



No.6 Denmark Street: Mews Building  
Listed Building Application

Contents

1.0 Introduction	Existing Ground Floor Plan
2.0 Existing Building	Existing First Floor Plan
	Detrimental Modifications
	Listed Artwork Sex Pistols' Graffiti
	Consented Proposal
3.0 Approach	Arrangement of Space for Habitation
	Protecting The Artwork
	Developing Aesthetics
	Display of Individual Panels
	Precedents Glass & Framing
	Panel setting Out
4.0 Building Fabric Approach	Staircase and Balustrade
	Roof Modifications
	Floor Slab and External Works
	Internal Fabric, Floors
	Internal Fabric, Windows
	Mews Facade Development
5.0 Architectural Drawings	Consented Drawings
	Proposed Drawings

# 1.0 Introduction

The following document outlines our proposals for the conversion, conservation and renovation of the grade II\* listed mews building at the rear of No.6 Denmark Street. This application supervenes the previous application made in 2012 by Sampsons Associates reference 2012/6864/L.

ICA are currently appointed as the architects with Cord as the contractor to deliver a number of late 17th Century terraces along Denmark street including nos. 6, 7, 9 & 10. This grade II\* listed mews building is located in the rear yard of no. 6.

The aim of this application is to develop and improve upon the proposals set out in the 2012 application by implementing lessons learnt from the adjacent in progress works on Denmark street along with a progressed understanding of the existing fabric and the importance of protecting culturally significant interior artwork.

It is intended that the Sex Pistols' interior artwork is not simply retained, but protected (not framed) and displayed, creating an entirely unique living space. Through iterative models and sketching, an approach has been defined that at once protects the listed artwork and creates bright and generous habitable spaces.

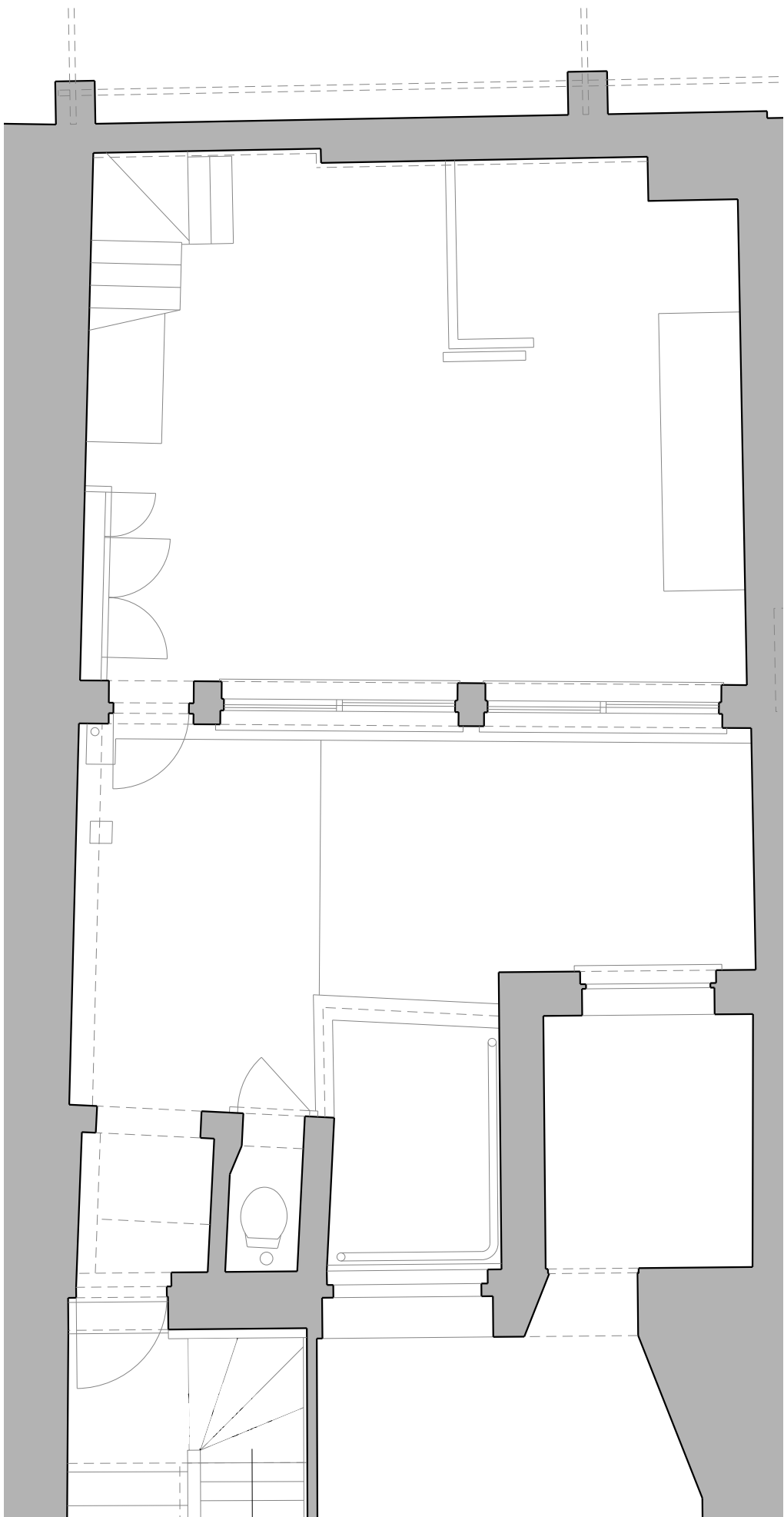
The following document includes structural interventions developed by Engenuiti necessary to preserve the existing roof structure. The proposals are also supported by a conservation statement prepared by Alan Baxter Associates.

# Existing Building

## Ground Floor Plan

The mews building is accessed from the Denmark Street entrance of No.6, via the communal corridor and across a courtyard. Once inside, it is apparent that the space has been subject to a number of piecemeal modifications, now resulting in a cluttered room of boxed out storage, cabinets, and a winding, open stair.

On this floor, there is no artwork to be protected, and instead it presents an empty canvas for the replanning of the space.



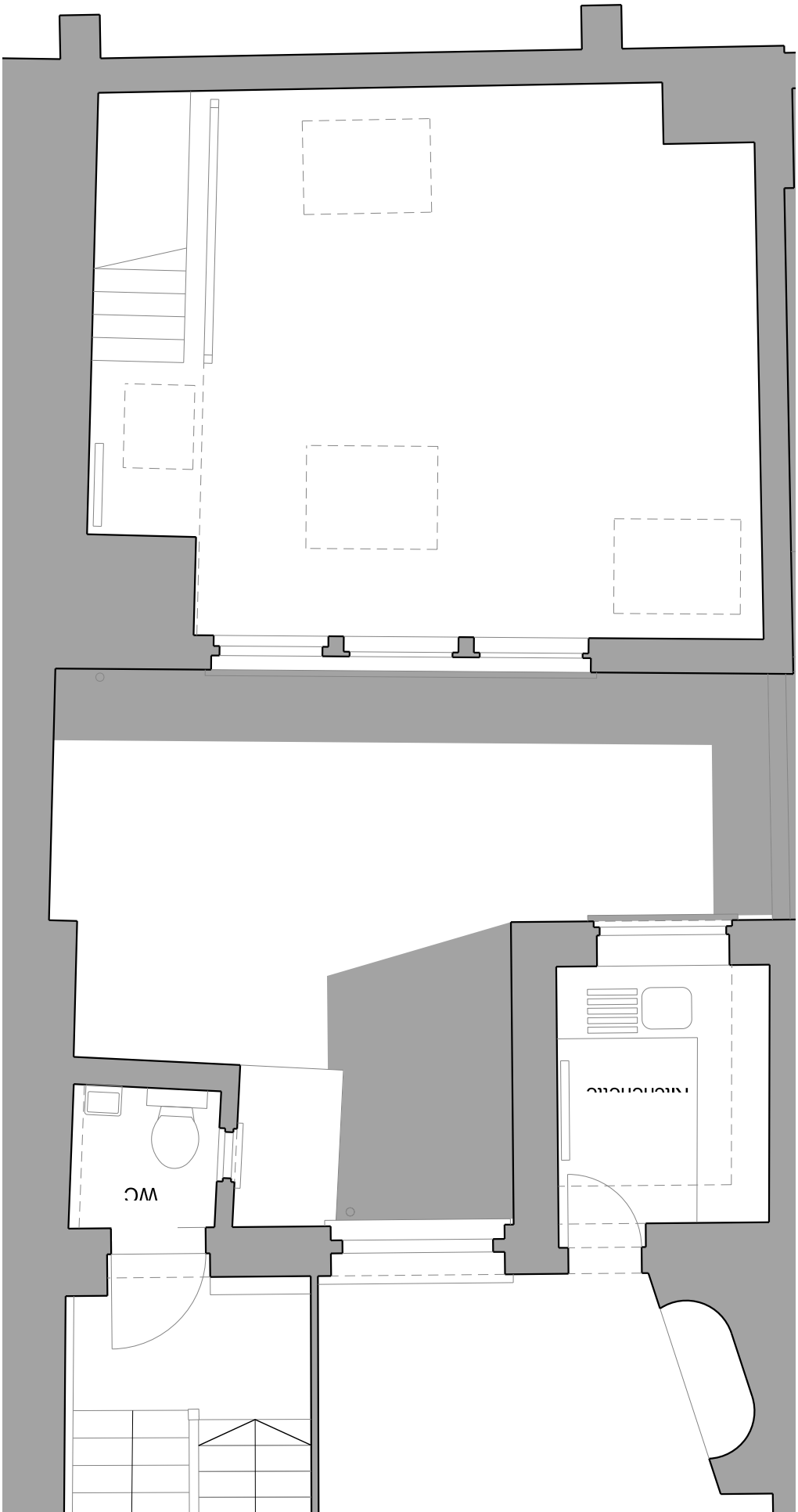


# Existing Building

## First Floor Plan

Upstairs, the Sex Pistol's graffiti is the significant focal point of the interior fabric. Drawn by members of the Sex Pistols during their time residing and recording at number 6 Denmark Street, it is intended that the surviving drawings will be protected and displayed due to their cultural and historical importance.

The existing uninsulated timber joisted roof falls low in the room. Boarded up windows result in the large room with dark walls not feeling light enough for a living space in its current condition.

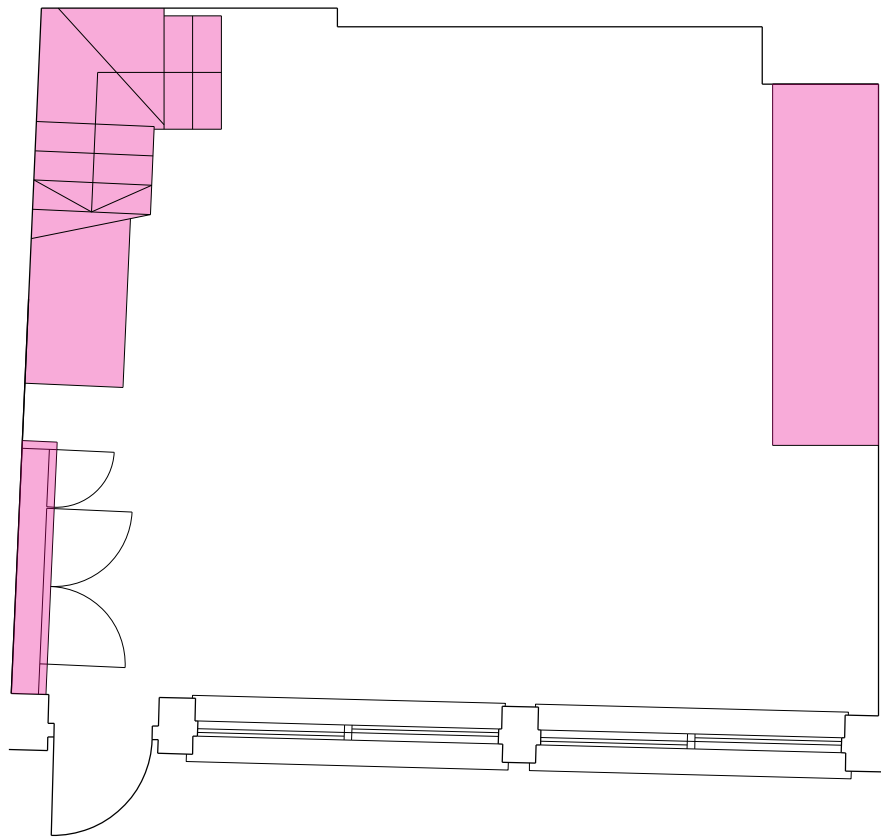


# Existing Building

*Detrimental Modifications*

There are a number of later modifications and additions which detract from the interior character of the space such as boxings, adhoc cupboards and kitchen units and a temporary staircase. This are to be removed, and in turn, replaced with features more suited to that of a residential space and more respectful of the mews building character and its history.

A number of these later additions have been stripped out as agreed in principal with Historic England.



Ground Floor Plan



First Floor Plan  
(Showing reflected ceiling plan)



Temporary staircase to be removed, cupboard and kitchen units below stairs have been stripped out as agreed with Historic England.



Temporary cupboards and boxings have been stripped out as agreed with Historic England.



# Existing Building

## *Listed Artwork Sex Pistols' Graffiti*

The graffiti across the walls of the first floor are mostly accredited to Johnny Rotten of Sex Pistols fame. The listed status of the buildings comes from their 17th century heritage, while the II\* listing for No.6 is because of the added layer of cultural significance the graffiti brings.

The Sex Pistols' manager rented out this building between 1975 and 1977. The downstairs was used as a recording studio for the band, while upstairs was where they lived.

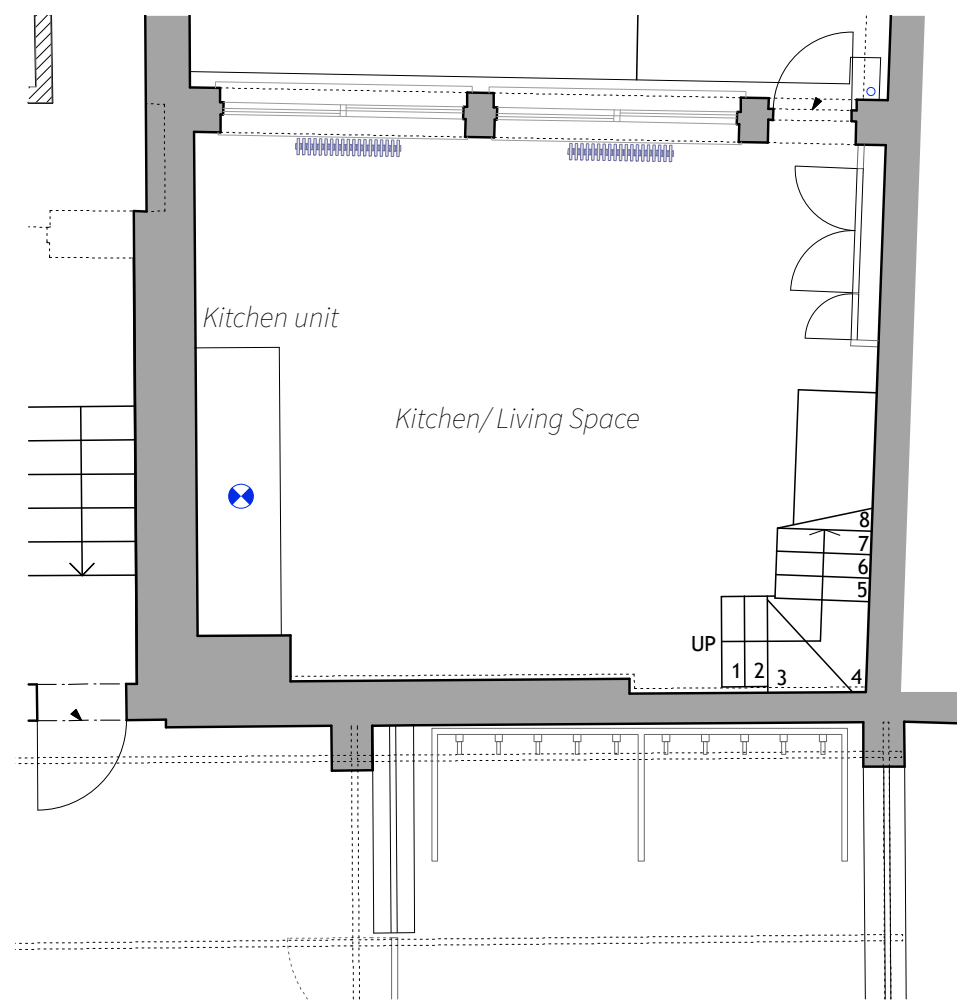




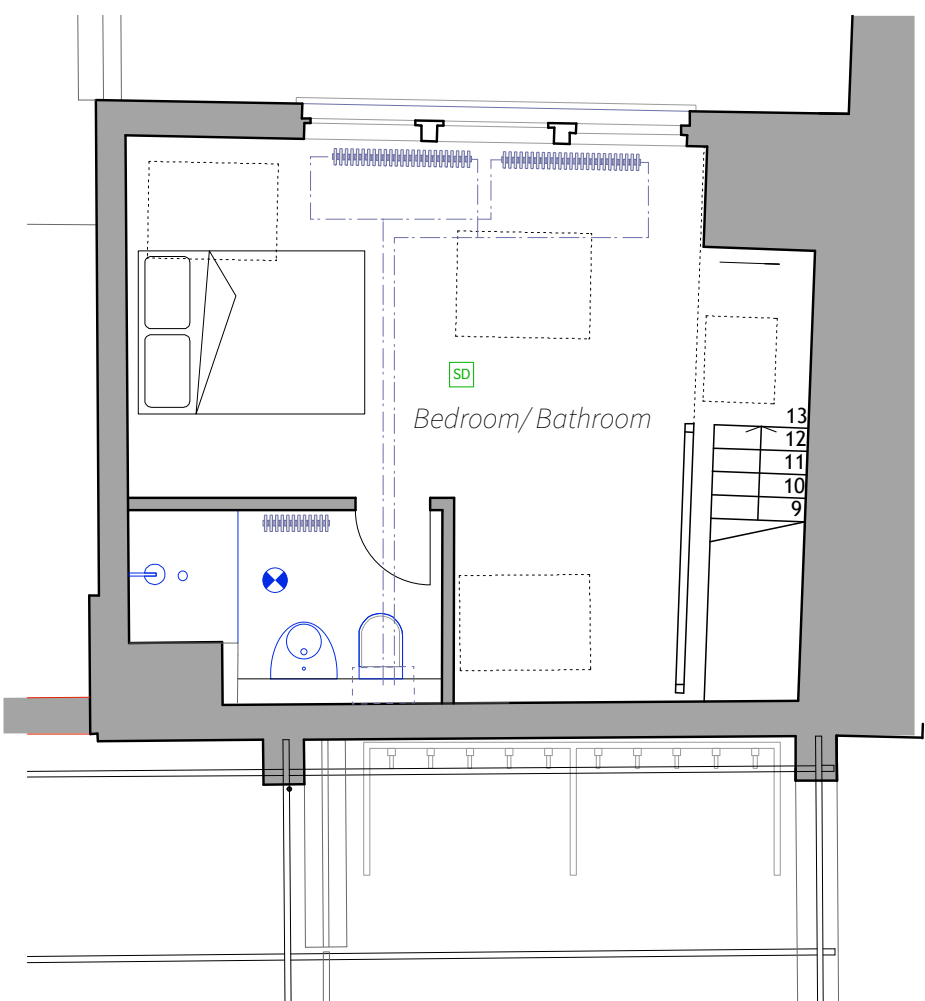


# Approach

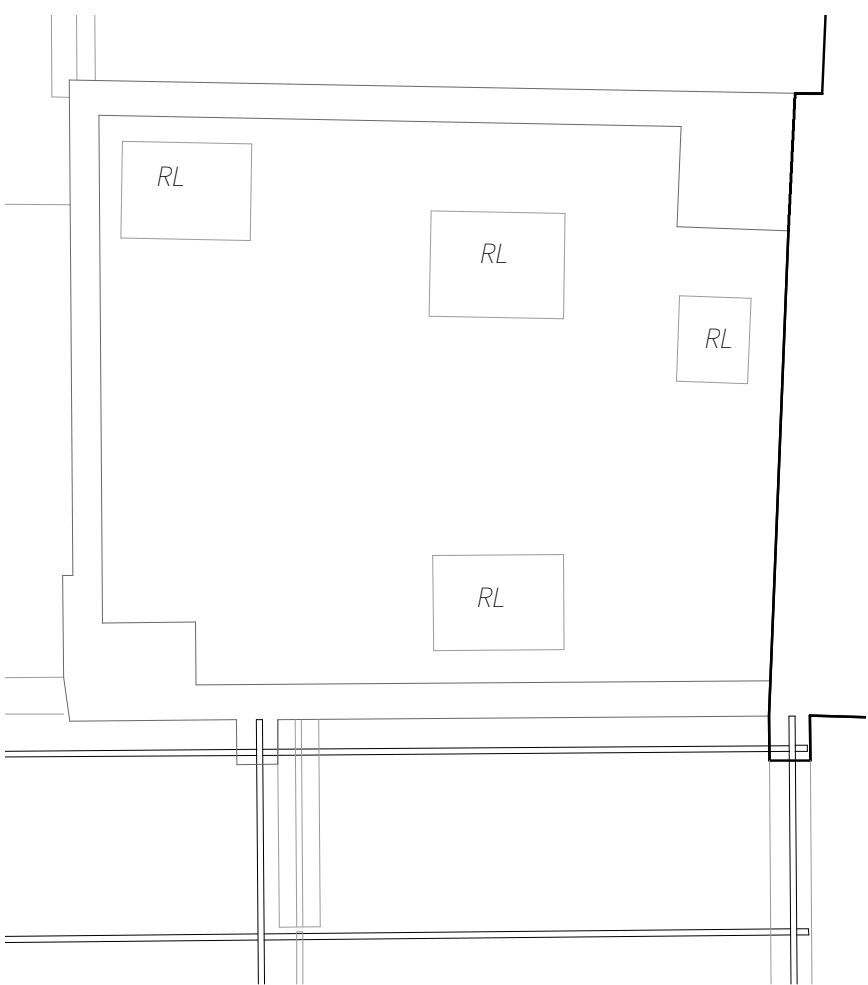
Consented Proposal



Ground Floor Plan - Kitchen/ Living Space  
The consented scheme retained the existing staircase and some of the built in cupboard units with a new kitchen unit against the wall opposite the stairs



First Floor Plan - Bedroom/ Bathroom  
The consented scheme shows the bathroom partitions subdividing the space and compromising the artwork.

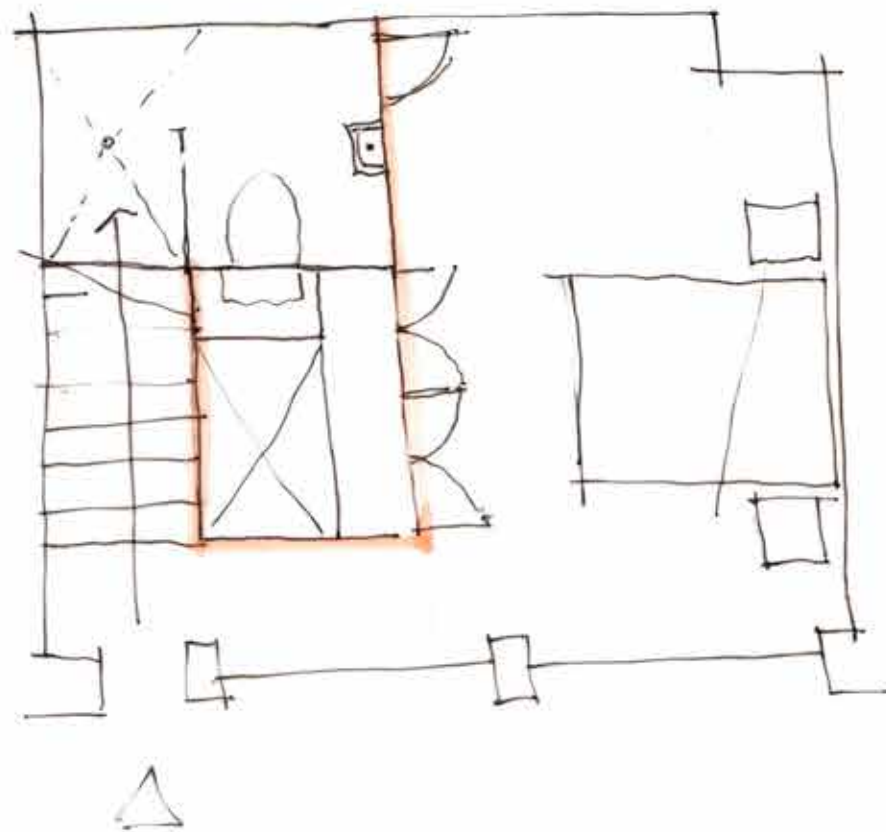


Reflected ceiling plan  
The existing roof-light positions are retained in the consented scheme and replaced with new roof-light units.

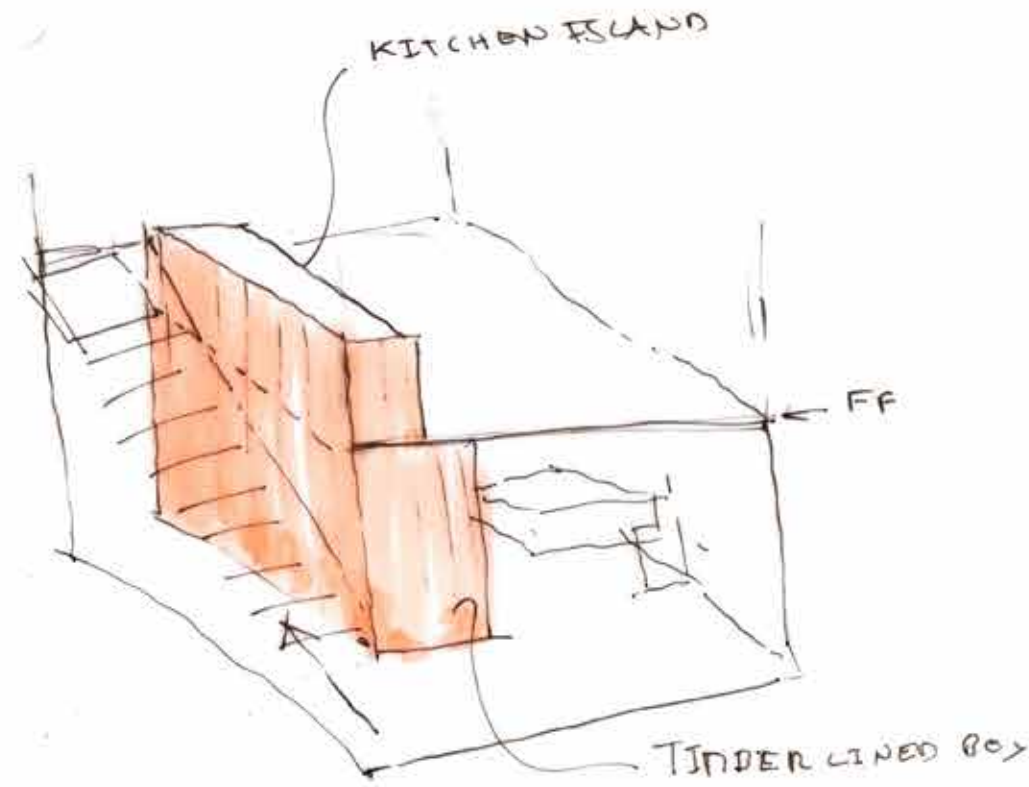
# Approach

## Arrangement of Space for Habitation

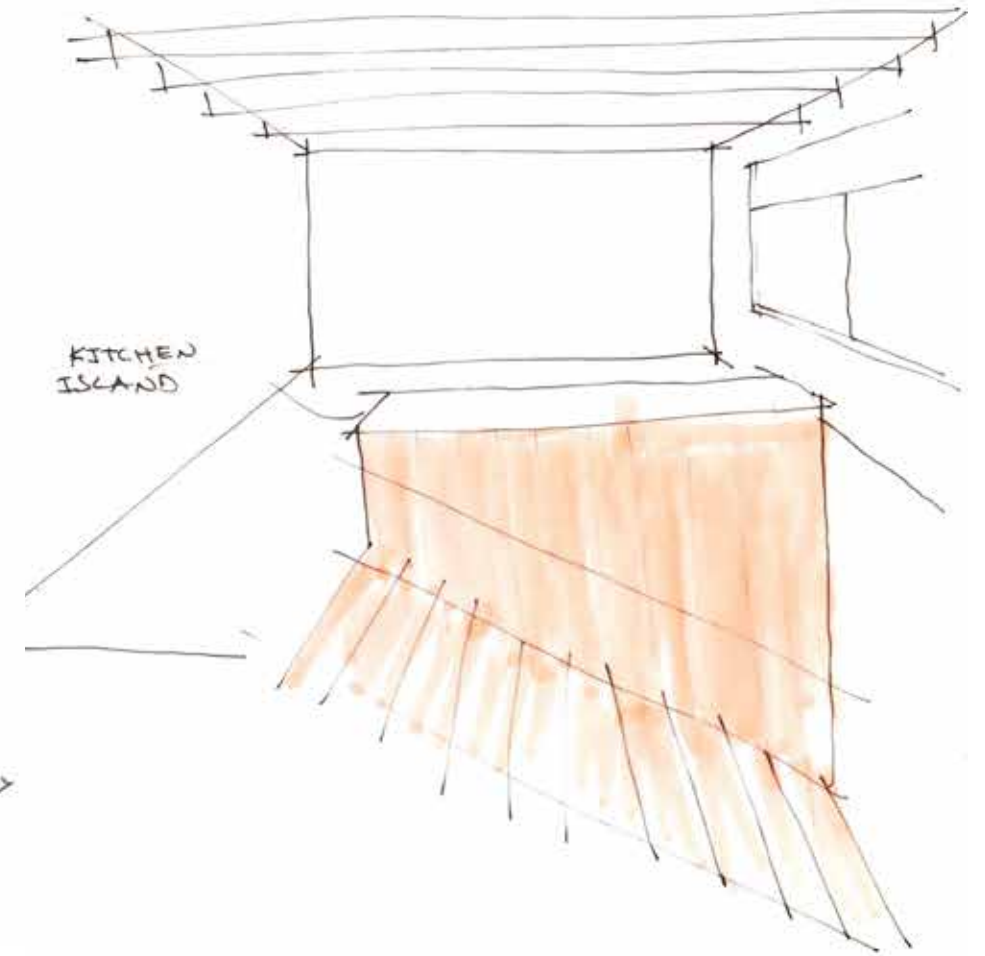
By flipping the consented proposal to locate the bedroom on the ground floor and kitchen/ living space on the first floor means that subdividing partitions do not intersect artwork. The location of the kitchen and living space on the first floor allows for a 'floating' layout inset from the perimeter artwork. The living/ kitchen spaces also benefits from a proposed new roof-light.



Ground Floor development plan - stair flipped to maximise space for private bedroom timber lined volume with flush cupboard and bathroom doors



Isometric view, originally a timber staircase and lined joinery unit was proposed, the thoughts on materiality have developed into a proposal for a metal staircase which would reflect the industrial heritage of the building and its use as a metal workshop. A floating kitchen island set away from perimeter walls prevents any interfaces with the artwork on the first floor



Perspective view of stairs and kitchen island on first floor

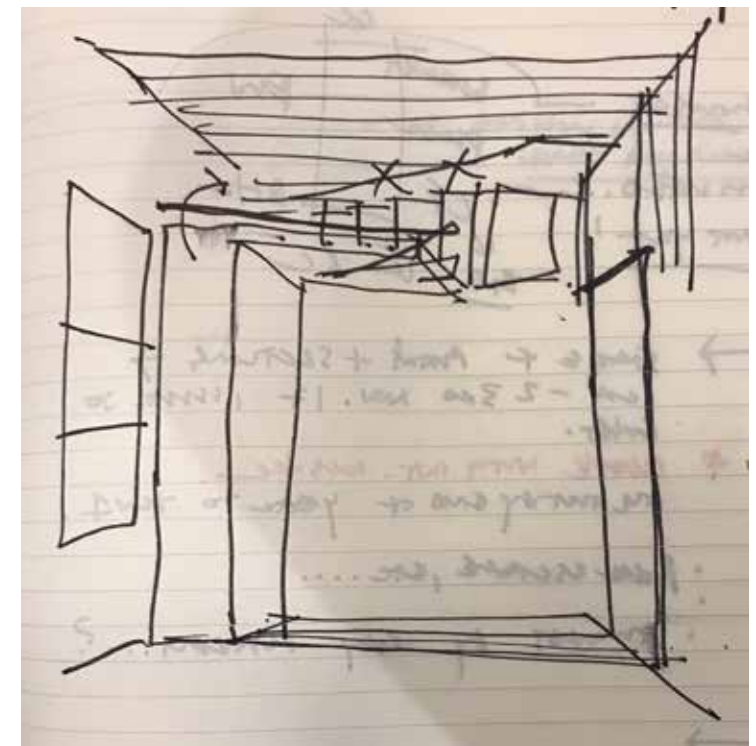
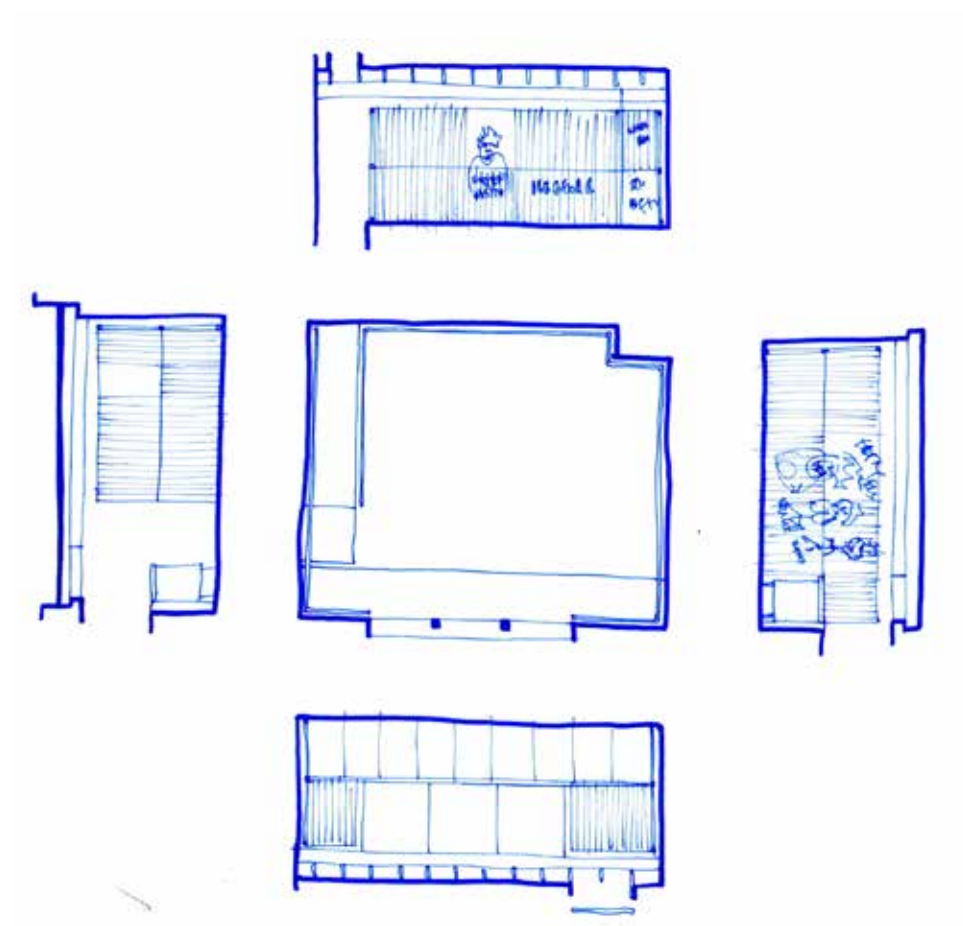
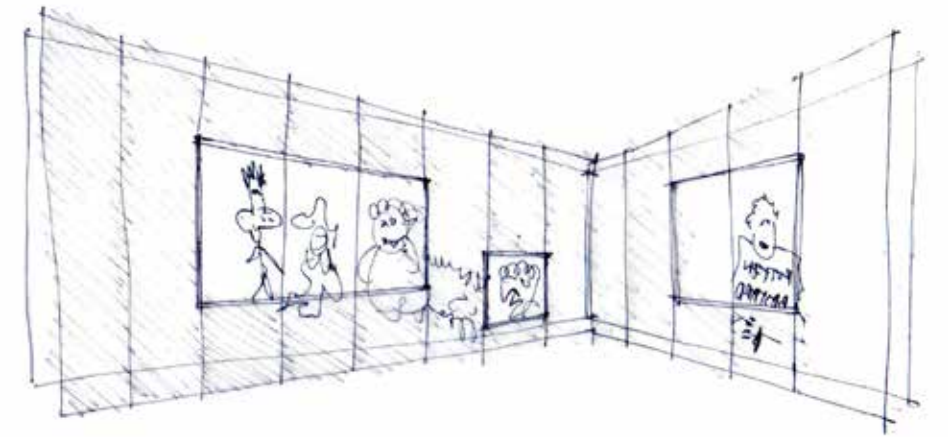
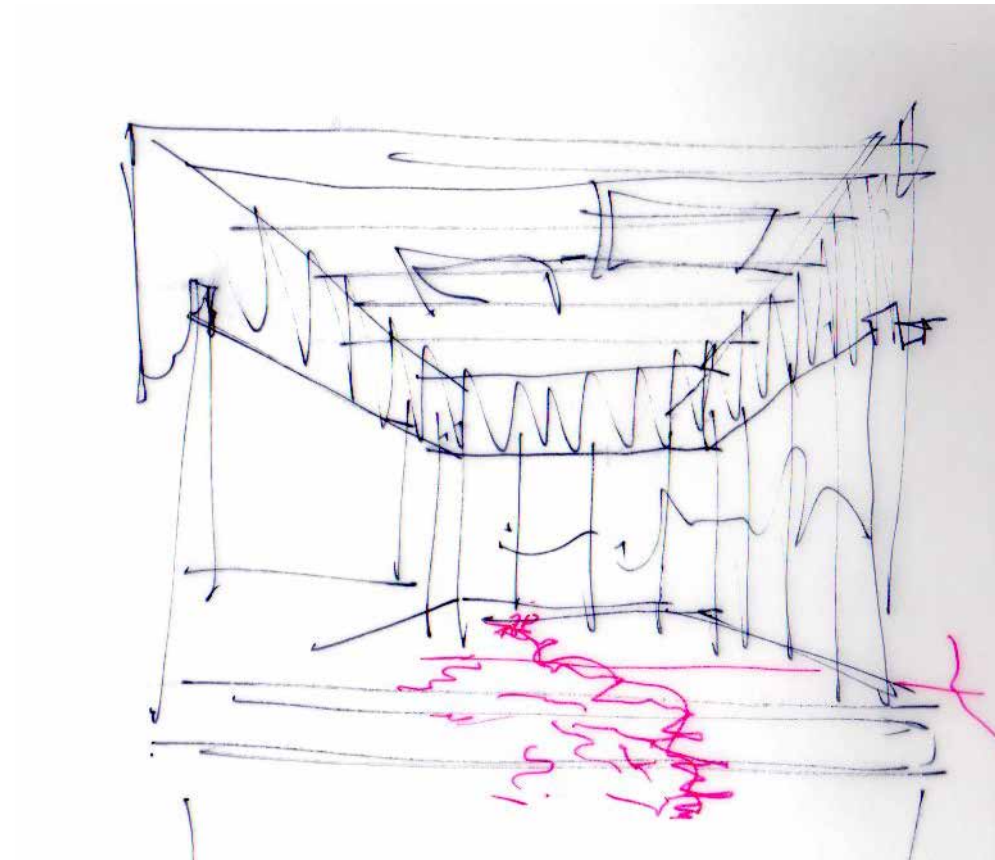


# Approach

## *Protecting the Artwork*

In order to provide protection to the graffiti artwork we have explored options to provide a glazed screen.

Different materials, transparencies and degrees of enclosure were explored, all seeking for an option protected the art while not having it overpower the living spaces.



# Approach

*Developing Aesthetics*

Having explored a number of options for the glazing including introducing a datum height and framed and frameless glazing, we feel that the preferred option would be to fully reveal the graffiti with frameless glazing.



*Option 1*  
Introduce a dado level with framed glazing above. This option would obscure some of the artwork at lower level but whilst still providing protection.



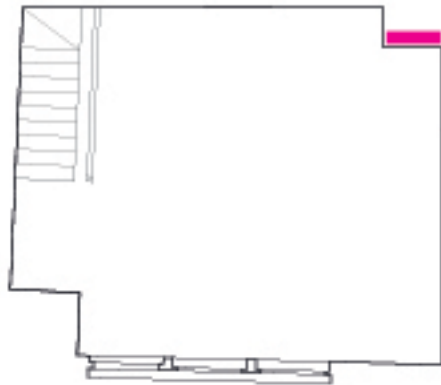
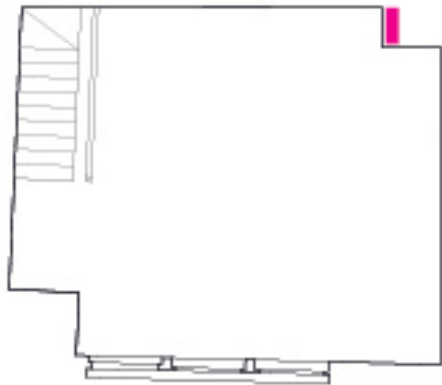
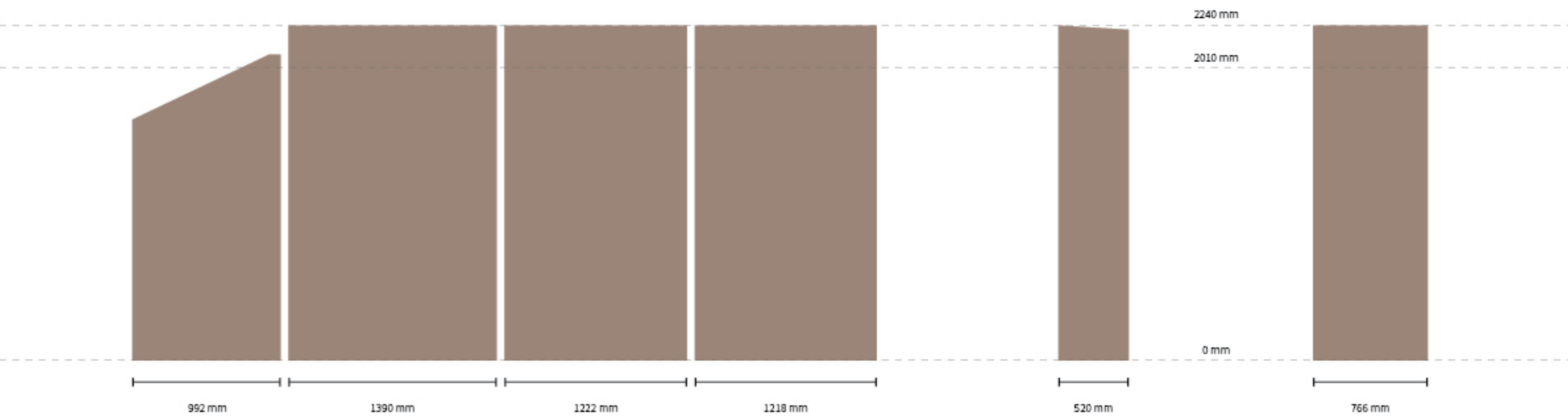
*Option 2*  
Full height glazing with expressed frame between joints. This option exposes the full length of artwork but the framing could detract from the artwork,



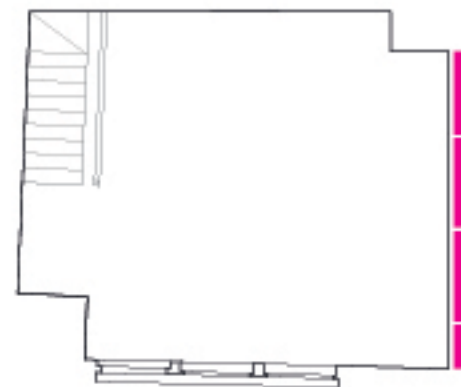
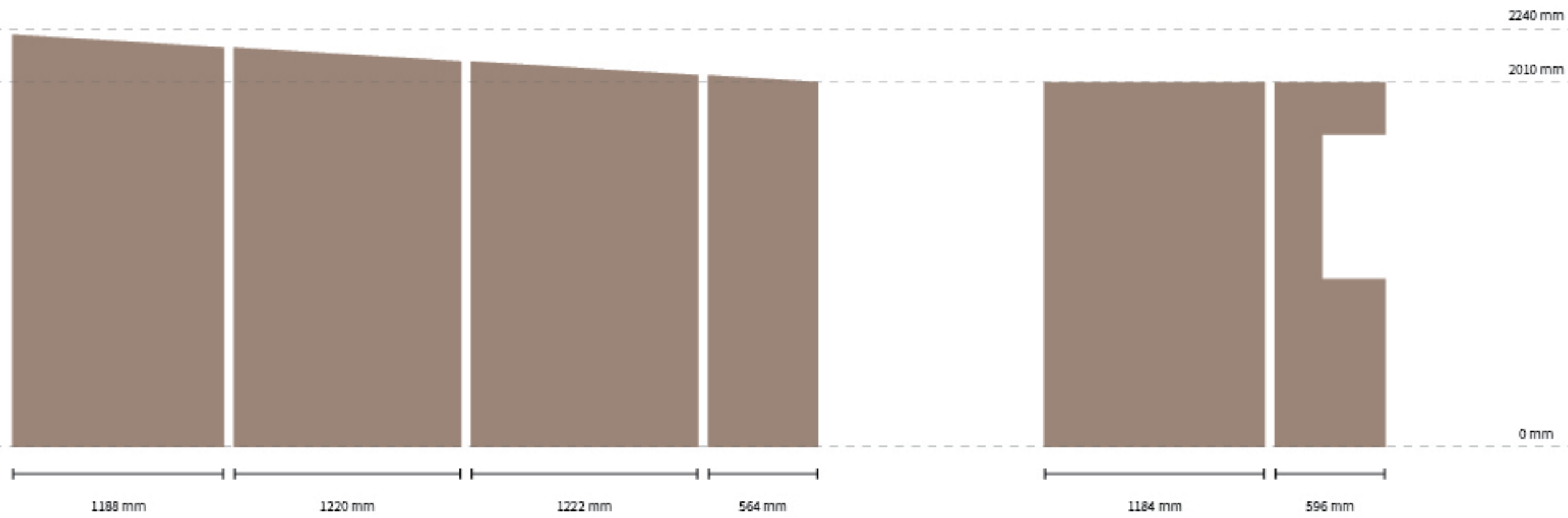
*Option 3 Preferred Option*  
Full height glazing with no vertical framing between glazing joints. This option is preferred as the full length of artwork is displayed without framing potentially detracting from the artwork.

Approach

*Display of Individual Panels*







# Approach

## *Precedents Glass & Framing*



Above: example of glazing to protect tapestry at Twyssenden Manor

Right: Examples of protection to gallery artwork

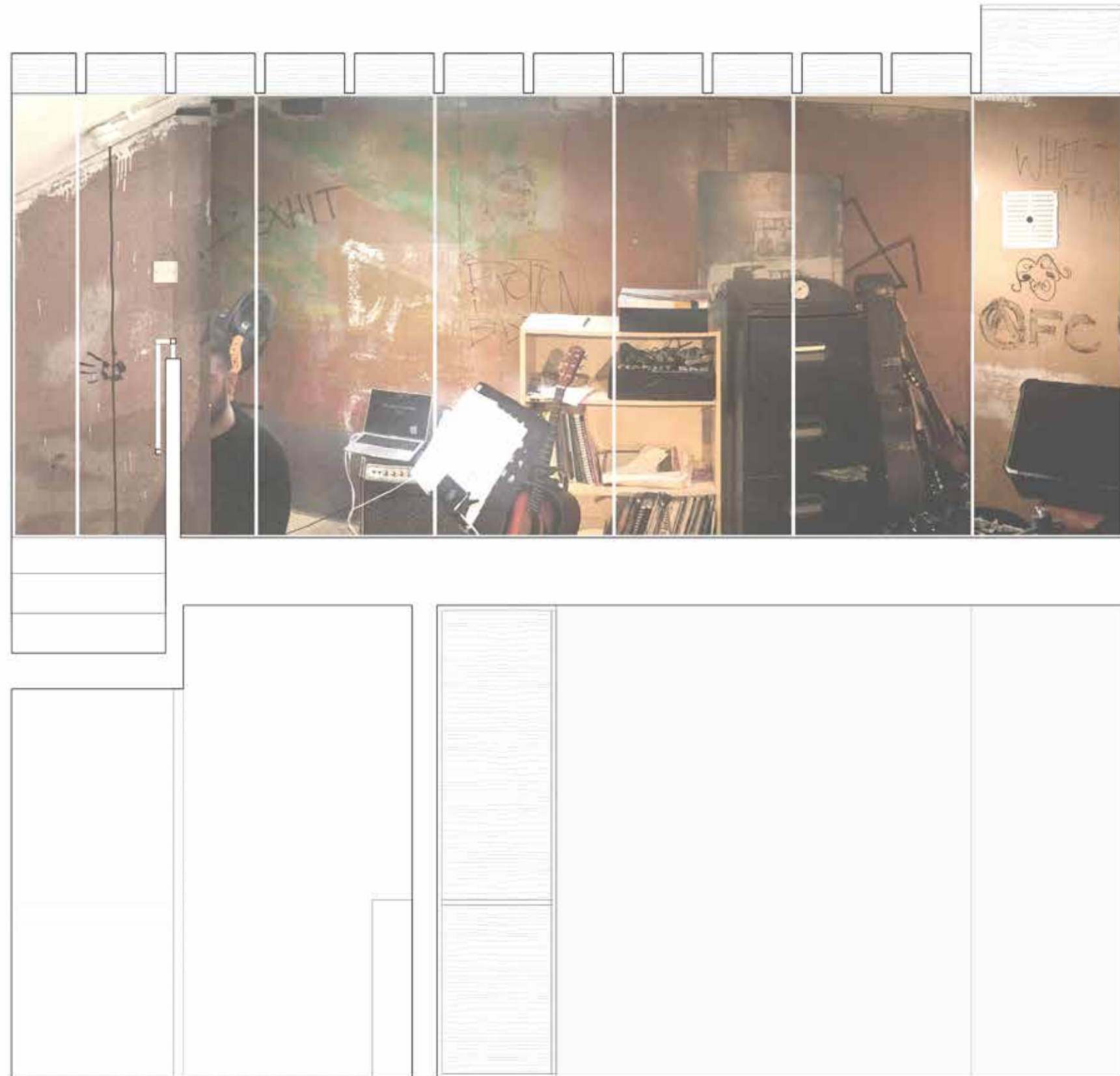




# Approach

## *Panel Setting Out*

The deviating line of the panels is dictated by the listed artwork directly behind, exposing the key pieces and covering blank regions of wall.



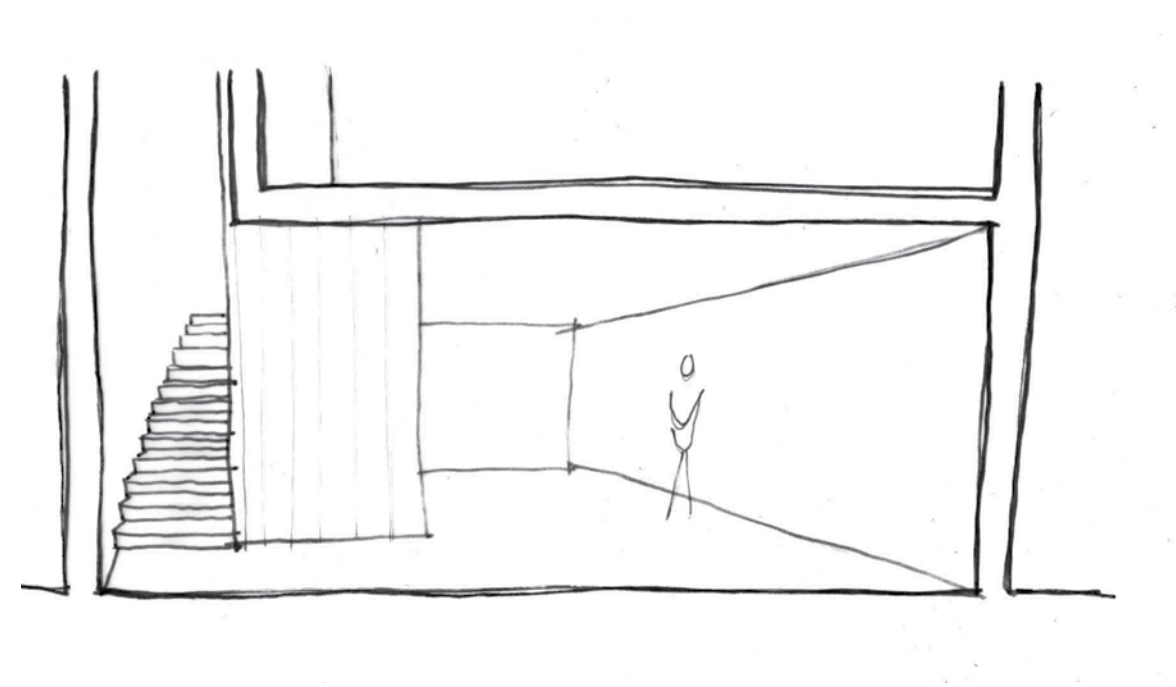


# Building Fabric Approach

## *Staircase and Balustrade*

Removing the current stair and its guarding and replacing it with a clearer and more open element de-clutters both the ground and first floor spaces.

Then, as the precedent images help illustrate, a single straight run with a handrail that returns to form guarding on the first floor balustrade creates coherence and connectivity amongst the many features of the room.



*Sketch of ground floor entrance*

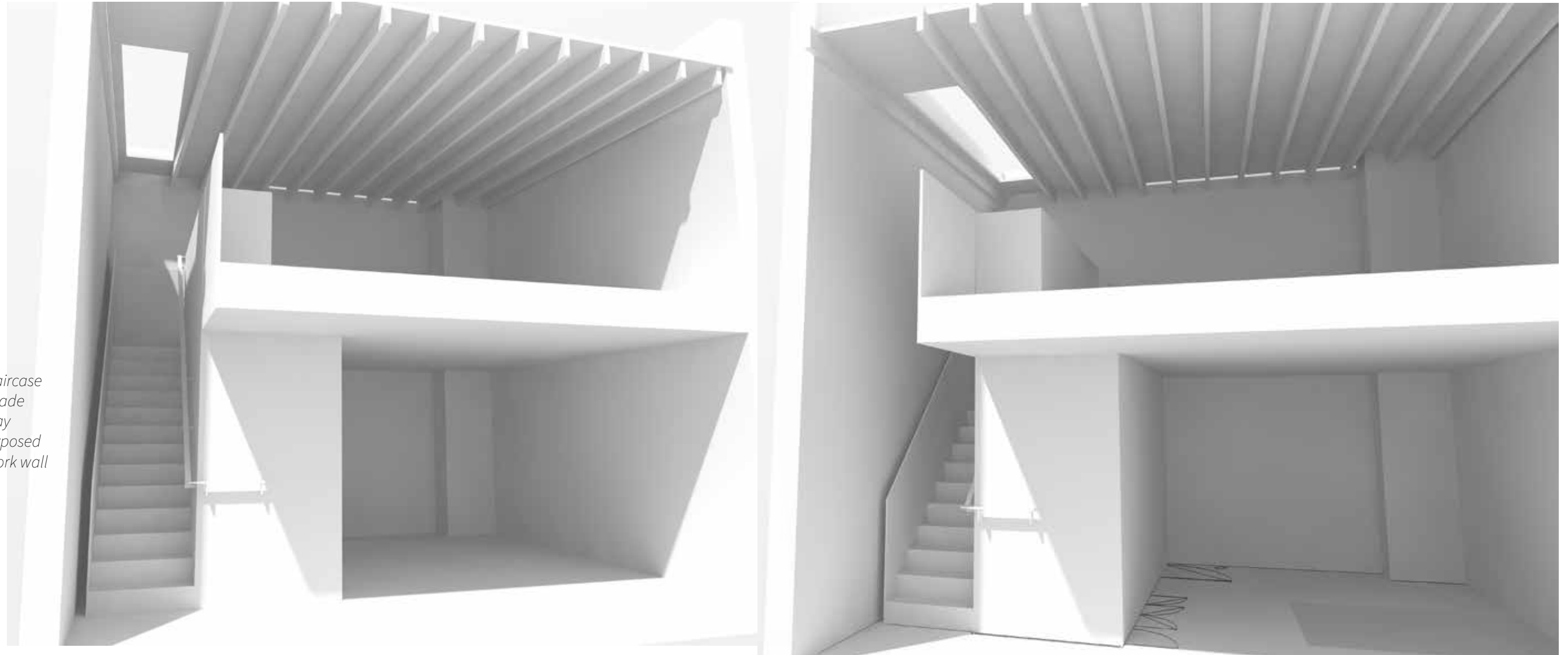


*Precedent images*

*new rooflight above stairs*

*kitchen island on First Floor inset  
from artwork on walls*

*new staircase  
balustrade  
set away  
from exposed  
brickwork wall*



*Sections through model looking towards new staircase and joinery element*

*Storage, services riser and bathroom  
read as single joinery element*

# Building Fabric Approach

## Roof Modifications

The original joisted roof on the first floor presents some challenges as it is fairly low, currently in need of structural support and uninsulated. We propose retaining the original joisted roof to preserve the aesthetics internally and retain the historical character of the low roof space as a feature.

In order to provide the required structural support to the roof Engenuiti have proposed some light touch structural supports to brace the existing roof joists. This approach will cause minimal disruption to the original roof and no change to the internal appearance.

The additional depth created by the steel grid allows for an insulated zone. Increasing the U value in line with Building Regulations requirements for an existing building. The new roof membrane will also form a more water tight roof.

A small section of roof above the stairs is hipped reducing head height above the stair. We propose flattening this section of roof to allow a consistent approach across the roof.

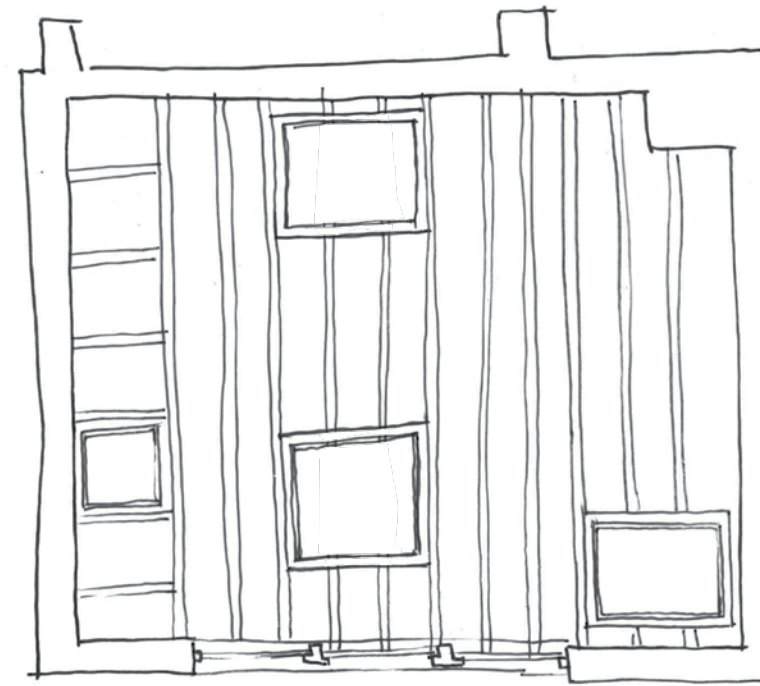
Finally there are a number of adhoc later additional roof-lights of poor quality constructed in a 'homemade' style. We propose removing these later additions and infilling with insulated panels. A new proprietary roof lights will be positioned above the stairs. It will then be possible to control the lighting of the artwork around the perimeter of the first floor.



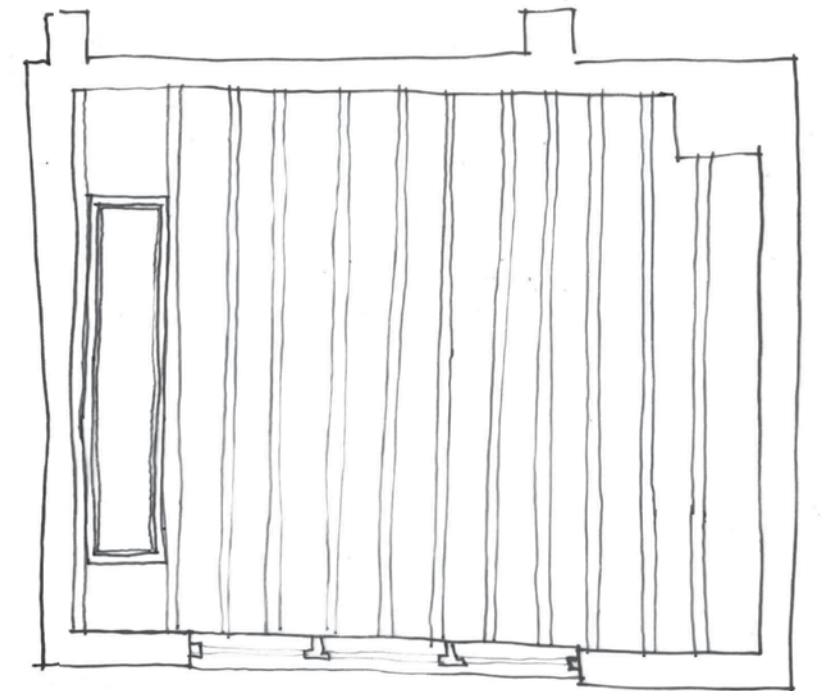
*Low joisted roof with adhoc roof-lights*



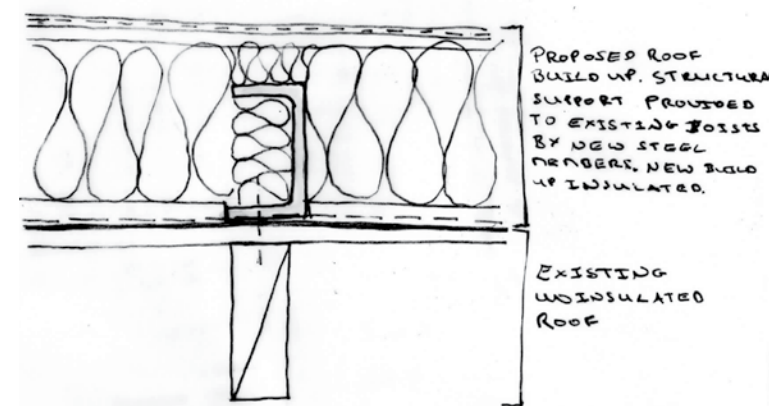
*Photograph of hipped roof over stairs*



*Existing reflected ceiling plan showing positions of roof-lights*



*Proposed reflected ceiling plan showing existing roof-lights with insulated infill panels and new roof light above the stairs*



*Indication of detail through roof showing structural strengthening and new roof build up*



*Precedent image showing rooflight above staircase*

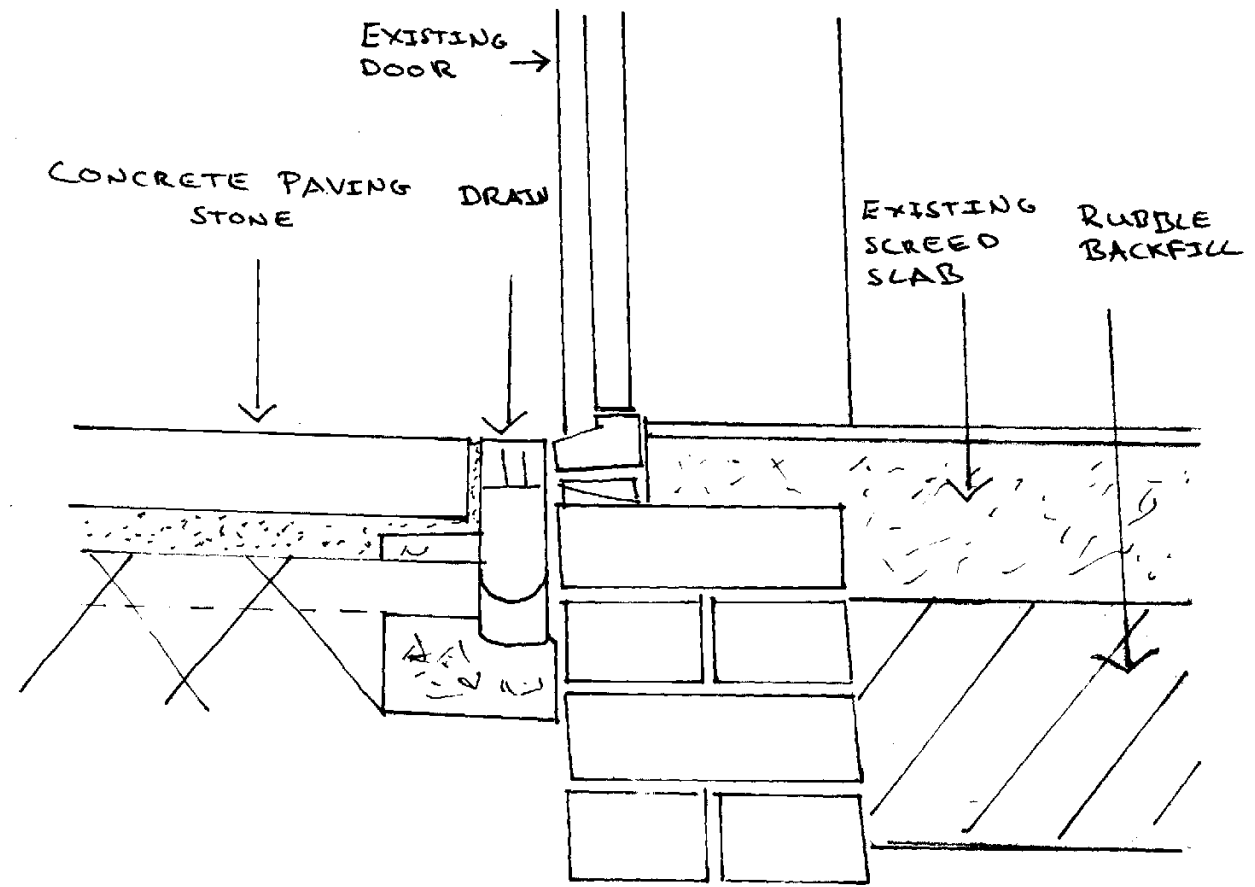


# Building Fabric Approach

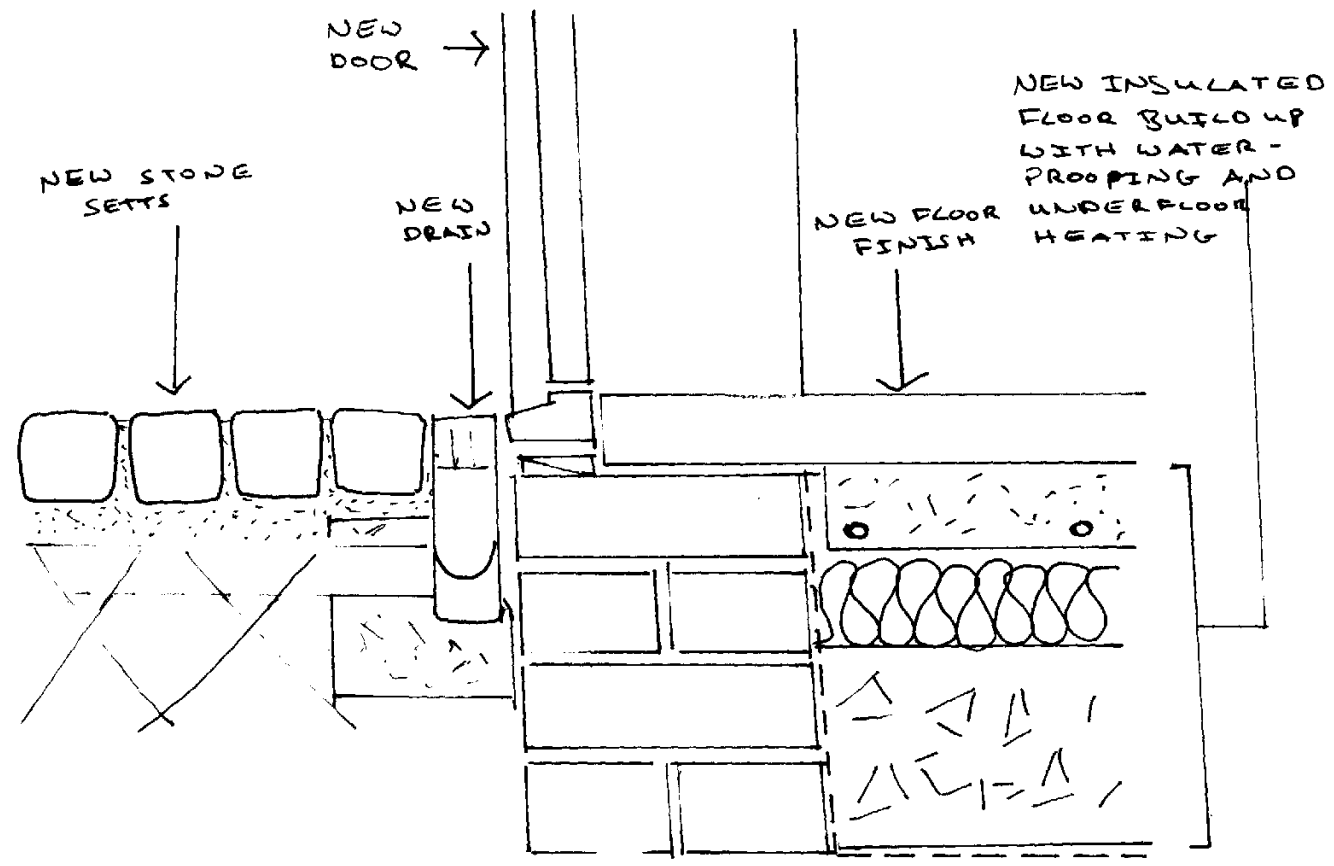
## Floor Slab and External Works

On the ground floor the uninsulated non-original ground floor slab will be replaced with an insulated slab improving internal building conditions with regards to moisture and U value and sustaining the longevity of the building fabric.

Currently the courtyard is paved with concrete slabs adding little character to the external space. An extent of the paving slabs will be removed to install drainage and we are proposing to replace these slabs with granite setts to match the approved proposal for the adjacent courtyard at no. 7. The details are outlined in the sketches below



EXISTING THRESHOLD DETAIL THROUGH DOOR  
SHOWING EXISTING UNINSULATED FLOOR SLAB  
AND EXTERNAL CONCRETE PAVING



PROPOSED THRESHOLD DETAIL THROUGH DOOR SHOWING  
NEW INSULATED FLOOR SLAB BUILDUP WITH WATER-  
PROOFING AND NEW EXTERNAL STONE SETTS

# Building Fabric Approach

## *Internal Fabric, floors*

The removal of later additions and modifications has revealed the charming character of this Mews building. It is intended that the building will be restored with minimal interventions to ensure its original form and structure remains visible.

Existing floor boards on the first floor have been uncovered although badly damaged in some areas, the intention is to restore and retain the boards and reveal as the final floor.

On the first floor the original boards are laid two boards deep. The bottom layer appears to have fuller length boards as visible from below the joists. The second layer of boards are chopped at various lengths and arranged in an irregular fashion giving the appearance of being reclaimed.

Areas of this second boarding layer have been removed and replaced with modern joists or ply substrate. The proposal is to replace the areas where the second layer of boarding is missing with reclaimed boards thus in keeping with the original aesthetic and approach to the floor. The image opposite explains this approach.

Remove overboarding to reveal original floor boards below. Reclaimed floor boards to be sourced to matching existing species and infill missing second layer of floor boards



Remove single layer of non original floor boards

Where single layer of non original floor boards have been removed reintroduce two layers of reclaimed floor boards species to match existing

Retain area with two layers of original floor boards. Replace damaged floor boards with holes.

6 Denmark Street Mews  
Proposed works to First floor



Non-original ground floor slab



Original floor board on first floor



Areas of ply boarding covering original floor boards

# Building Fabric Approach

## *Internal Fabric, windows*

On both the ground and first floor the existing windows are in poor condition and require various amounts of replacement.

On the first floor there are two sets of Yorkshire sashes with one slider and fanlights above. The window cassettes themselves are in a poor condition and the eroded timber frames and glazing bars are too slim to receive the histoglass replacements and sliding track mechanism required to allow them to function and provide the necessary thermal performance. Full replacement of the cassettes and fanlights above is required, this approach is in line with window repairs around the rest of Denmark Street. The new windows arrangements and glazing bars will match the existing profiles.

Through careful review and consideration, we have also concluded that the frames will also require full replacement for a number of reasons:

- The bowing transom of the timber frames hinders the movement of the sliding windows. To form a level surface for the sliding window over cladding would be necessary around the full perimeter of the frame, changing the appearance and proportions of the windows and concealing the original frame entirely.

- Externally a concrete cill has been cast over the timber frame at a later date forming a junction for water to penetrate causing the timber cill and frame to rot. The proposal is to remove the concrete cill and reveal the original brick coursing to match the external window cills on the first floor.

On the first floor the boarded up fanlights above the casement windows and later MDF lining panels around the windows have been removed to expose the original window mullions allowing the window to read internally as one element to match the external window fenestration. On this floor the frames will be retained due to their good condition.

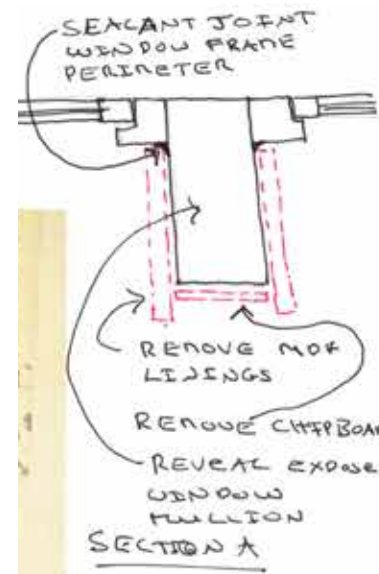
New mismatching ironmongery will be removed with historically appropriate new ironmongery selected.



*Photo of ground floor Yorkshire sliding windows, ground floor*



*Photo of rotten external cill, ground floor*



*Detail to reveal window mullions*



*First Floor casement windows*

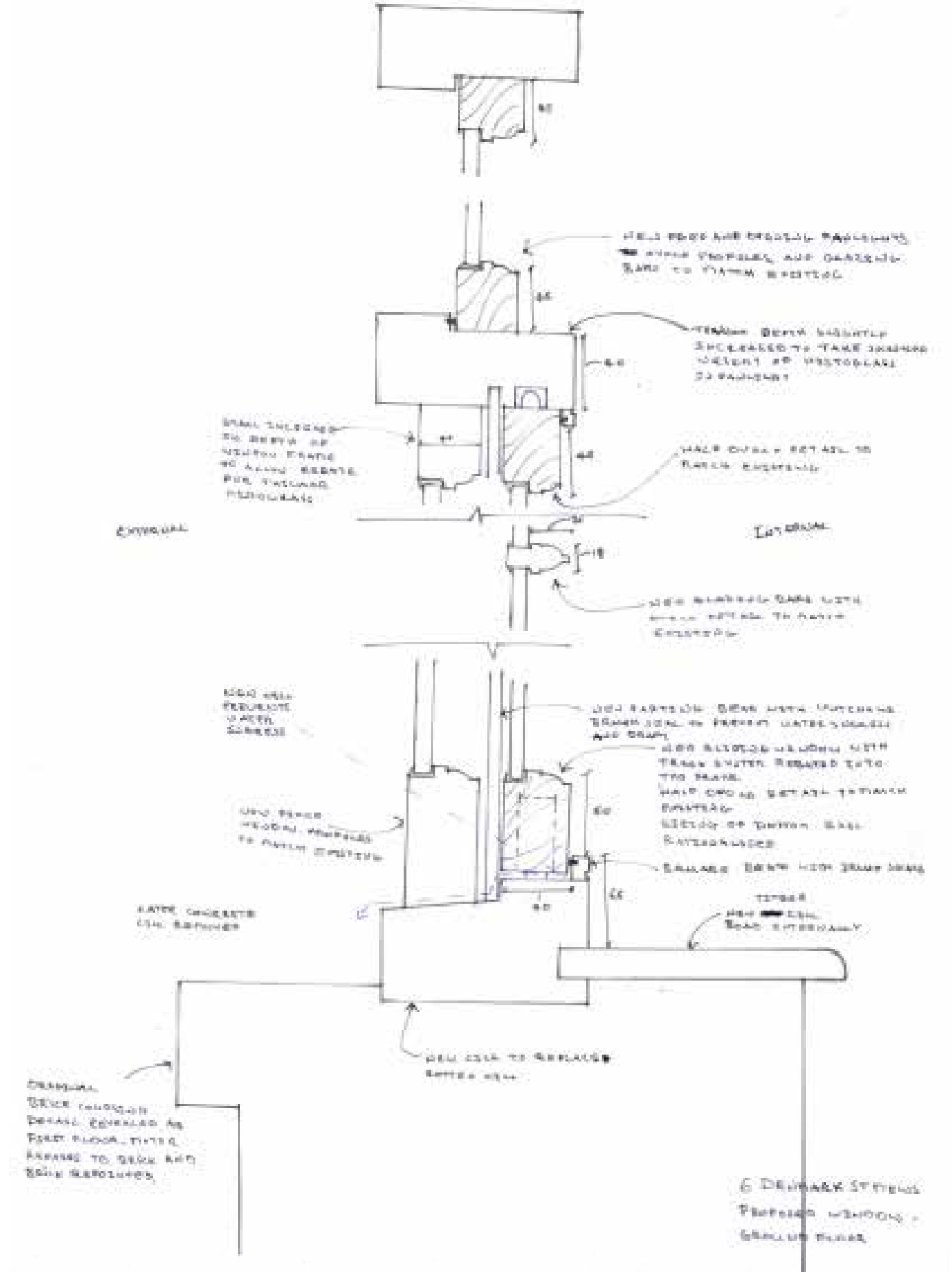
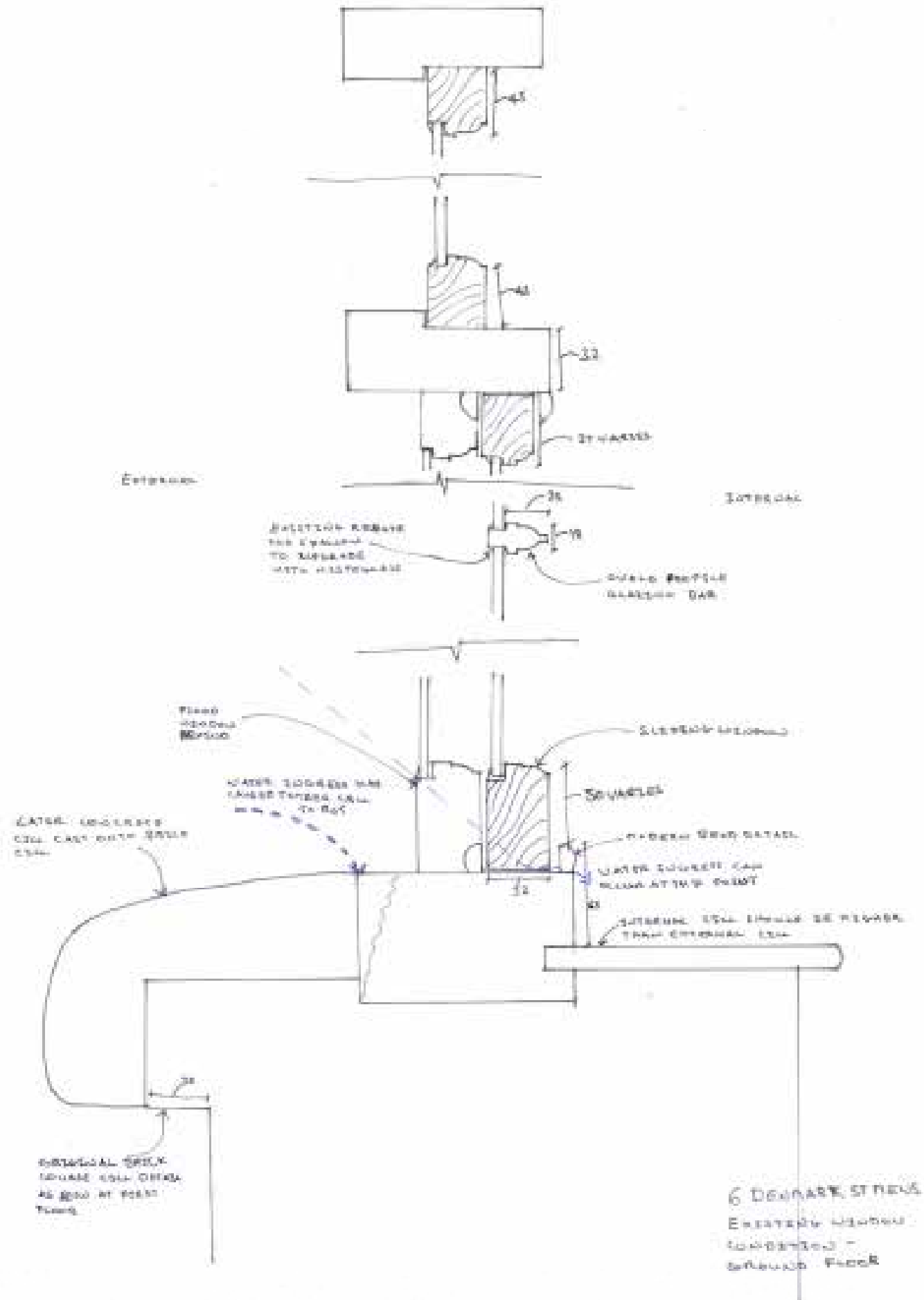


*First Floor casement windows with later lining and lipping removed to reveal fanlights and window frames*



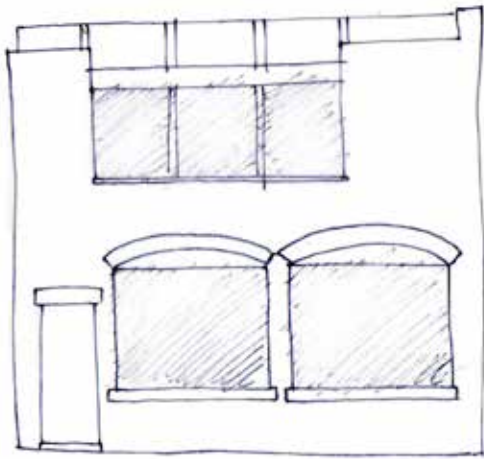
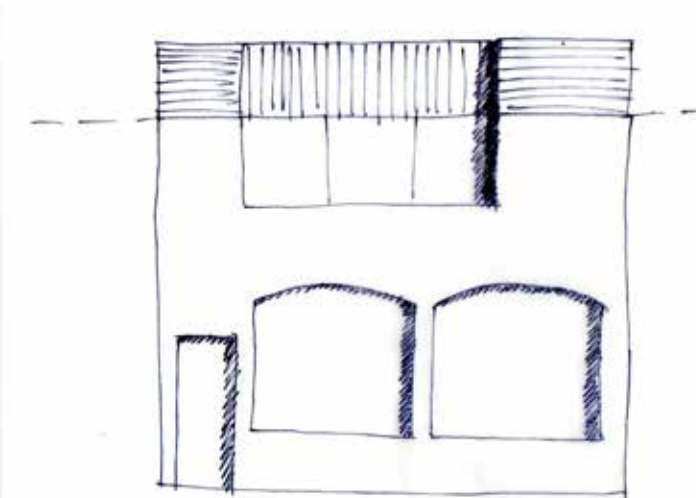
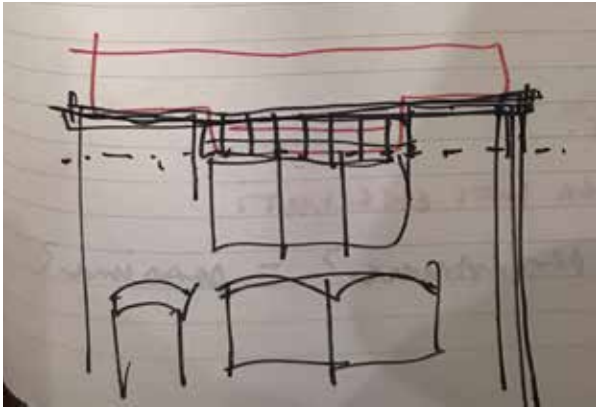
# Building Fabric Approach

*Internal Fabric, First Floor Windows Existing and Proposed*



Building Fabric Approach

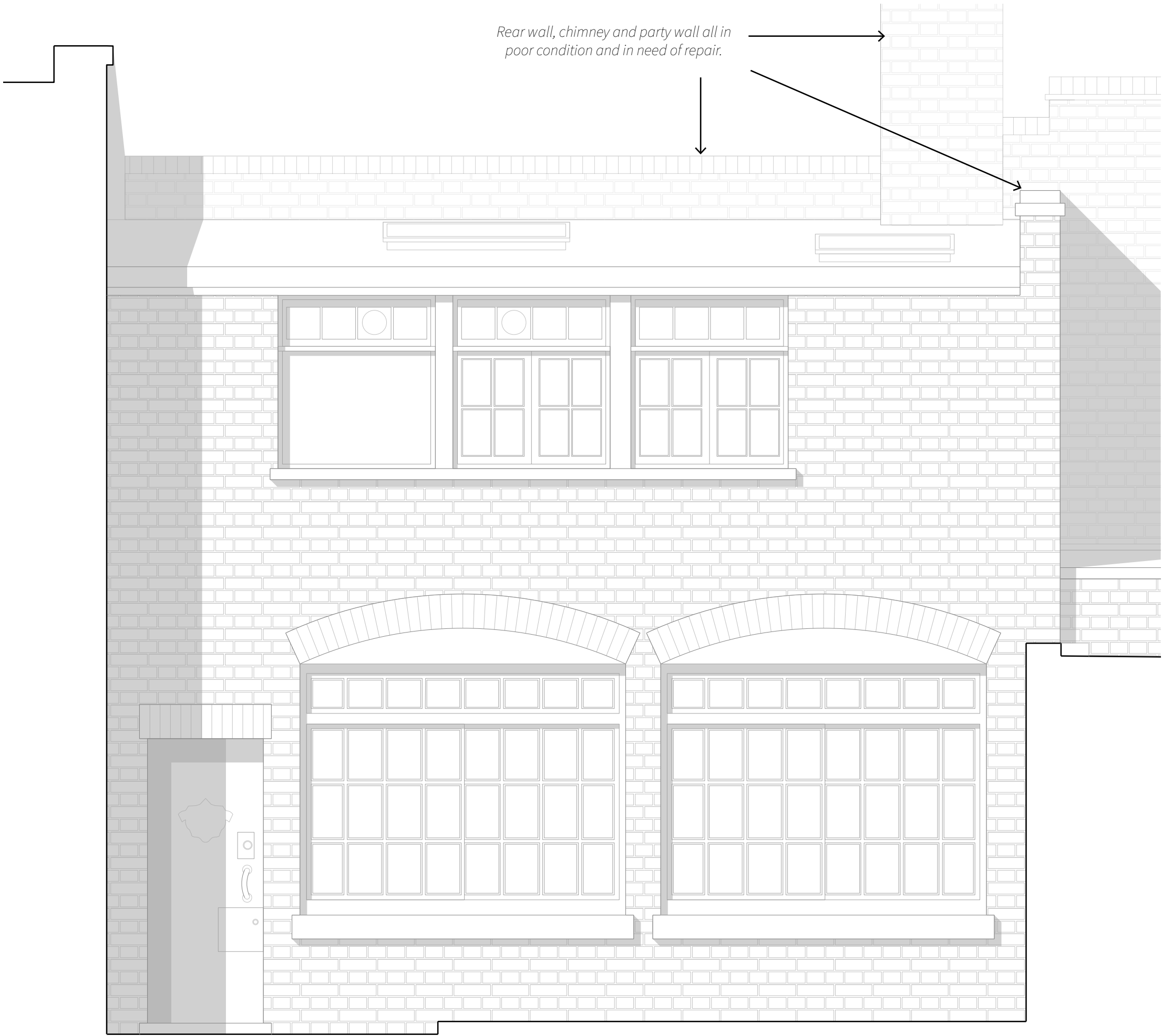
Mews Facade Development



# Building Fabric Approach

*Existing Elevation 1:25*

The brick walls and features of the existing are to be retained in their current state, with repairs to parapet party walls and chimney in poor condition.



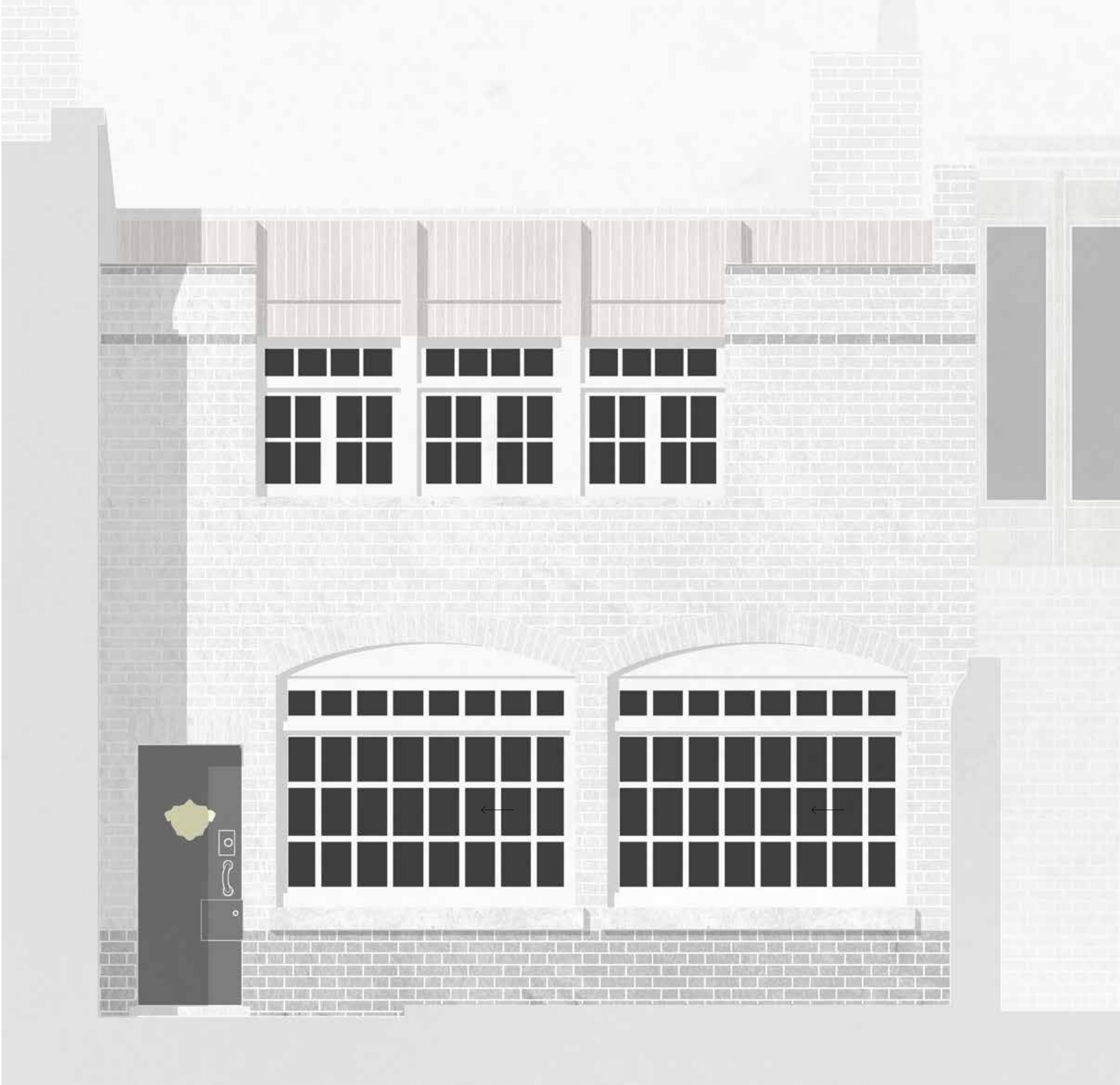


# Building Fabric Approach

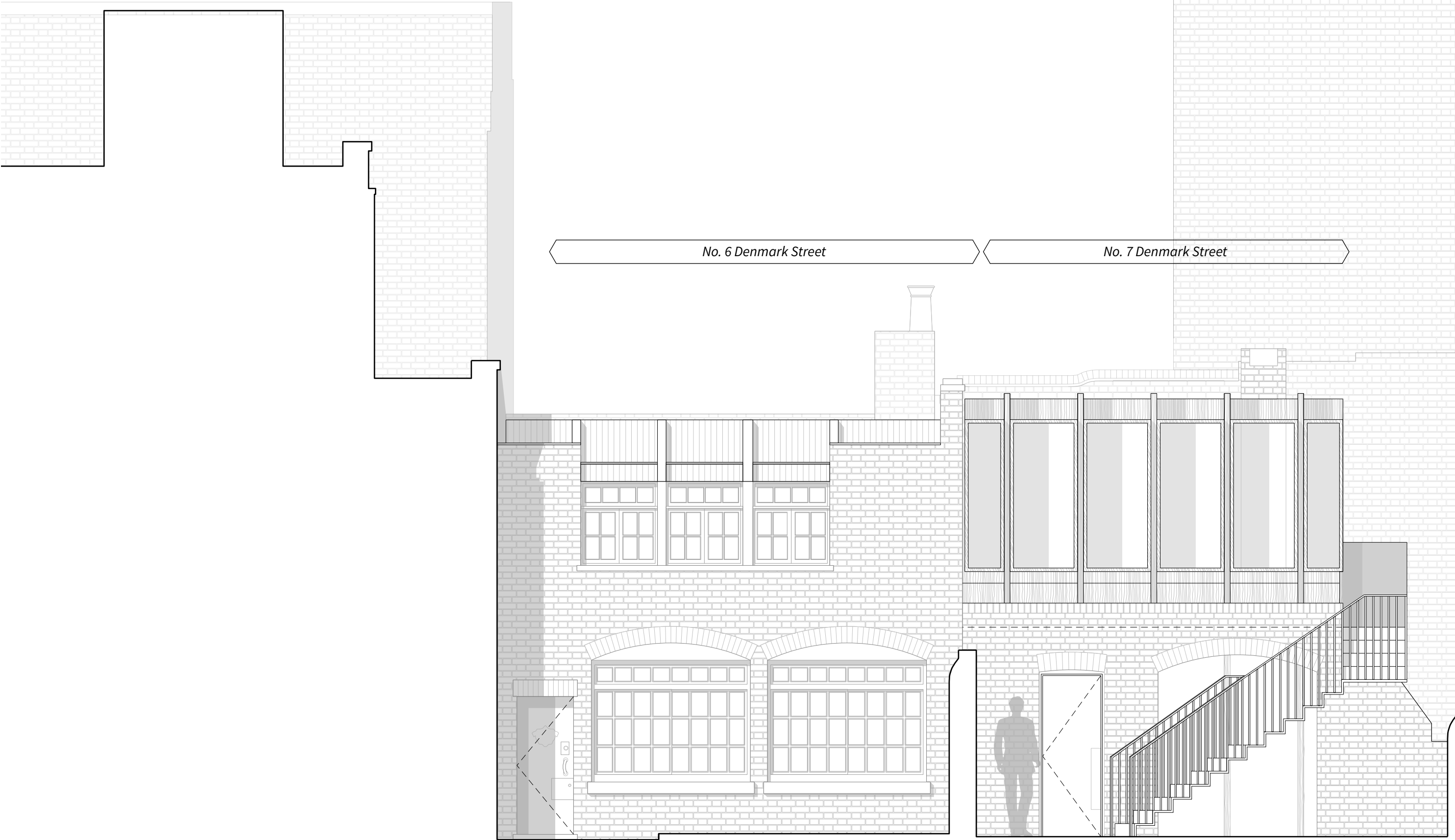
*Proposed Elevation 1:25*

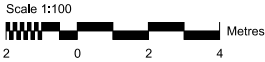
Below the roof line, the mews building remains much the same. It's white brick and windows are repaired where necessary but retain the same aesthetic, and the glazing is to be upgraded to histoglass.


The minor modification mean that the mews building maintains much of its original character, while the increased roof depth gently nestles above. Timber cladding above the windows establishes the change between existing and new.



Building Fabric Approach  
*Proposed Within Context 1:50*

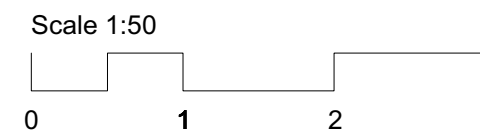
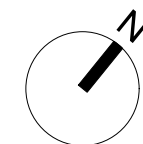
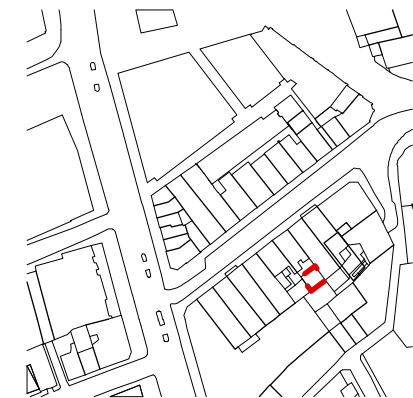




Revisions		
01	Issued for Listed Building Consent	08/18
Client		
Consolidated Ltd.		
Project		
St. Giles Circus - Zone 3		
Drawing Title		
Existing Location Plan No 6 Denmark Street Mews		
Drawing Number		
1401_6D(X)000		
Scale	1:100@A1	Status For Approval
Drawn by	EW	Date 09/18
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All internal layouts are for illustrative purposes only		
 <div>70 Cowcross Street London EC1M 6EJ 02037807355 07785 973723 ianchalkarchitects.com</div>		

No.6 Denmark Street, Mews Building





Revisions

01 Issued for Listed Building Consent 08/18

Client

Consolidated Ltd

Project

St. Giles

Drawing Title

No 6 Denmark Street Mews

Consented Ground and First Floor Plans

Drawing Number

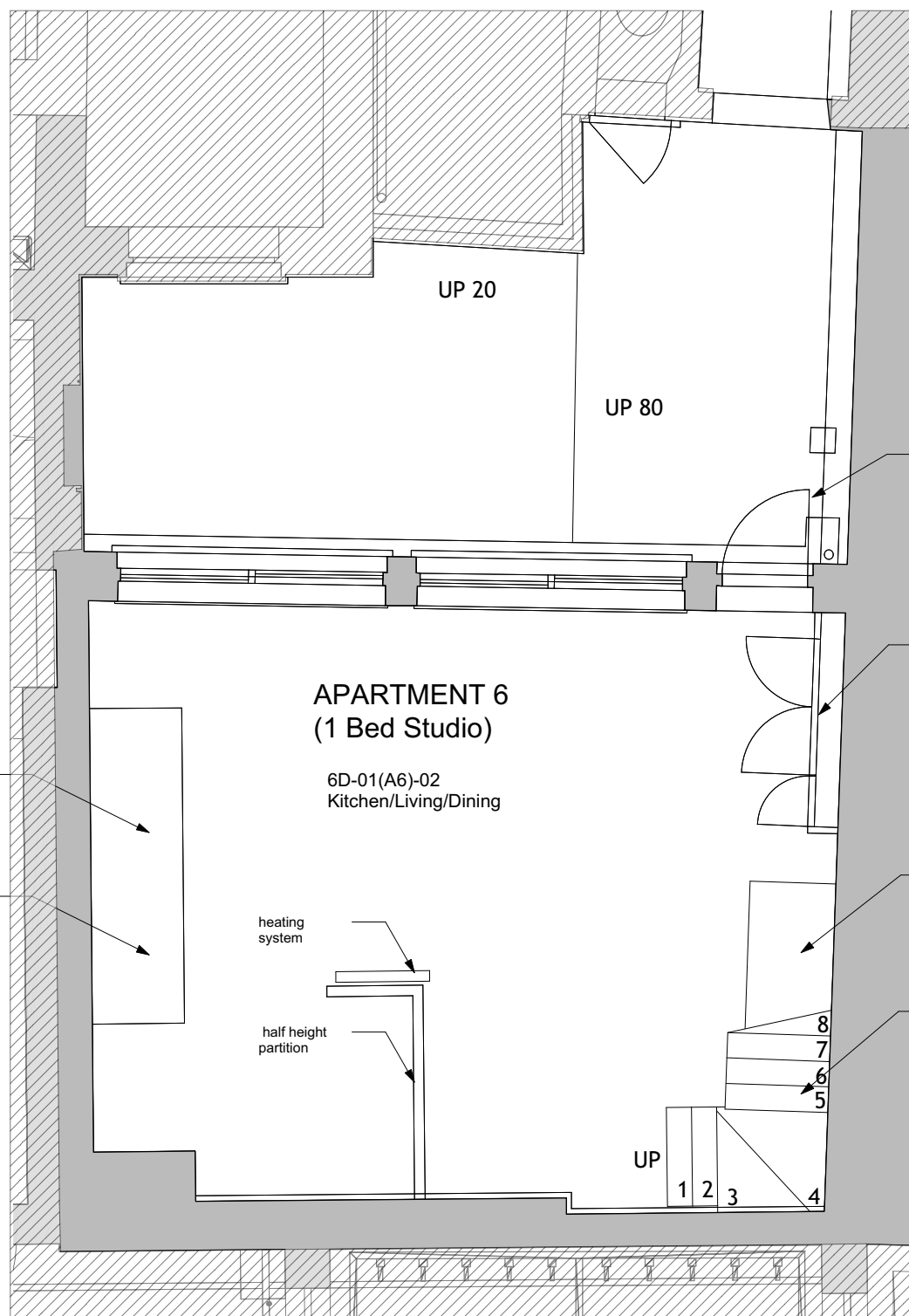
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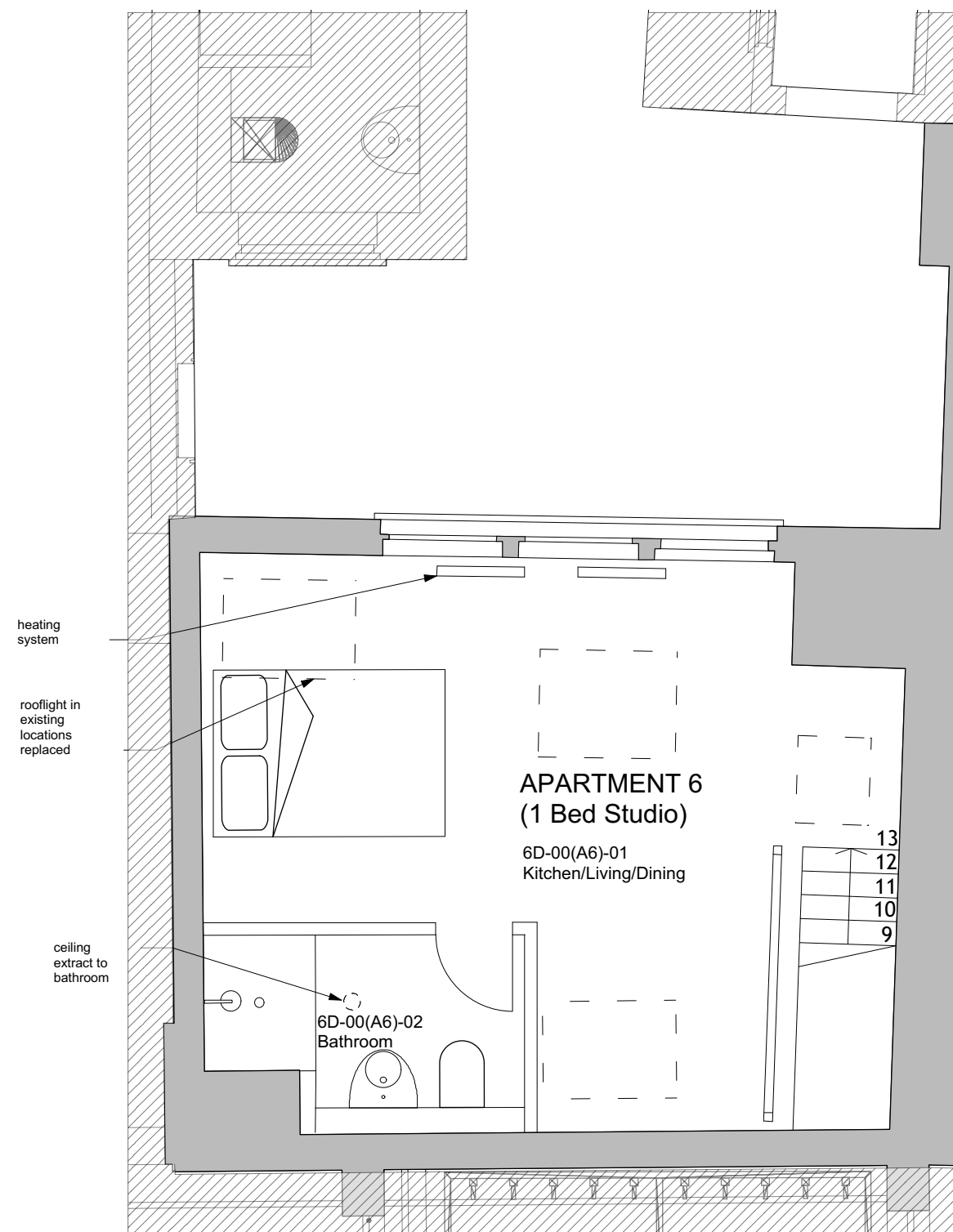
Drawn by LC Date 09/18

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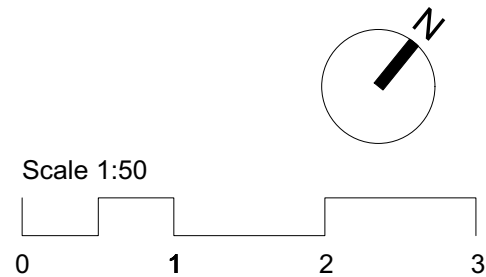
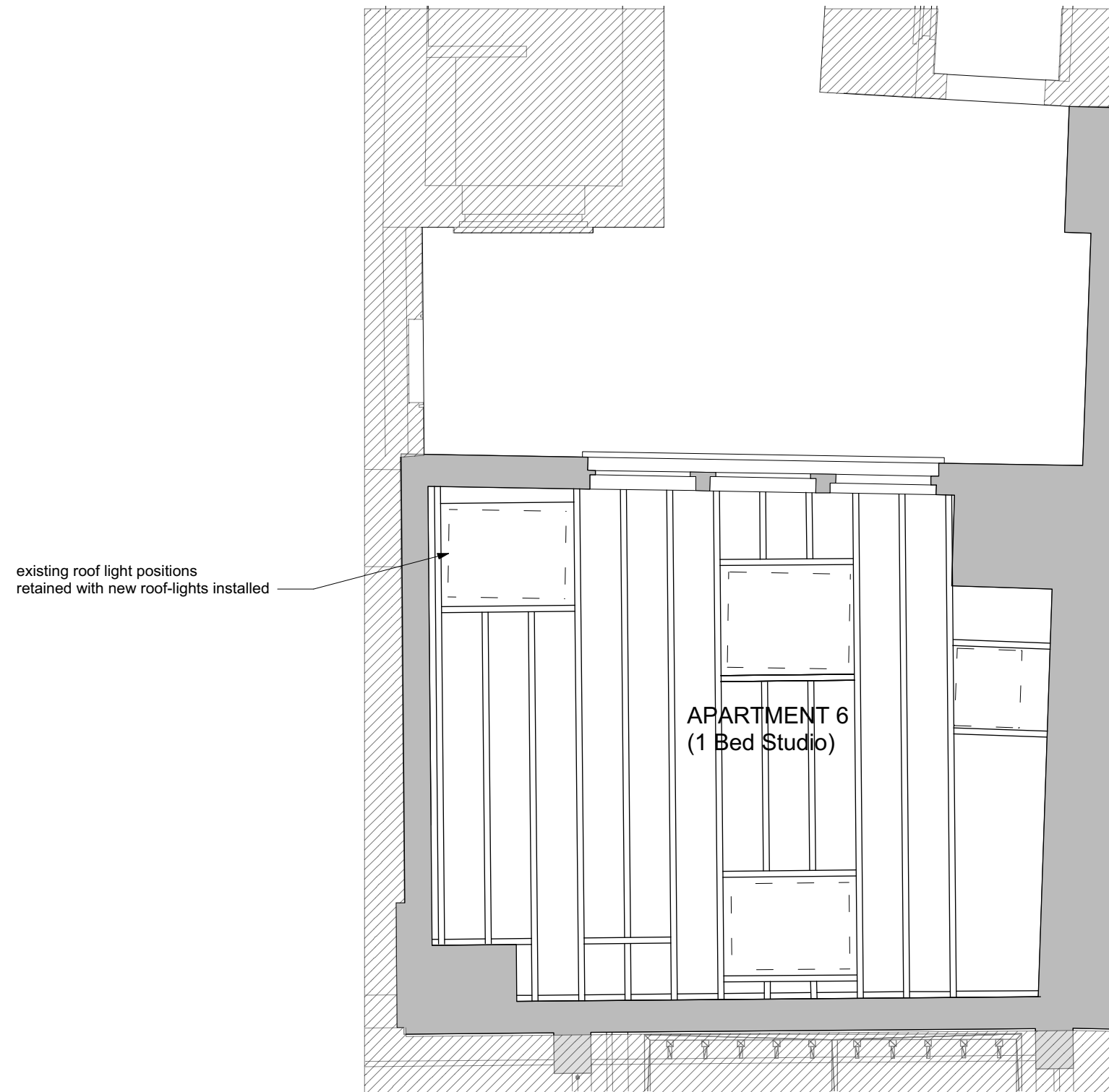
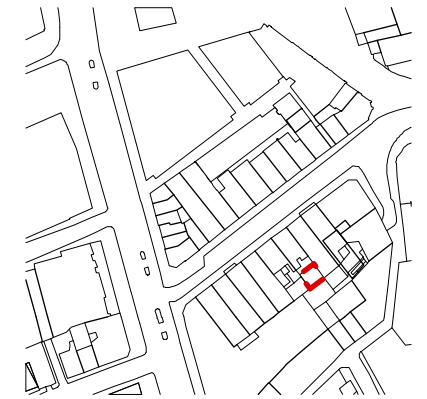
**ica**  
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ianchalkarchitects.com



01 6 Denmark Street: Consented  
6D(X)110 Ground Floor Plan 1:50



02 6 Denmark Street: Consented  
6D(X)110 First Floor Plan 1:50



Revisions

01 Issued for Listed Building Consent 08/18

Client

Consolidated Ltd

Project

St. Giles

Drawing Title

No 6 Denmark Street Mews

Consented Reflected Ceiling Plan

Drawing Number

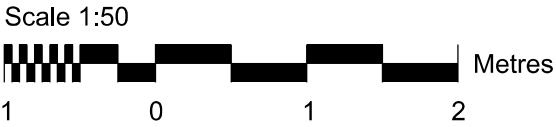
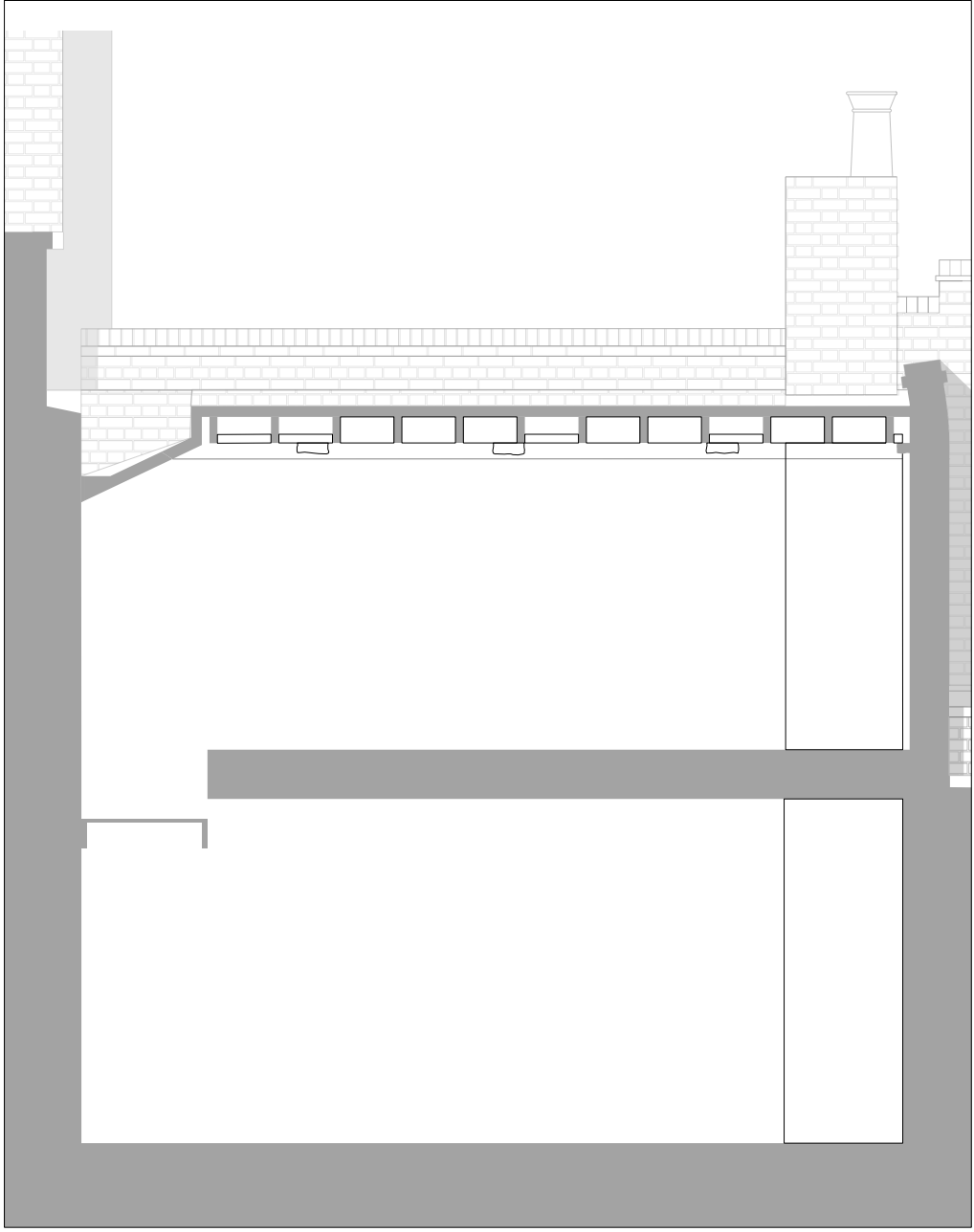
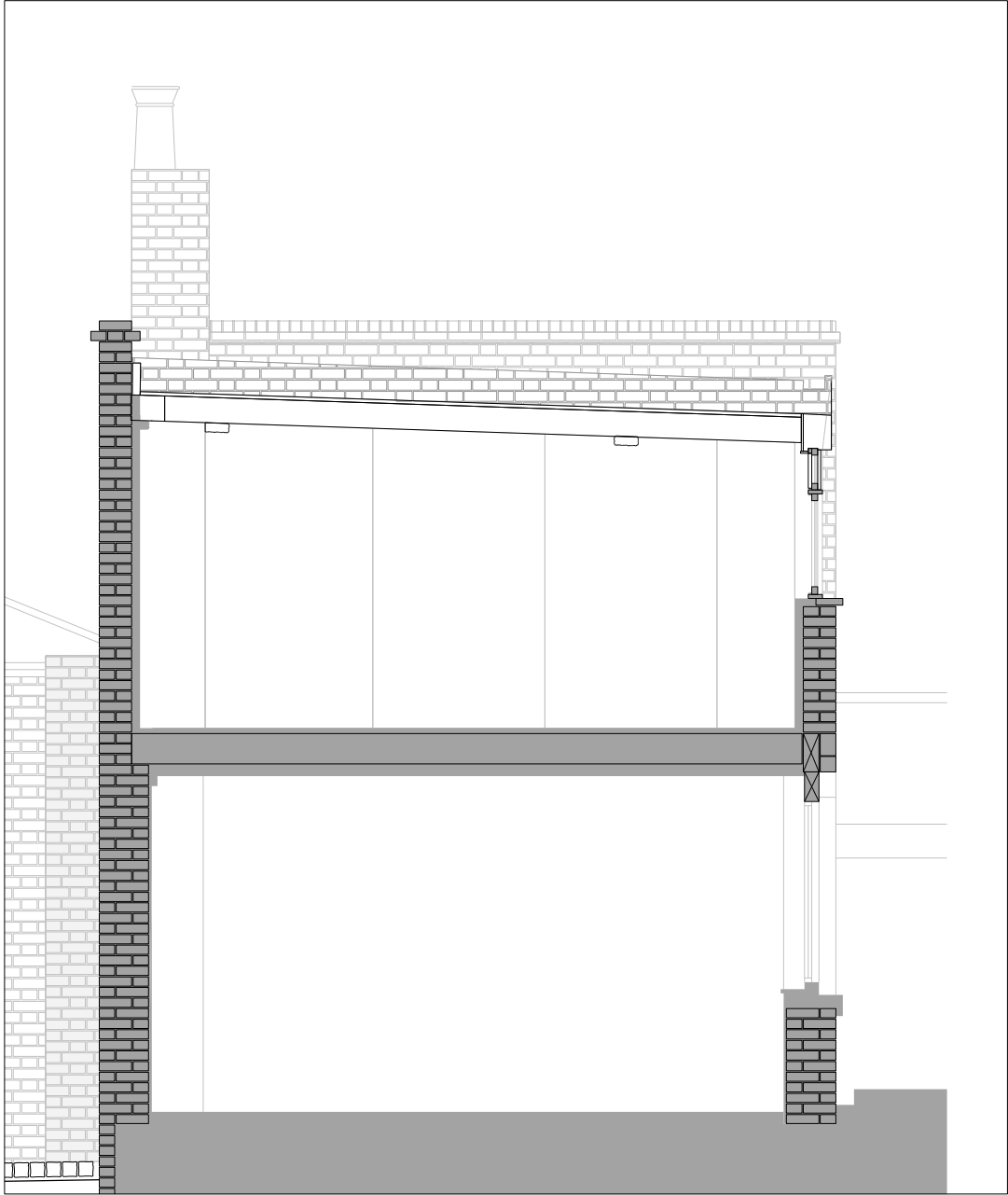
1401\_6D(X)111

Scale 1:50@A3 Status For Approval

Drawn by LC Date 09/18

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02 6 Denmark Street: Consented  
6D(X)111 Reflected ceiling plan 1:50



Revisions

01 21/08/18 Issued for Planning and Listed Building

Client

Consolidated Ltd

Project

St. Giles

Drawing Title

No 6 Denmark Street Mews  
Existing Sections

Drawing Number

6D(X)112

Scale 1:50 A3 Status For Approval

Drawn by LC Date 21/08/18

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01 Existing Section - part of Section FF  
6D(X)112 Through 6 Denmark Street 1:50

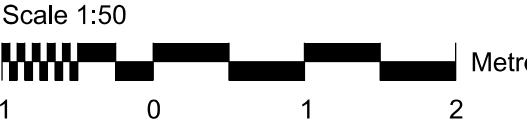
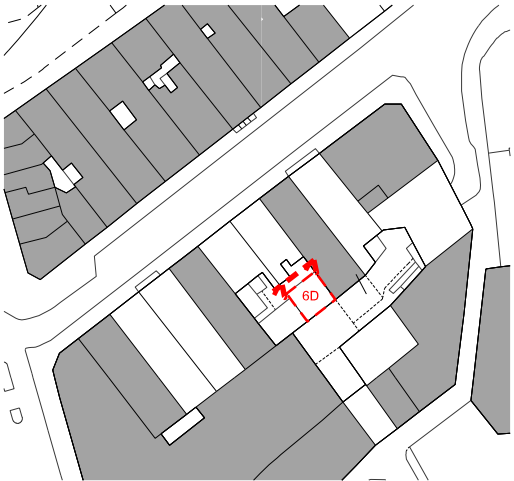
02 Existing Section - part of Section SS  
6D(X)112 Through 6 Denmark Street 1:50



5 Denmark Street (grade II listed)

6 Denmark Street (grade II listed)

7 Denmark Street (grade II listed)



Revisions

01 Issued for Listed Building Consent 20.08.18

Client  
**Consolidated Ltd**

Project  
**St. Giles**

Drawing Title  
**No 6 Denmark Street Mews  
Existing Inner Courtyard Elevation**

Drawing Number  
**1401\_6D(X)113**

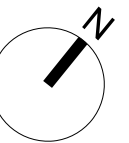
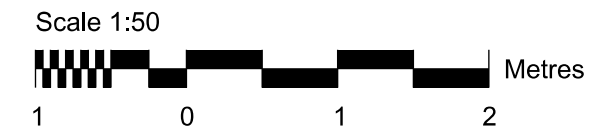
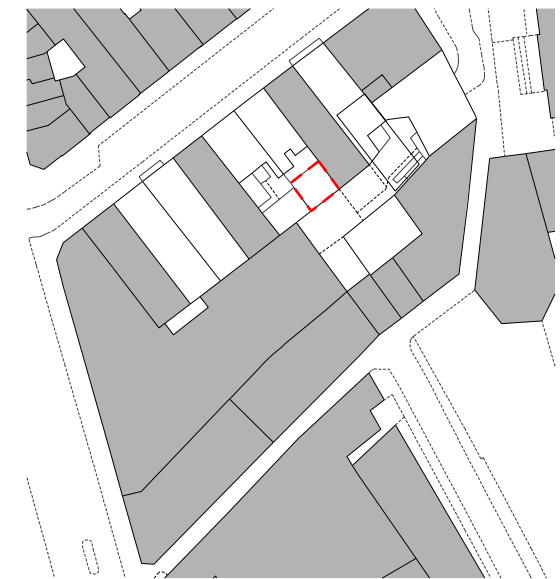
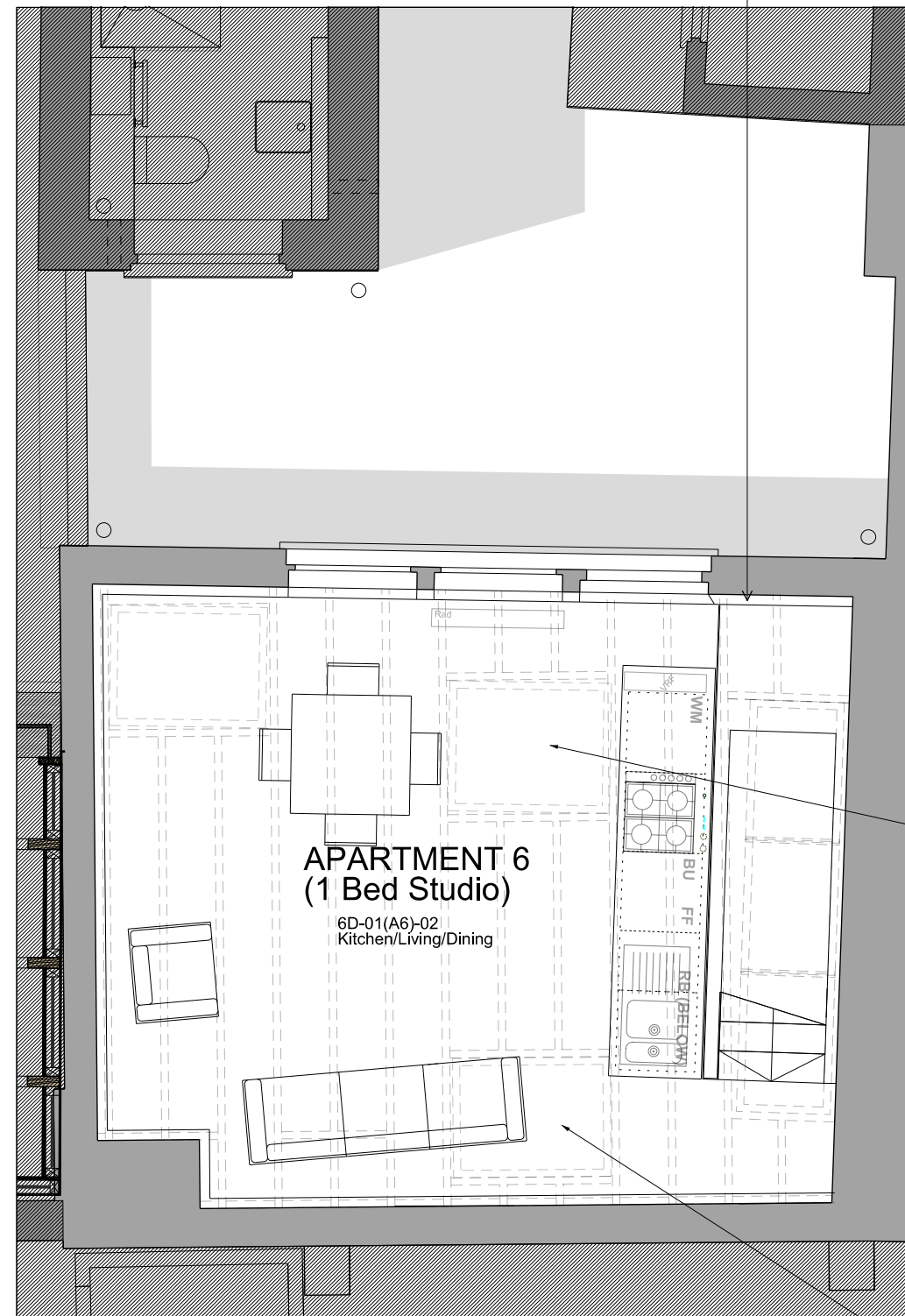
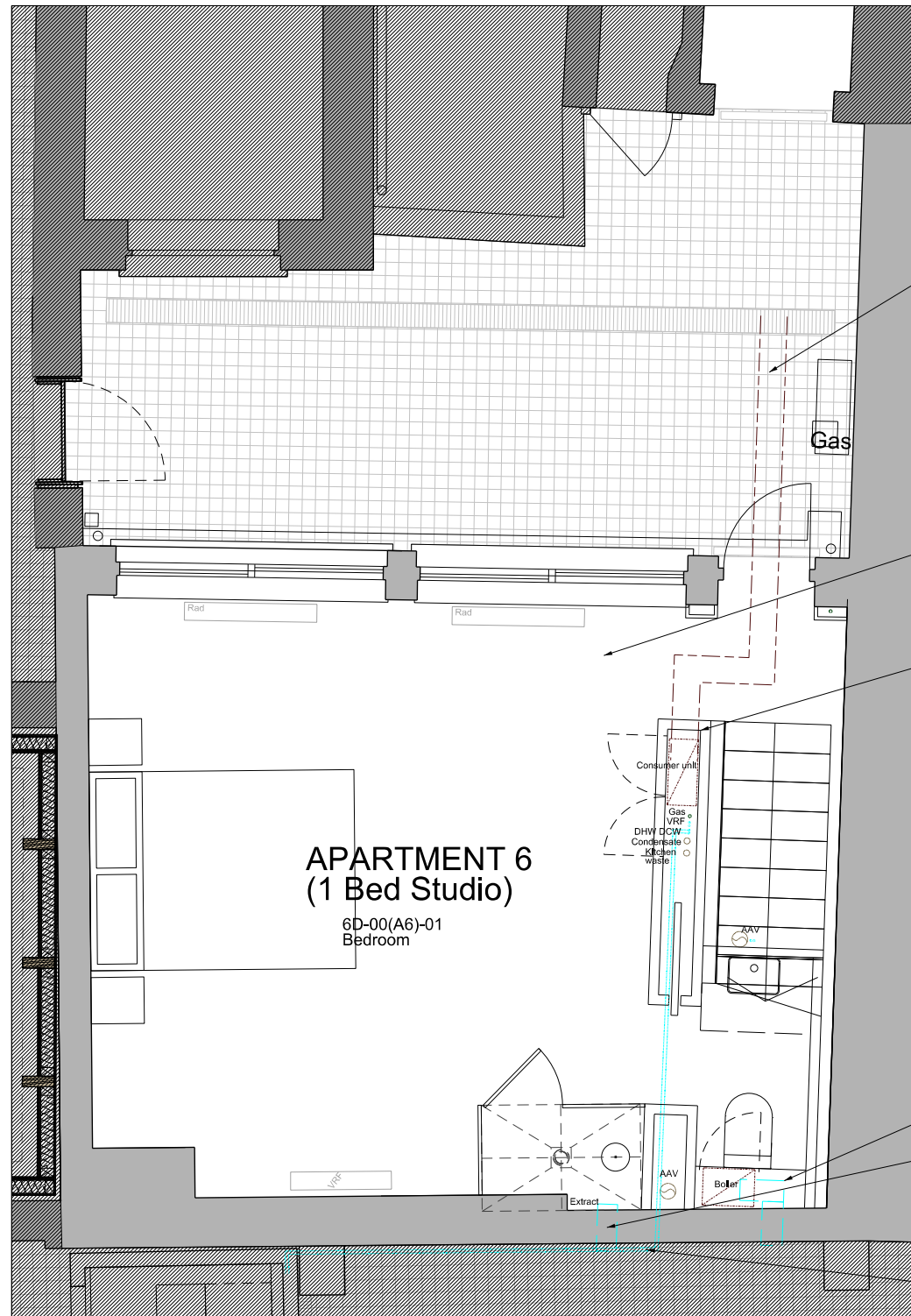
Scale	1:50 A3	Status	For Approval
Drawn by	LC	Date	29/08/18

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01  
6D(X)113

Existing Street Elevation  
Inner courtyard

1:50



Revisions

01 21/08/18 Issued for Planning and Listed Building

Client

Consolidated Ltd

Project

St. Giles

Drawing Title

No 6 Denmark Street Mews  
Proposed  
Ground and First Floor Plan

Drawing Number

6D(X)210

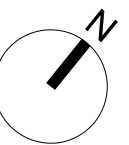
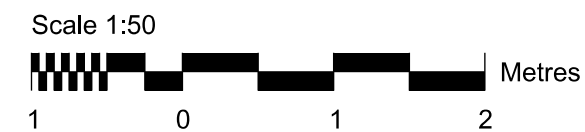
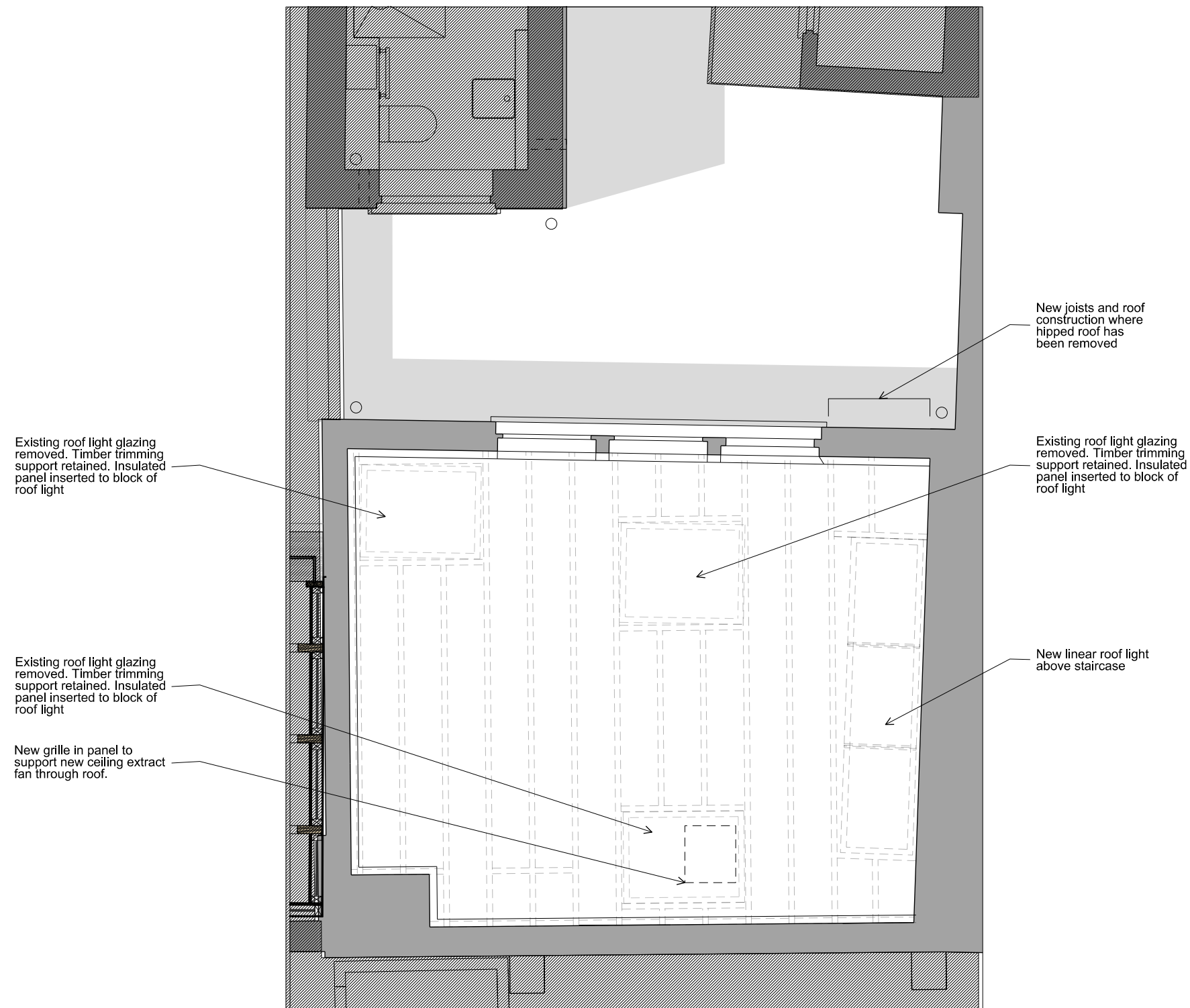
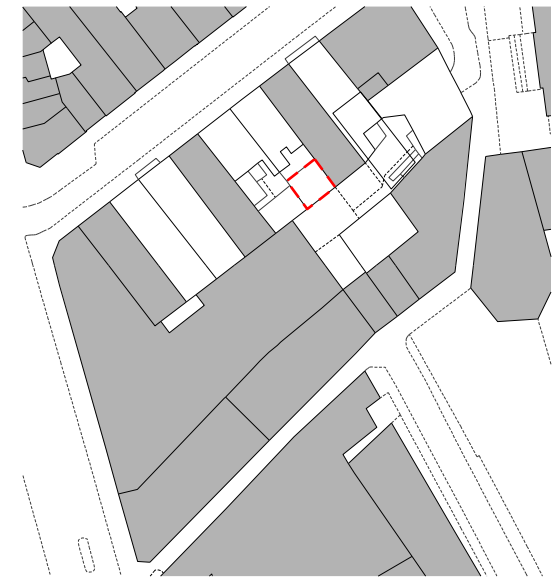
Scale 1:50 @A3 Status For Approval

Drawn by LC Date 21/08/18

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01 6D(X)210 6 Denmark Street: Proposed Ground Floor Plan 1:50

02 6D(X)210 6 Denmark Street: Proposed First Floor Plan 1:50



Revisions

01 21/08/18 Issued for Planning and Listed Building

Client

Consolidated Ltd

Project

St. Giles

Drawing Title

No 6 Denmark Street Mews  
Proposed  
Reflected Ceiling Plan

Drawing Number

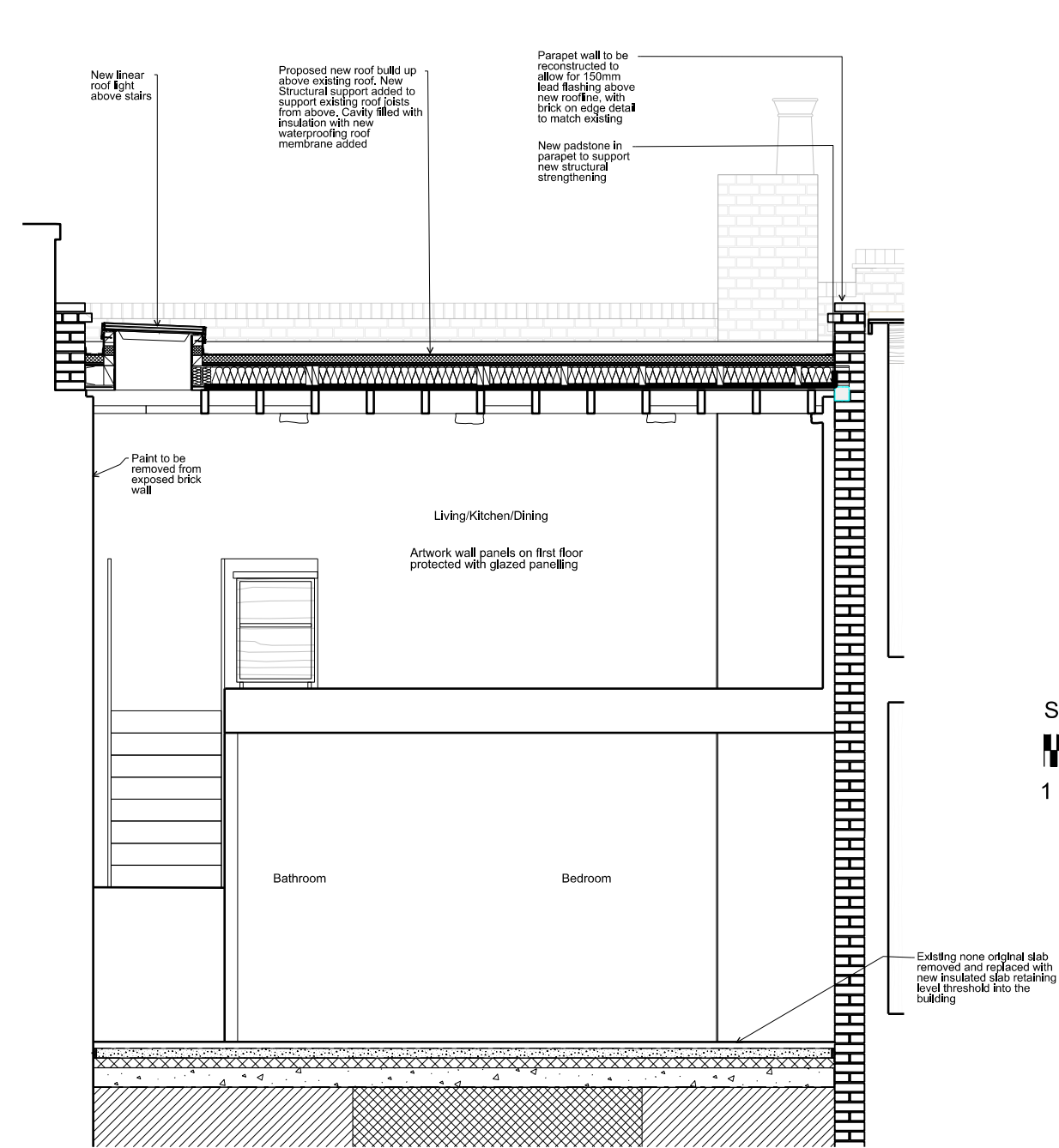
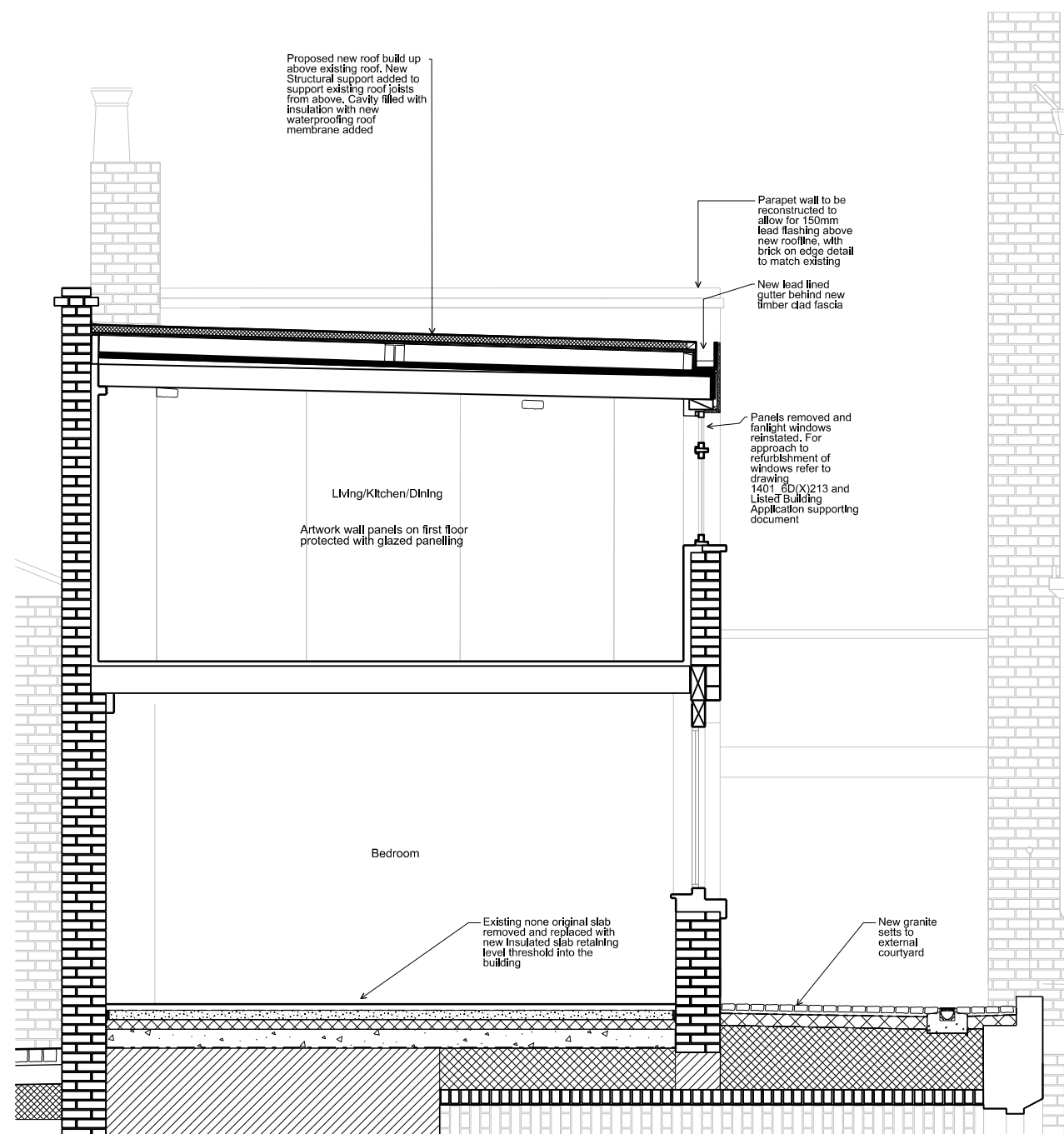
6D(X)211

Scale 1:50 @A3 Status For Approval

Drawn by LC Date 21/08/18

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Scale 1:50

1 0 1 2 Metres

Revisions

01 21/08/18 Issued for Planning and Listed Building

Client  
Consolidated Ltd

Project  
St. Giles  
Drawing Title  
No 6 Denmark Street Mews  
Proposed Sections

Drawing Number  
6D(X)212  
Scale 1:50 A3 Status For Approval  
Drawn by LC Date 21/08/18

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ianchalkarchitects.com



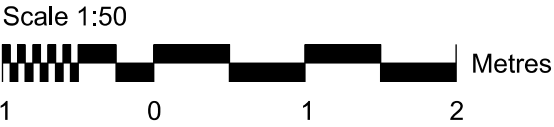
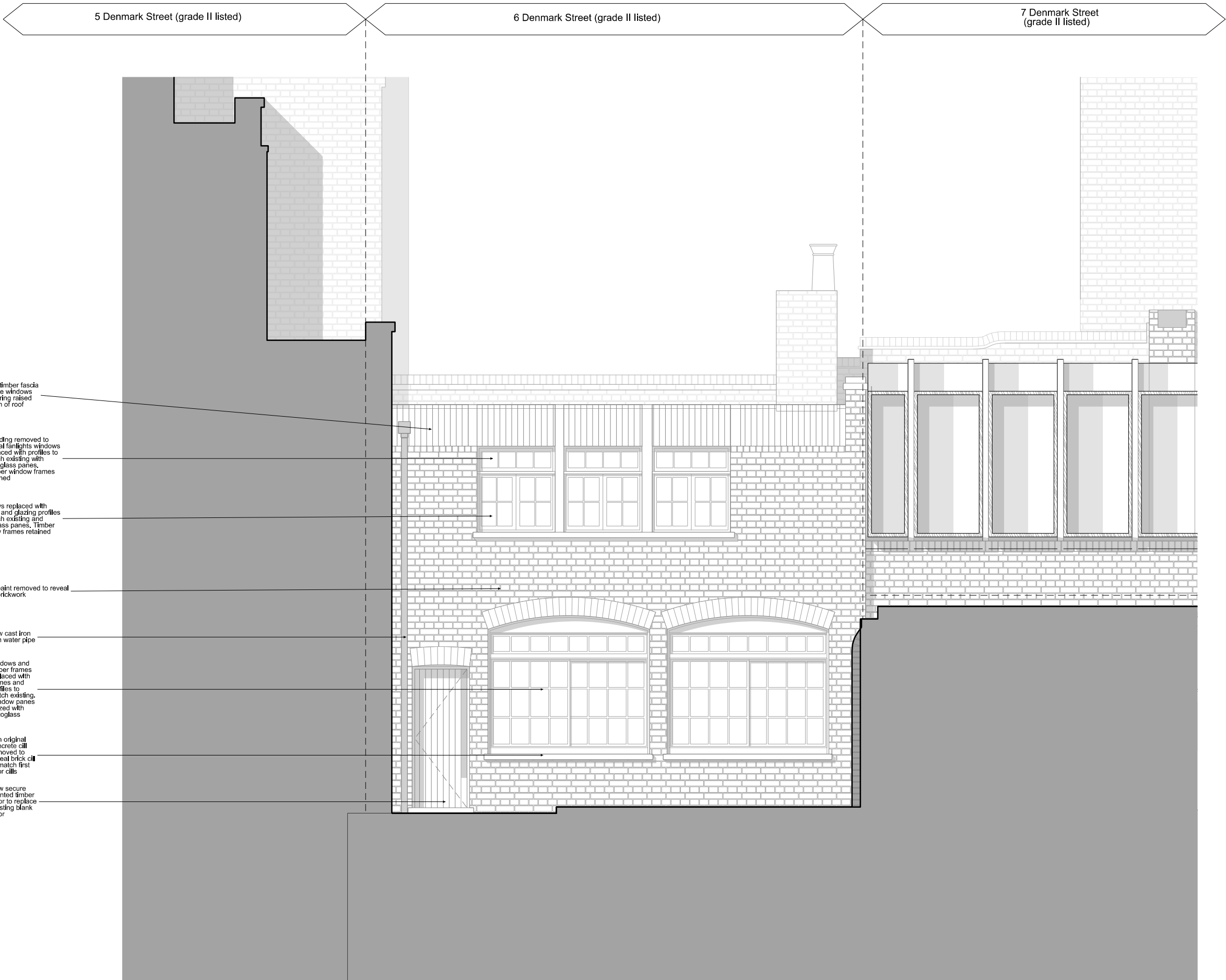
01  
6D(X)212 Proposed Section - part of Section FF  
Through 6 Denmark Street

1:50

Ian Chalk Architects : August 2018

02  
6D(X)212 Proposed Section - part of Section SS  
Through 6 Denmark Street

1:50



Revisions

01 21/08/18 Issued for Planning and Listed Building

Client  
**Consolidated Ltd**

Project  
**St. Giles**  
Drawing Title  
**No 6 Denmark Street Mews  
Proposed  
Inner Courtyard Elevation**

Drawing Number  
**1403\_6D(X)213**

Scale	1:50 A3	Status	For Approval
Drawn by	LC	Date	29/08/18

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01  
6D(X)213 Proposed Mews Elevation  
Inner courtyard

1:50

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