



# Zone 3 : St Giles Circus South 7 Denmark Street Basement Modifications Design + Access Statement

1.0

Basement

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1.0

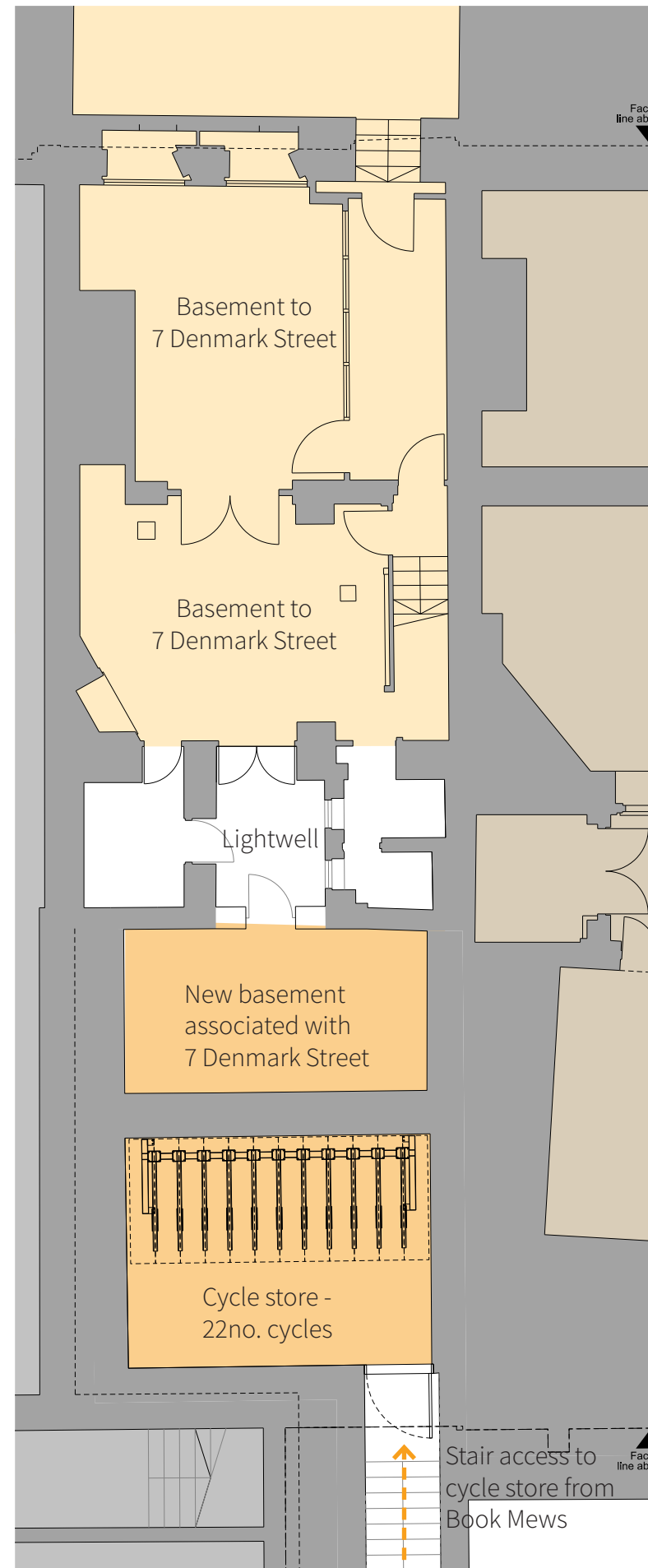
Basement

## 1.1 Consented Basement

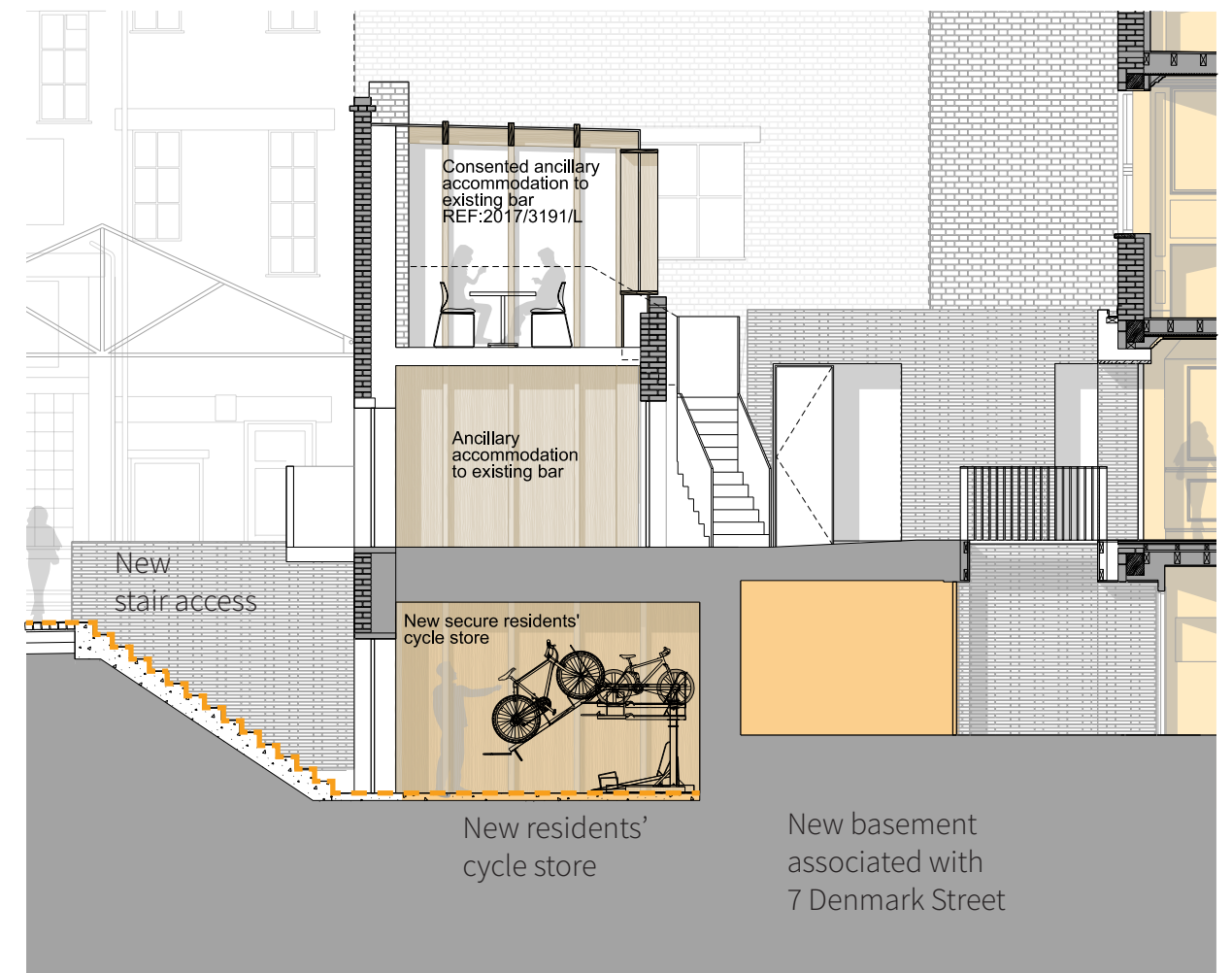
Permission was granted for construction of new basement accommodation and residents' cycle store in November 2018 (Ref: 2018/0049/P) The permission allowed for:

*Partial demolition of single storey rear elements; additional storey to the rear workshop building to create an eating area for the existing bar (A4) use; basement extension to provide additional office (B1a) space and new residential bicycle storage (22 spaces) and associated works*

The consented works were implemented in 2019; during below-ground investigations associated with forming the basement spaces it became apparent the consented scheme could not be constructed in full due to existing structures within the ground. Existing site constraints are described overleaf



Basement floor plan showing consented cycle store and basement



Section showing consented cycle store and basement



1.2 Site constraints and implications

Site investigations and early excavations were undertaken during Spring/Summer 2019 - during these works below ground structures were uncovered which have required reconsideration of the proposed basement extents.

Existing vaults within 7 Denmark Street rear yard

These were uncovered in April 2019. Camden Conservation were notified and a site visit was held between ICA and Camden on 11/04/2019 to agree a revised basement strategy for this location. Attendees:

Colette Hatton	London Borough of Camden
Ian Chalk	Ian Chalk Architects
Edward Whiteley	Ian Chalk Architects

Subsequent to this meeting it was agreed in principle that:

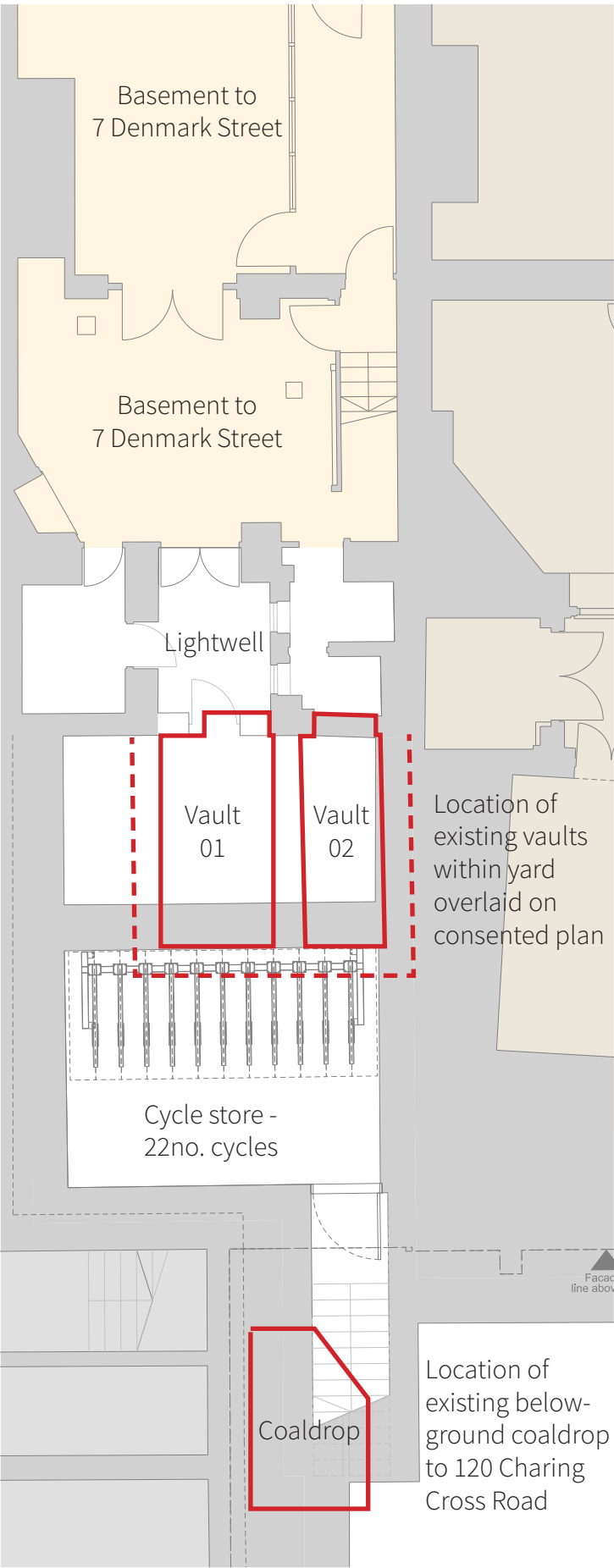
- The vaults are of interest and should be retained.*
- The lid of the failed vault arch should be re-instated.*
- The proposed new basement works that are consented are therefore reduced in footprint.*
- The reduced level dig for the new works can continue behind the mews brick wall.*
- The foundations solution to three sides of the new basement can continue.*
- The interface with the back of the vaults would need re-visiting with a follow up site visit in the next few weeks.*
- It is also likely to be acceptable to form a door opening in the back of the vaults to connect with the new space. Details to be agreed.*

Existing coaldrop to 120 Charing Cross Road

During excavation works in Book Mews to form the basement space and drainage diversion associated with 4 Flitcroft Street, a below-ground former coaldrop structure was uncovered.

This structure’s location resulted in the need to realign the below-ground drainage routes and modify the perimeter piling line of the new basement structure within Book Mews.

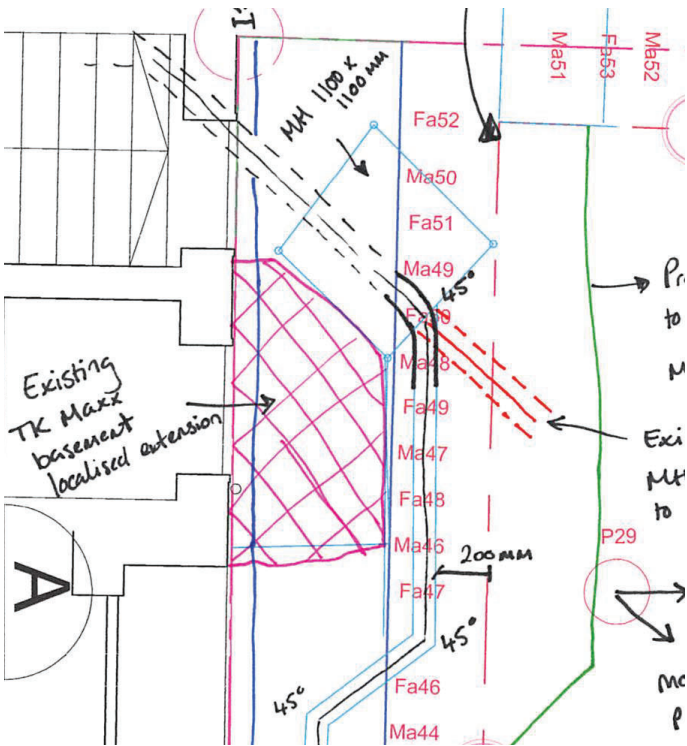
Another result of the coaldrop’s location is a clash with the proposed access stair for the new cycle store in 7 Denmark Street. The structure for the coaldrop sits directly within the structural zone to form the stair.



Plan overlay - Consented basement with existing site constraints



Vault 01 as seen from existing lightwell - lid of failed arch taken down and vault propped, ready for re-instatement



Plan mark-up showing location of existing coaldrop structure and drainage diversion



Existing coaldrop structure shown highlighted during drainage diversion works

A meeting was held between Camden, Iceni and ICA on 07/02/19 to agree a revised basement strategy for this location. Attendees:

Jonathan McClue	London Borough of Camden
Colette Hatton	London Borough of Camden
Anna Snow	Iceni Projects
Edward Whiteley	Ian Chalk Architects

Subsequent to this meeting it was agreed in principle that:

*Loss of stair from Book Mews - The principle of losing the access stair from Book Mews is seen as acceptable given the site constraints uncovered in Book Mews during the adjacent piling works – namely the below-ground coal store to 120 Charing Cross Road and the resulting clash with the drainage chamber and the revised pile line. With the loss of the stair, the new basement space can be accessed via the existing lightwell from the main townhouse*

*Cycle storage - The relocation of the residents’ cycle store, whilst unfortunate, is unavoidable due to the loss of the stair access from Book Mews. An alternative location will be provided within the sheltered undercroft of Book Mews which will be secure and gated from Stacey Street – the relocation of the bike store can be dealt with under Condition 55 of the original sitewide planning consent.*

*The basement would extend behind the main house through the creation of a small opening behind the lightwell. The remainder of the perimeter walls would be retained and the depth and width of this part of the extension would remain subservient in plan form. This preserves the hierarchy and legibility of the main house.*

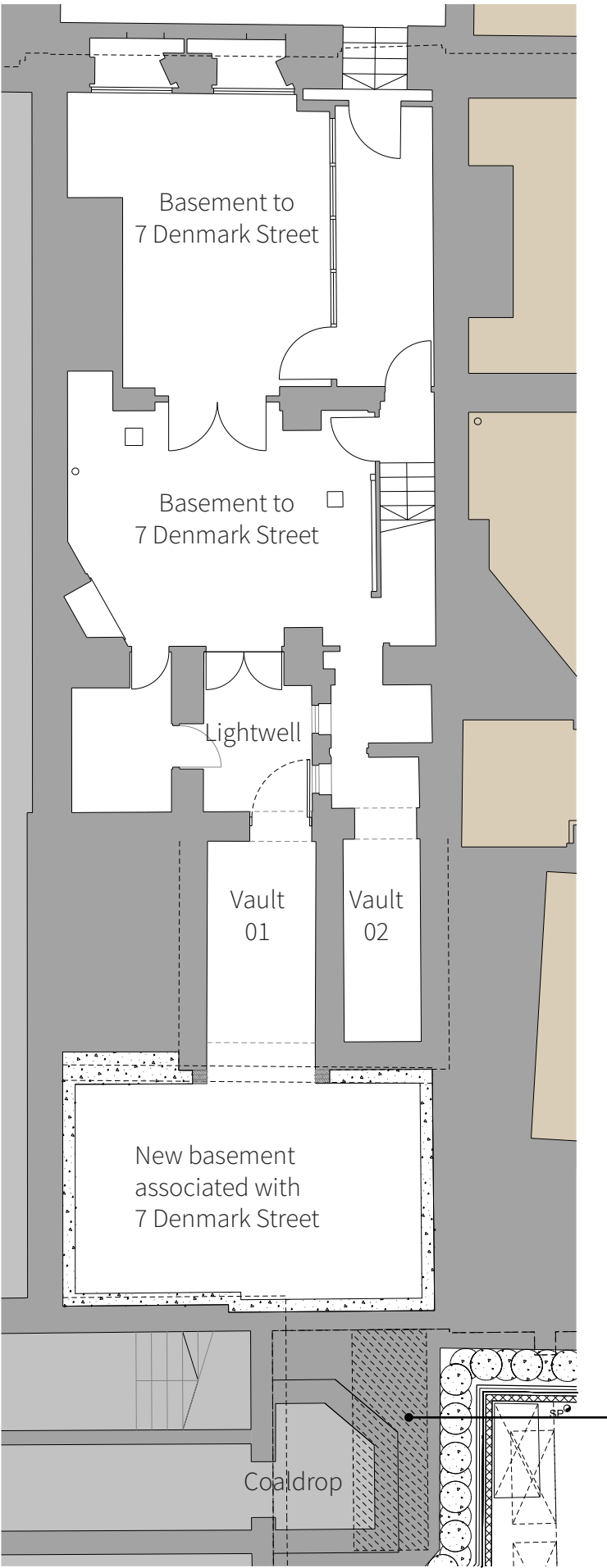
*The proposed basement area to the rear would not be accessible from either the rear workshop or main house and would therefore not affect the room hierarchy of the structures. It would be independently accessed from Book Mews only and would be separated from the main basement by a thick wall*

1.3 Proposed Basement

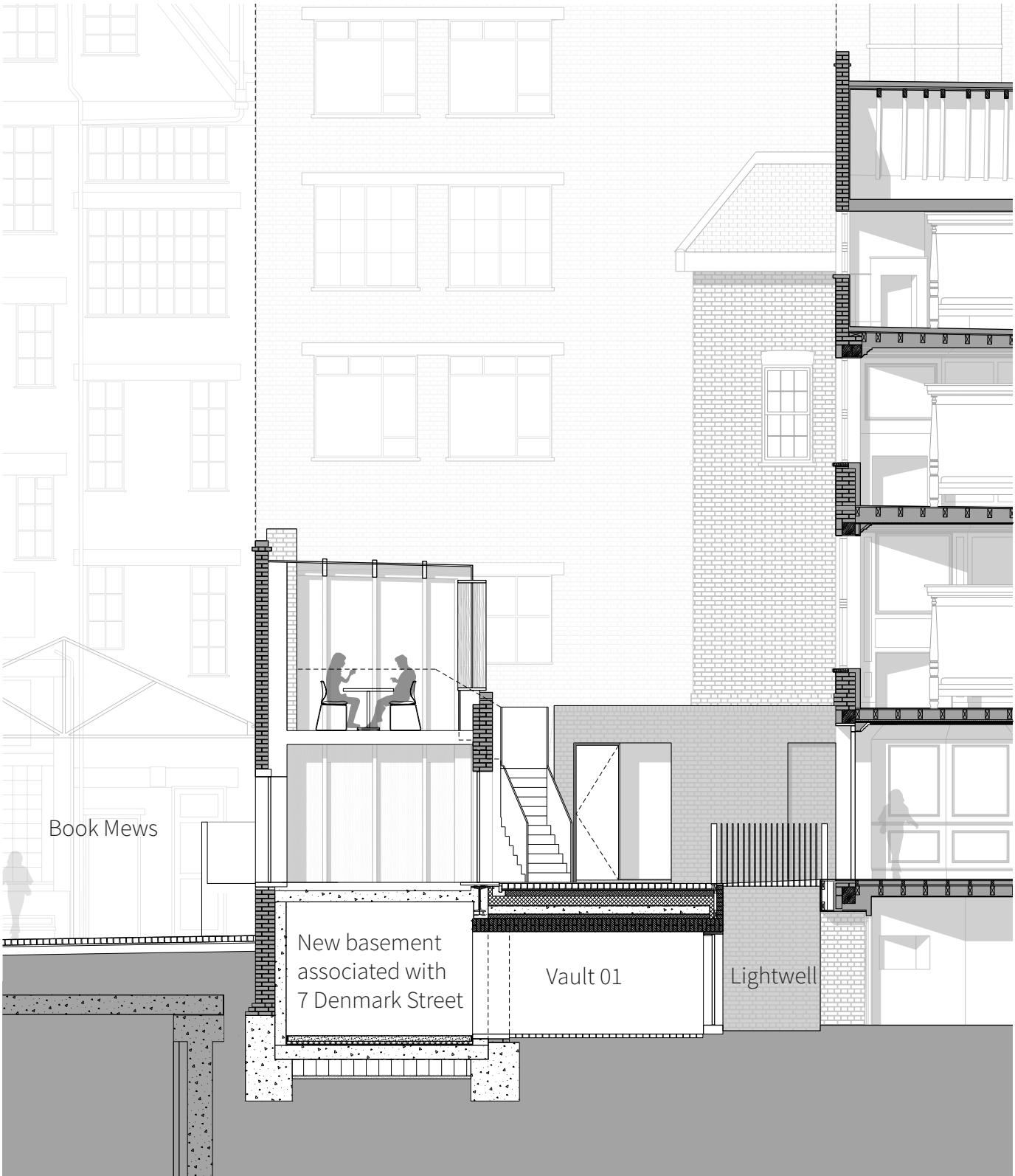
As a result of the uncovered site constraints, the basement proposals and extents have been adapted to retain the existing historic vaults to 7 Denmark Street and the access stair from Book Mews has been omitted.

The plan and section adjacent show the revised proposals that form this application.

Relocation and reprovision of the cycle storage has been dealt with separately under Condition 55 of the original sitewide planning consent.



Basement floor plan showing proposed arrangement



Section showing proposed basement arrangement

Stair access to cycle store from Book Mews omitted