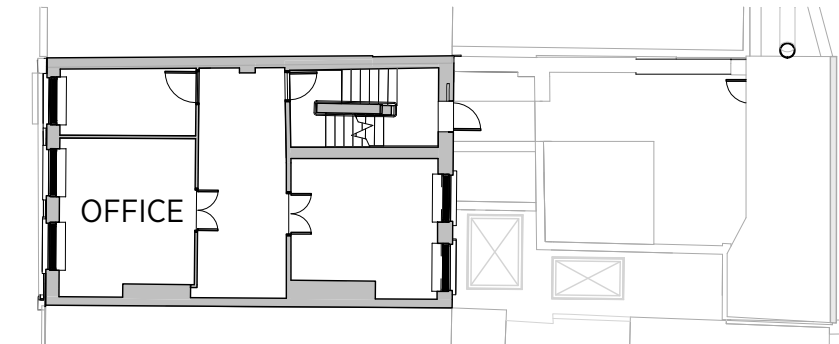
GROUND FLOOR



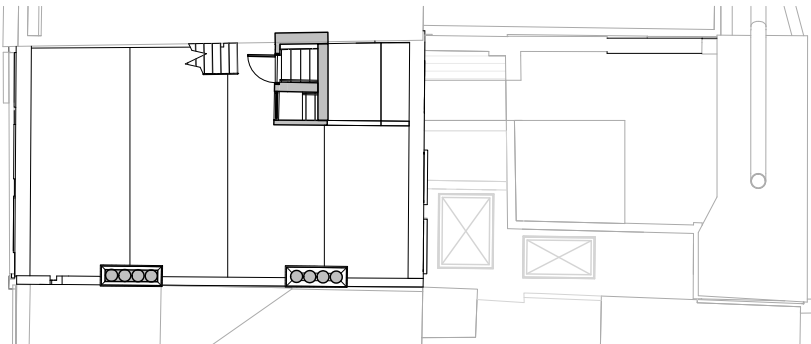
1ST FLOOR



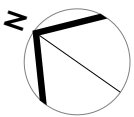
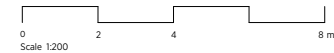
2ND FLOOR

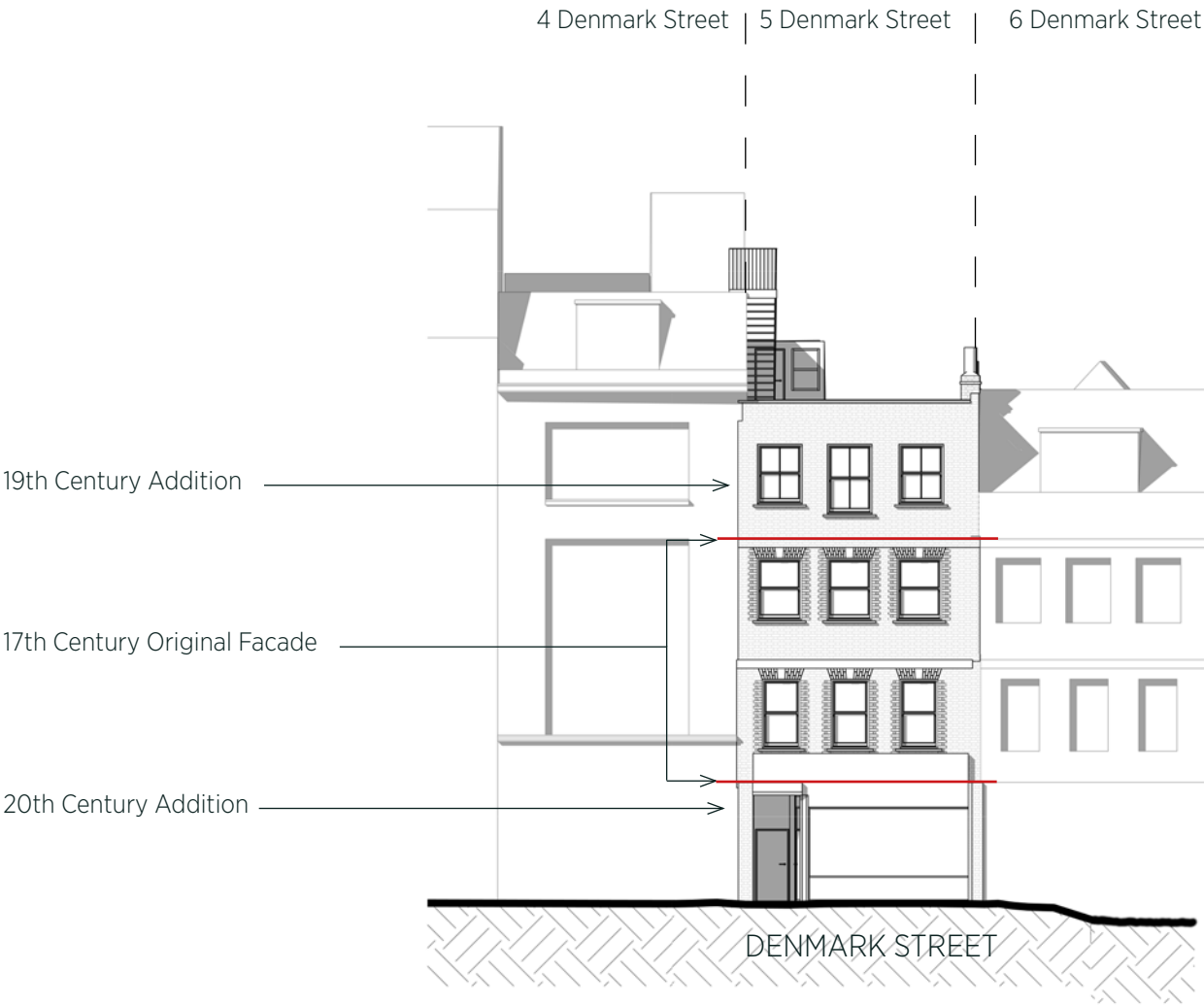


3RD FLOOR

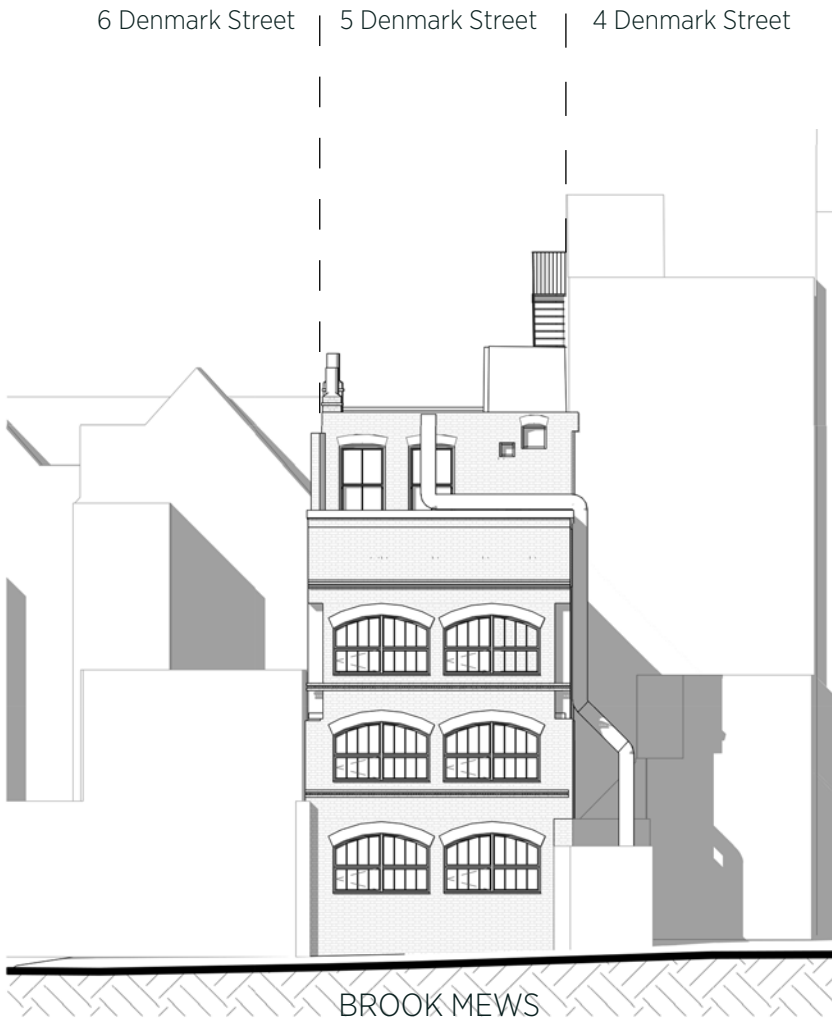


ROOF





EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

3.1 HISTORY OF SITE

The street was developed in the late 17th Century originally for residential use and in the 19th Century a number of the buildings became commercially used. Since the 1950s, Denmark Street has been locally known as 'Tin Pan Alley' and is celebrated as an important centre of the UK music industry.

The site is under the Denmark Street Conservation Area, with a number of the buildings as Grade II Listed or are of high local importance.

3.2 HISTORY OF BUILDING

The house was originally constructed in the 1680's by Samuel Fortrey and Jacques Wiseman. The building is Grade II Listed but only little of the original fabric remains apart from the middle two storeys of the front wall. The rest of the building is Victorian or 20th century renovation.

The street elevation is the original Jacobean brickwork on the first and second floors. The third floor is said to be added in the 19th century.

The rear extension is of 19th Century origin covering approximately half of the site. It is apparent that the rear wall of the original building was altered and the rear extension originally added when the drains and underground sewer connection were built in the latter part of the C19.

This building was modified in the early 20th century. The ground floor shopfront has a modern facade and is of no historical importance.

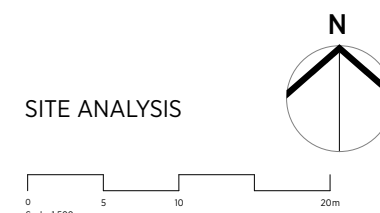
5 Denmark Street has a recent flat roof and one more storey than the original house. A concrete staircase, very likely dating from the 1920's when 4 Denmark Street was rebuilt, serves all floors of 5 Denmark Street. The solid interior wall that divides the corridor from the shop and the occupational space in the building was built at the same time as the staircase.

The listing is justified because of the remaining section of the front wall, i.e. street elevation, but there is no fabric in the building other than the front wall (and the party wall with 6 Denmark Street) that would justify or require protection.

Listing Entry:

CAMDEN
TQ2981SE DENMARK STREET
798-1/104/300 (South side)
14/05/74 No. 5
GV II

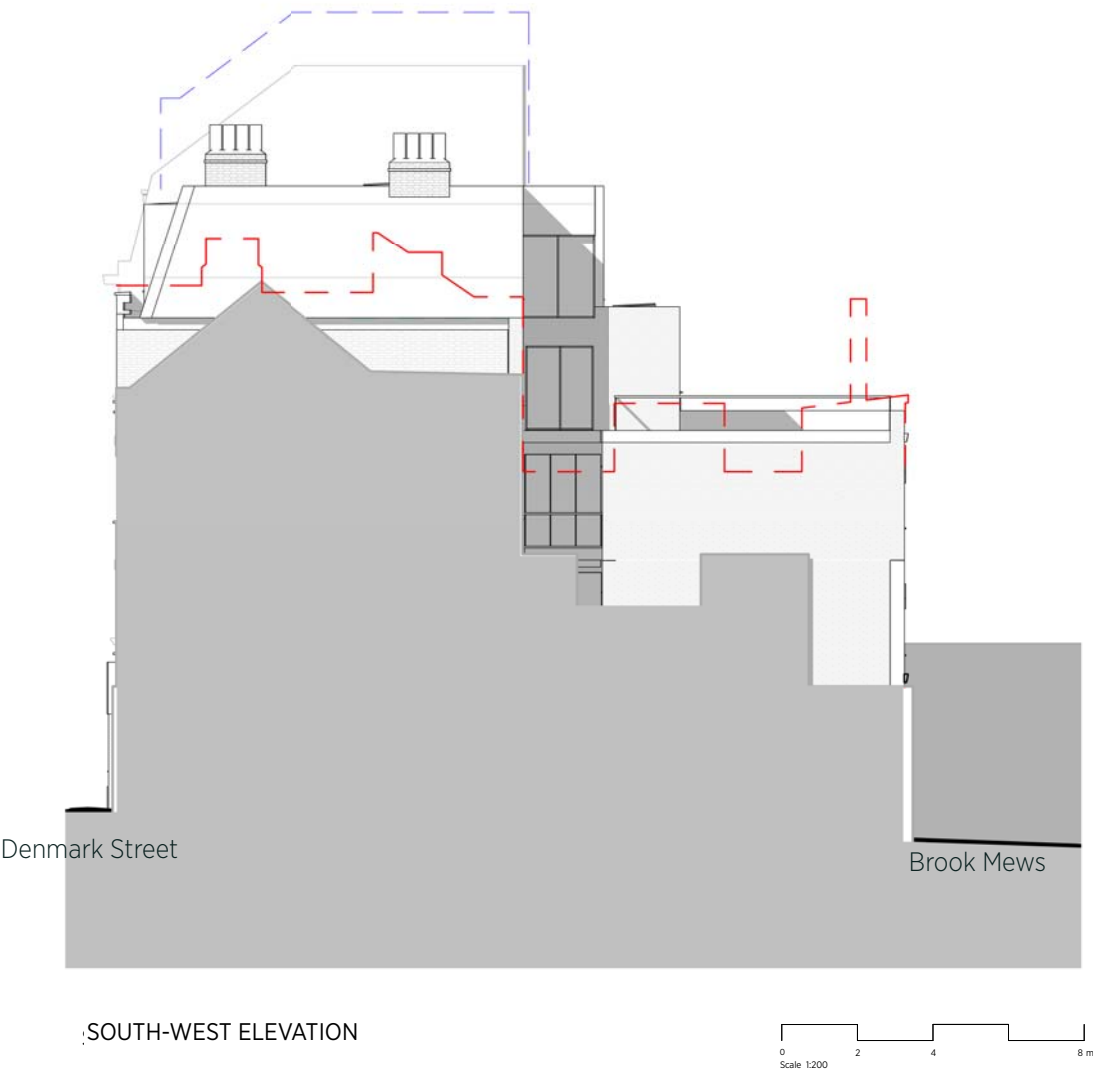
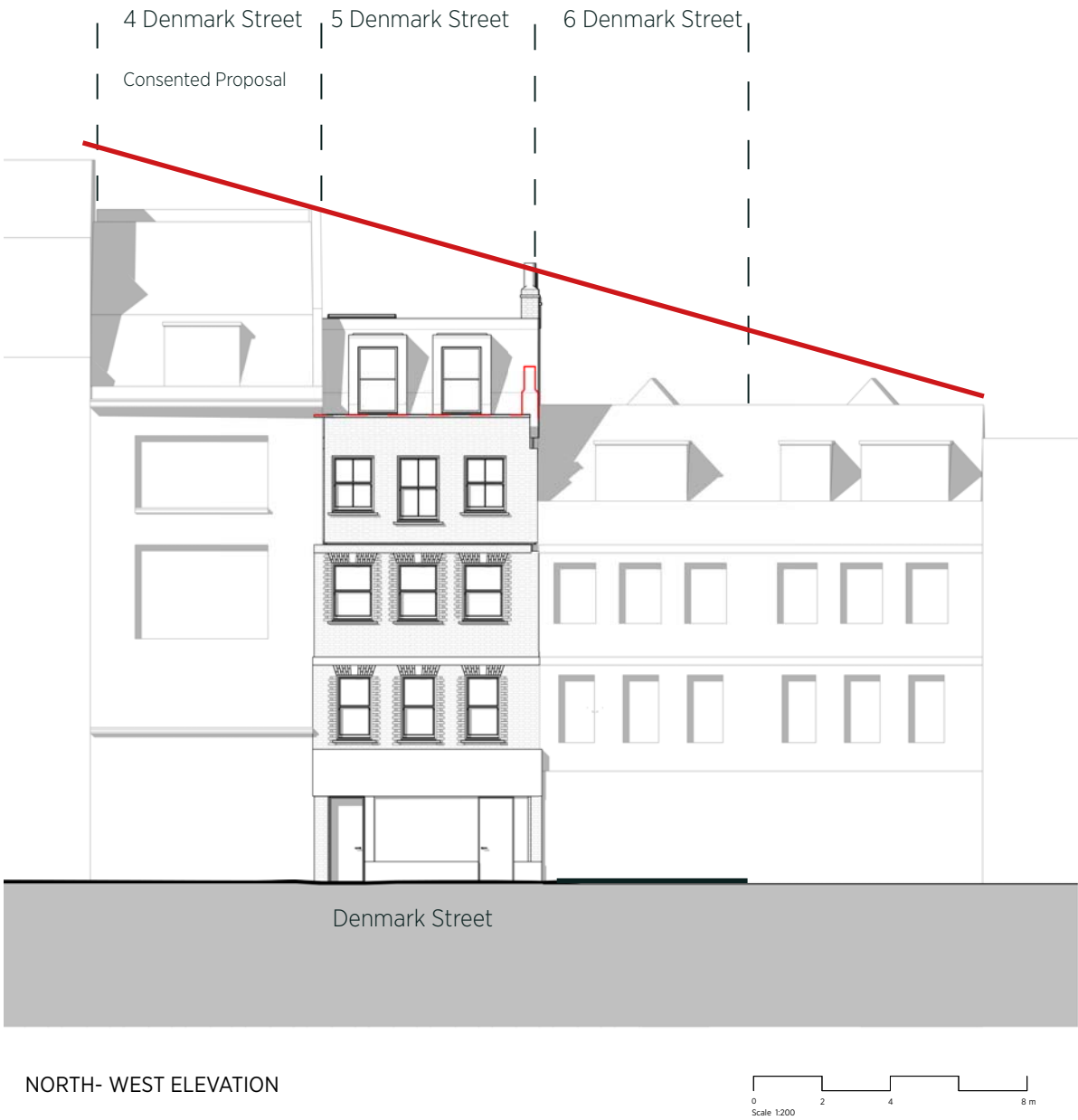
Terraced house with later shop. c1686-89 as part of an estate development by Samuel Fortrey and Jacques Wiseman. Multi-coloured stock brick, stucco keystones and string course to 1st floor. 4 storeys (4th storey later addition). 3 windows. C20 shop at ground floor. Gauged red brick flat arches to flush frame sashes (some with glazing bars) with exposed boxing. Parapet. INTERIOR: not inspected.



- 5 DENMARK STREET
- GRADE I LISTED
- GRADE II LISTED
- LOCAL SIGNIFICANCE
- GREEN AREA

4.1 PROPOSED FRONT AND REAR ELEVATIONS

- Outline of existing 5 Denmark Street
- Outline of 3 Denmark Street
- Line showing stepping of properties

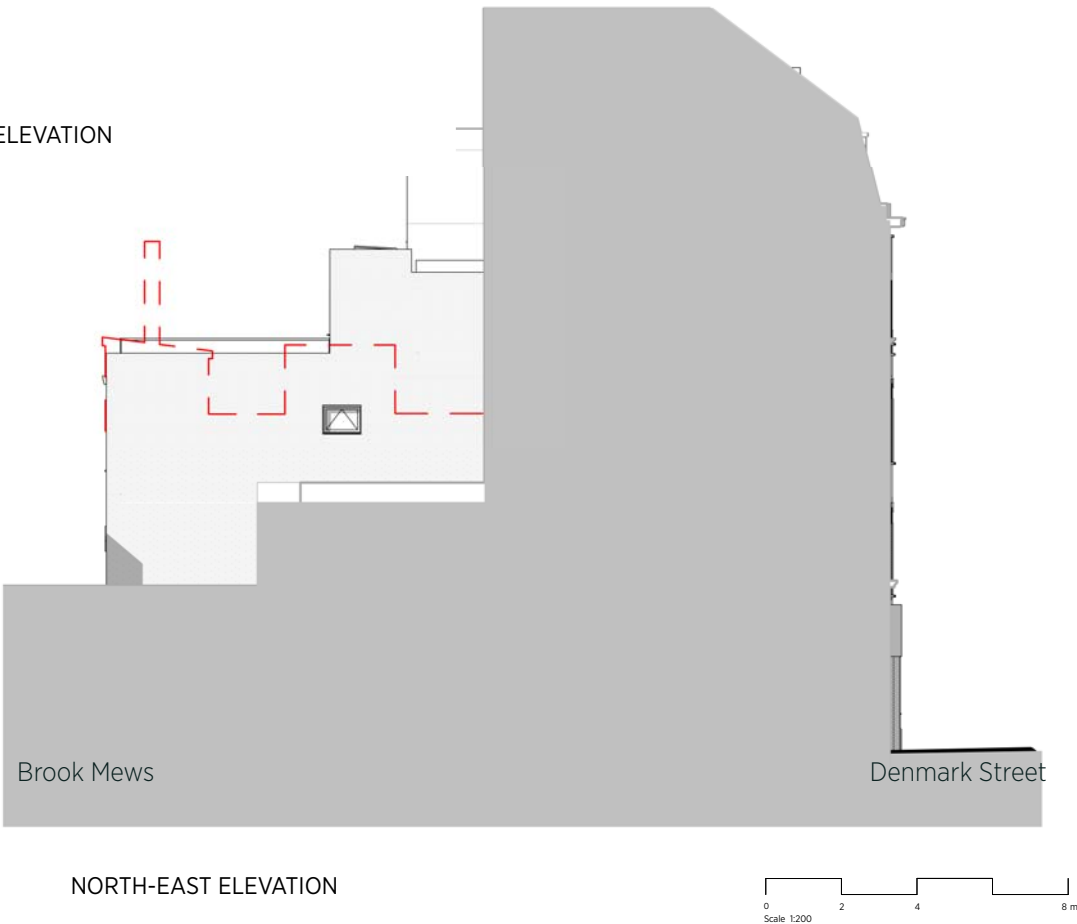


4.1 PROPOSED FRONT AND REAR ELEVATIONS

- Outline of existing 5 Denmark Street
- Outline of 3 Denmark Street

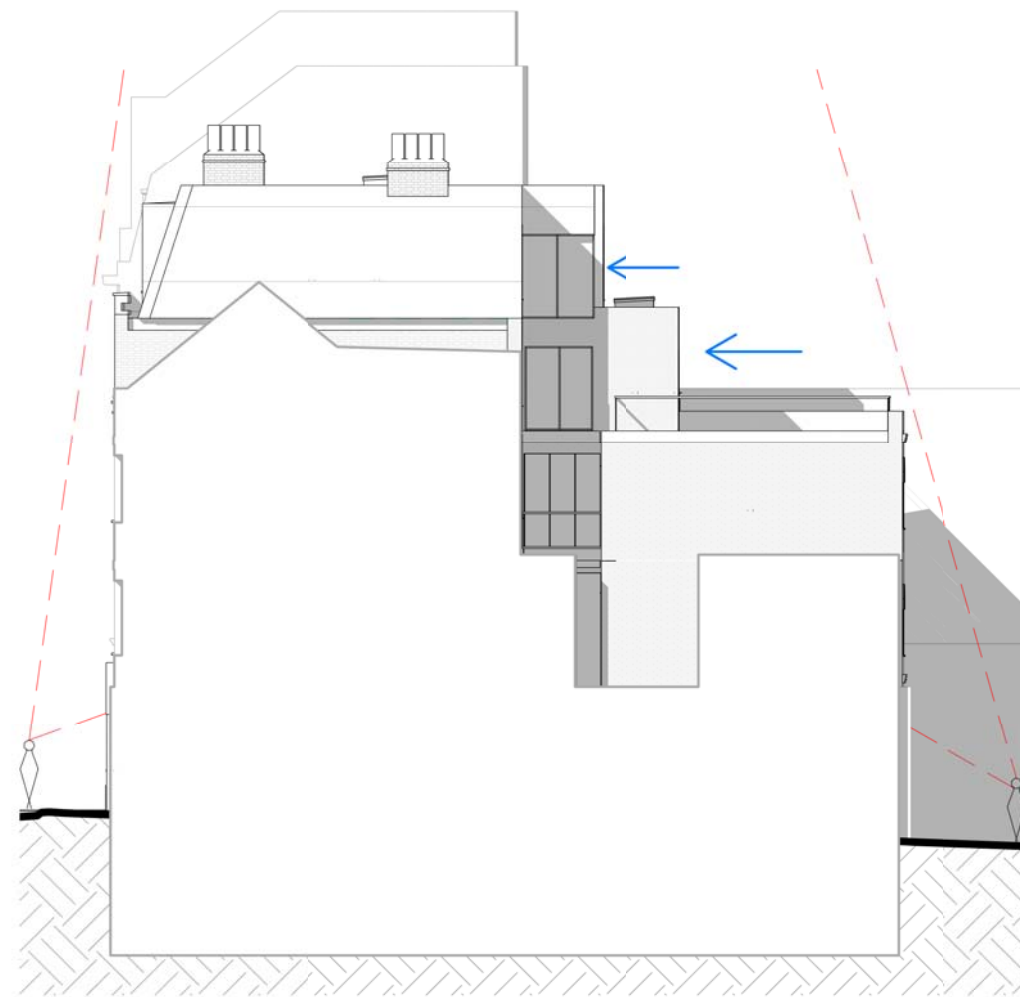


NORTH- WEST ELEVATION

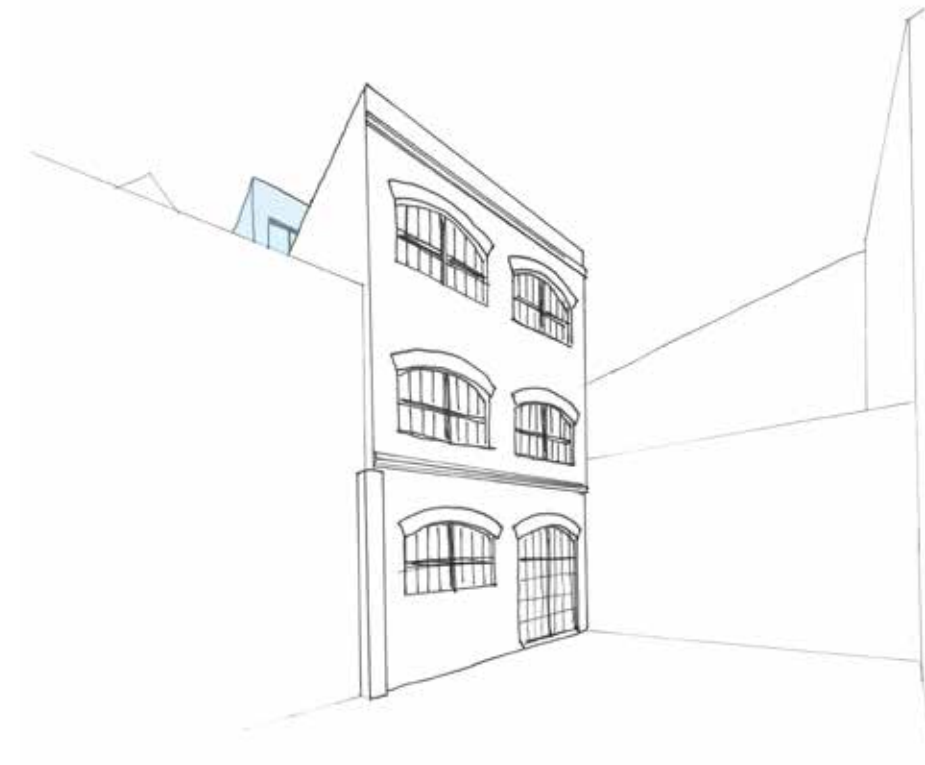


4.2 DESIGN PRINCIPLES

The original Grade II Listed building, including street facade and floor slabs will be retained. The new proposal gradually steps back from the Mews and ends in a mansard roof to the street. We believe that this increase of height will benefit the streetscape, as it will gradually step down from No.4 Denmark Street, which has planning consent for adding a two storey mansard.



5 DENMARK STREET DESIGN AND ACCESS STATEMENT



VIEW FROM BROOK MEWS

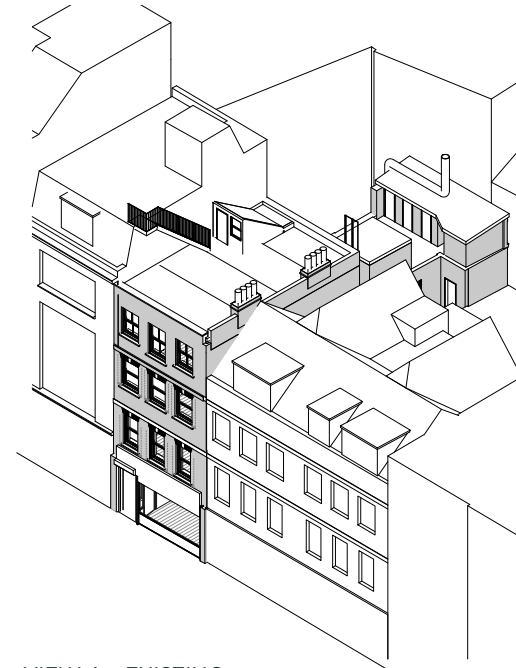


VIEW FROM DENMARK STREET

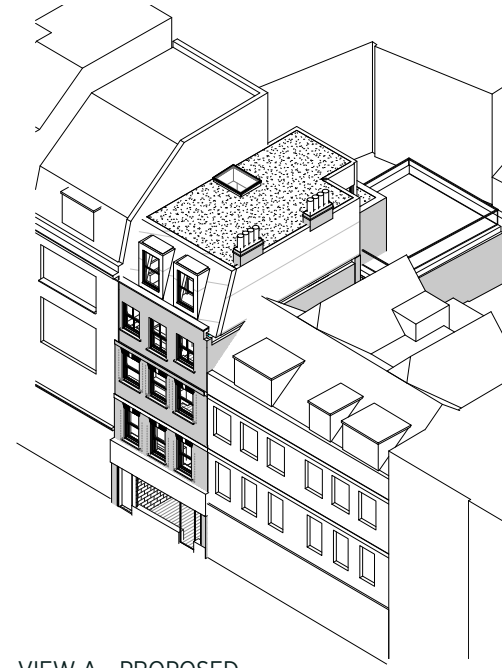
4.2 DESIGN PRINCIPLES

Main Aspects of Proposal:

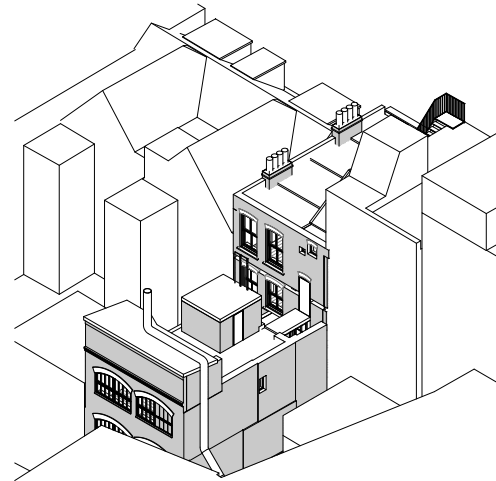
- Removal of pipe
- Tidying up rear of property
- Extending up 1 storey
- Replacing and adding 1 window to the side of the property



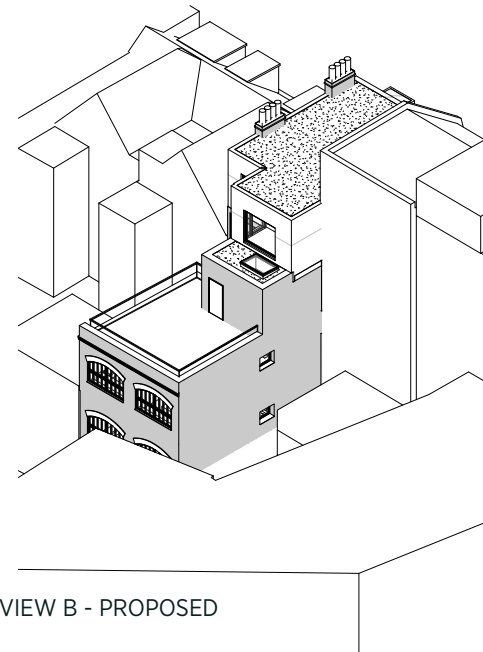
VIEW A - EXISTING



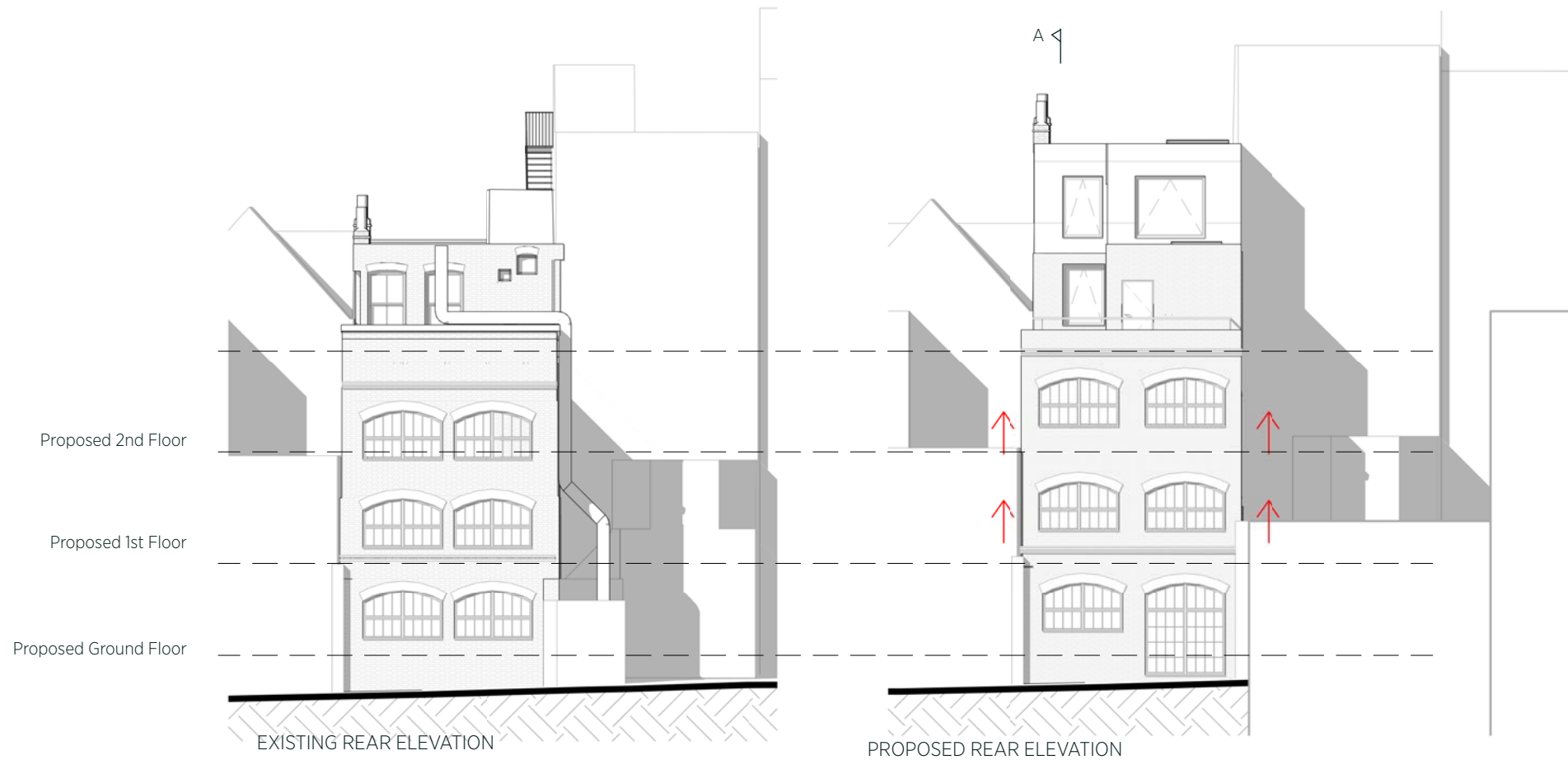
VIEW A - PROPOSED



VIEW B - EXISTING



VIEW B - PROPOSED



4.2 DESIGN PRINCIPLES

The floor slabs in the front of the original building are not in formation with the slabs in the back. The proposal extends the slabs from the original building to the rear to unify both sides of the building. As a result, the back facade will be rearranged, modifying the position of the windows and retaining the same style and detailing as the existing.

The basement will be extended to increase the retail area, which will strengthen the commercial use of the building and benefit the local industry. The neighbouring buildings intend to extend their basements therefore an archaeology report will not be required.

The Environmental Statement Volume I: Main Report, included in the consented Planning Application for St. Giles Circus development, Application No.2012/6858/P, concludes that the neighbouring buildings, No.4 and No.6 Denmark Street have a very low predicted archaeological survival potential. (See the next page an extract from the report.)

Hence, and given that the excavation for the proposed basement extension happens within the boundary of the existing building, and surrounded by the basements of the neighbouring properties, we can assume that the site, No.5 Denmark St. has a very low risk of finding previously unrecorded remains.

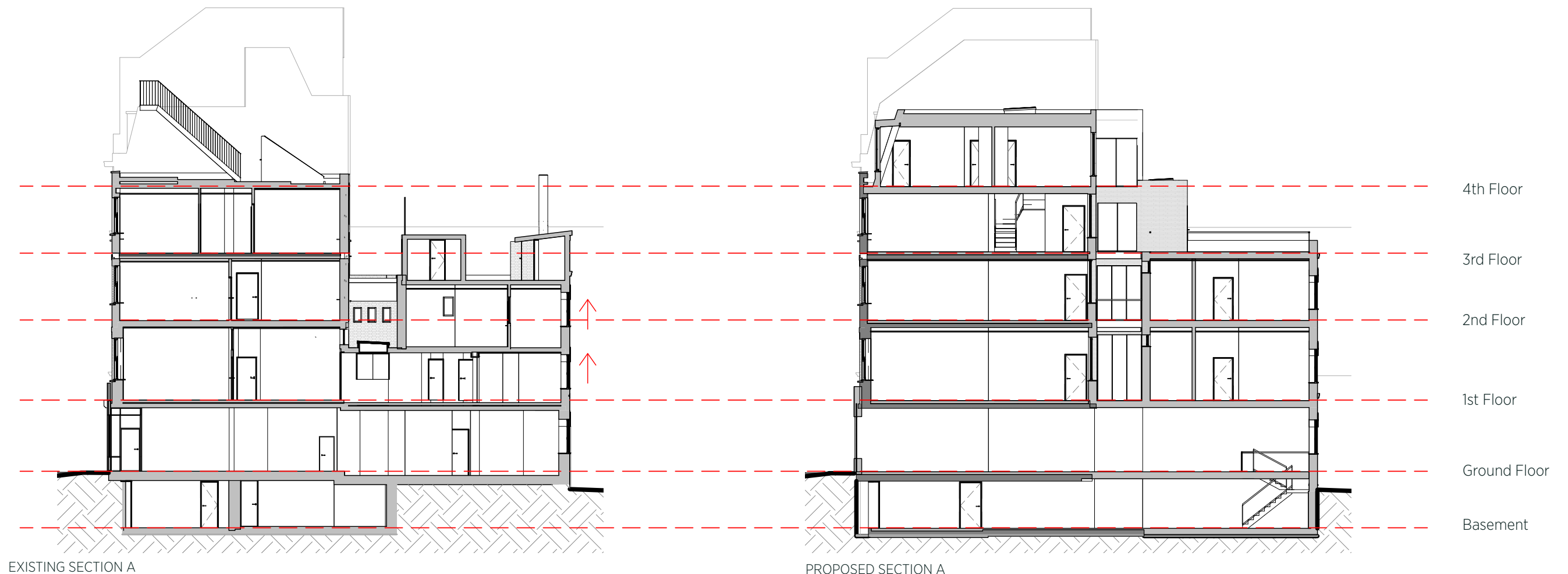




Figure 6—1 Predicted survival potential north of Denmark Street



Figure 6—2 Predicted survival potential south of Denmark Street

LOCATION OF 5 DENMARK STREET

NOTE:

This diagram shows there is a very low archaeological survival potential in the neighbouring basements. We therefore assume the same for the basement at 5 Denmark Street.

4.3 APPEARANCE AND MATERIALS

The proposed extension will make use of the same external materials found throughout the existing building. The new brickwork will be to match the existing facade.

The multi-coloured stock brick, stucco keystones, string course and the gauged red brick flat arches will be cleaned and retained. Windows will be manufactured to match the original sash types.

The top mansard roof will be in a metal finish, to marry with the brick facade below.

The shopfront will be replaced for a new one to match the existing style of the street.

This is to ensure the extension is in keeping the surrounding buildings in the conservation area.



EXISTING FACADE & WINDOW

5 DENMARK STREET
DESIGN AND ACCESS STATEMENT

4.4 PROPOSED LAND USE

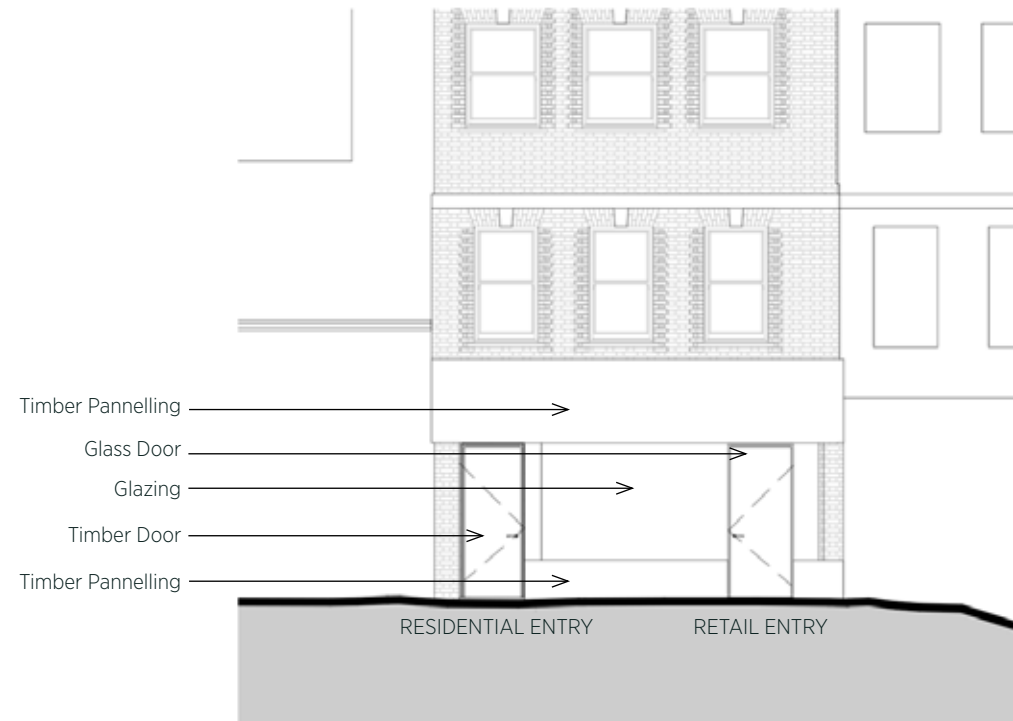
Camden’s Core Strategy recognises that the existing and projected offices supply in the borough can meet the future demand, the majority of which is located around King’s Cross area. Therefore, the Council will consider proposals for other uses of older office premises if they involve the provision of permanent housing and community uses.

The quality and poor state of the property make it not suitable for any B1 office use - it will be very difficult and expensive to make it comply with modern commercial standard requirements - being more appropriate to revert it to its original C3 residential use. This proposed change is in line with the current Council policy.

Existing / Proposed GIA Comparison (m2)

Area Type	Existing	Proposed	Change
A1/Retail	146.6	180.9	+31.7
B1 /Office	234.1	-	-234.1
C3 /Residential	-	326.9	+326.9
Common	38.4	43.6	+5.2
Total	419.1	551.4	+132.3

4.5 DETAILED DESIGN ISSUES



ELEVATION OF SHOP FRONT FROM DENMARK STREET



ELEVATION OF SHOP REAR FROM BROOK MEWS

SHOP FRONT AND RESIDENTIAL ENTRY

The entry to the upper floors (residential use) is a feature metal door, sympathetic to the materiality of the building. This distinguishes it from the retail shop front glazing, which is more contemporary. Retail signage will be located above the glazing, as current, in the solid timber band above the glazing which is typical along the street. The details of the signage will be subject to a separate planning application by a future tenant.

5.1 ACCESS TO THE DEVELOPMENT

5 Denmark Street is excellently located for shops and public transport being a short walk from Tottenham Court Road Station, Soho, the World Class shopping of Oxford Street and the facilities of St Giles’ Circus. Tottenham Court Road and its surroundings have a large choice of bus routes and underground lines. There are fewer locations in London that are better connected for public transport.

Due to the national importance of Tottenham Court Road and Denmark Street and it’s redevelopment the road and pavements are and will be well maintained in terms of condition, cleanliness and lighting.

There are no parking bays or cycle parking on Denmark Street. We have proposed a cycle store in the basement within the property for the residents.

5.2 INCLUSIVE DESIGN WITHIN THE DEVELOPMENT

The building does not comply with current regulations regarding office design and the proposal is to change the use to C3, the original use of the property.

The residential proposal complies with Life Time Homes (see next page).

Entrance

The entrance is level with the ground floor, which is ideal for disabled access.

Bike Storage

The bike store will be located in the basement, accessible for bicycle users by lift. As set out in the Pre-App Feedback, we propose 4 parking spaces (1 space per flat plus an additional space). The cycle parking is designed to meet Camden’s cycle parking design specifications as set out in CPG.

Vertical Movement

There is currently no lift. Our proposal includes a lift that allows for disabled access. The lift will serve from the basement to the 3rd floor (the entrance level to flat 3).

Toilet Facilities

At present there are no toilet facilities available for wheelchair users. In the proposal there will be no disabled toilet accessible from the common area. Each flat has easy wheelchair accessibility to a WC.

Retail Unit

The retail unit will be left as a shell but with capped off services.

5.3 EMERGENCY ACCESS

Access for Emergency Services will remain unaltered from the existing arrangement, except for the possible exit and staircase on to the rear of the property at retail level.

5.4 REFUSE/ DELIVERY ACCESS

Access for refuse collection and deliveries will remain unaltered from the existing arrangement which is typical for the area. Currently refuse is collected from the pavement with bags being put out and predetermined hours. The various tenants in the development will be required to contain their waste within their demise and will be responsible for putting on to the street for collection.

Similarly deliveries are made from the street.

5.5 SERVICING/ MAINTENANCE ACCESS

Servicing and maintenance access is generally unchanged from the existing. The provision of terraces with appropriate guarding at 3rd and 4th floor will enable window cleaning from the outside. Other windows are sliding sashes and so can be cleaned from within.

5.6 LIFETIME HOMES

	LIFETIME HOMES STANDARD	COMMENT	
1.	Where there is car parking adjacent to the home, it should be capable of enlargement to attain a 3300 mm width	N/A	There is no car parking space available outside the property.
2.	The distance from the car parking space to the home should be kept to a minimum and should be level or gently sloping	N/A	There is no car parking space available outside the property.
3.	The approach to all entrances should be level or gently sloping	Scheme fully compliant	Approach is level.
4.	All entrances should be illuminated, have level access over the threshold and have a covered main entrance	Scheme fully compliant	The entrance will be sufficiently illuminated and provide coverage.
5.	Communal stairs should provide easy access, and where homes are reached by a lift, the lift should be wheelchair accessible	Scheme fully compliant	Scheme fully compliant
6.	The width of internal doorways and hallways should conform to Part M, except where the approach is not head on and the corridor width is 900 mm, where the clear opening width should be 900 mm rather than 800 mm. There should be 300 mm to the side of the leading edge of the doors on the entrance level	Scheme fully compliant	All doors and corridors meet the required standards
7.	There should be space for turning a wheelchair in dining areas and living rooms and adequate circulation space for wheelchair users elsewhere	Scheme fully compliant	All rooms including dining and living areas have adequate wheelchair circulation space
8.	The living room should be at entrance level	Scheme compliant	The living room is on the entrance level except for Flat 3.
9.	In houses of two or more storeys, there should be space on the ground floor that could be used as a convenient bed space	Scheme fully compliant	All bedrooms are at entrance level.
10.	There should be a wheelchair accessible entrance level toilet with drainage provision enabling a shower to be fitted in the future	Scheme fully compliant	The guest WC complies with Part M requirements or have bathrooms at entrance level.
11.	Walls in bathrooms and toilets should be capable of taking adaptations such as handrails.	Scheme fully compliant	All stud walls to be lined with plywood to accommodate fixings
12.	The design should incorporate provision for a future stair-lift and a suitably identified space for potential installation of a through the floor lift from the ground to the first floor, for example to a bedroom next to a bathroom	Scheme fully compliant	Future allowance for a stairlift provided in Flat 3. (lift provided to all flats within property)
13.	The design should provide for a reasonable route for a potential hoist from a main bedroom to the bathroom	Scheme fully compliant	Scheme fully compliant
14.	The bathroom should be designed to incorporate ease of access to the bath, WC and wash basin	Scheme fully compliant	Scheme fully compliant
15.	Living room window glazing should begin at 800 mm or lower, and windows should be easy to open/operate	Scheme fully compliant	Scheme fully compliant
16.	Switches sockets, ventilation and service controls should be at a height usable by all (i.e. between 450 mm and 1200 mm from the floor)	Scheme fully compliant	Scheme fully compliant

6.0 APPENDIX (separate)

THE FOLLOWING DRAWINGS SUPPORT THE APPLICATION

16044-X-100	EXISTING FLOOR PLANS
16044-X-200	EXISTING SECTIONS
16044-X-300	EXSITING ELEVATIONS
16044-X-400	GIA
16044-D-100	DEMOLITION FLOOR PLANS
16044-D-200	DEMOLITION SECTIONS
16044-D-300	DEMOLITION ELEVATIONS
16044-P-001	PROPOSED SITE PLAN
16044-P-100	PROPOSED FLOOR PLANS
16044-P-200	PROPOSED SECTIONS
16044-P-300	PROPOSED ELEVATIONS
16044-P-400	GIA AND GEA

PRE-APP FEEDBACK

MARKETING REPORT - MONMOUTH DEAN

ENERGY REPORT - INTEGRATION