

St Giles Circus  
Heritage Statement  
9 Denmark Street  
Prepared for Consolidated  
Developments Ltd  
September 2017

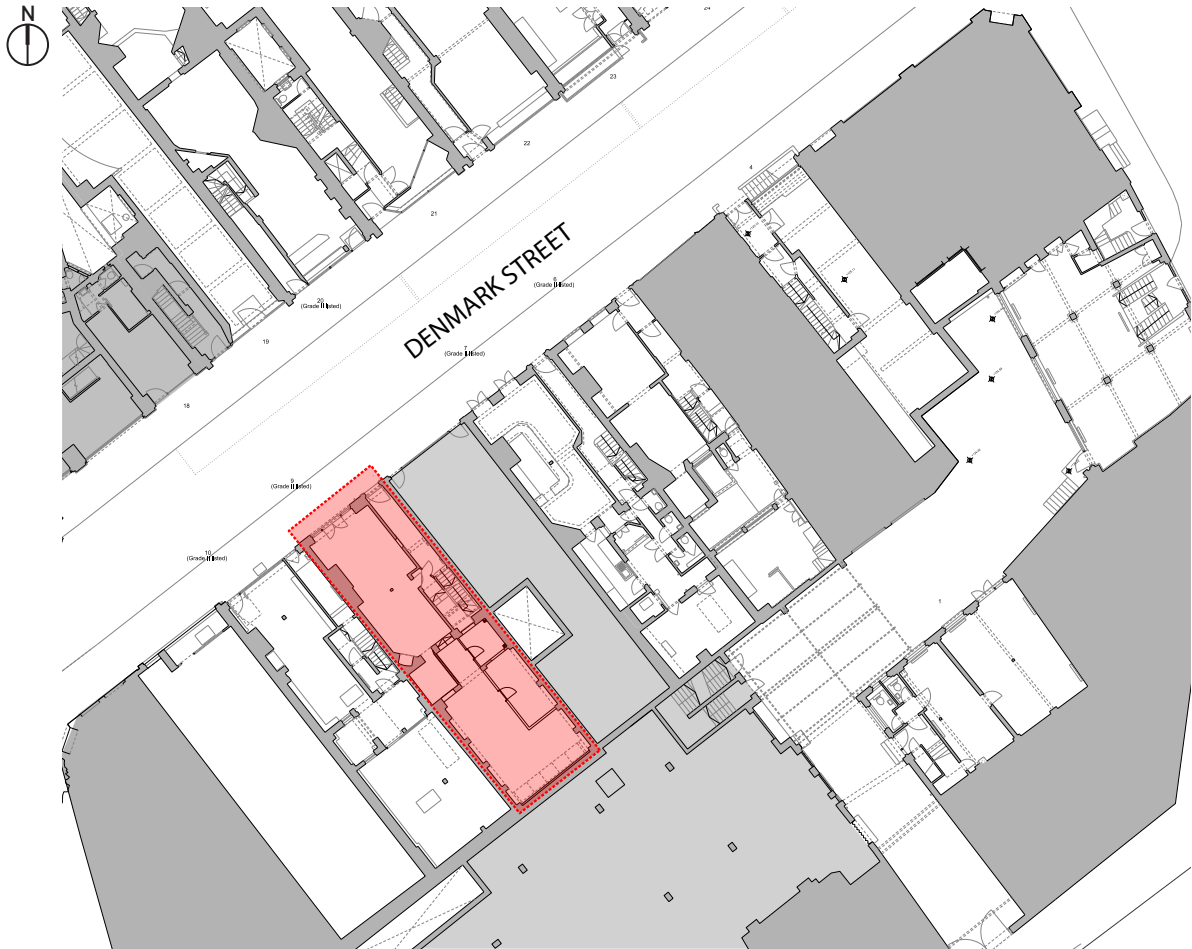




# St Giles Circus Heritage Statement 9 Denmark Street Prepared for Consolidated Developments Ltd September 2017

## Contents

1.0 Introduction .....	1
2.0 Historical context .....	2
3.0 Assessment of Significance.....	15
4.0 Heritage Impact Assessment of Proposals .....	25
5.0 Sources .....	30
Appendix 1 Conservation: Area map .....	32
Appendix 2 : List description .....	34



Plan showing the application site in red

# 1.0 Introduction

## 1.1 Site

The application site is No. 9 Denmark Street (see 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 aim of the proposals is to restore some of the historic character that No. 9 has lost over the years, while providing residential accommodation on the upper floors. The proposals are designed to complement the approved application scheme for No. 9 (2012/6867/L), which envisages the restoration and refurbishment of the house interiors in concert with the wider St Giles Circus regeneration project.

## 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 2014-2017 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. Archaeology is covered separately in a report by MOLA. 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.

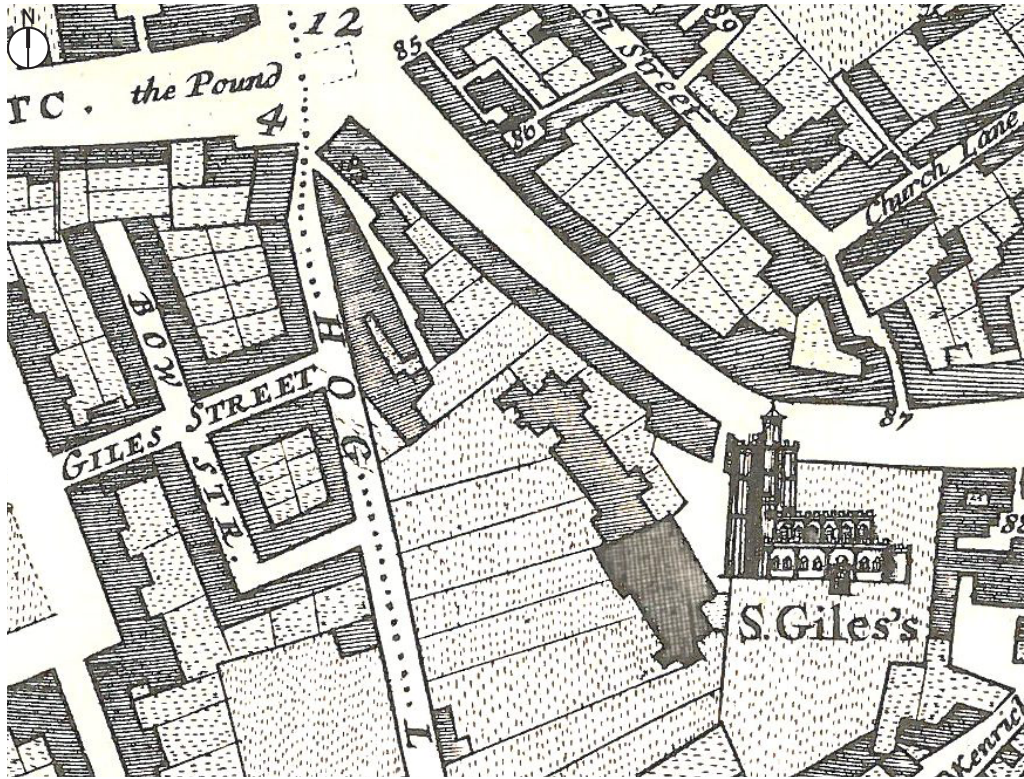
## 1.4 Consultation

The St Giles Circus project has been subject to extensive stakeholder consultation. The application proposals have been developed through discussion with Camden Council's conservation officer Sarah Freeman during site visits in August and September 2017.

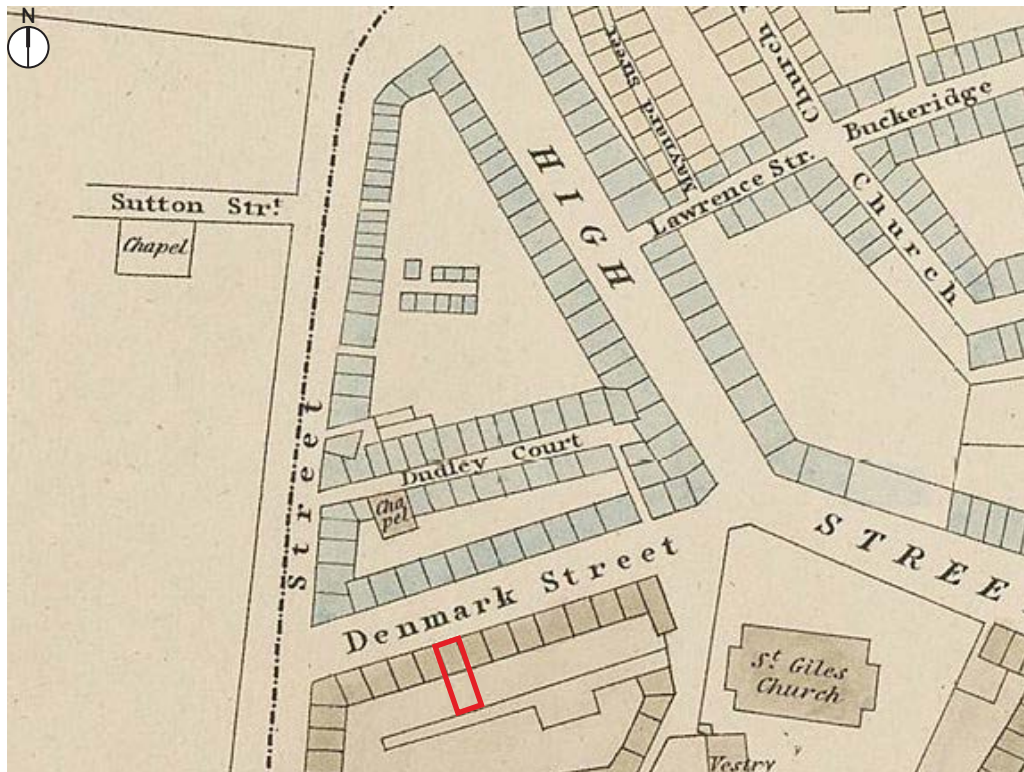


# 2.0 Historical context

## 2.1 Map evolution



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



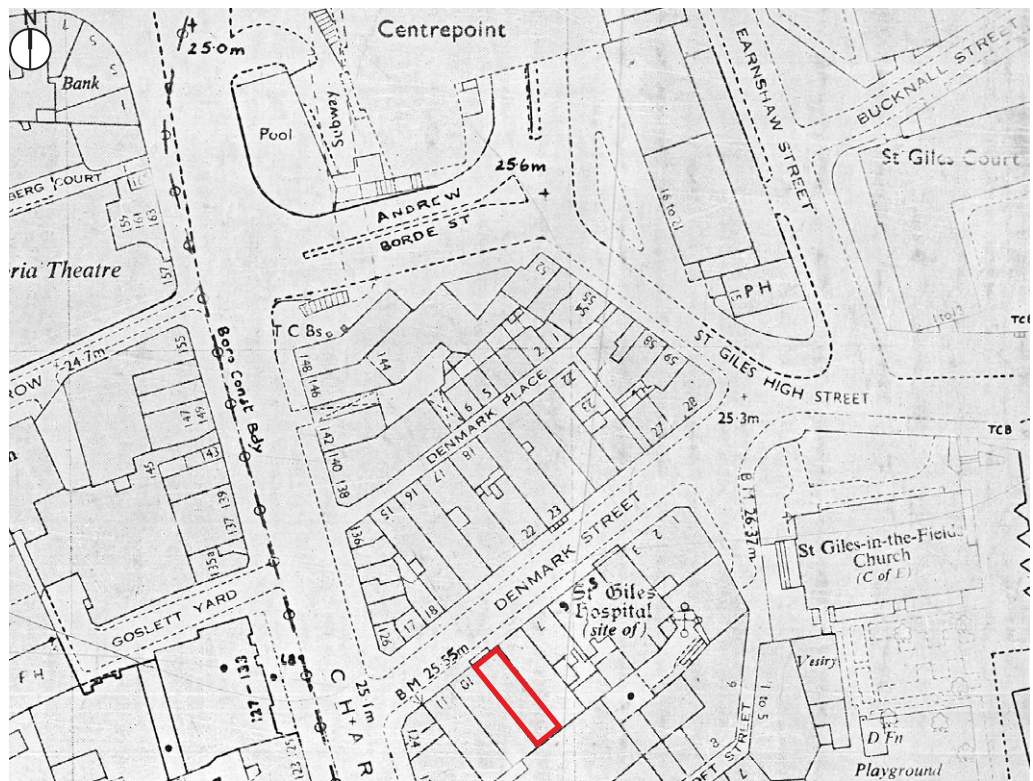
1815, parish map, showing Denmark Street and Denmark Court (now Denmark Place)

2.0 Historical context





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

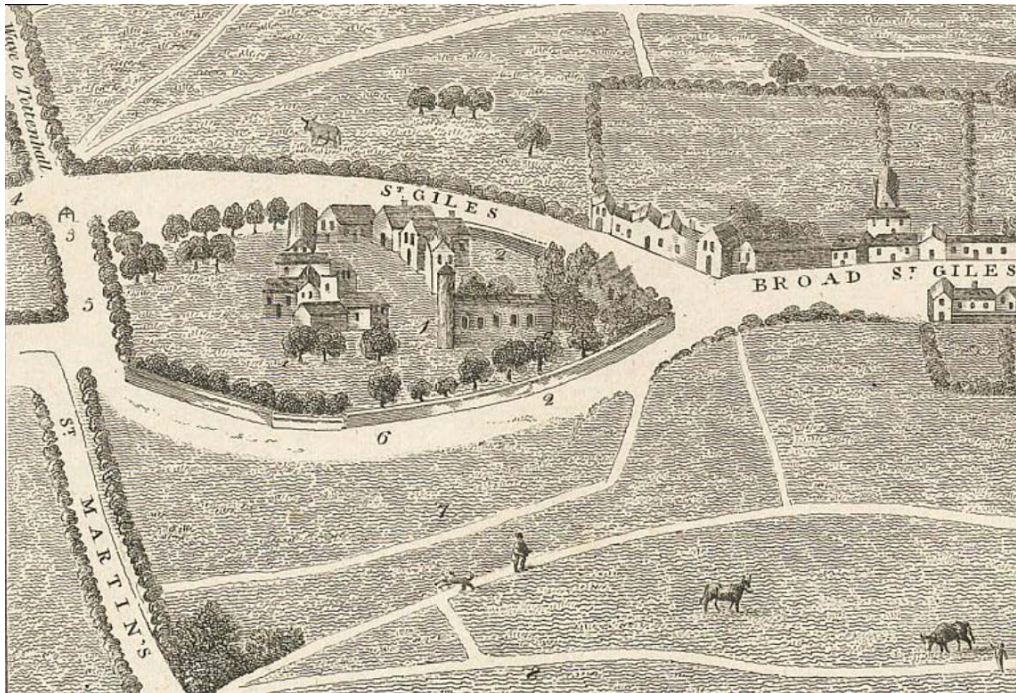


1986, Ordnance Survey, after the destruction of part of St Giles High Street to create Centre Point



## 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). The fact that as many as eight houses from the seventeenth century survive in close proximity to each other is rare in Central London. Large groups of seventeenth-century houses are found at Buckingham Street, Westminster and Great Russell Street, Bloomsbury (10 examples each), but they have been subject to a greater degree of refronting and alteration. Two other clusters have four houses each: Newport Court, Soho and Wardrobe Place, City of London.

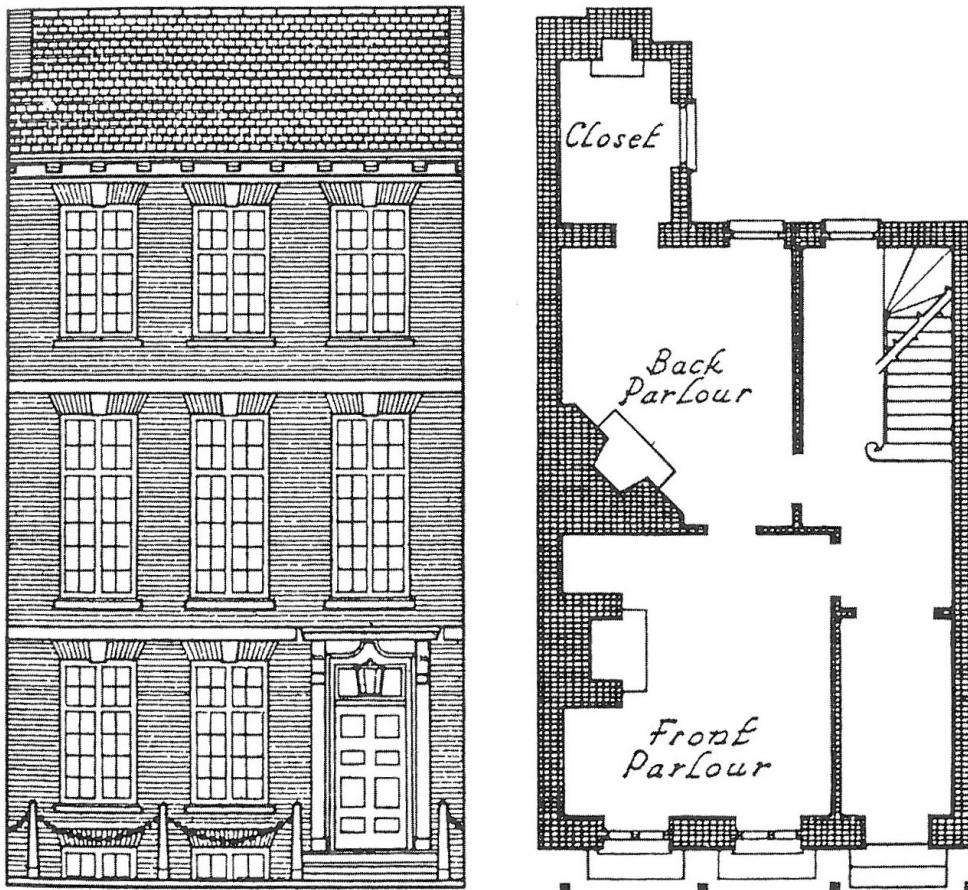
Denmark Street was begun c. 1686, at which date the developers Samuel Fortrey and Jacques Wiseman petitioned to build a sewer that would lead from the new houses into Hog Lane (now Charing Cross Road). They are believed to have been completed c. 1689, in which year Samuel Fortrey died. In 1720 Denmark Street was described as 'a fair, broad street, with good houses, well inhabited by gentry' (Styve, 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. 20 and 26. The best-preserved interiors are within Nos. 6, 7 and 9.



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