

## Heritage Statement for 8 Denmark Street London WC2H 8LS



Denmark Street is located at the southern end of the London Borough of Camden, close to its boundary with the London Borough of Westminster. It is east of Soho Square, south of St Giles Circus and close to the St Giles in the Fields Church.

The street is 108 metres (354 ft) long and connects Charing Cross Road with St Giles High Street. Vehicular traffic is now only allowed to travel westbound. The nearest London Underground station is Tottenham Court Road, between two and three minutes' walk away.

The land on which Denmark Street stands was formerly part of the grounds of St Giles Hospital, founded as a house for lepers in the early 12th century by Henry I's wife Matilda (Maud). In 1612, it was recorded as being owned by Tristram Gibbs. The grounds were laid out for development during the reign of James II and developed by Samuel Fortrey and Jacques Wiseman in the late 1680s.

Historical evidence suggests the street was formed between 1682 and 1687, as it was not shown on Morden and Lea's Map of 1682. It was named after Prince George of Denmark, who had married Princess Anne in 1683. By 1691, 20 houses had been completed, of which eight remain standing.

In the 1930s, several Japanese businesses were established in the street, which became known as "Little Tokyo". Azakami and Co. at No. 6 sold books, newspapers, televisions and radios. [The Tokiwa restaurant and hotel were based at No. 8 and No. 22](#), respectively, having moved from Charing Cross Road in 1927. Other businesses included a hairdresser, jewellers, tailor and gift shop. No 8, became the home of Southern Music Publishing and Peer Music, both music publishers until 1992. The property was then let to an Arts charity until 1994. Our company; Avalon, then took on a 20 year lease of No 8 in 1994, and a further 25 year lease under Strata Partners Ltd from 2014.

In 2009, Denmark Street was identified in [English Heritage's](#) "Heritage at Risk" register as being at risk in view of the nearby development of [Crossrail](#). Particular attention was drawn to No. 26, which is a Grade II listed building. In 2010, Camden London Borough Council identified the street and adjacent properties as a Conservation Area.

No 8 Denmark Street was built during the 1920's, in the same style as several other buildings that were constructed in the street at the same time; a corbelled frieze with Portland stone facings to the front elevation, bay windows were installed on the 1st to 3rd floors using Crittall metal casements along with cast iron mullions and fascia panels. The building consists of 6 floors; basement, ground and four upper floors. A mansard type roof was constructed for the 4th floor which is also glazed with metal casement windows. The ground floor shop front was replaced around 25 years ago with a traditional Brazilian mahogany shopfront with stall riser and fielded panels, with a varnished finish.

Having occupied and maintained the property for over 25 years, the decision has been taken, subject to planning permission, to erect scaffolding to the front elevation, and remove the old, corroded and distorted metal casements and frames to the 1st, 2nd and 3rd floors and replace them with low maintenance aluminium replacements using Heritage type casement and frame profiles. This essential work will provide a better, more thermally efficient workplace with double glazing throughout. The new fenestration will have very little difference in its appearance to the current casements and frames.

We will also replace the 4th floor casement windows as well in the same style. At the same time we will carry out any repairs to the stonework and water wash it to remove any carbon, soot and other deposits. We believe these improvement works will serve to enhance Denmark Street as it is being gradually and sympathetically refurbished along its length and breadth.