

5 Denmark Street
London WC2H 8LU

Heritage Appraisal

April 2018

Consultancy for the
Historic Built Environment

KMIHeritage

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1 Introduction

- 1.1 This report has been prepared to support the pre-application submission for 5 Denmark Street, London, WC2H 8LU.

Purpose

- 1.2 The purpose of the report is to set out the history and heritage significance of 5 Denmark Street, and to comment on the emerging proposals for its alteration.
- 1.3 This report should be read in conjunction with all other pre-application documents.

Organisation

- 1.4 This introduction is followed by a description of the history of 5 Denmark Street. Section 3 analyses the heritage significance of the listed building and its context. Section 4 sets out the national and local policy and guidance relating to the historic built environment that is relevant to this matter. An outline is provided in Section 4 of the merits of the scheme in heritage terms. Appendices include a location plan, bibliography and references and historical mapping.

Author

- 1.5 The editor of this report is Nick Collins BSc (Hons) MSc MRICS IHBC. Nick has been a Principal Inspector of Historic Buildings & Areas in the London Region of Historic England. Most recently he was a Director of Conservation at Alan Baxter & Associates. Nick has extensive experience in dealing with proposals that affect the historic environment and also has a background in research and in understanding historic buildings and places
- 1.6 Historical research for this report was undertaken by Jonathan Clarke, a conservation and heritage professional with many years experience. Formerly a Senior

Investigator in the Conservation & Protection Department at English Heritage and the Royal Commission on the Historical Monuments of England (RCHME), Jonathan recently authored 'A Discreet Revolution: Early Structural Steel in London Buildings' (English Heritage, 2013).

2 The history of 5 Denmark Street

- 2.1 This section of the report describes the history and development of 5 Denmark Street and its surroundings.



Figure 1: 5 Denmark Street in 2017

Late 18th Century

- 2.2 Denmark Street was formed in the mid-1680s, occupying the site of some of the buildings formerly built for the St Giles hospital. The street is not shown in Morden and Lea's Map of 1682, but is referred to in a deed of 1686 as containing plots unbuilt on. Its name seems to have been given in honour of Prince George of Denmark, who had in 1683 married the Princess (afterwards Queen) Anne.
- 2.3 Nos. 4, 5, 6, 7, 9 and 10, Denmark Street were built in c1686-89 as three-storey terraced houses that formed part

of an estate development by Samuel Fortrey and Jacques Wisemanseem.¹ By 1691 about 20 houses had been completed.²

19th Century

- 2.4 In 1805 the freehold of No.5 Denmark Street was advertised for sale, described as ‘comprising a spacious brick dwelling-house, with large workshops, &c.’. The advertisement also noted that ‘The Premises have recently been completely repaired, and are now let to Mr. Batson, on a lease of 7, 14, or 21 years, from Michaelmas last, at the low rent of 63l. per annum’.³
- 2.5 It is unclear who purchased it, but in February 1817 it served as one of 16 official stations for exchanging new coinage, with Police Offices present ‘to prevent confusion’.⁴
- 2.6 In 1823 it was leased or owned by ‘a Foreigner, just arrived in England’, who invited ‘the curious’ to the property to see ‘a stone, possessing the extraordinary quality of emitting a burning light, by being exposed first to the air, and exhibited in a dark place, causing great admiration to the beholders’.⁵
- 2.7 A subsequent advertisement gave further information that it was on the instructions of ‘the late Rev. Dr. Clark, of the University of Cambridge’ (possibly a tenant, or owner) that the ‘Sulfatus Barreti’ (Barium Sulphate) stones had been collected from Italy.

¹ 'Nos. 4, 5, 6, 7, 9, 10 and 11, Denmark Street', in Survey of London: Volume 5, St Giles-in-The-Fields, Pt II, ed. W Edward Riley and Laurence Gomme (London, 1914), pp. 142-143. British History Online <http://www.british-history.ac.uk/survey-london/vol5/pt2/pp142-143> [accessed 28 October 2017].

² Denmark Street Conservation Area Appraisal and Management Strategy (Draft for consultation, Conservation and Urban Design Team, London Borough of Camden, August 2009), p. 6

³ The Morning Post, 1 May 1805, p 4.

⁴ The Morning Post, 13 February 1817, p 3.

⁵ The Morning Post, 29 August 1823, p 1.

- 2.8 From 1829 to 1872, No 5 Denmark Street was occupied by its most distinguished resident, the German-born British engineer Augustus Siebe (1788-1872). Chiefly known for his contributions to diving equipment, he also developed numerous other devices and machines, including a rotating water pump, a paper making machine, a dial weighing scale, an ice-making machine. He also won many medals at the Great Exhibition in 1851, the Paris Exhibition in 1855, and the International Exhibition of 1862.⁶
- 2.9 By 1861 he was employing 18 men and 4 boys at his workshops to the rear of No 5 Denmark Street, and the house was occupied by his extended family and two servants.⁷
- 2.10 He retired in 1868 due to failing health, with his second son, Henry Herepath, together with his son-in-law William Augustus Gorman and Jane Siebe (widow of Daniel, his first son) taking over the business. He died 15 April 1872 of chronic bronchitis, at his London home.⁸
- 2.11 Augustus Siebe leased rather than owned the property, and in 1869 it was auctioned at the Auction Mart, Tokenhouse Yard, where it was described thus: 'A Freehold Dwelling-house, with workshops in the rear, being No. 5, Denmark-street, Soho, at present let on lease to Mr. Siebe, at the rental of 60l. per annum, but of very considerably greater value.'⁹
- 2.12 It is unclear who purchased the freehold, but Siebe and Gorman (as the firm was renamed in 1870) was still resident in 1875, advertising itself as 'Submarine Engineers', with 'A staff of skilled divers for service at home or abroad'.¹⁰ Siebe and Gorman seem to have completely removed from the premises during the following year.

⁶ en.wikipedia.org/wiki/Augustus_Siebe

⁷ https://www.gracesguide.co.uk/Augustus_Siebe

⁸ en.wikipedia.org/wiki/Augustus_Siebe

⁹ London Evening Standard, 10 May 1869, p. 8

¹⁰ The Times, 11 June 1875, p. 12

- 2.13 From 1876 to 1899 the noted London sword maker, Edward Thurkle occupied the premises.¹¹ Like Siebe, he rented the property, and in July 1898 it was auctioned at Tokenhouse Yard, described as ‘a house with a three-storey workshop in the rear: let on a monthly tenancy at 120l. per ann., tenants paying rates and taxes’.¹²
- 2.14 In June 1899 Thurkle’s business was acquired by JR Gaunt and Son ‘to carry on the business of manufacturers and dealers in buttons, buckles, swords and military and naval accoutrements’.¹³
- 2.15 JR Gaunt and Son seem to have acquired the freehold also, since in 1901 they sought specifications from J. Rolfe & Co., ‘Iron Buildings Constructors’, to erect an additional storey on the iron and concrete flat roof at the rear of the property. This was seemingly never built, being disallowed by the LCC on the basis that the application was made under the section of the 1894 London Building Act that dealt with temporary buildings, ‘but the applicants do not state that they require the proposed roof for any limited period of time’.¹⁴

20th Century

- 2.16 In the early 1900s, the workshops at the rear of No. 5 Denmark Street seem to have been used for motor tyre manufacturing and storage, first by EM Loveys and JA Howard, and from 1910 by the See Band and Tyre Company, Ltd.¹⁵ From this date the building was in multi-occupancy: besides the tyre company, the 1910 PO Directory listed a manufacturing silversmith (Naylor Bros.), a chaise saddler (Lee Charles), and the Graphic Cinematograph Co. By 1914, the German cinematograph

¹¹ <http://collections.rmg.co.uk/collections/objects/78730.html>

¹² London Evening Standard, 18 July 1898, p. 12

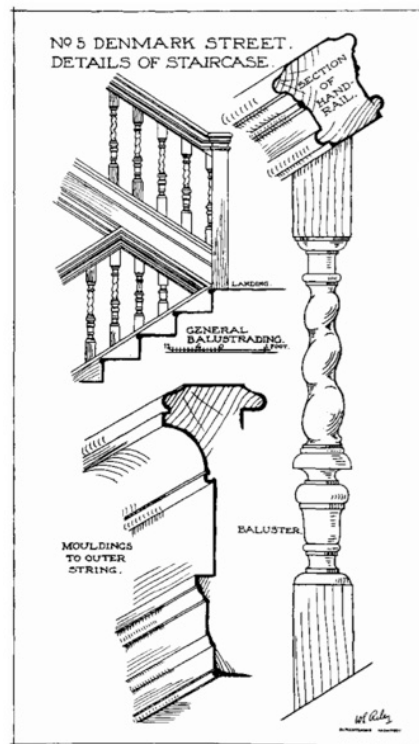
¹³ The Financial Times, 21 June 1899, p.1

¹⁴ Report by the LCC’s Architect’s Department made on 25 March 1901 to the Building Act Committee [LMA GLC/AR/BR/17/019002].

¹⁵ The Financial Times, 17 April 1909, p. 3

firm¹⁶ and tyre company had vanished, replaced by George Colebourn, a cinematograph dealer, and a music arranger, Joseph Carter.

- 2.17 More significantly, in this year, 1914, the Survey of London published its fifth parish volume, on St Giles-in-the-Fields. This noted that ‘Nos. 4, 5, 6, 7, 9 and 10, Denmark Street seem all to be the original houses erected towards the end of the 17th century, but have been considerably altered both externally and internally’ [emphasis added].¹⁷ It also noted that ‘No. 5 still has its original deal staircase with panelled walls, close strings and twisted balusters’, and included a detailed record drawing of it (fig 2). Unfortunately this no longer survives.



¹⁶ The German Early Cinema Database (<http://www.earlycinema.uni-koeln.de/companies/view/178>)

¹⁷ Survey of London: Volume 5, St Giles-in-The-Fields, Pt II, ed. W Edward Riley and Laurence Gomme (London, 1914), pp. 142-143. British History

Figure 2: Drawing of the Deal-wood staircase that existed in 1914, as reproduced in the Survey of London parish volume.

- 2.18 Tenants associated with the film industry predominated in the 1910s and 1920s (including Miss Minnie Swift, and JS de Brito, film directors), although in c1925 Leyland Road Transport Service began using part of the premises – presumably the workshops and yard at the rear.¹⁸ The transport carrier usage was short-lived and during the 1930s and '40s, the building was occupied largely by tenants related to the film and music industry (including manufacturers of talking picture equipment).
- 2.19 However, by 1940 'K. Sakai & Co.', exporters were listed, and by 1947 'Anglo-American Warehouses Ltd.' seem to have been the new tenants or owners. This latter firm's address was listed as 'Habit House, 4/5 Denmark Street, London, WC2', suggesting, perhaps, of some interior intercommunication between the two properties.¹⁹
- 2.20 In 1950 additional lavatories were added to the flat roof at the rear of the building to designs by Harold Quick, A.I.N.A., of 12 St Giles High Street.²⁰
- 2.21 In 1974 No. 5 Denmark Street was given a grade II listing,²¹ and in 1988 it was advertised for sale as 'shop and offices with extension Potential ... Substantial reversions 1991'.²²
- 2.22 In 1989 Listed Building Consent was granted for the 'reconstruction of rear extension on basement and 4 storeys above internal and external alterations including new shopfront'. The applicant was The Denmark Street Partnership, with designs by Peter Stern, Architect & Designer.²³ In 1996 Full Planning Permission was granted to the applicant, RE Muriel, for 'change of use of first floor

¹⁸ 1914, 1915, 1925 and 1929 Post Office Directories.

¹⁹ 1933 and 1940 Post Office Directories; Foreign Commerce Weekly, v28 (1947), p. 35

²⁰ LMA GLC/AR/BR/17/019002.

²¹ Listed 14 May 1974; List entry Number: 1271975

²² The Financial Times, 14 February 1998, p52

²³ LB Camden Planning Application No. 8970146

from office to retail and office, and for the erection of a staircase connecting the ground floor to the first floor'.²⁴

- 2.23 In 2000, Listed Building Consent was granted for the installation of a commemorative blue plaque reading 'Augustus Siebe, Pioneer of the Diving Helmet 1788 – 1872'. The applicant was The Denmark Street Partnership.²⁵

Architectural Interest and Analysis

- 2.24 No. 5 Denmark Street survives as one of eight houses dating from the end of the 17th century that survive on both sides of the street. It is believed that only about six streets with terraced houses of comparable date, status, number and degree of authority remain from the old built-up area of inner London north of the Thames; of these, only Denmark Street has houses lining both sides.²⁶
- 2.25 Of the eight survivors within the street (Nos 5-7; 9-10; 20 and 26-27), the most significant, and best preserved are Nos 6 and 7, each of which 'retains its historic floor-plan and much of its original exterior and interior character with a hierarchy of original panelling, plasterwork and joinery, as well as later fabric of historic note'.²⁷
- 2.26 They were listed more than 20 years ahead of the rest of the other six (in 1951 instead of 1974), and partly because of their level of survival, were upgraded to II* status in 2016.²⁸ All the others in the group have retained their grade II listing, although the interiors of only two were inspected at the time of the original listing in 1974. Then it was noted that No. 9 'has original staircase with close string, square newels & moulded handrail. Twisted &

²⁴ LB Camden Planning Application No. 9501974

²⁵ LB Camden Planning Application No. LSX0005116

²⁶ Denmark Street Conservation Area Appraisal and Management Strategy (Draft for consultation, Conservation and Urban Design Team, London Borough of Camden, August 2009), p. 6

²⁷ List entry description for Nos 6 and 7 Denmark Street (List entry no's 1271976 and 1433295)

²⁸ Ibid.

turned balusters boxed in', and that No. 20 had 'pine beams, late C20 main stair and original subsidiary stair. 3rd floor has glazed roof lantern'.²⁹

- 2.27 No. 5 Denmark Street retains much of its original exterior character, but has seen considerable change to its appearance and fabric, both externally and internally. Unlike its neighbours, its Denmark Street elevation is in both yellow and red stock brick, indicative of a later refronting – perhaps in the later 18th or early 19th centuries.
- 2.28 The original ground floor arrangement of a door and two windows has been replaced with a shopfront (again, possibly originally in the 19th century), and the former pitched roof (perhaps originally with a dormer window to the front) has been lost when the building was raised from three to four storeys, probably in the late 19th century.
- 2.29 None of the original sash windows survive – these all being of the horned, 19th-or early 20th-century type, and the two outer ones on the added third floor have been shortened. However, the splayed flat brick arches with painted central keystones survive on the first and second floors, as does a rendered string course above the first-floor windows.
- 2.30 Inside, the original late-C17 floor plan has been wholly lost on the ground floor and is virtually illegible on the floors above. The dog-leg wood-panelled stairs at the rear of the back rooms, recorded in 1914 by the Survey of London, has been replaced by a concrete staircase of 20th-century appearance, which whilst occupying the same relative position (running up against the party wall with No. 4 Denmark Street) is now entirely separate from the front and rear rooms on each floor (which serve as separate offices).

²⁹ List entry description for Nos 9 & 10 and 20 Denmark Street (List entry no's 1271978 and 1271980)

- 2.31 Whether the side-wall fireplaces that originally heated both front and rear rooms on each floor, and whether any original, C18, or even C19 joinery and plasterwork survives inside the various offices survive is unclear, and probably doubtful.
- 2.32 The outbuilding to the rear of No 5 which faces onto a small yard survives in more intelligible guise. This three-storey workshop was added in the later 19th century, possibly in the 1870s after the building was resold in c1869, and following the death of Augustus Siebe in 1872 (it had certainly been built by 1888, for it is shown on the Goad map of that year). The outbuilding is of stock brick construction with a with a flat roof and cogged, red-brick band, lit by pairs of large segmental-headed windows with multi-paned windows on the south, yard-facing elevation.
- 2.33 One of the upper storey windows has been partially blocked, and probably in the early 20th century, it was raised by another (window-less) storey. The interior of the three-storey workshop preserves its original wood-framed casement windows and some cast-iron columns. Possibly there was always covered access to the workshop from each floor of the house (the 1888 Goad map shows that this existed then), this seems to have been enlarged or rebuilt in the 20th century.
- 2.34 A small, square structure added to the flat roof at third-floor level seems to be the lavatory accommodation built in c1951 for the London Sack & Bag Co. (built using asbestos sheeting).

3 The heritage significance of the site and its context

- 3.1 This section of the report describes the heritage significance of 5 Denmark Street and its surroundings.

The heritage context of 5 Denmark Street

- 3.2 5 Denmark Street was listed Grade II in 1974; the list description is contained in Appendix A. The listed building is located in the Denmark Street Conservation Area. The Conservation Area was first designated in 1984 with subsequent additions in 1991 and 1998. The Conservation Area Appraisal and Management Strategy was adopted in March 2010. 5 Denmark Street lies within Sub-Area 1.

- 3.3 In the vicinity of 5 Denmark Street are a number of other listed buildings, including 6&7 Denmark Street (Grade II*); 9&10 Denmark Street (Grade II); Nos 20, 26 & 27 Denmark Street (Grade II); 6 Flitcroft Street (Grade II) and the Church of St Giles (Grade I).

Unlisted buildings of merit

- 3.4 The conservation area appraisal identifies a number of buildings in the vicinity as being 'positive contributors' to the conservation area, including 4, 8, 11, 19, 21, 22, 23, 24, 25, & 28 Denmark Street and 4, 8, 10 Flitcroft Street.

The heritage significance of the site and its context

The relevant heritage assets

- 3.5 In terms of the assessment of the proposals for 5 Denmark Street, the heritage assets within Camden most relevant to considering the effect of the scheme are the listed buildings themselves, nearby listed buildings, and the Denmark Street Conservation Area.
- 3.6 The effect of the proposed scheme on these assets will be first and foremost on the special architectural and historic interest of 5 Denmark Street and its setting, and then

secondly on the character and appearance of the conservation area and the setting of other listed buildings.

Assessing heritage significance

- 3.7 5 Denmark Street, the listed buildings in the vicinity and the Denmark Street Conservation Area and are ‘designated heritage assets’, as defined by the National Planning Policy Framework (the NPPF). Other buildings and structures that make a positive contribution to the conservation area - such as unlisted buildings of merit - can be considered as ‘non-designated heritage assets’.
- 3.8 ‘Significance’ is defined in the NPPF 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’. The Historic England ‘Planning for the Historic Environment Practice Guide’ puts it slightly differently – as ‘the sum of its architectural, historic, artistic or archaeological interest’.
- 3.9 ‘Conservation Principles, Policies and Guidance for the sustainable management of the historic environment’ (Historic England, April 2008) describes a number of ‘heritage values’ that may be present in a ‘significant place’. These are evidential, historical, aesthetic and communal value.
- 3.10 The character and appearance of the Conservation Area, and therefore its significance, is perhaps best articulated in the Conservation Area Appraisal. This states:
“The contemporary heart of the conservation area is focused around Denmark Street, which is an animated, mainly commercial street which contains buildings of great historic interest. The street has a lively atmosphere due to its unique concentration of specialist music instrument retailers and related businesses.
The buildings on Denmark Street are three and fourth storeys, some with mansard roofs, and relate to the scale and plot sizes of the original C17 domestic buildings, a significant number of which remain (Nos 5,6,7,9,10,20,26,27). The predominant material is brick,

with some Georgian detail remaining, but in the early 1920s builder/developer Walter J Fryer built a number of properties on Denmark Street which are generally faced in stone and incorporate large, metal framed windows (Nos. 4,8,19, 21, 23, 24, 25).

A variety of shopfronts, blinds and signage gives the street an informal feel at ground floor level which complements its vibrant atmosphere”.

- 3.11 Historical value is described as being illustrative or associative. ‘Conservation Principles’ says that:
- Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance... The illustrative value of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation.
- ‘Historic interest’, ‘Historical value’ and ‘Evidential value’
- 3.12 5 Denmark Street, the listed and unlisted buildings nearby, and their relationship to one another and the Conservation Area collectively illustrate the development of this part of London.
- 3.13 They tell us about the nature of the development of this part of London in the 17th century, the commercialisation of the area after 1800 when houses began to be used as shops at ground floor and the evolving industrial and commercial uses that followed. By the 1930s many of the buildings on Denmark Street were occupied by music publishers, after which from the 1950s it was home to a number of small recording studios. The New Musical Express was at No.5 Denmark Street from 1952 until 1964.
- 3.14 In terms of Historic England’s ‘Conservation Principles’ the listed buildings and conservation area provide us with ‘evidence about past human activity’ and, by means of their fabric, design and appearance, communicate

information about its past. Despite the huge amount of alteration, demolition and redevelopment that has taken place nearby, this has not entirely removed the ability of the older townscape and intact historic buildings to communicate its past; the Denmark Street Conservation Area and its listed buildings clearly retains sufficient historic character and appearance to convey the area's historical ethos. Despite the many changes that are described earlier in this report, 5 Denmark Street, externally and internally, retains its ability to convey its historical value.

- 3.15 5 Denmark Street is particularly associated with the diver Augustus Siebe, for whom there is a Blue Plaque on the front of the building.

'Architectural interest', 'artistic interest' or 'aesthetic value'

- 3.16 It is clear that the Denmark Street Conservation Area and 5 Denmark Street referred to above have 'architectural' and 'artistic interest' (NPPF) or 'aesthetic value' ('Conservation Principles'). In respect of design, 'Conservation Principles' says that 'design value... embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship'.

- 3.17 The special architectural and historic interest of 5 Denmark Street as a listed building lies principally in its late 17th century origins as one of the remaining buildings that have survived on the street. Externally, it retains much of its character as part of the group of original houses on the street, however it has been re-fronted, extended from three to four storeys (losing the original pitched roof) and re-fenestrated. It also now has a modern shopfront.

- 3.18 Internally the original late 17th century floor plan has been wholly lost on the ground floor and is virtually illegible on the floors above. The original stair has been replaced by a

solid concrete staircase that rises to the top of the building.

- 3.19 The rear 'outbuilding' is likely to have been added in the later 19th century and is of much less special interest in the context of the late 17th century origins of the front. Whilst it still retains some of its 'workshop' character it is a utilitarian structure that has been unsympathetically altered and extended. Its rear elevation is a characterful addition to the rear courtyard, although the courtyard is currently subject to wholesale redevelopment and its character will be changed completely.
- 3.20 As a consequence, whilst an important contributor to the conservation area, the elements that make the building 'special' in terms of its status as a listed building are largely buried remnants within the structure of the front building and its contribution as part of the wider group.
- 3.21 The listed buildings near 5 Denmark Street have, by definition, special architectural and historic interest and in respect of proposals on the site of 5 Denmark Street that might affect their setting, that special interest has to do with their external architectural design as part of a group of historic buildings. Their internal special interest would clearly not be affected by adjacent development.

Summary

- 3.22 5 Denmark Street has clear historical value, and this value is expressed in the narrative of the building's history and how it has changed - this is set out earlier.
- 3.23 In terms of architectural or aesthetic value, this is now very limited. The front elevation remains a characterful contributor to the group of listed buildings and the conservation area, but little remains of the original late 17th century house. Subsequent alteration and extension of varying degrees of quality have diminished the architectural value of the listed building behind the façade.

4 The proposed scheme and its effect

- 4.1 This section of the report briefly describes the proposed scheme and its effect on the heritage significance described earlier. The proposed scheme is illustrated in the drawings prepared by KSR Architects.

The proposed scheme and its effect on heritage significance

- 4.2 As identified previously and agreed with by Camden Council in previous consultation, the building has been so drastically modified that the interior now contributes little to the significance of the listed building. As such it is considered that the special interest largely derives from the external character and the appearance of its facades and their value to the architectural composition of the terrace as a whole as well as any 18th century fabric and features that remain within the building.
- 4.3 The proposal is for the continued use of the ground and basement floors for commercial use and the creation of 3 residential units above.
- 4.4 A new shopfront will be traditionally detailed and provides a considerable opportunity to enhance both the listed building and the character and appearance of the conservation area.
- 4.5 The residential units have been carefully configured to ensure that the main envelope of the original 17th century building (where it exists) is retained. On each floor, the original proportions of the 'front room' are re-instated, and the chimney breasts of each floor (no fireplaces remain) are retained. The light touch approach to the front part of the building will ensure that any historic fabric remaining 'within' the structure will be retained and preserved.
- 4.6 It is proposed that the sash windows on the front elevation (none of which are original) will be replaced

with traditional early Georgian style six over six double hung timber sashes.

- 4.7 The modern concrete staircase will be rebuilt within the existing stairwell to better reflect the inter-connecting floor levels.
- 4.8 It is proposed that an additional floor is added on the roof. This will have a mansard front with traditionally detailed dormer windows. The original pitched roof was lost many years ago and the existing flat roof is not of historic interest. The chimney stacks will be retained and raised as part of the works.
- 4.9 Even with the new accommodation the building will still contribute to the eclectic and varied roofline that is so characterful of Denmark Street and the conservation area and should reinforce the historic character and appearance of the streetscape in the same way that it does present.
- 4.10 To the rear it is proposed that the outbuilding is taken down and re-built to provide high quality accommodation. The existing structure is of no quality – either architecturally or structurally and is an amalgamation of ad hoc additions and alterations.
- 4.11 The recently consented schemes in the immediately adjacent buildings (including listed No.6 Denmark Street) are contemporary in design and will change the character of the yard. It is currently proposed that the rear elevation of No.5 Denmark Street – which is the most characterful element of this part of the building – will be rebuilt in replica (but more structurally secure), with the windows in timber matching the existing, however the changing nature of the yard may make a more contemporary approach more suitable.
- 4.12 The new extension will enable the incorporation of a lift in a manner that is not obvious externally and does not damage any historic fabric within the building.
- 4.13 Fenestration on the rear elevation will be sliding timber sashes lined up to match the existing windows on the rear

elevation and appropriate to the age and style of the building.

- 4.14 Overall we believe that the proposed scheme represents a balanced approach to the listed building taking into account its heritage significance and the extent of change that has taken place.
- 4.15 Within the context of the conservation area and the new development that is being constructed around the building these proposals represent a modest but beneficial improvement to the character and appearance of Denmark Street and surrounding area.

Appendix A: List description

CAMDEN

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

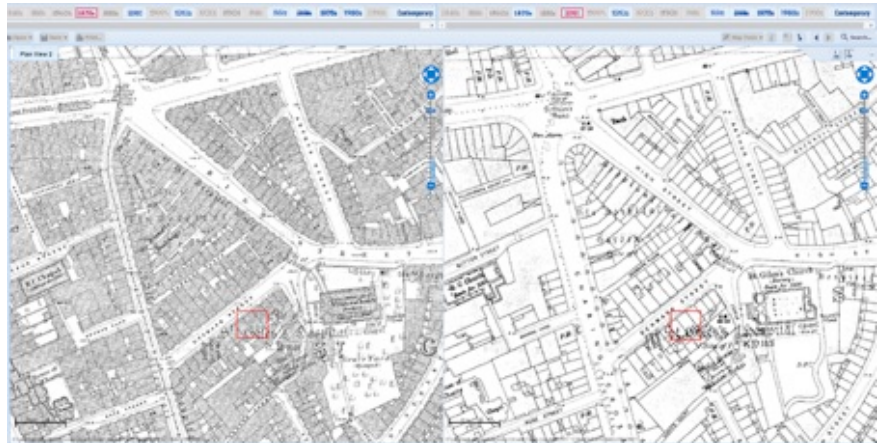
GV II

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.

Appendix 1: Historic Maps



1792-99 Horwood Map

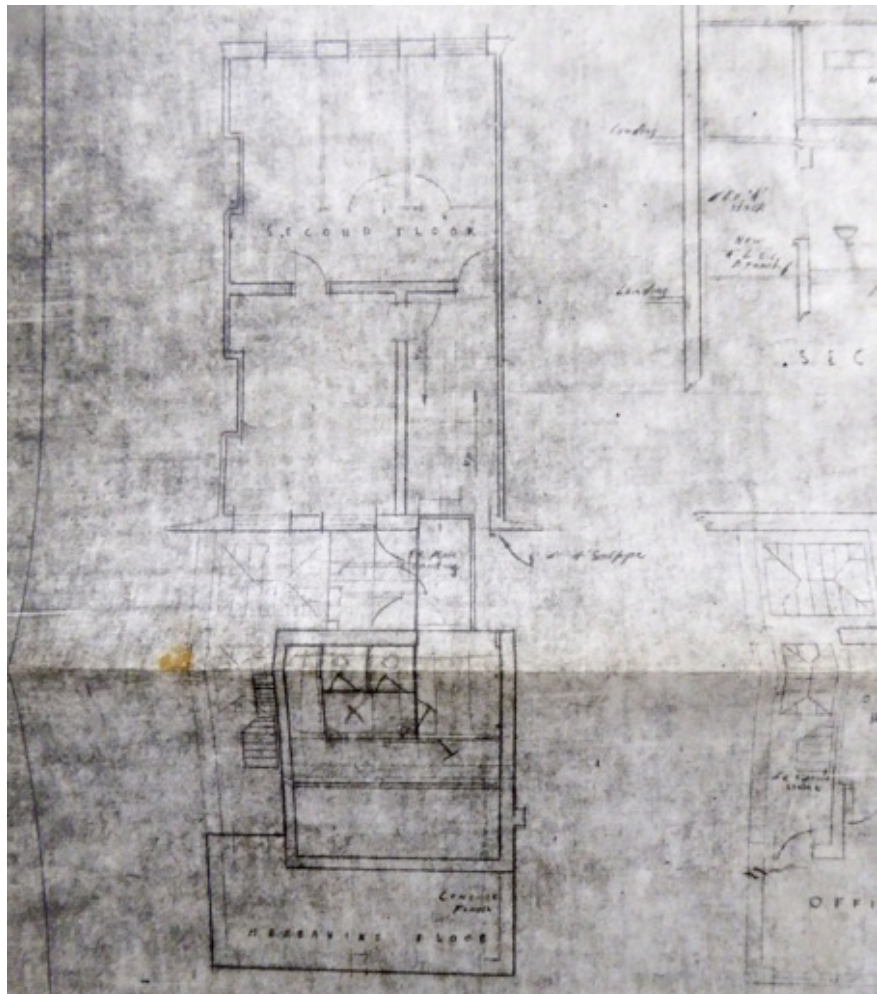


1870s & 1890s OS Maps

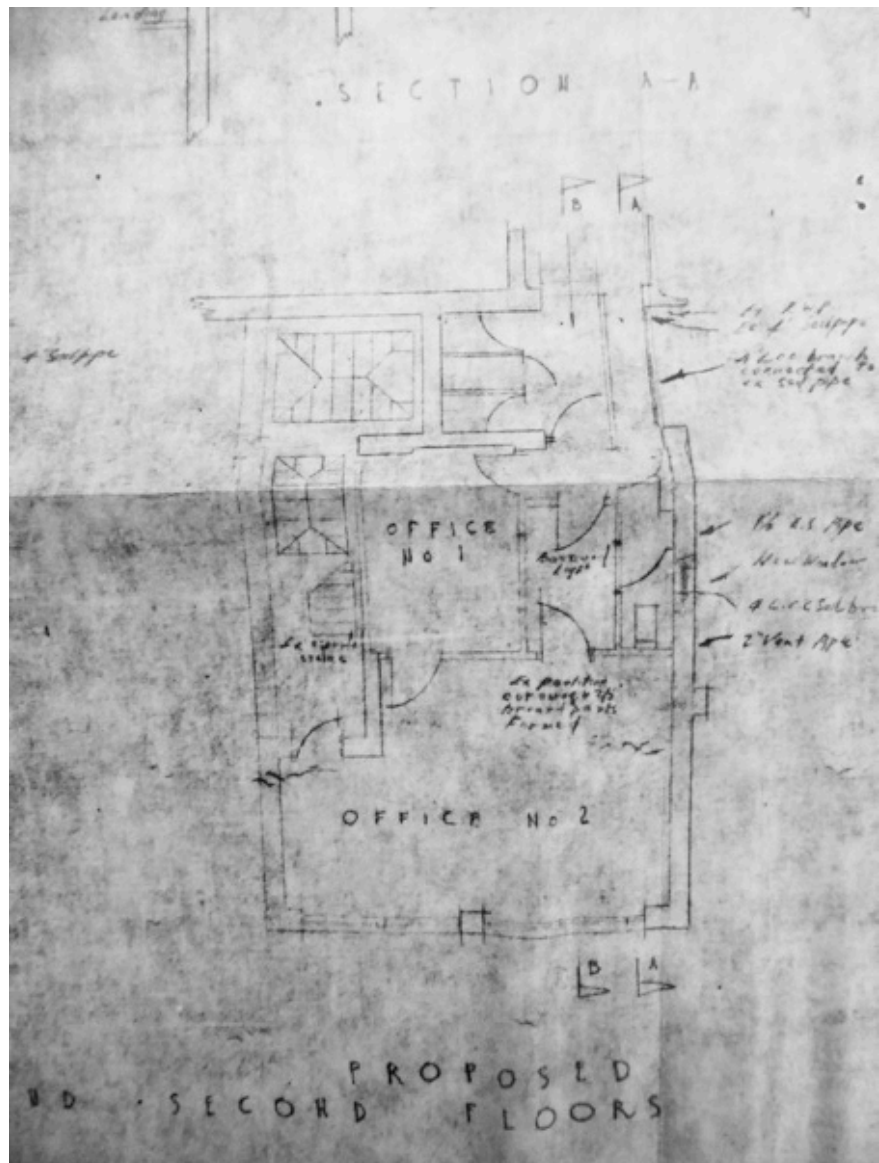


Extracts from the 1888 Goad plan, at which date No.5 was recorded as being the same height as Nos. 6-11 (3.5 storeys) tall, and occupied by a sword cutler (Edward Thurkle)

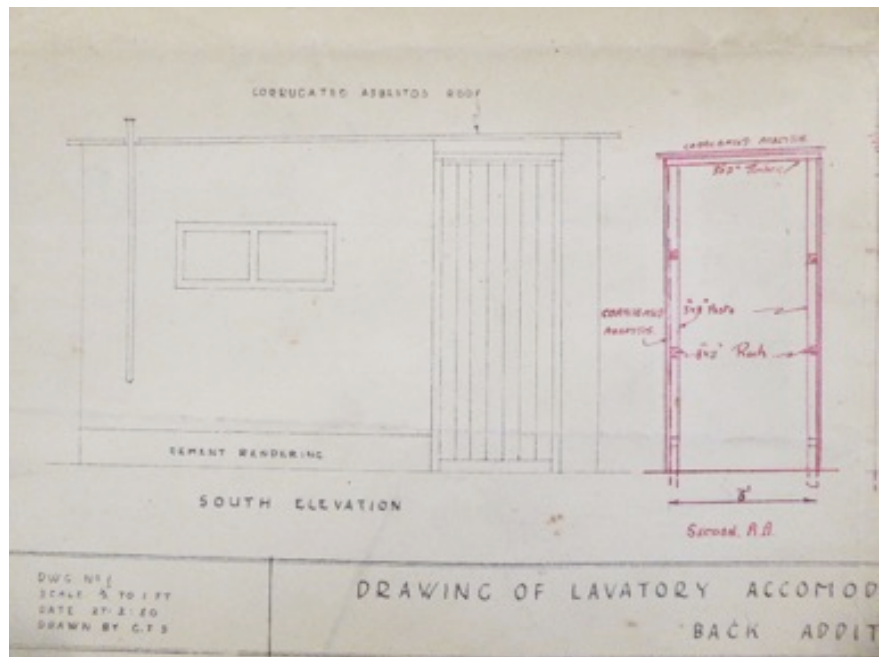
Appendix 2: Historic drawings/plans



Plan showing second floor, drawn 28 March 1949 by Harold Quick. At this date No. 5 Denmark Street still preserved some of its late 17th-century plan form, with (in profile at least) side-wall fireplaces that originally heated both front and rear rooms. The stairs, however, appear to be those which exist today – a mid-20th-century replacement to the panelled Deal-wood stairs noted in the 1914 Survey of London volume.



Extract of plan showing second floor of rear workshops/link buildings, drawn 28 March 1949 by Harold Quick. The glazed rooflights shown in the upper left of the drawing correspond with that depicted on the 1888 Goad plan, but seem not to survive in 2017.



Drawing of c1950 showing proposed lavatory accommodation to be added to the flat roof at the rear of the building designs by Harold Quick, A.I.N.A.; (probably), the completed building. (Note asbestos construction)

Appendix 3: Investigatory Photographs (October 2017)



Roof-level view, looking southwest, showing ceramic chimney pots – indicative of a late 19th century date for the added fourth floor.



View of the neighbouring, hipped roofs of No.6 Denmark Street- still preserving the original (late 17thC) roof forms



Enclosing structure around upper level of stairs; probably of early-mid-C20 date



Detail of staircase, rebuilt in first half of 20th-century to enable private, fire-resistant access to individual offices (replacing what was originally wood stairs rising up the rear rooms of the each floor of No. 5)



Views inside the three-storey late-Victorian workshop extension at the rear

KMHeritage

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