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

29th March 2019

Job ref. 15/389
Via Planning Portal

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
20 DENMARK STREET AND 16 DENMARK PLACE, LONDON WC2H
PLANNING AND LISTED BUILDING CONSENT APPLICATION

This planning and listed building consent application is submitted on behalf of Consolidated Developments Ltd ('the Applicant'), to secure the necessary permissions for works of repair and restoration at 20 Denmark Street and 16 Denmark Place, London WC2H ('the Site').

The site comprises of 20 Denmark Street and an outbuilding to the rear, 16 Denmark Place, as well as a single storey extension to the rear of 20 Denmark Street, connecting it to 16 Denmark Place.

20 Denmark Street and 16 Denmark Place lie within the Denmark Street Conservation Area and are Grade II listed. The Heritage Report, prepared by Alan Baxter Associates and included within this submission, notes 20 Denmark Street to be a highly significant building and 16 Denmark Place to be significant. The additional rear extension to 20 Denmark Street is considered of neutral significance as a modern addition. A detailed history of the site can be found in the accompanying Heritage Statement prepared by Alan Baxter Associates.

a. 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 20 Denmark Street (LPA reference: 2012/6869/L):

"Alterations to include the replacement of modern clay tiles with reclaimed natural slate, repair and refurbishment of existing brickwork, windows and shopfront in connection with the redevelopment of St Giles Circus site."

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

b. Pre-app consultation

The St Giles redevelopment has been subject to extensive stakeholder consultation. More specifically, the current proposals for the works to 20 Denmark Street and 16 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.

c. The Proposals

The site is to be refurbished within the parameters of the consented scheme, to provide retail floorspace, office accommodation and residential units.

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 internal works, e.g. repair of fireplaces, protection of historic panelling and reinstating original layout

Structural Repairs

Lower Ground Floor

The lower ground floor at 20 Denmark Street has been determined to have a high heritage significance and heritage survival of panelling, cornice and skirting boards. However, the slab and vault have been found to be unstable and therefore not structurally safe. This is largely due to existing drainage leaking the basement slab, washing away substrate, and a cavity at the springing point of the arch over the vault as well as other cracks and signs of failing. It is considered that without urgent attention, the vault is at risk of collapse.

The proposals include replacement of the entirety of the basement slab, and the construction of a secondary structure within the lower ground floor and infilling of the cavity to remedy the overloading on the vault arch.

The existing windows as a result will be lost, but it is intended to install a recess brick panel to define and reflect the original openings. The slab is also proposed to be installed to the same level as the existing to maintain the historic floor to ceiling heights. It is further proposed to take the opportunity to provide insulating and waterproofing on the slab to better safeguard the existing building. Therefore, the small amount of harm through the loss of windows is mitigated where possible and this harm is far outweighed by the benefit of the structural repairs and future-proofing which will ensure the future survival of the listed building.

Other structural repairs proposed on the lower ground floor include local repairs to be made to the stairs to ensure their structural stability, and potentially also to the timber joists and beams (subject to specialist assessment). The scope of these repairs will follow an assessment by a specialist contractor who will advise accordingly and carry out the works. Where possible, original materials will be used with any replacement being on a like-for-like basis.

Overall it is considered that these structural repair works will help to ensure the survival of the highly significant historic fabric long-term whilst having a minimal impact upon the existing. It will therefore have a **positive impact**.

Ground Floor and upper floors

The ground, first, second and third floors are highly significant for preserving the historic plan-form and the surviving elements of historic joinery. The highly significant historic stairs and balustrade are also considered to contribute considerably to the character of the listed building.

Structural failings have been detected in the timber joists and beams at all levels in both 20 Denmark Street and 16 Denmark Place. The existing joists and beams are deemed not able to provide adequate load bearing capacity for the building's intended use. It is therefore proposed to reset and repair the existing where possible or replace on a like-for-like basis. The stairs have also been deemed to require local repair which will be assessed and carried out by a specialist contractor with retention of as much of the existing as possible. In addition to these structural repairs, it is also proposed to double up the joists to ensure sufficient strength for the intended uses.

Whilst these works will involve some localised removal of historic timber, this will be kept to a minimum due to a targeted replacement strategy, preserving highly significant elements such as the stairs. The proposals will have long-term benefits on the character of the building and will therefore have a **positive impact**.

Single storey extension

The single storey extension connecting 20 Denmark Street and 16 Denmark Place contains a late nineteenth-century roof and lantern roof light. It is significant as typical example of single-storey extension for commercial uses and adds to the overall historical interest on the site. However, it does not possess the rarity value of the other buildings and its only distinctive feature is a lantern skylight, which is in a poor state of repair.

The existing lantern roof light has been reviewed and assessed by a specialist contractor and deemed irreparable. It is therefore proposed to replace this on a like-for-like basis with a new steel structure for support.

The replacement of the rooflight will entail the loss of some low significance fabric, however its restoration will preserve significance and will ensure long term structural benefits, thereby having a **neutral impact**.

WC block

To the rear of 20 Denmark Street at first, second and third floor level is an extension providing a WC block. This is non-original and, accordingly, is considered of neutral significance. The block sits on a steel frame upon the existing lightwell timber roof structure and this over-loading has caused the existing slab to fail.

It is proposed to rebuild the WC block with predominantly salvage brickwork, with a horizontal steel beam to support the block and prevent future failing. This will also form part of the steel structure to support the replacement roof lantern.

The like-for-like reconstruction will not entail harm to any significant fabric of the building and is therefore considered to have a **neutral impact**.

Roof structures

The condition of the roofs of both 20 Denmark Street and 16 Denmark Place are in need of repair. Historic water ingress on both has resulted in some sarking boards and joists suffering from damp. The damage is more substantial at 16 Denmark Place.

It is proposed to retain as much of the existing structures as possible whilst repairing and splicing new timber sections to existing joists. Where this is not possible, replacements will be made on a like-for-like basis.

The long-term benefits of these repairs are considered to have a **positive impact**.

Other internal repairs

Following the removal of internal modern finishes at 20 Denmark Street, a number of architectural items have been discovered. The following works are proposed to restore the interior to better reflect a property of this period.

These proposals include:

- Paint strip and redecoration of the stone band and pargett plate that has been revealed;
- Timber panelling to be preserved behind an independent wall lining to enable future restoration with period appropriate features (e.g cornice);
- Like-for-like replacement on stairs and balustrades with as much of existing preserved as possible;
- Ceilings replaced with like-for-like plasterboard replacements;
- Repair and refurbishment of discovered existing fireplaces;
- Repair and refurbished timber shutters;
- Floorboards repaired and reinstated where possible or like-for-like replacements provided; and
- Modern timber doors replaced with period appropriate panelled doors.

The proposed preservation of the timber panelling will provide opportunities for further restoration whilst not harming significant historic fabric, and therefore will have a **neutral impact**.

All other proposed internal works have been considered to better reflect a property of this period and will have a **positive impact**.

d. Summary

The Grade II listed buildings at 20 Denmark Street and 16 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 repair of historic fabric including joists, beams and stairs, but the approach throughout is to retain, preserve and strengthen (rather than remove) the existing historic fabric. The replacement of the lantern rooflight and WC block are considered of neutral impact as they will preserve the significance despite some loss of historic fabric, and will also help to ensure future structural stability. 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.

e. 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