

## St Giles - Zone 3 : 9 Denmark Street Listed Building Application

September 2017

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## Introduction

The existing building is located on Denmark Street, London WC2H 8LS. The building is undergoing a full refurbishment in accordance with Listed Building Consent - 2012/6867/L. Ian Chalk Architects have been appointed as the architects deliver the building on site and Cord Contracting as the Contractor.

Following possession of the site, ICA have undertaken a full assessment of the building and, through consultation with Camden Conservation, have established a strategy for retaining existing original fabric, whilst removing more recent 20th and 21st Century additions. This assessment was documented in ICA Report 'St Giles - Zone 3: 9 Denmark Street, Listed Fabric Record and Proposed Alterations'. This document was submitted and agreed in principle and the works have been undertaken in accordance with the proposals outlined.

Later services, panelling, cabinetry and the like have been removed and much original fabric has been revealed. This application looks to build on the previous Report and seeks to:

remove further, non-original fabric, carefully open-up original fabric to allow for proper inspection of the structure

make proposals for structural repair to the building

set out details for the integration of modern services

The following pages provide a full description of the proposals. The proposals are supported by separate Structural and MEP Services documentation from Engenuiti and Buro Happold Engineering respectively.



No. 9 Denmark Street - Front elevation August 2017

September 2017

## 1.0 Services strategy

## **Existing Services**

The existing building is generally in a poor condition and the services provision throughout is inadequate and piecemeal. This is typical of old buildings where later services have been added at varying stages. The photographs to the right show various services installations across the building.

There has been no cohesive strategy and the result is a clutter of surface-fixed wiring and pipework that compromises the reading of the historic fabric and, in places, damages the fabric where cornices/dados have been chopped out to run routes.

The full-scale refurbishment of this building which forms part of the works currently taking place provides an opportunity to reassess how the townhouses to Denmark St are serviced and upgraded to meet modern requirements, as well as how to future-proof, ensuring the preservation of the buildings in the long term.

This report reviews three possible options for providing service routes to the consented kitchen/ living areas at the front of the house, as well as makes proposals for the preferred solution.



First floor back room, August 2017, following possession showing with surface mounted containment and strip lighting



First floor landing, August 2017, with surface mounted containment and multiple distribution boards



Second Floor back room, August 2017, with mains gas meter in cupboard

## Existing building and condition

The key limitations with the existing building when servicing is the configuration of the rooms and the restrictions of working with a timber-framed interior.

On a typical upper floor, services are either distributed from the stairwell and into the front and rear rooms, or externally via the rear elevation

This leaves little option but to install exposed services, with pipework boxed out over original features and surface-mounted containment throughout. The following pages look at options to service the buildings, to minimise the disruption on the existing fabric and







Boxing-out in back room to conceal drainage from kitchenette

ICA: 9 Denmark St - Listed Building Application



Kitchenette against wall, harming the reading of the panelling and the room plan

## Option 1 - Consented Solution

The consented proposals for 9 Denmark Street position wet services in the principle front room of the house on each of the upper floors. This creates a challenge for providing services, particularly drainage from the sink and washing machine.

The consented scheme shows routes for drainage within the floor void, passing from the front, through the back room and out to the rear elevation. The distance of pipework required means that gravity drainage cannot be achieved due to a limited floor void. The consented scheme includes the provision of pumped foul drainage in the form of a Saniflo type pump located within the kitchen island unit.

These units, whilst having some benefits, are noisy and can become blocked - this is a particular risk in this building as the pumps will be serving kitchen sinks and food waste and grease can easily block the pumping mechanism.

The risk of water blockages and leaks is a particular concern as the fabric of the building is fragile and includes lath and plaster ceilings and cornices. Any flooding that resulted from a kitchen blockage could severely damage the plaster details, as well as the timber linings.

In terms of extract ventilation within the kitchen/living space, provision is for a recirculation hood above the oven, with background ventilation provided via the existing chimney flues.

We do note feel that this current servicing strategy offers the best long-term solution for the building, putting it at potential future risk of harm and not addressing the fundamentals of modern services.



Existing fragile fabric - previous water damage to the Second Floor front room cornice as the result of a blocked gutter above



Pumped drainage unit located beneath kitchen sink



## Option 2 - Reinstating niche closets

One possible solution that we feel appropriate is the reinstatement of corner closets set within the niche to the front room.

Closets concealed within the timber panelling are typical of buildings of this period and the photograph right shows that a concealed closet was previously located within the Second Floor front room of no. 9 Denmark Street. This is supported by the changes to the panelling seen in the current condition

The introduction of a concealed closet allows for simplified vertical distribution across all floors and, if the kitchen island unit is relocated, does away with the need for pumped drainage.

There is also an opportunity to incorporate extract ventilation to the kitchen which could be concealed as a slot hidden at the head of the opening panels, behind the bolection detailing. Ductwork can then rise to roof level and terminate at in-line slate roof vents located on the valley side of the roof facing away from the street.

We feel that this provides a better solution for the building than the consented proposals and its preservation in the long term - there is a small amount of harm to the two niches at 1st and 2nd Floor and the reading of the window elevation, however, the historic photographs provide evidence that this condition would be appropriate for the building.

There is also evidence throughout the building that panelling and cornices have been modified and embellished throughout the history of the house and this proposal sits within the bigger picture of change and upgrades over time.



Proposed elevation showing bolection detailing retained, with opening panels on concealed hinges. Extract could be provided by a slot concealed behind the bolection detail







9 Denmark St, 2nd floor front room, 1975 (LMA)

Closet detail showing panelling either adapted or retained with new panelling in front. Vertical distribution can occur through the building

## Option 3 - Creating a false spine wall

Another option that we feel would provide an appropriate solution to servicing the existing building would be carrying out minor modifications to the partition wall that separates front and back rooms. This partition is timber framed, with panelling to both sides.

The building has suffered settlement issues internally and in particular at this wall. As part of the works, we will look to address the movement of the building and we would like to open up this partition to examine the state of the existing timber frame and carry out strengthening works. We would like to lift the panelling to the back room at First and Second Floors on this partition line. Once the assessment is complete and any strengthening works carried out, there is the opportunity to reinstate the linings and incorporate vertical connection can be introduced to all upper floors. This has a major benefit in that this connection can serve both front and back rooms. Again, extract ventilation could also be incorporated in a concealed high-level slot.

The proposal does result in some very minor harm to the panelling of the First Floor back room and the reading of the room plan, however we feel the benefit of being able to service the building and preserve it in the long term would outweigh this harm. It is worth noting that the panelling at Second Floor is nolonger original, but a 20th Century replica, therefore there would be no significant harm to original panelling here



Proposed plan showing services zone concealed behind existing panelling with doors and architraves reinstated

Denmark Street

## Preferred services solution

Our preferred solution is Option 3 - creating a false spine wall. Whilst there is a small amount of harm by passing vertical pipework through existing floorboards and lath and plaster ceilings, this is kept to a minimum and allows both front and rear rooms to be serviced from a single riser. The false wall will be panelling to match existing, with a new plaster cornice. All existing panelling will be retained in-situ and any new works will be scribed into the existing, ensuring that the false wall can be removed in future and the original panelling revealed.

The structural works required to arrest the sinking of the spine wall (see accompanying Engenuiti Report) also offer an opportunity to integrate the services route in this location with minimal further intrusion to the existing building.

The preferred strategy has been developed in consultation with Alan Baxter Associates as Heritage Consultants and they have offered the introduction of a services riser into 16 Holland Street as a suitable precedent where this strategy has been implemented in a similar period Grade II listed Georgian townhouse.



First Floor back room - existing spine wall, showing corner cupboard to left and door to front room right





Michaelis Boyd Associates

corners of the room remain untouched, retaining the proportions of the room and allowing the door and cupboard access to remain unaffected

Precedent introduction of riser within Grade II listed townhouse - 16 Holland Street, W8 4LT -

## Installation of electrical sockets and switch plates

We propose two approaches to the introduction of electrical small power and lighting switch plates into the existing building.

Due to the extensive panelling throughout the building, we will look to minimise switches.

Where existing panelling remains, we will either reuse locations where back-boxes have already been cut-out, or we will surface-mount units.

Where panelling has been damaged/lost and needs replacing, we will incorporate recessed back-boxes with flush plates into new panelling.



Recessed back-box and flush-mounted switch plate



Example of damaged panelling in no. 9 Denmark Street. This panel will require replacement and offers the opportunity to incorporate flush-mounted switch plates



Surface-mounted back-box and switch plate

Existing panelling retained in place with wiring passing behind. Small opening to be made in panel to pass through to surface mounted socket.

Surface-mounted socket fixed to panel through to plywood patress panel affixed behind



required here



Example of previous services' cut-outs in existing panelling in no. 9 Denmark Street. This can be reused to allow flush-mounted switch plates



Example of fully intact panelling - surface-mounted back-box and switch plate will be

## 2.0 Second Floor



#### Key

Cornice line to be recorded, and subsequently cut out in sections carefully and taken down. To be stored ready for reinstatement following repairs to concealed box gutter above - all works to be carried out by plaster specialist

## Cornice line to front elevation

The existing cornice line to the internal front elevation has suffered from long-term damage and is at risk of collapse. This is the result of water damage from a blocked gutter on the floor above.

This application seeks to carefully cut out the cornice and take it down carefully to ensure that it does not fall and damage further. The cornice will be carefully recorded and photographed prior to removal. It will then be cut out in sections and stored to allow the masonry and timber structure behind to be assessed and repaired. Upon completion of structural and waterproofing repairs, the cornice will be reinstated and repaired.

All works will be carried out be a suitably qualified professional with experience in heritage restoration of plaster details



Section detail showing relationship between gutter and cornice







Damaged cornice shown to be coming away from soffit. This is assumed to be the result of a blocked box gutter directly above. The cornice is at risk of failure and requires repair. Under the proposals the gutter is to be unblocked and the cornice to be carefully taken down to allow a full inspection of the gutter and masonry behind. The cornice will be retained and carefully reinstated by a trained professional, with interfaces to panelling to be made good

Detail of damaged cornice showing risk of collapse

Blocked box gutter at 3rd Floor parapet

water leakage to below has damaged cornice and masonry/timber structure needs to be assessed.

- Damage cornice line below box gutter

## 3.0 Third Floor



## Removal of non-original, nonstructural framing to front room

On initial inspection, it was thought that the framing within the third floor front room was original to the house and was providing structural support to the roof However, following the removal of later coverings including artex coatings, it became apparent that the majority of the framing was later 20th Century 'mock' framing.

This application seeks to remove this non-original framing - highlighted. Within the supporting Engineer's Report the framing is assessed and has been found to be non-structural. The only element believed to be original is the purlin above the dormer windows and the timber posts supporting it at either end. These will be retained and repaired as recommended by Engenuiti





Non-original non-structural elements to be removed



Interior prior to removal of later coverings - non-original non-structural elements highlighted in pink



Interior prior to post soft-strip, revealing timber frame as non-structural



Removal of non-original angled wall and reinstatement of plan form to match other houses - reinstatement of panelling in Ground Floor Hallway

Of the four townhouses on the southside of Denmark Street, no. 9 is the only property at third floor to have an angled wall and inset door leading into the front room. Following the opening-up and removal of non-original fabric, it has become apparent that the angle is formed from adapted panelling, presumed to have come from elsewhere in the house. The unfinished frame end to one side and lack of deep base rail suggest that the panel is not in its original location. The plan form adaptation is supported by the change in direction of the laths in the landing area, suggesting the original partition line. A fullheight partition and corner shelving were introduced during the 20th Century on the landing area and the wall was most likely realigned at the same time to allow sufficient width to access the front room. With the shelving and partitions removed, this application now seeks to reinstate the plan form to match the other townhouses.



Angled partition, August 2017, prior to removal of non-original linings. Presumed location of original partition shown in blue - where timber ceiling laths change direction

Angled wall to be removed - panelling to be retained and reinstated in hallway where original panelling is missing



Angled partition, late August 2017, after removal of non-original linings. Panelling is not evenly jointed and is not properly terminated where it meets the existing lath partition. The base rail has been cut short and the deep mid-rail and dado line suggest it has come from a floor of greater importance than the attic space



Part plan - Third Floor showing new partition location

1:50



Detail plan - Third Floor showing new partition and relationship to existing



Internal photo montage from no.. 7 Denmark Street showing door to left with landing area behind balustrade. This has informed the assumed layout of no. 9 Denmark street

1:20 September 2017



## Reinstatement of panelling in Ground Floor Hallway

We have reviewed the panelling elsewhere in the house to establish where the panel from the attic may have originally been installed. Having opened up the hallway, we have revealed the original timber panelling and have identified a section adjacent to the archway where panelling is missing - in the location of the later services meters and distribution boards. This application seeks to reinstate the panelling in this location, assumed to be where it has come from - this is supported by the paint colour and the deep mid-rail joint between the upper/lower panels, as well as the ghosting of the former dado line. The panel will be reinstated, and the interfaces made good with timber panelling to match.



Hallway, late August 2017, after removal of non-original fabric, with original panelling revealed. Section highlighted where panelling has been lost



Hallway, late August 2017, Close-up of lost panelling - presumed to have been removed when meters and distribution boards were introduced



Panel from attic space - paint colour, profile size and dado positioning match the Ground Floor Hallway



Upon removal of later linings in the back room at Third Floor, timber match-boarding was uncovered. This appears to be 19th Century; behind the matchboarding are walls papered in wallpaper dated by Alan Baxter Associates to circa 1840. This application seeks permission to carefully remove the matchboarding to reveal the papered walls behind and allow for better investigation of the original fabric.

The match-boarding will be retained, ready for reinstatement during the refurbishment works.

Key

Location of match-board timber cladding to be carefully removed, stored and reinstated



Match-boarding to rear room, late August 2017 - to be carefully removed to reveal plastered partition behind

Taking down match-boarding to back room

## 4.0 Architectural drawings





9 Denmark Street: Existing Basement Plan





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01 9 Denmark Street: Existing 9D(X)101 First Floor Plan





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01 9 Denmark Street 9D(X)102 Third Floor Plan





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01 9D(X)200





## Services Routes:

Electric distribution
Wet services distribution
Gas distribution
Drainage
Ventilation

# New gas, water and electricity meters in common space, located within utilities cupboard - see drawing 1401\_9D(X)507 for details

# Water and electric supply to be carefully installed behind existing linings and distribute to high level

## Incoming gas supply to be concealed below floor finishes

Gas supply to transfer to levels above on external wall as existing

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## Services Routes:

 Electric distribution
 Wet services distribution
 Gas distribution
 Drainage
Ventilation

 Water and electric supply to be carefully concealed within existing partition -panelling to be carefully lifted to allow for installation of services and subsequently

relocated to avoid proximity to bedroom 2 no. gas pipes from below- to be concealed in cast metal rainwater pipework - painted

Bathroom extract vent within ceiling -

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Water and electric supply to be carefully concealed within existing partition -panelling to be carefully lifted to allow for installation of services and subsequently reinstated

Kitchen extract relocated to avoid proximity to bedroom

1 no. gas pipes from below, transfer at low-level within floor -to be concealed in cast metal rainwater pipework - painted







#### Services Routes:

 Electric distribution
 Wet services distribution
 Gas distribution
 Drainage
 Ventilation

Kitchen extract relocated to avoid proximity to bedroom

Scale 1:50		
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Note- Where existing— power outlets are provided at low level on skirting, outlet to be removed and skirting repaired.





Power Outlet Condition 2 Surface mounted power outlet t**d:**Existing panelling

04Power Outlet Condition 2X\_500Elevation1:10



Socket to align centrally in existing lower panel.

Scale 1:5	
Metres	
0 0.1 0.2	
Revisions	
01 Issued to LBC 15.09.17	
Client	
Consolidated Ltd.	
Project	
St. Giles Circus - Zone 3	
Drawing Title	
9 Denmark Street	
Proposed Services Detai	ls
Electrical Outlet	
Drawing Number	
1401_9D(X)500	
Scale VARIOUS@A1	Status APPROVAL
Drawn by EW	Date 07.09.2017
Do not scale. All dimensions to be confirmed on in this drawing is the sole copyright of Ian Chalk reproduced without permission.	site. Information contained Architects and is not to be
All internal layouts are for illustrative purposes o	nly
	70 Cowcross Street London
	EC1M 6EJ
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Metres	3
0 0.1 0.2	
0 0.1 0.2 Revisions 01 Issued to LBC 15.09.17	
Consolidated Ltd.	
Project	
St. Giles Circus - Zone 3	3
Drawing Title	
9 Denmark Street	
Proposed Door Details	
Proposed Door Details Drawing Number	
Proposed Door Details Drawing Number 1401_9D(X)501	
Proposed Door Details Drawing Number 1401_9D(X)501 Scale VARIOUS@A1	Status APPROVAL
Proposed Door Details Drawing Number 1401_9D(X)501 Scale VARIOUS@A1 Drawn by EW	Status     APPROVAL       Date     07.09.2017
Proposed Door Details         Drawing Number         1401_9D(X)501         Scale       VARIOUS@A1         Drawn by       EW         Do not scale. All dimensions to be confirmed or in this drawing is the sole copyright of Ian Challer reproduced without permission.	Status       APPROVAL         Date       07.09.2017         n site. Information contained k Architects and is not to be
Proposed Door Details         Drawing Number         1401_9D(X)501         Scale       VARIOUS@A1         Drawn by       EW         Do not scale. All dimensions to be confirmed or in this drawing is the sole copyright of lan Chall reproduced without permission.         All internal layouts are for illustrative purposes	Status       APPROVAL         Date       07.09.2017         n site. Information contained k Architects and is not to be       only
Proposed Door Details Drawing Number 1401_9D(X)501 Scale VARIOUS@A1 Drawn by EW Do not scale. All dimensions to be confirmed or in this drawing is the sole copyright of lan Chall reproduced without permission. All internal layouts are for illustrative purposes	Status       APPROVAL         Date       07.09.2017         In site. Information contained k Architects and is not to be       only         70 Cowcross Street London EC1M 6EJ       02037807355         02037807355       07785 973723         ianchalkarchitects.com       02037807355







02 Existing Condition First Floor X\_501 Original Panelling and dado removed - to be reinstated





Existing Dado Images Condition 1 - Front Room







Existing Dado Images Condition 2 - Rear Room

	 		do profile
01 Existing Dado profile to be used for repair and replacement	 	           	
			Dado profile



X\_501 Condition 2 - Rear Room



Scale 1:5 Metres 0 0.1 0.2 Revisions 01 Issued to LBC 15.09.17 Client Consolidated Ltd. Project St. Giles Circus - Zone 3 Drawing Title 9 Denmark Street Proposed Dado Repair Details Drawing Number 1401\_9D(X)502 Status APPROVAL Scale VARIOUS@A1 Date 07.09.2017 Drawn by EW Do not scale. All dimensions to be confirmed on site. Information contained in this drawing is the sole copyright of Ian Chalk Architects and is not to be reproduced without permission. All internal layouts are for illustrative purposes only 70 Cowcross Street London EC1M 6EJ 02037807355 07785 973723 ianchalkarchitects.com





01 Existing Condition X\_501 Splayed wall built out to base of stair













-Original baulestrade and newel to be exposed

		_

Scale 1:5				
Metres				
0 0.1 0.2				
Revisions				
01 Issued to LBC 15.09.17				
Client				
Consolidated Ltd.				
Project				
St. Giles Circus - Zone 3				
Drawing Title				
9 Denmark Street				
Proposed Stair Works				
Drawing Number				
1401_30(X)303				
Scale VARIOUS@A1	Status APPROVAL			
Drawn by SD	Date 07.09.2017			
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All internal layouts are for illustrative purposes o	70 Cowcross Street London EC1M 6EJ			
All internal layouts are for illustrative purposes o	70 Cowcross Street London EC1M 6EJ 02037807355 07785 973723			
All internal layouts are for illustrative purposes o	70 Cowcross Street London EC1M 6EJ 02037807355 07785 973723 ianchalkarchitects.com			