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Ms Colette Hatton
Planning and Built Environment
London Borough of Camden
5 Pancras Square
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N1C 4AG

6th February 2019

VIA PLANNING PORTAL

Dear Colette

Planning and Listed Building Consent Application for Works of Repair and Restoration to 26 Denmark Street and 22 Denmark Place, London WC2H

This planning and listed building consent application is submitted on behalf of Consolidated Developments Ltd to secure the necessary permissions for works of repair and restoration at 26 Denmark Street and 22 Denmark Place, London WC2H.

The site comprises of 26 Denmark Street and an outbuilding to the rear, 22 Denmark Place, also known as 'the Smithy'. The gap separating the building was formerly 23 Denmark Place although this has been demolished as part of the wider redevelopment of the surrounding area. A more detailed history of the site can be found in the accompanying Heritage Statement prepared by Alan Baxter Associates.

26 Denmark Street and 22 Denmark Place lie within the Denmark Street Conservation Area and are Grade II listed. 26 Denmark Street is on Historic England's Heritage at Risk Register due to its poor condition.

Relevant Background

Planning permission was granted on 31st March 2015 for the following redevelopment of the wider St Giles site:

Erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place), following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space to be used for community events, exhibitions, product launches, live music (including recorded music), awards ceremonies, conferences and fashion shows (Sui Generis); a 678sqm urban gallery with 1912sqm of internal LED screens to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (including recorded music),(Sui Generis); 884sqm of flexible retails and restaurant floorspace (Class A1/A3); 2404sqm of restaurant floorspace (Class A3); 385sqm of drinking establishment (Class A4) and a 14 bedroom hotel (Class C1) between Denmark Place and Andrew

Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a); 2,959sqm of private residential floor space (Class C3); 239sqm of affordable housing (Class C3) and 2540sqm of retail floor space (Class A1). Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street (all GEA).

This application was accompanied by a series of listed building consent applications to secure the necessary consents for the many listed buildings within the site. Listed building consent was granted for the following works to 26 Denmark Street:

Alterations to include the replacement of existing windows with new period sliding sash casements to first and second floor windows, works of refurbishment and repair to existing roof, brickwork, windows and shopfront in connection with the redevelopment of St Giles Circus site.

Subsequent to these permissions two Minor Material Amendments were made to the wider development proposals, the second of which was accompanied by a listed building consent to secure the following works at 26 Denmark Street, 22 and 23 Denmark Place:

Variation of Condition 2 (approved plans) of planning permission 2012/6858/P dated 31/03/15 (for redevelopment involving the erection of 3 buildings (5 and 7 storey buildings facing Centre Point Tower and 4 storey building on Denmark Place) following the demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions to provide 2895sqm of basement Event Gallery space; a 678sqm urban gallery, exhibitions and events; 884sqm of flexible retail and restaurant floorspace; 2404sqm of restaurant floorspace; 385sqm of drinking establishment and a 14 bedroom hotel between Denmark Place and Andrew Borde Street. Change of use of 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space; 2,959sqm of private housing; 239sqm of affordable housing and 2540sqm of retail. New pedestrian route from Andrew Borde Street to Denmark Street at ground floor level; changes are to repair and restore 22 Denmark Place and 26 Denmark Street; demolish and rebuild 23 Denmark Place as a single storey structure; temporary moving of 22 Denmark Place to facilitate development approved under 2012/6858/P; provision of venue space at ground and basement level within 22 Denmark Place and 26 Denmark Street to replace the 12 Bar Club and minor amendments to the elevations of the approved passageway through 21 Denmark Street.

The necessary pre-commencement conditions have been discharged and the approved development has been implemented.

Pre-Application Consultation

The St Giles redevelopment has been subject to extensive stakeholder consultation. More specifically the current proposals for the works to 26 Denmark Street and 22 Denmark Place were discussed with you on site on the 18th October and the 26th November 2018. The submitted proposals are considered to accurately reflect the discussions held.

The Proposals – 26 Denmark Street

The site is to be refurbished within the parameters of the consented scheme, to provide a music venue with flats above. This will include the restoration of the panelled interiors.

The present application is for repair works, the need for which were revealed by ongoing site investigations. These repairs divide into two broad categories:

- Structural repairs e.g. to re-support failed timber beams
- Other repairs, e.g. to external render and windows

Structural Repairs

Ground Floor

The ground floor retains its hallway and staircase but the main room is devoid of historic finishes. The significant elements are the brick walls and chimneybreast. The panelling that would have divided the room in two was removed before 1888.

The proposals include repairs to the spine beam between ground and first floor, which is failing because it is over-loaded. This historic timber beam will be retained while being re-supported with a new steelwork goalpost structure. In order to insert this steelwork, the timber joists will be trimmed back, then re-supported using joist hangers. There is a small amount of harm associated with this removal of a small amount of historic fabric. Firstly, this harm has been mitigated by minimising the amount of fabric to be removed. Secondly, this small amount of harm is far outweighed by the benefit of the structural repairs which will ensure the future survival of the listed building.

Other structural repairs proposed in the main ground floor room include steelwork to support the chimneybreast, due to failure of the existing brackets, and reinforcing bars to be inserted in mortar joints at the corners in order to tie to at corners within mortar joints.

Overall it is considered that these structural repair works will have a **positive impact**.

Basement

The main basement room is also devoid of historic finishes. There is another failed beam between basement and ground floor and it is proposed to insert a concrete footing in order to support the steel goalpost. Again, this structural repair has long-term benefits and will have a **positive impact**.

Upper Floors

The first, second and third floor interiors are highly significant for preserving the historic plan-form and for the surviving elements of historic joinery. This includes panelling and floorboards which will be temporarily removed to allow the structural repairs to take place as agreed with you on site. The structural repairs proposed are the insertion of helibar reinforcing bars at the front corners. These will be concealed within the mortar joints. Also, the façade will be tied back using steel straps. These will be within the joist zone, linked to pattress plates on the facades. Concrete elbow ties will be used to secure the chimneybreast to the party wall.

A key part of the works is to restore the surviving panelling that has been revealed at first and second floor which will be a major benefit in revealing the significance of the listed building.

At second floor the spine wall is intact but requires strengthening. This will be carried out in timber and the panelling restored. At third floor the spine wall will be replaced on a like-for-like basis. There is no panelling at third floor. Investigations have indicated that the existing lath and plaster is not from the seventeenth century but is a later replacement. The impact here will therefore be neutral as the historic plan-form will be preserved.

Overall, these structural repair works will have a **positive impact**.

Principal Façade

The principle façade was crudely rebuilt, probably in the nineteenth century, but is significant for its general form. The proposal, as part of the structural repairs, is to add new pattress plates based on a traditional design. On fine facades with fine brickwork this can be a problem aesthetically. But here, because of its informal, almost industrial character, the façade can accept pattress plates without detriment to significance. There will also be other less noticeable repairs and making good around the shopfront opening.

Overall these structural repair works will have a **positive impact**.

Rear Façade

The rear façade has been partly rebuilt in stock brick but also incorporates some of the original plum-red bricks from the seventeenth century. It is significant for its overall form and for its early fabric. In the past, cementitious render has been applied to the lower part of the façade. The proposal is to carefully remove this by hand and replace with lime render. The proposals also involve re-building a metal parapet in brick and installing cast iron rainwater goods to a traditional design.

Overall, these repair works will have a **positive impact**.

22 Denmark Place

The Smithy is significant for its overall form and its industrial character, with exposed brickwork both outside and in. Investigations have revealed a damaged and poorly fitted window in the gable, which will be replaced in timber on a like-for-like basis. This restoration will have a **positive effect** on significance.

It is also proposed to reinstate the roof covering in clay tiles. No information has come to light on what the original roof covering was, but the proposed tiles have been selected because they have been successful at 9 and 10 Denmark street in restoring lost historic character.

Overall, these repair works will have a **positive impact**.

Summary

The Grade II listed buildings at 26 Denmark Street and 22 Denmark Place are suffering from serious structural problems and a historic lack of maintenance. These proposals for structural and other repairs are based on a thorough understanding of these issues and their heritage significance. There will be some localised trimming and alteration of joists and beams, but the approach throughout is to retain, preserve and strengthen (rather than remove) the existing historic fabric. Overall these repairs will have no adverse heritage impact. The overall impact will be **positive** because these repairs will help to secure the future of the listed buildings. The proposals therefore accord with local and national policy for the historic environment and should be approved.

The Submission

This covering letter should be read in conjunction with the following supporting documents:

- Design and Access Statement prepared by ORMS architects;
- Drawings, plans and elevations prepared by ORMS architects;
- Structural drawings prepared by Engenuiti;
- Heritage Statement prepared by Alex Baxter Associate.

I trust the enclosed is sufficient for your current purposes and I look forward to receiving confirmation that the application has been validated. In the meantime please do not hesitate to contact me if you require anything further or wish to discuss any point in more detail.

Yours sincerely,



Anna Snow
Director