Orms

Project

St Giles Circus

Status

26 DMS - 22 DMP LBC - Design Statement

Client

Consolidated

Date

January 2019

Contents

Introduction

This design statement accompanies the application drawings submitted as part of the Revised Listed Building Consent in relation to 26 Denmark Street and 22 Denmark Place. It follows meetings with Conservation officer on the 18th October 2018 and the 26th November 2018.

The previous consented LBC (2015/6937/L) pertained to works associated with the reworking of the iconic '12 Bar' which previously occupied elements of 26 Denmark Street, 23 Denmark Place, 22 Denmark Place. The proposals sought to enhance the conservation area by revealing the significance of two rare and very important historic buildings, the former coach smith's premises at No. 22 Denmark Place and, the seventeenth-century house at No. 26 Denmark Street. The scheme also furthered the musical heritage of the site by developing a sustainable music venue. The scheme created connection to the existing 12 bar with a series of new basement spaces that create a viable bar/venue that will secure the music heritage of the site. In order to achieve this former coach smith's premises at No. 22 Denmark Place was temporarily relocated during the construction works by a specialist contractor. This allowed us to enhance the music heritage, the setting and thereby the significance of No. 22 and No. 26.

This application only considers focuses primarily on structural and architectural amendments following iterative opening up works, which form two chapters of the document:

01. Required Structural Works
02. Rear of 26 DMS and Architectural Amendments

Chapter One summarise the structural interventions proposed following iterative and approved opening up/ demolition works, as circulated to the Conservation Officer and discussed on the above dates.

Chapter Two outlines amendments main architectural amendments following opening up works and discovery items following increased access to 26 Denmark Street and 22 Denmark Place respectively. The works have been circulated or discussed with the Conservation Officer and ABA respectively prior to this application.

Existing Building
Historical Context

Early History of Denmark Street
- Denmark Street existed since 1680s.
- Hospital of St Giles is 12th Century- then cleared to make way for the street.
- The present church occupies the site of the hospital chapel.

The seventeenth-century houses of Denmark Street
- Denmark Street is remarkable for its rare seventeenth-century houses
- Includes seven Grade 2 listed buildings
- Very few houses of this age and type survive in central London.
- The houses on Denmark Street have evolved, for example:
  - timber eaves cornice removed.
  - dormers inserted.
  - their front wall extended up as a parapet
  - flush casement windows have been replaced, mostly with sash windows.

Later history of Denmark Street
- During the nineteenth century central London became industrialised.
- Denmark Street developed into a centre of manufacturing with an emphasis on metalwork.
- In the Interwar period it was re-born as a centre of music publishing.
- Post War developed into recording and rehearsal facilities and instrument repair and sales.
- All houses adapted and extended to accommodate these industrial or commercial uses.
- Ground-floor façades have been altered to create showrooms and shopfronts.
- At the rear of the houses, extensions or detached buildings have been erected in the gardens.

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1. *View East along Denmark Street (Current day)*
2. *View West along Denmark Street (1965)*
3. *26 Denmark Street (1951)*

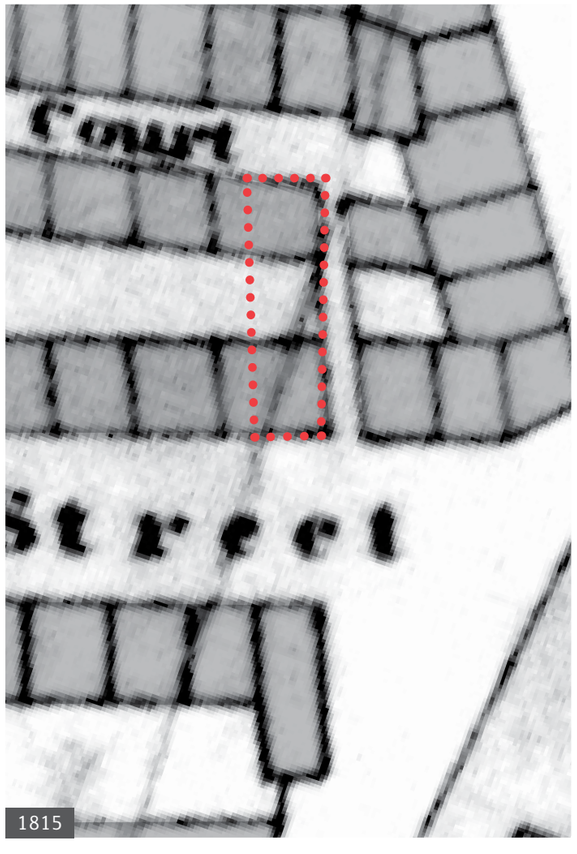
Existing Buildings

Timeline of site development- parish & goad maps

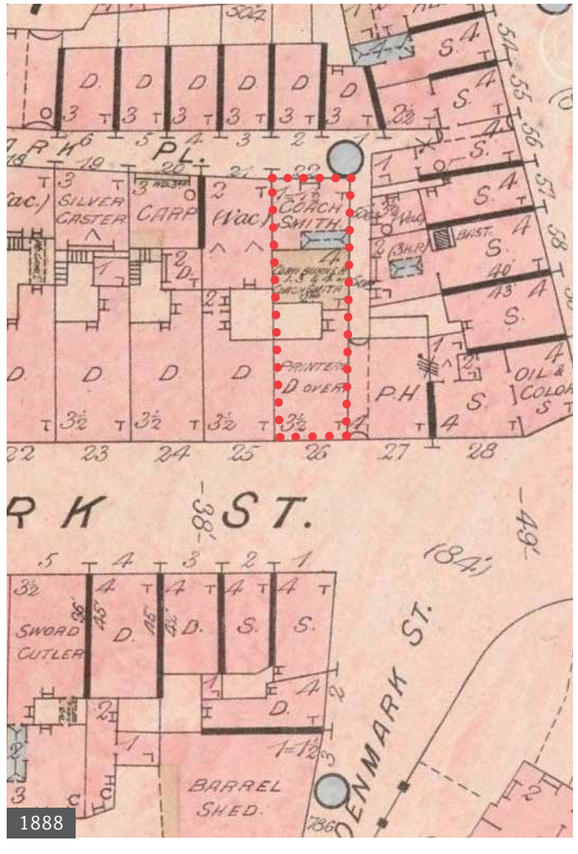
Analysis of archival maps shows that the density of buildings on the site has increased over the last 200 years.

No. 26 Denmark Street was constructed in the 1680's and is one of only eight houses to survive from the construction of the street and was joined in the early nineteenth century by No.22 Denmark Place.

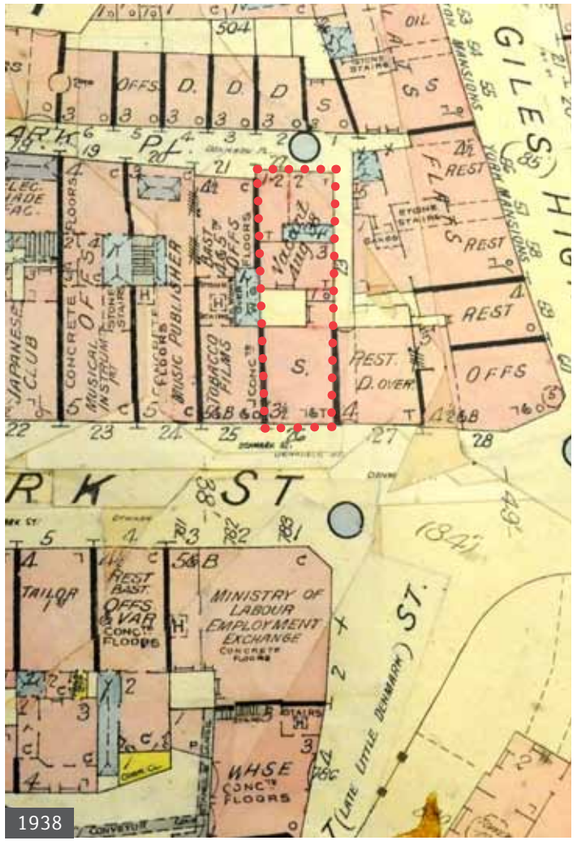
No. 23 Denmark Place has a less illustrious history and evolved from a yard to a timber structure between 1815 and 1888. The current building was constructed in 1908, obscuring the original built form of its more significant neighbours.



1815



1888



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Chapter One

Structural Works to 26 Denmark Street

1.0 Introduction

This document sets out urgent structural works which are above and beyond the existing approved Listed Building Consent.

Following approved iterative strip out and opening up works a number of structural failings have been revealed requiring structural intervention to stabilise the existing building and extend the longevity of the building.

The structural intervention has been designed as to have as minimal impact as possible on the existing fabric, with as much structure concealed within the existing structure as possible to minimise the internal architectural impact.

Where required architectural details for concealing the structure in a delicate and period appropriate manner will be developed with Alan Baxter Associates input.

The main structural discovery items are summarised below:

1. Existing spine beam at first floor level visibly cracked and bowed. Existing spine beam at ground floor level in poor condition

2. Existing front elevation to 26 Denmark Street has delaminated from the existing respective party walls with substantial gaps between the existing party walls and front facade..

3. Existing chimney stack support visibly failing. Chimney stack is also not toothed into existing party wall.

4. Bonding to masonry corners has visibly failed, with outside visible internally from 26 Denmark Street.

5. Existing shopfront/facade bessemer beam supported on visibly rotten timber posts

6. Existing residential entrance wall unsupported at high level lower ground

7. Central spine wall at 3rd floor level visibly rotten. 1st and 2nd floor level spine wall also in poor condition.

The document begins at first floor level (high level ground floor) as this is where the most urgent and most involved structural intervention is required. The intervention at first floor level is intrinsically inked to the structural interventions at ground and lower ground floors respectively.

This document sets out the structural remedies to address the aforementioned issues, in effort to stabilise and safeguard 26 Denmark Street for the foreseeable future.

2.0 Structural Defects
Photographic Record

1 Existing spine beam at first floor

1 Existing spine beam at lower ground

2 Front facade delamination

3 Existing chimney support

3 Existing chimney independent from party wall

4 Existing masonry corner

4 Existing masonry corner

5 Existing bessemer beam support

7 Existing spine wall

3.0 First Floor

Structural Works (High Level Ground Floor)

1 Cental Spine Beam Failing

Reason: The existing central spine beam is failing due to historic overloading. This beam has been supporting the floors above and roof structure for a number of years.

Historically a spine wall would have been present at ground floor and lower ground floor with the load of the floors and roof being taken down to a stable footing.

Remedy: We propose to retain the existing spine in place and introduce a goalpost structure which will sit on a new footing at lower ground floor.

Steels will run either side of the existing spine beam supported off discreet pairs of PFC columns running down to the new footing at lower ground floor. This will involve the trimming back and resupport of the existing floor joists.

The steels running adjacent to the existing spine beam will have steels bolted below the existing spine beam to resupport the beam and floors above.

2 Front facade delamination

Reason: It is strongly suspected that the front facade has been historically rebuilt. When rebuilt it was either poorly or not at all tied into the existing party walls.

Remedy: It is proposed to tie the front facade back to the rear facade with discrete steel straps located within the existing joist zone. As a result of the tieing together of the facades there is a requirement for cast iron patress plates that will be visible front elevation. - *Please also refer to the front elevation section of this document*

3 Chimney Stack Support Failing

Reason: Historically the chimney stack at ground floor and lower ground floor have been demolished. To support the chimney stack gallows brackets were installed.

The gallows brackets are failing in part due to the weight of the existing chimney stack, as well as its independence from 26/27 Denmark Street Party Wall, and potentially a later addition to 26 Denmark Street.

Remedy: The proposed solution is to introduce a discreet goalpost frame and resupport the chimney stack at high level ground floor. The steel will be concealed in the existing joist zone

It is also proposed to tie the existing chimney stack back to the 26/27 Denmark Street party wall using concrete elbow ties. These will be concealed by reinstated period timber panelling.

4 Masonry corners unstable

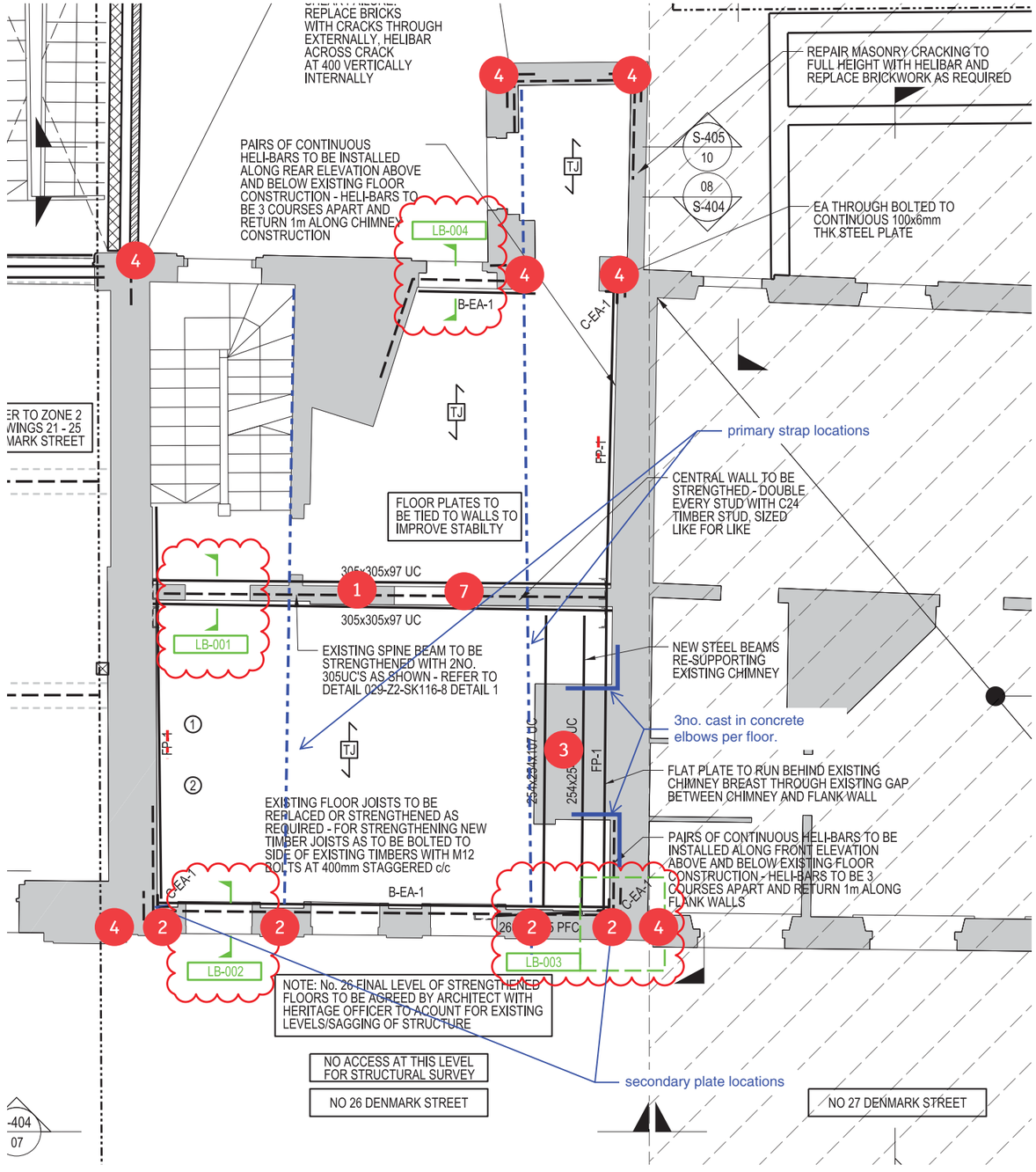
Reason: Masonry corners are currently weak, with mortar and bonding visibly damaged at corners, which could be as a result or historic movement, adjacent piling or demolition works.

Remedy: The proposal is to install discreet helibar within the existing mortar joints and repoint with lime mortar.

7 Central Spine Wall visibly rotten

Reason: Refer to Second Floor.

Remedy: Refer to Second Floor



4.0 Ground Floor
Structural Works

1 Cental Spine Beam

Reason: The existing central spine beam is in poor condition.. This beam has been subject to damp from the bar venue at ground floor level and the kitchen and lower ground floor.

Remedy: We propose to retain the existing spine in place and introduce a goalpost structure which will sit on a new footing at lower ground floor.

Steels will run either side of the existing spine beam supported off discreet pairs of PFC columns running down to the new footing at lower ground floor. This will involve the trimming back and resupport of the existing floor joists.

Where steel posts sit within the residential entrance, these will be concealed with timber panelling to match the existing condition. These details will be developed with ABA at a later date.

3 Chimney Stack Support Failing

Reason: Historically the chimney stack at ground floor and lower ground floor have been demolished. To support the chimney stack gallows brackets were installed.

The gallows brackets are failing in part due to the weight of the existing chimney stack, and in part due to the fact that the chimney stack is independent of the 26/27 Denmark Street Party Wall, and potentially a later addition to 26 Denmark Street.

Remedy: The proposed solution is to introduce a discreet goalpost frame and resupport the chimney stack at high level ground floor.

The steel will be concealed in the existing joist zone and steel posts will be located as such so they do not interfere with the shopfront. The posts will be dressed to conceal themselves and appear part of the shop front construction.. These details will be developed at a later date in conjunction with Alan Baxter Associates.

4 Masonry corners unstable

Reason: Masonry corners are currently weak, with mortar and bonding visibly damaged at corners, which could be as a result or historic movement, adjacent piling or demolition works.

Remedy: The proposal is to install discreet helibar within the existing mortar joints and repoint with lime mortar.

5 Facade bessemer beam support failing

Reason: The existing bessemer beam supporting the facade above the shopfront is supported on visibly rotten timber posts.

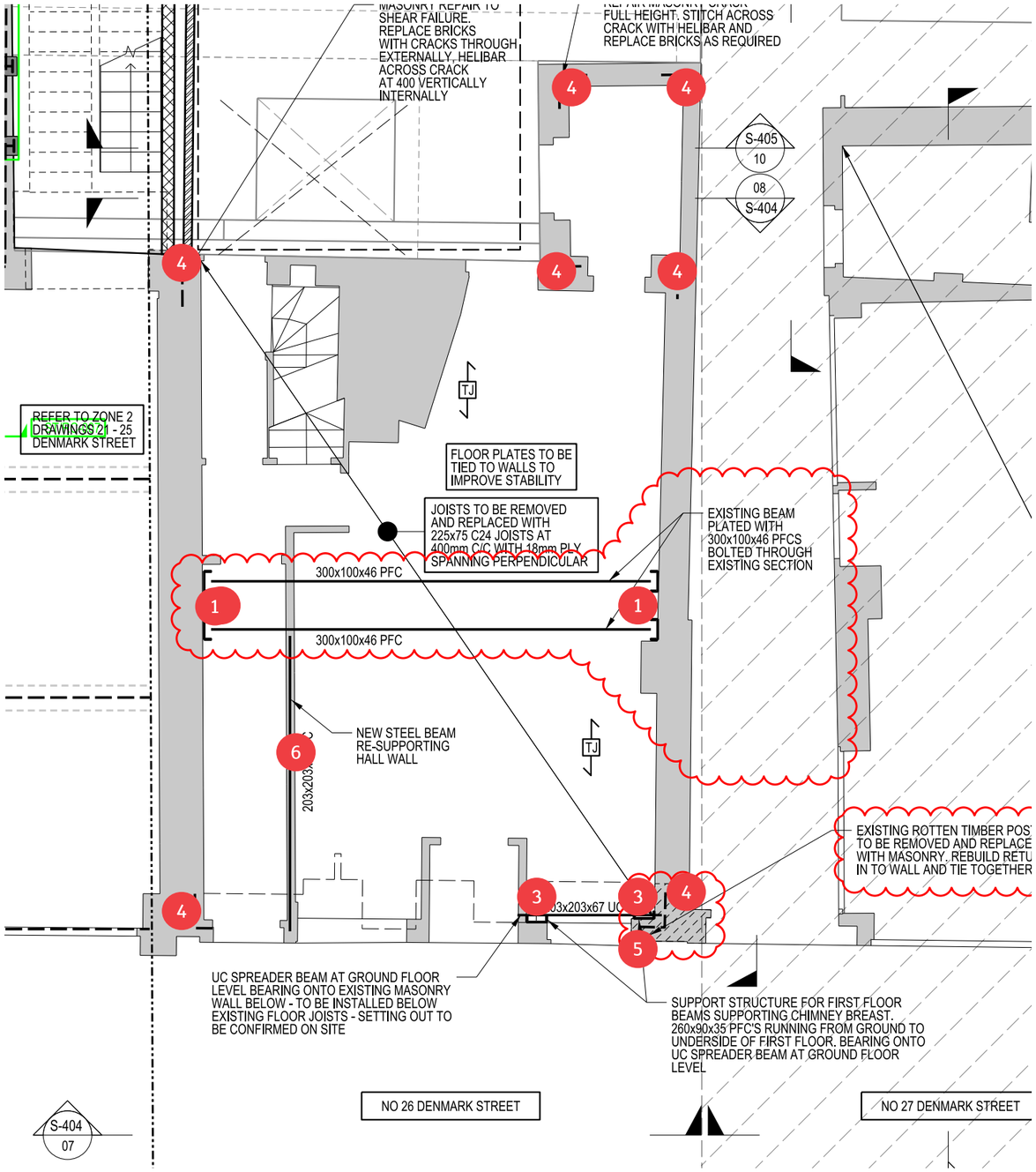
Remedy: We propose resupporting the bessemer beam on toothed in masonry to replicate the support condition on the other side of the shopfront.

The masonry will match existing and be pointed with lime mortar.

6 Residential entrance wall

Reason: Historical demolition may have been undertaken, taking away the support above

Remedy: We propose introducing a steel at high level lower ground floor to provide support for the wall.



Ground Floor Plan (High Level Lower Ground)