

26 Denmark Street
Heritage Statement
Prepared for Consolidated
Developments Ltd
January 2019



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Contents

Executive Summary.....	1
1.0 Introduction.....	3
2.0 Historical context.....	4
3.0 Assessment of Significance	22
4.0 Heritage Impact Assessment of Proposals.....	32
5.0 Sources	36

Executive Summary

This report has been prepared by Alan Baxter Ltd for Consolidated Developments. Alan Baxter was appointed to provide advice to the St Giles Circus project in 2014.

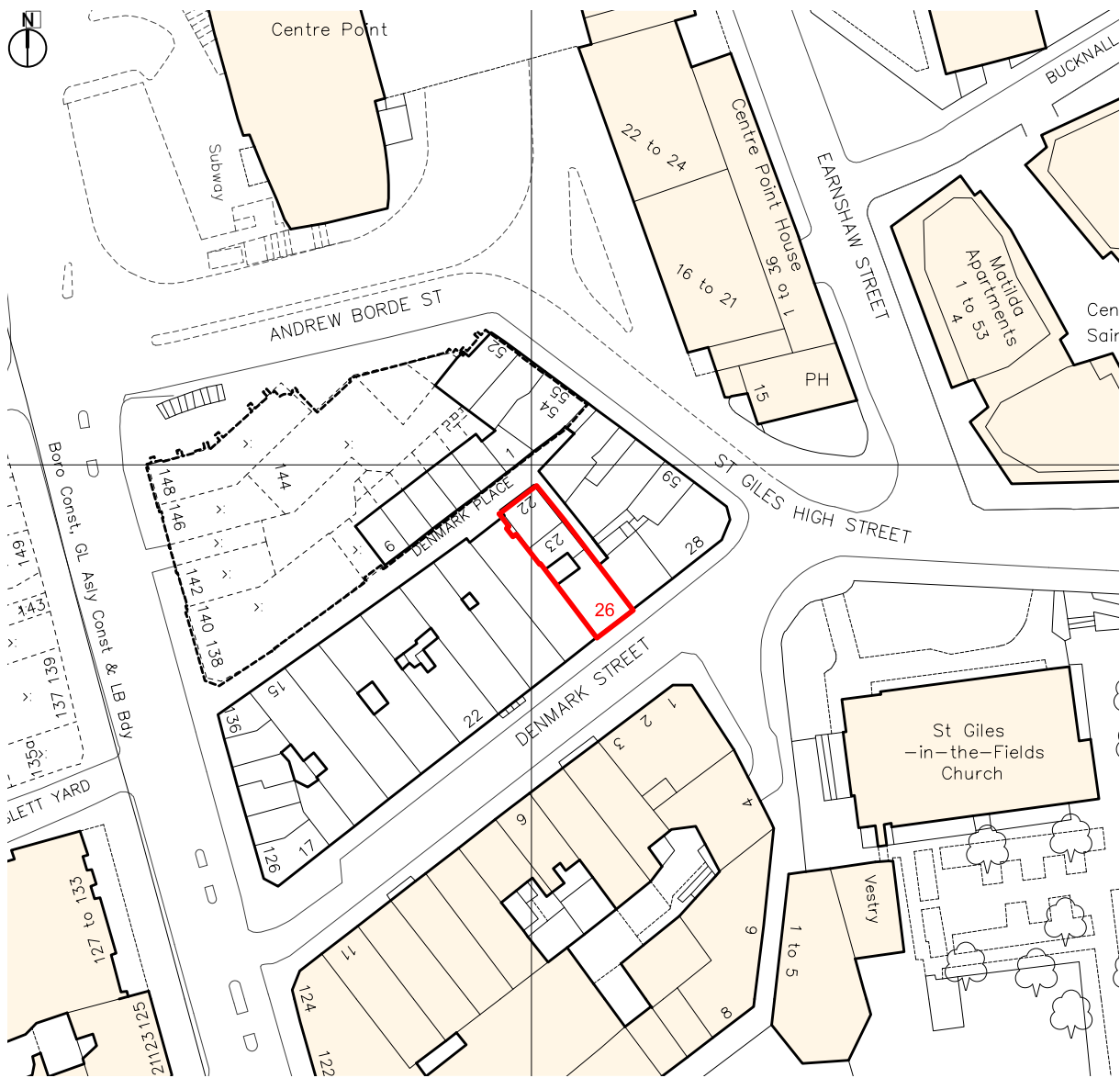
The application site is listed at Grade II and is within the Denmark Street Conservation Area.

The site is comprised of three parts:

- No. 26 Denmark Street, a three-storey house built c. 1686-89
- No. 22 Denmark Place, a single-storey former Smithy, of uncertain date but probably of the nineteenth century
- No. 23 Denmark Place, a vacant site with permission for a glazed link building. Between 1908 and 2016 this site was occupied by a three-storey workshop building.

Nos. 26 Denmark Street and 22 Denmark Place suffer from serious structural problems and a historic lack of maintenance. The application proposals for structural and other repairs are based on a thorough understanding of these issues and their heritage significance, as set out in the report.

In places there will be some localised trimming and alteration of joists and beams, in order to insert steelwork. 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.



Site plan

1.0 Introduction

Site

The application site comprises No. 26 Denmark Street and an outbuilding to its rear, No. 22 Denmark Place, known as the Smithy. The gap separating the buildings was formerly No. 23 Denmark Place. The site is listed at Grade II (see section 1.4 and Appendix 2) and is within the Denmark Street Conservation Area, London Borough of Camden (see map, Appendix 1). No. 26 is on Historic England's Heritage at Risk Register due to its poor condition (see Appendix 3).

Project

The main aim of the application scheme is to repair and restore No. 26 and to repair No. 22. The proposals are integrated with the wider St Giles Circus regeneration project, approved in 2012.

Report

Alan Baxter Limited was appointed by Consolidated Developments Limited in 2014 to provide conservation advice in relation to the listed buildings that are being repaired and restored as part of the St Giles Circus project. This report summarises our understanding of the history and significance of the site (Chapters 2 and 3) and assesses the heritage impact of the proposals (Chapter 4).

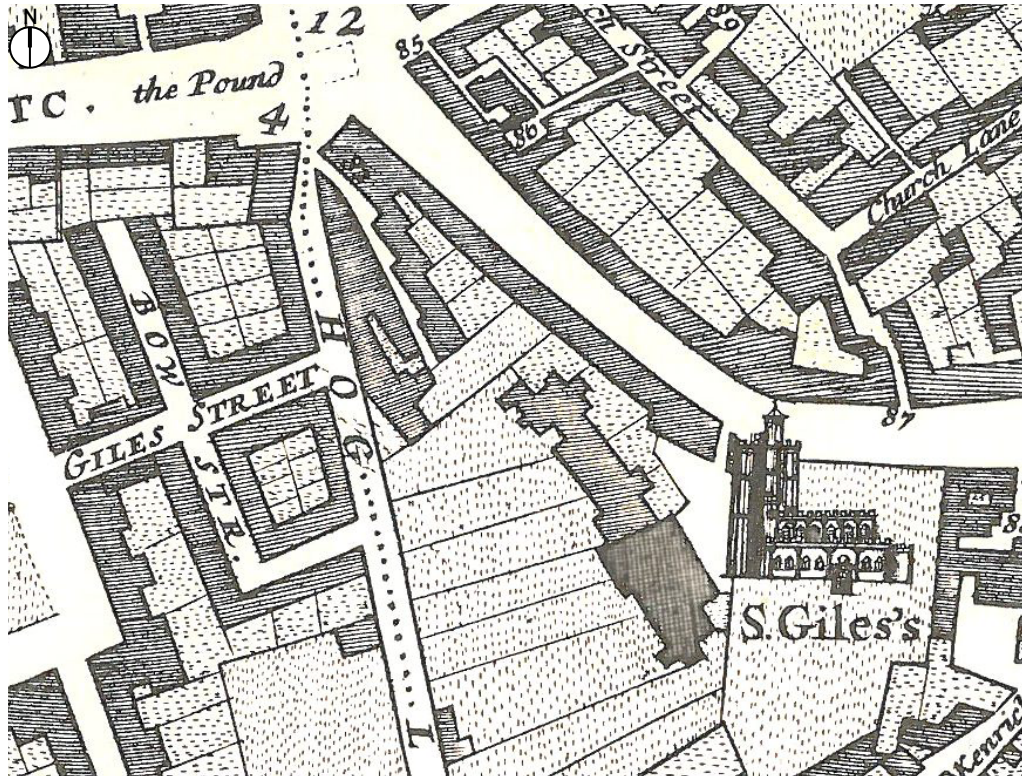
This report is based on site visits undertaken in 2014-2019 and on a critical review of the sources listed in Chapter 5. For a heritage appraisal of the wider project, the reader is referred to the Heritage Statement by Turley Associates submitted with the St Giles Circus applications in 2012.

Consultation

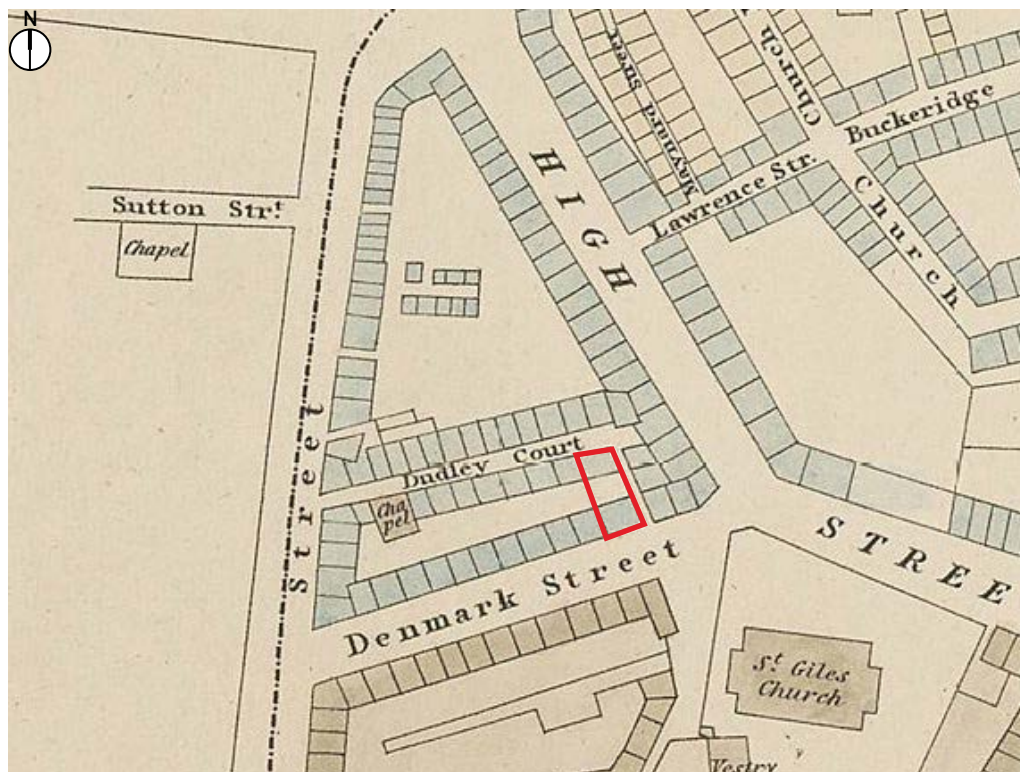
The St Giles Circus project has been subject to extensive stakeholder consultation. The present application scheme was discussed on site with the conservation officer Colette Hatton of Camden Council on 18 October and 26 November 2018.

2.0 Historical context

2.1 Map evolution



1682, Morgan's map, before the creation of Denmark Street



1815, parish map, showing Denmark Street and Denmark Court (now Denmark Place)



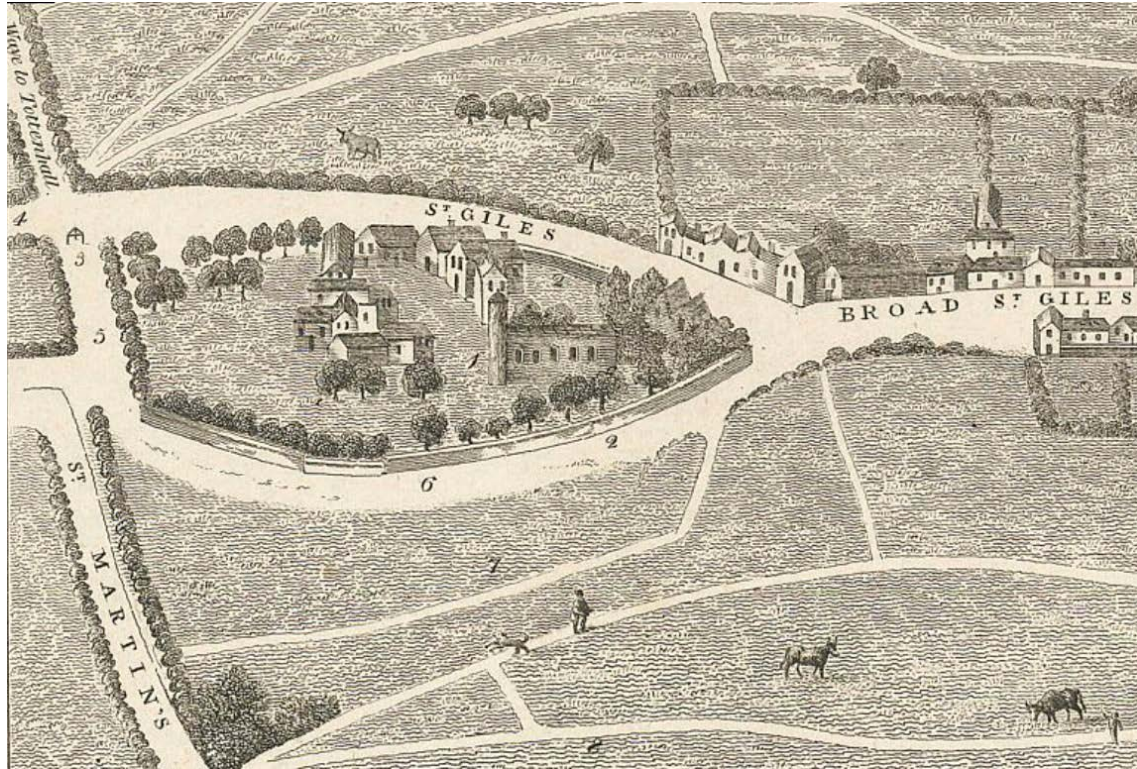
1894, Ordnance Survey, after the widening of Crown Street to create Charing Cross Road



1986, Ordnance Survey, after the destruction of part of St Giles High Street to create Centre Point

2.2 Early History of Denmark Street

Denmark Street did not exist until the 1680s, but parts of the site were developed much earlier as part of the Hospital of St Giles, the remains of which were cleared to make way for the street. The Hospital of St Giles was built as a leper colony in the early twelfth century on marshy land and occupied a sprawling complex of buildings and gardens. The precise layout of these buildings is unclear, but the 'Master's House' is known to have stood to the west of St Giles in the Fields church in the vicinity of Denmark Street. The present church (1733; Grade I) occupies the site of the medieval hospital chapel.



Artist's impression of the Hospital of St Giles around 1570, based on the Agas Map (from Parton's History of St Giles, 1822)

2.3 The seventeenth-century houses of Denmark Street

Denmark Street is remarkable for its rare seventeenth-century houses, dating from the creation of the street in the 1680s. They are Nos. 5, 6, 7, 9, 10, 20, 26 and 27 (all Grade II). The fact that eight seventeenth-century houses survive in close proximity to each other appears to be unparalleled in the context of Central London (there are two other clusters with four houses each: Newport Court, Soho and Wardrobe Place, City of London).

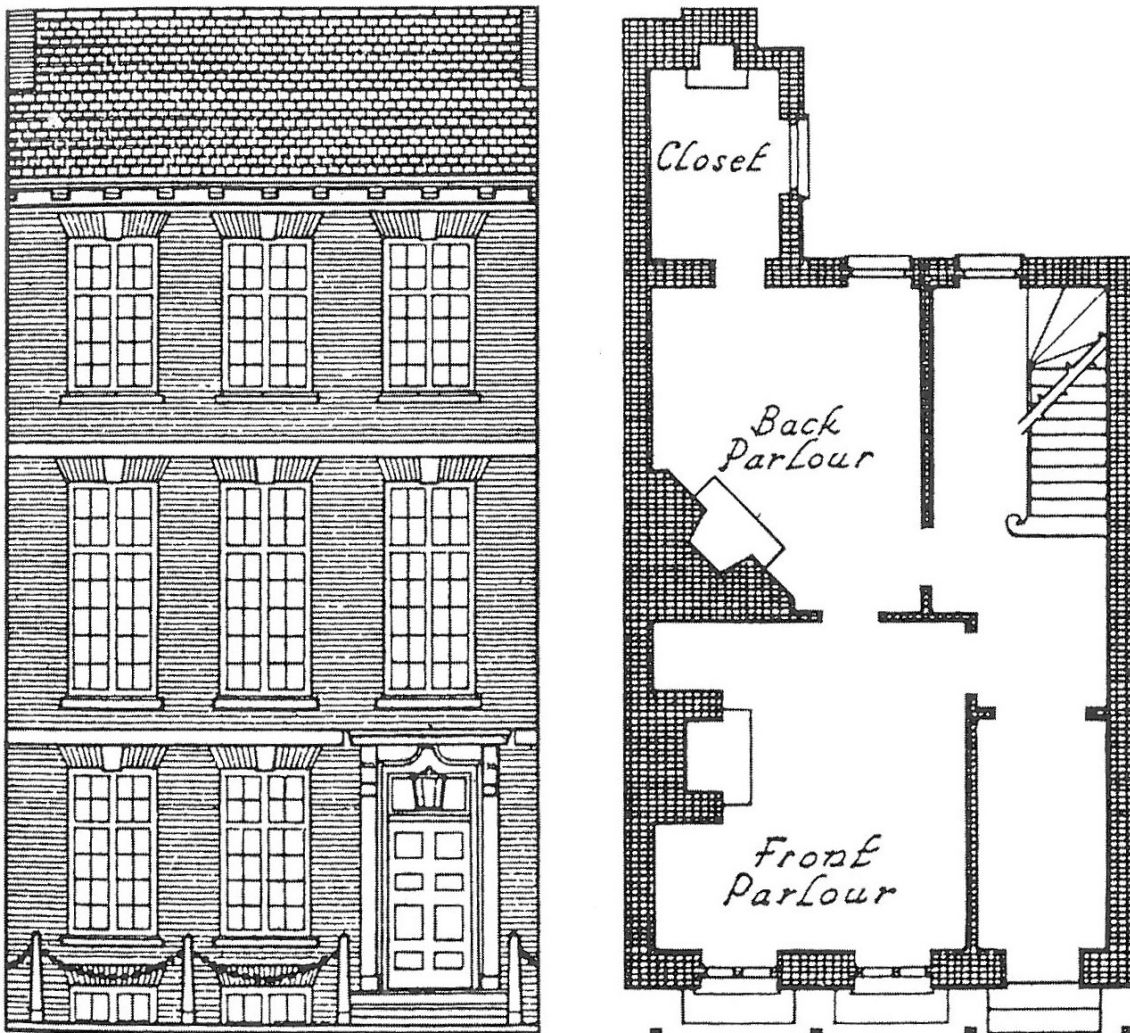
Denmark Street was begun c. 1686, at which date the developers Samuel Fortrey and Jacques Wiseman petitioned to build a sewer that would lead from the new houses into Hog Lane (now Charing Cross Road). They are believed to have been completed c. 1689, in which year Samuel Fortrey died. In 1720 Denmark Street was described as 'a fair, broad street, with good houses, well inhabited by gentry' (Styree, 1720).



South side of Denmark Street showing Nos. 5, 6, 7, 8, 9 and 10 (painted white). The windows and parapets are not original

The construction of terrace houses in brick instead of timber was encouraged by the London Building Act of 1667. The speculatively built London houses of this period shared certain common characteristics, including projecting string courses between storeys. The houses would also have had casement windows set flush with the façade. The roofs would have been covered in clay tiles and would have terminated in a timber eaves cornice that projected from the façade. Inside, nearly all rooms would have been panelled.

The houses on Denmark Street have evolved in slightly different ways but with some common themes. They have each had their timber eaves cornice removed, dormers inserted and their front wall extended up as a parapet; these alterations are typical of those made in the London area after the 1707 Fire Prevention Act. All of the flush casement windows have been replaced, mostly with sash windows that are recessed back from the brickwork, as became typical after the 1709 London Building Act. Inside, much of the panelling in the houses has been removed, especially from Nos. 20 and 26. The best-preserved interiors are within Nos.6 and 7.



Typical house c. 1670-1700, with casement windows and eaves cornice, as illustrated in Summerson, 2003

2.4 Denmark Place

The history of Denmark Place is not well recorded. It was created along with Denmark Street in the 1680s but it is not clear when it became built up. It may have begun simply as an access route. There were buildings on both sides by 1815, as shown on an engraved parish map (see 2.1). Whether those on the south side ever functioned as mews (i.e. stable) buildings for houses in Denmark Street is unclear.



Denmark Place in 2014, with No. 22 (the Smithy) on the left

2.5 An industrial enclave

During the nineteenth century much of Central London became industrialised and the Denmark Street area developed into a centre of manufacturing, with an emphasis on metalwork. This is clearly illustrated by the Goad fire insurance map of 1888, which records uses such as 'silver caster' (19 Denmark Place) and 'sword cutler' (5 Denmark Street).

These industrial activities took place not only in the original houses, which were adapted as necessary, but also in small workshops built at the rear of the plots. Surviving examples include Nos. 16 and 22 Denmark Place and the buildings at the rear of Nos. 5-7 Denmark Street.



Former silversmith's workshop, rear of No. 6 Denmark Street

26 Denmark Street Heritage Statement / Jan 2019

2.6 The musical history of Denmark Street

In the early twentieth century Denmark Street was re-born as a centre of music publishing. The budding songwriter Lawrence Wright (1888-1964) established a sheet music business in the basement of No. 8 in 1911 (he later founded Melody Maker magazine in 1926, at No. 19). By the late 1930s there were several similar businesses in the vicinity, as illustrated by the 1938 Goad map. Denmark Street acquired the nickname 'Tin Pan Alley' after the equivalent street in New York City.

The commercial potential of Denmark Street was noted by the developer Walter Fryer, who bought up and rebuilt several of the old houses as modern commercial premises. He retained the original plot widths but introduced a new, modern aesthetic characterised by giant stone pilasters framing large plate glass windows (Nos. 4, 8, 19, 21, 23, 24 and 25). Many of the surviving seventeenth-century houses were adapted further for commercial uses, e.g. by opening out the interiors, with consequent loss of historic fabric.

After the Second World War, changes in the music business saw Denmark Street diversify gradually into artist management, recording and rehearsal facilities and instrument repair and sales. It is perhaps this Post-war period which gives Denmark Street its greatest claims to fame. Some of the better known associations are listed here:

- The *New Musical Express* (now NME) magazine was founded at No. 5 in 1952
- Peter Maurice Music at No. 21 received regular visits from its artists who included the singers Petula Clark (b. 1932), Tommy Steele (b. 1936) and Adam Faith (1940-2003) and the songwriter Lionel Bart (1930-1999)
- The Rolling Stones recorded their first album in the basement of No. 4 (Regent Sounds) in 1964
- Also in 1964, Mills Music at No. 20 employed Elton John (b. 1947) as an office boy and in 1965 Mr Mills auditioned the singer Paul Simon (b. 1941), who was turned down.
- During the mid Sixties, David Bowie (b. 1947) frequented La Gioconda café at No. 9, where he is said to have recruited his first band, The Lower Third.
- In 1975 the Sex Pistols lived in the outbuilding at the rear of No. 6 and left graffiti which survives to this day



Denmark Street, 1965, showing Margot and the Marvettes outside two of the leading publishers: Lawrence Wright Music Co. and Mills Music

26 Denmark Street Heritage Statement / Jan 2019

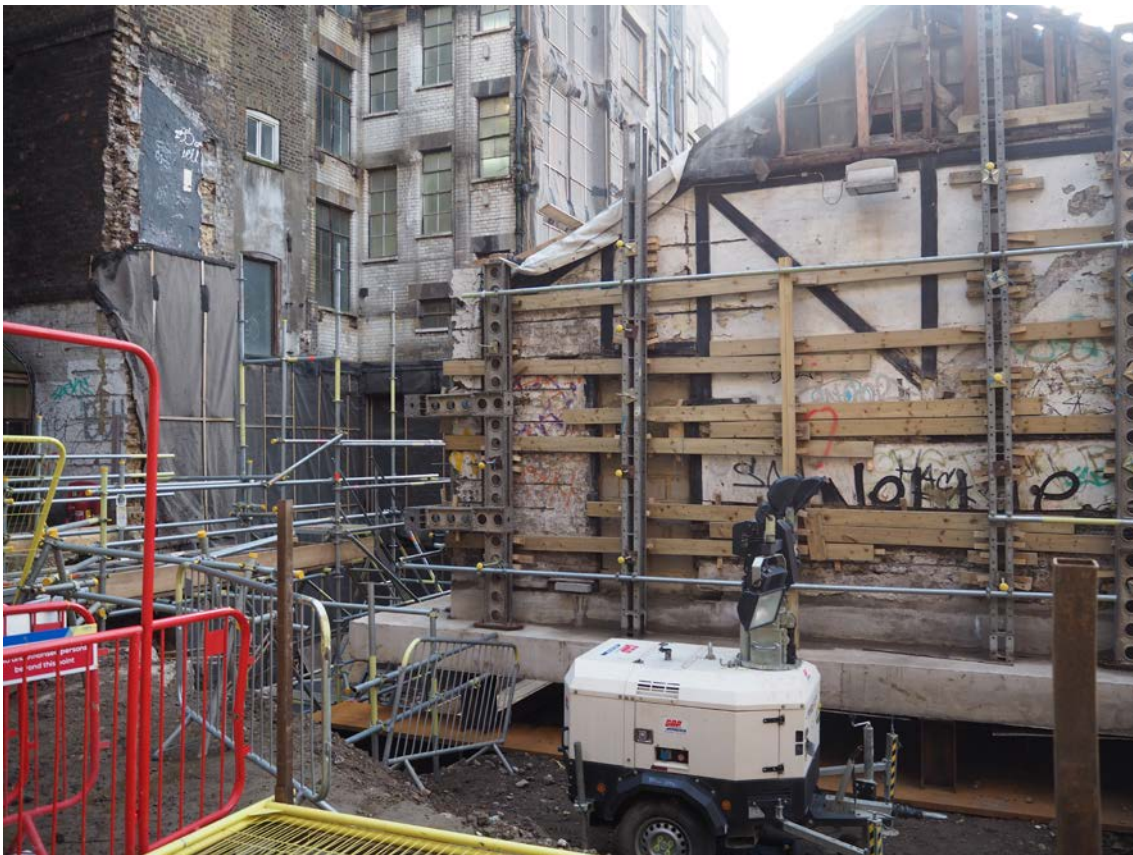
2.7 History of the site

This section should be read in conjunction with the annotated plans in Chapter 3.

The application site is comprised of three parts:

- No. 26 Denmark Street, a three-storey house built c. 1686-89
- No. 22 Denmark Place, a single-storey former Smithy, of uncertain date but probably of the nineteenth century
- No. 23 Denmark Place, a vacant site with permission for a glazed link building. Between 1908 and 2016 this site was occupied by a three-storey workshop building.

The three buildings operated independently of each other until the second half of the twentieth century, when they became linked internally. From 1994 to 2015 the complex was occupied by the Twelve Bar music venue. A more detailed history of the three sites is provided below.



The site in 2017, showing the rear of No. 26 (far left) and No. 22 (the Smithy) on the right

No. 26 Denmark Street

No. 26 Denmark Street appears to be one of the original houses to survive from the construction of the street in the 1680s. The façade differs from the other 1680s houses in its brick type and detailing, e.g. it has crude segmental arches instead of flat heads to the window openings. However, the surviving elements of the staircase are similar to the 1680s staircases in the other buildings on the street. It therefore seems that the façade has been rebuilt, perhaps during the nineteenth century. The flush casement windows have been inserted since the house was photographed in 1951, at which date there were sash windows (Historic England Archive). The rear windows are smaller and almost square in shape, except for that on the lower landing, which has been enlarged.

Other alterations include the removal of the spine walls at basement and ground floor level, which has led to structural problems. The front wall has been replaced by a timber shopfront at ground floor; there was a 'Printers' here in 1888 (see Goad map). The chimney breast in the front room at ground floor has also been removed, and brackets have been inserted to support the chimney breasts above, which again has resulted in structural problems.

Despite a long history of alteration, a substantial amount of historic panelling survives at second floor level. It is simply detailed and may date partly from the construction of the house in the 1680s. An especially rare feature preserved in the rear room at second floor is the suite of built-in cupboards adjacent to the fireplace.



No. 26 Denmark Street, balustrade



No. 27 Denmark Street, balustrade



No. 26 in 2014



No. 26, second floor front room, following discovery of panelling



No. 26, second floor rear room, showing the discovery of rare surviving cupboards left of the fireplace (the chimneypiece has been removed)

No. 22 Denmark Place

At the rear of the site is No. 22 Denmark Place, otherwise known as the Smithy or the Forge, a single-storey building with an irregular roof. It was used during the nineteenth century as a smithy supplying the coach-making trade, which was based nearby on Long Acre.

The building's alignment indicates that it cannot be earlier than the 1680s development of Denmark Street. The overall form of the building, its brickwork, and the large timber roof beams resting on stone corbels, suggest a construction date in the nineteenth century. The bricks in particular appear to be London stocks typical of the nineteenth century, not the red or plum-coloured bricks used in Denmark Street in earlier periods.

The surviving hearth and chimneybreast have been altered since the interior was photographed for the *Survey of London* circa 1914. A mezzanine floor and adjoining staircase were inserted c. 1994 when No. 22 became a performance space linked to the bar in Nos. 26 and 23. These elements and the roof covering were removed in 2016. This was to facilitate the temporary re-location of the building during piling works.

The main permanent change to the building in the works of 2016 was the insertion of a reinforced concrete slab, which now supports the building. This will allow the building to be integrated within the wider, consented, St Giles Circus project.



No. 22 (the Smithy) in 2017, showing the north façade to Denmark Place



No. 22, interior in 2017, showing hearth



East gable, 2017. The poorly fitted window appears to be re-used from elsewhere

No. 23 Denmark Place

At present No. 23 Denmark Place is a vacant site. Before 2016 it was occupied by a three-storey brick building, dating from c. 1908. In that year, a short-lived record company named Musogram is listed in the Post Office directory. They are replaced in the 1911 directory by Robert Charles Jones, a 'model maker'.

The building at 23 Denmark Place suffered from structural problems and was demolished in 2016 in order to better reveal the significance of the other two buildings, 22 Denmark Place and 26 Denmark Street. This also helped to facilitate piling for the consented basements of the St Giles Circus project.

It is envisaged that a glazed link will be constructed at 23 Denmark Place as per the approved scheme.



No. 23 in 2014. North façade, with roof of No. 22 in foreground



No. 23 in 2014 (left), obscuring the closet wing of No. 26 (centre)



No. 23, second-floor interior in 2015

3.0 Assessment of Significance

3.1 Assessing Significance

This chapter distils the historical analysis outlined in Chapter 3 into an assessment of the 'significance' of the site and its constituent components.

'Significance' is the means by which the cultural importance of a place is identified and articulated. The identification of elements of high and lower significance, based on a thorough understanding of the site, enables owners and designers to develop proposals that safeguard, respect and where possible enhance the character and cultural values of the site.

Statutory designation is the legal mechanism by which significant historic places are identified in order to protect them. The designations applying to the site are listed below (see 3.2). However, it is necessary to go beyond these designations to arrive at a more detailed and broader understanding of significance. This is achieved here by using the terminology and criteria from the National Planning Policy Framework.

The NPPF defines 'significance' as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Historic England's *Conservation Principles, Policies and Guidance* includes a methodology for assessing significance by considering 'heritage values'. In this instance NPPF terms are used because their adoption simplifies the preparation and assessment of planning and listed building consent applications, but the equivalent HE heritage values are given in brackets for reference.

The NPPF defines **archaeological interest** ['**evidential value**'] in the following way:

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

DCLG has previously (in PPS5) given these definitions for the other types of interest:

Architectural and Artistic Interest ['aesthetic value']: *These are the interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

Historic Interest ['historical value']: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity ['communal value'].*

The assessment of significance is usually an amalgam of these different interests, and the balance between them will vary from one case to the next. What is important is that all these interests have been considered.

This assessment begins below with a summary of statutory designations, followed by a summary of the character and appearance of the conservation area, then a Summary Statement of Significance covering each of the three buildings, and lastly a more detailed assessment expressed using colour-coded plans. The reader may find it useful to refer to these throughout.

3.2 Designations

No. 26 Denmark Street has been listed at Grade II since 1974. No. 22 Denmark Place is considered to be part of the listing, as confirmed by Camden Council and Historic England in 2015. The site is subject to an ongoing listing review by Historic England, who have advised that the listing will not be updated until after the St Giles Circus project has completed, so as to reflect the new configuration of the site.

The site lies within the Denmark Street Conservation Area (designated 1984; extended 1991 and 1998). The Denmark Street Conservation Area Appraisal and Management Strategy identifies No. 22 Denmark Place as making a positive contribution to the Conservation Area

No. 26 Denmark Street is on Historic England's Heritage at Risk register due to its poor condition.



Denmark Street is known for its music-related uses (north side of street; No. 26 is third from the end)

3.3 Character and appearance of the Denmark Conservation Area

The character and appearance of the Denmark Street Conservation Area is described by Camden Council within the Denmark Street Conservation Area Appraisal and Management Strategy. This appraisal divides the Conservation Area into three sub-areas. The application site forms part of Sub-area 1, which is centred on Denmark Street and includes Denmark Place and part of Flitcroft Street.

Sub-area 1 derives much of its character and appearance from its mixture of seventeenth-century brick houses and later industrial and commercial buildings of the nineteenth and twentieth centuries. The latter often occupy the original narrow plots, lending the area a noticeable degree of uniformity. Another important aspect of the character is the lively atmosphere that comes from the music-related uses of many of the shops, especially along Denmark Street itself, which has the added benefit of reinforcing appreciation of the area's musical history.

3.4 Summary Statement of Significance

No. 26 Denmark Street

No. 26 Denmark Street possesses *high significance* as one of eight houses to survive from the construction of the street in the 1680s. Such a large cluster of seventeenth-century houses appears to be unique in the context of Central London.

Although the street façade has been crudely rebuilt, it is highly significant for its overall form. The rear elevation, in a poor state of repair, is likewise highly significant for its distinctive form, incorporating a full-height projecting closet wing.

Internal elements of high significance surviving from the early history of the building include the plan-form, the joinery of the staircase compartment and the panelled interiors at first and second-floor level. This historic joinery has been revealed as part of the St Giles Circus project. Many historic elements are missing or damaged, including panelling and parts of the staircase. At present the poor state of repair therefore detracts from the significance of the building.

No. 22 Denmark Place

No. 22 Denmark Place, otherwise known as the Smithy, possesses *high significance* as a rare survivor in a Central London context of a former coach smith's premises. The principal interior is an atmospheric space retaining a historic hearth and chimneybreast.

Also highly significant is the overall form of the building with its cubic form combined with a high pitched roof.

No. 23 Denmark Place

No. 23 Denmark Place is a vacant site and makes no contribution to significance.

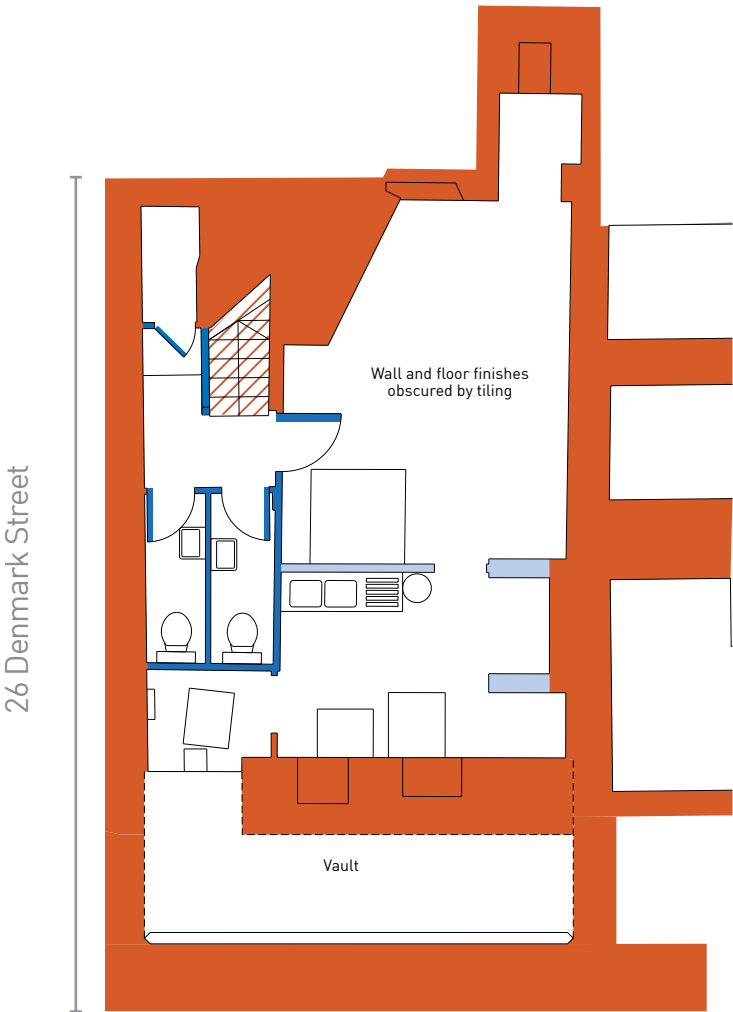
3.5 Significance drawings

The understanding of the site outlined above is applied here to the buildings in more detail on a floor-by-floor basis. These significance drawings summarise the relative significance of the different parts of the site, using a sliding scale from high significance (historic, rare and important) to modest significance (historic but less important) to neutral (modern and not intrinsically important). Where a historic wall has been rebuilt but continues the historic alignment, this is indicated with hatching. Some modern elements that obscure or detract from the significance of the site are also shaded.

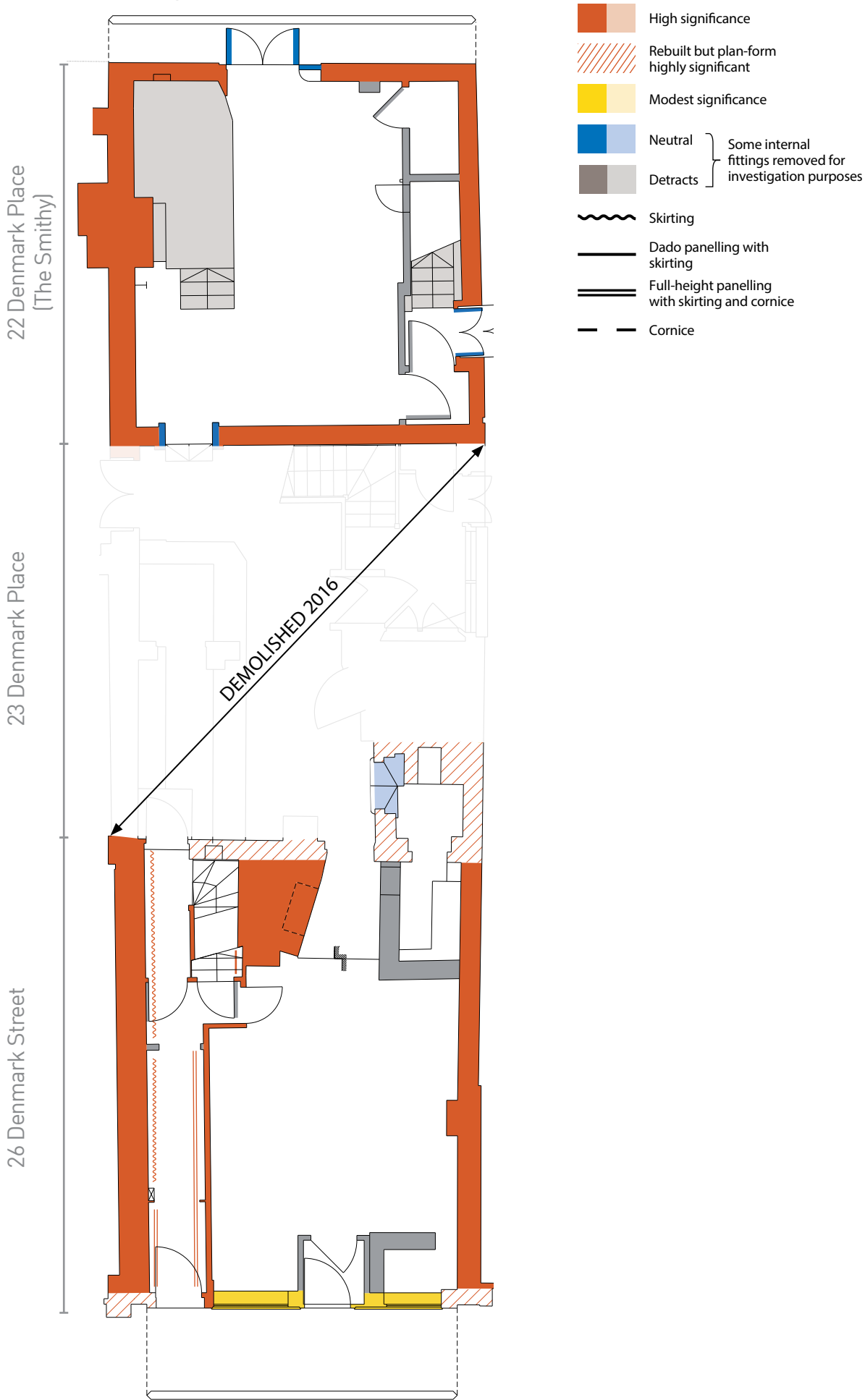
The drawings also indicate the survival of panelling, cornices and skirting boards, coloured according to their significance (see key) and include other annotations for information. The significance drawings are intended as a visual summary of the current understanding and are not intended to be definitive or comprehensive.

Basement significance

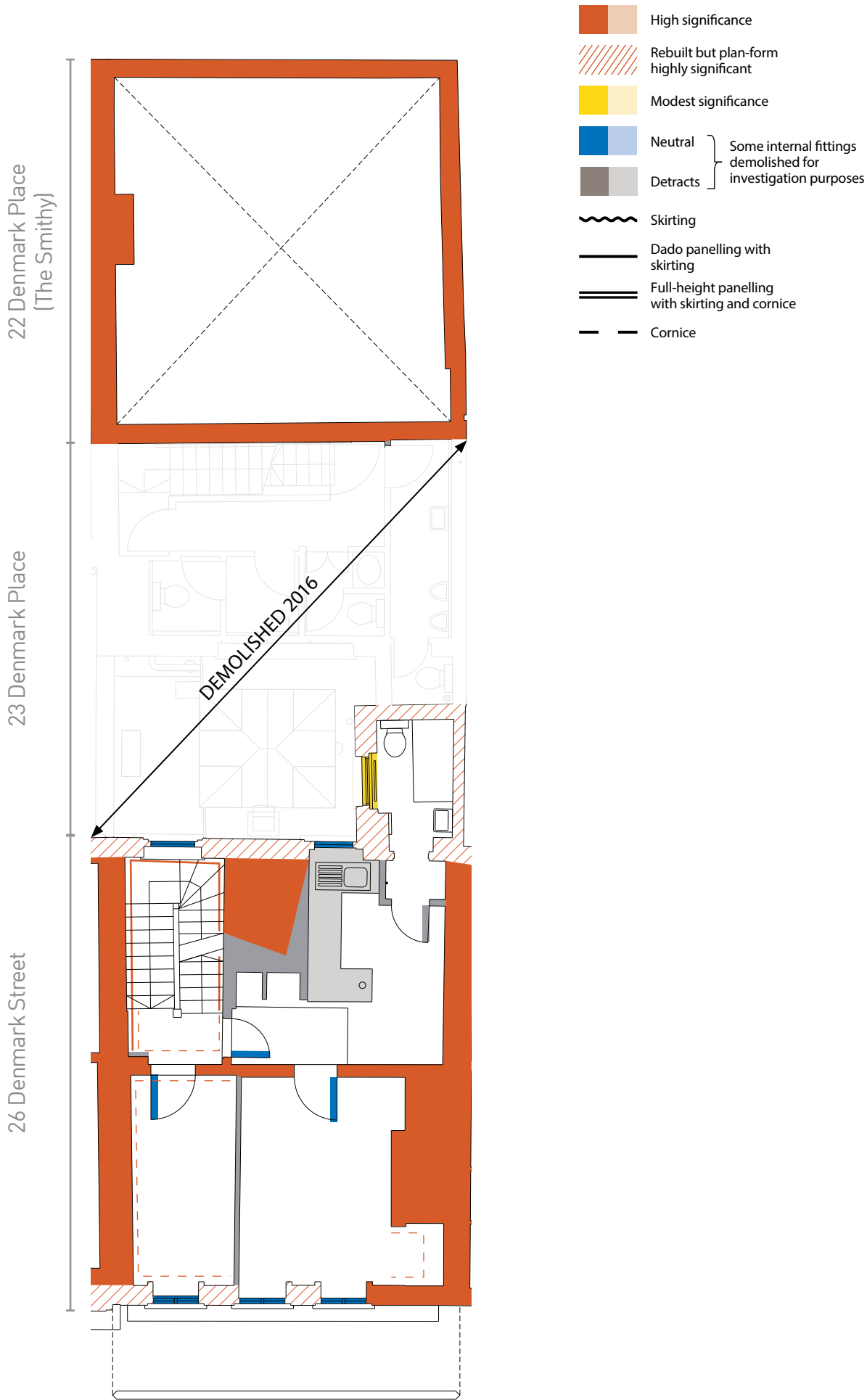
- High significance
 - Rebuilt but plan-form highly significant
 - Modest significance
 - Neutral
 - Detracts
 - Skirting
 - Dado panelling with skirting
 - Full-height panelling with skirting and cornice
 - Cornice
- Some internal fittings removed for investigation purposes



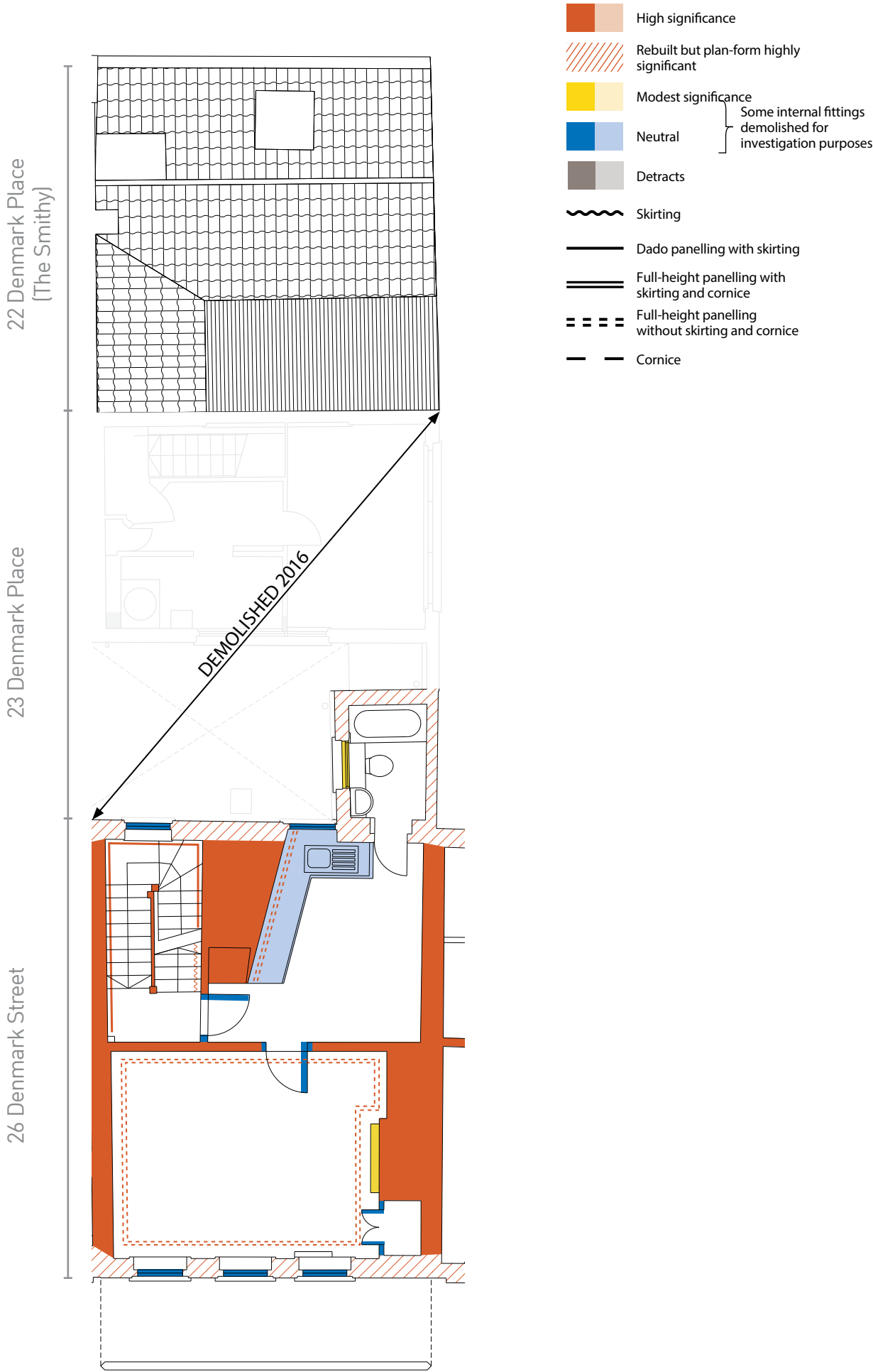
Ground floor significance



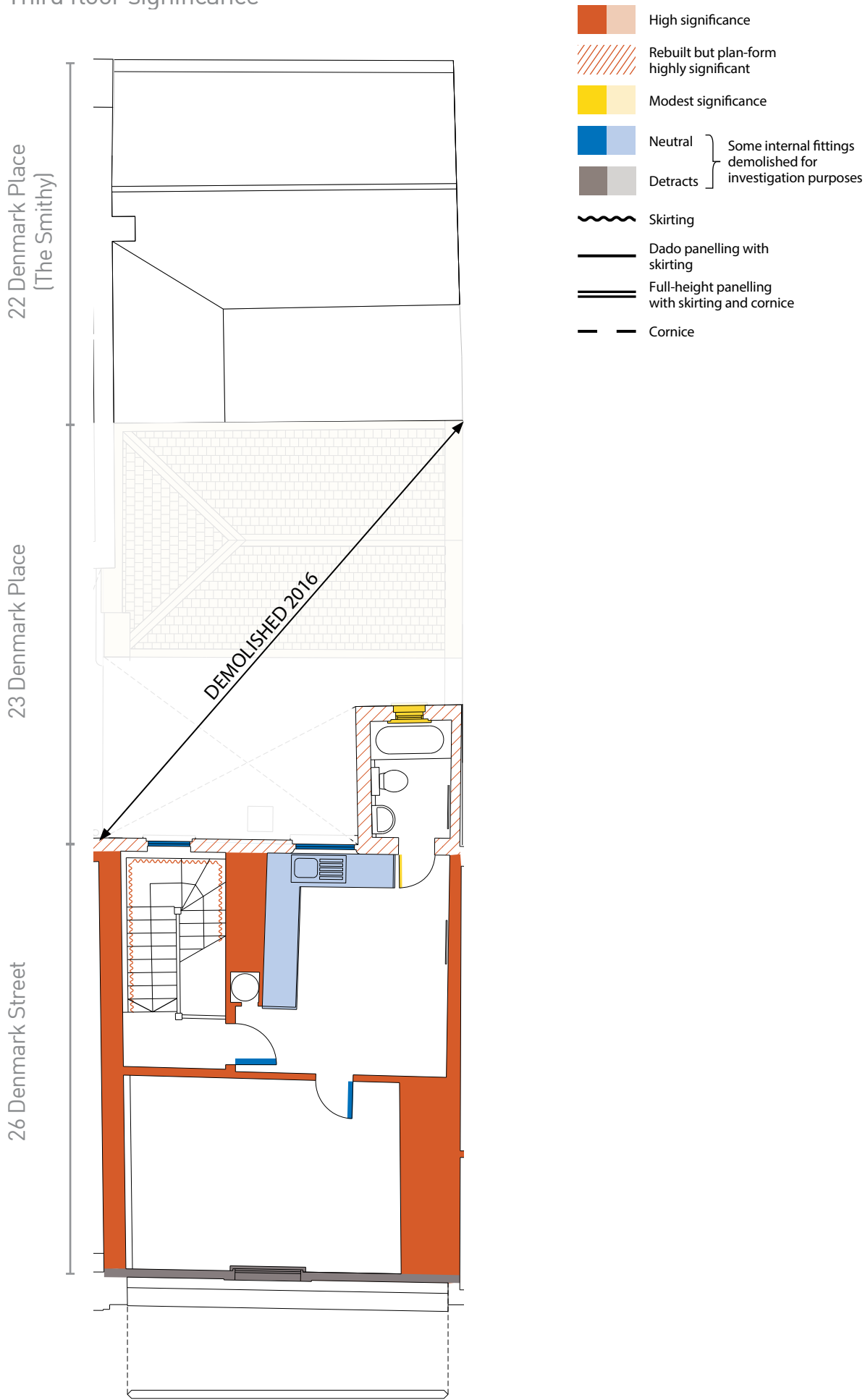
First floor significance



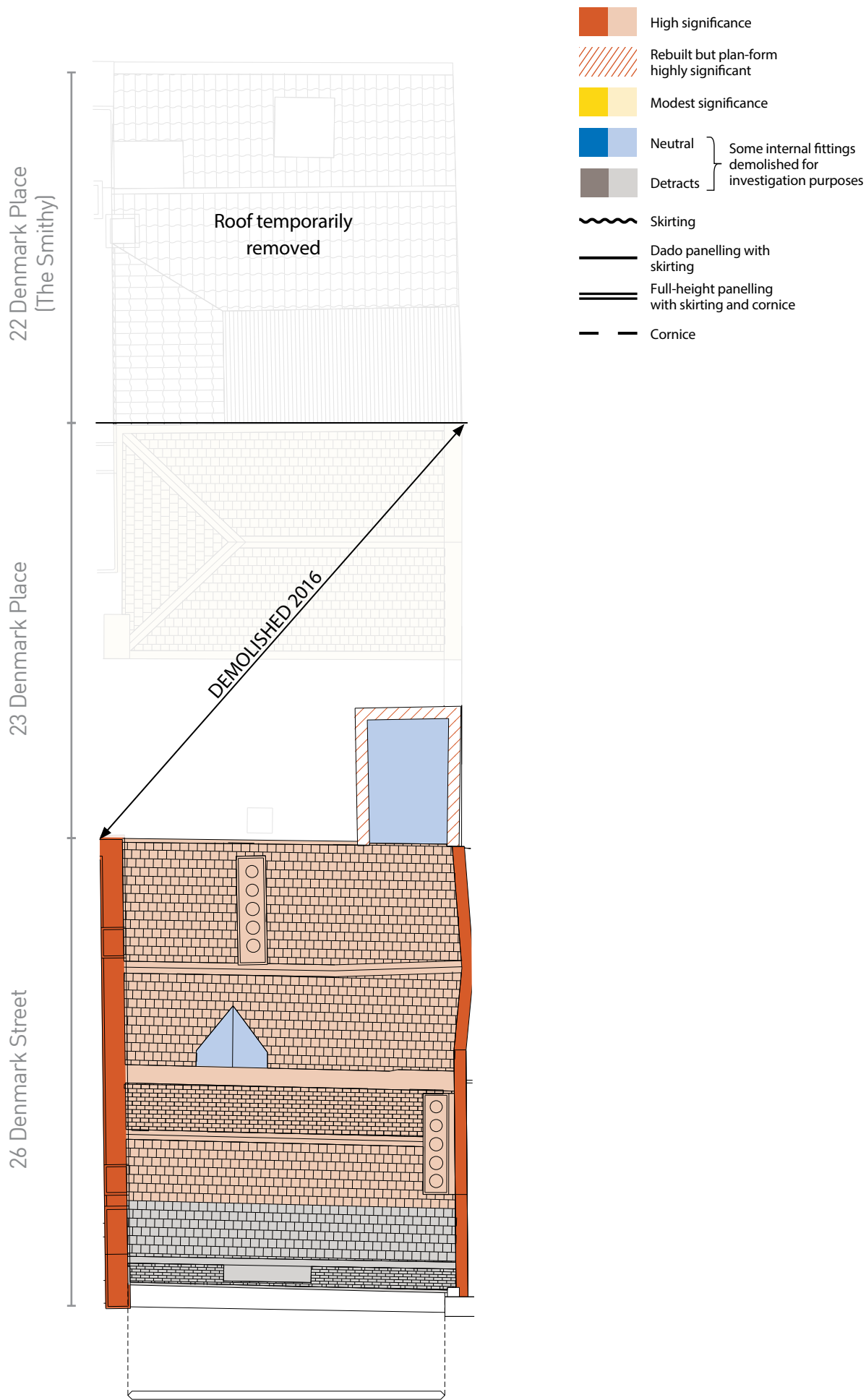
Second floor significance



Third floor significance



Roof significance



4.0 Heritage Impact Assessment of Proposals

4.1 Introduction

This chapter introduces the proposals and assesses their impact on the significance of the heritage assets, based on the understanding outlined in Chapters 2-3 and in the light of relevant policy as summarised below.

4.2 Policy context

The designation of the site as a listed building (Grade II) means that any proposals that affect its special interest will be subject to the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance contained in the National Planning Policy Framework (NPPF). Relevant parts of the NPPF include paragraph 189, which requires applicants to 'describe the significance of any heritage assets affected' and paragraph 200, which recommends that 'local planning authorities should look for opportunities for new development... within the setting of heritage assets to enhance or better reveal their significance.' Relevant national guidance issued by Historic England under the title Good Practice Advice in Planning (2015) includes Note 2, *Managing Significance in Decision-Taking in the Historic Environment* and Note 3, *The Setting of Heritage Assets*.

Regional policies are addressed in the London Plan (2016), which places emphasis on responding to local character (Policy 7.4) and conserving and regenerating heritage assets (Policies 7.8 and 7.9). Policy 7.8, part C states that 'development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate'. Relevant local policy includes Camden Council's Local Plan (2017), particularly Policy D2 Heritage setting out how 'the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

In 2010 Camden Council adopted the Denmark Street Conservation Area Appraisal and Management Strategy, which asserts that the concentration of music uses on Denmark Street 'contributes significantly to the area's special interest and character' and that 'new design should respect the scale and layout of the particular location, and complement the appearance, character and setting of the existing buildings and structures, historic street pattern, areas of open space, and the environment as a whole'. Camden also prepared the Denmark Place Planning Brief (2004) in order 'to ensure a comprehensive approach to the development of land at Denmark Place' and 'to secure development which accords with the Council's planning objectives, and maximises the benefits of development.'

4.3 Summary of proposals

The site is to be refurbished according to 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 which are necessary as revealed by recent and 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

For further details, refer to the drawings and Design and Access Statement submitted with the application.

4.4 Impact of proposals

Structural repairs

Ground floor

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

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 minimizing 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, 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 the conservation officer. The structural repairs are to insert 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 façade (see below). Concrete elbow ties will be used to secure the chimneybreast to the party wall.

A key part of the project 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. Investigation has 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 principal 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 facade 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 facade 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 facade. 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)

The Smithy is significant for its overall form and its industrial character, with exposed brickwork both outside and in. Investigation has 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 affect 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 Nos. 9 and 10 Denmark Street in restoring lost historic character.

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

4.5 Conclusion

The Grade II-listed 26 Denmark Street and Smithy at 22 Denmark Place suffer from serious structural problems and a historic lack of maintenance. The application 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.

5.0 Sources

5.1 Books

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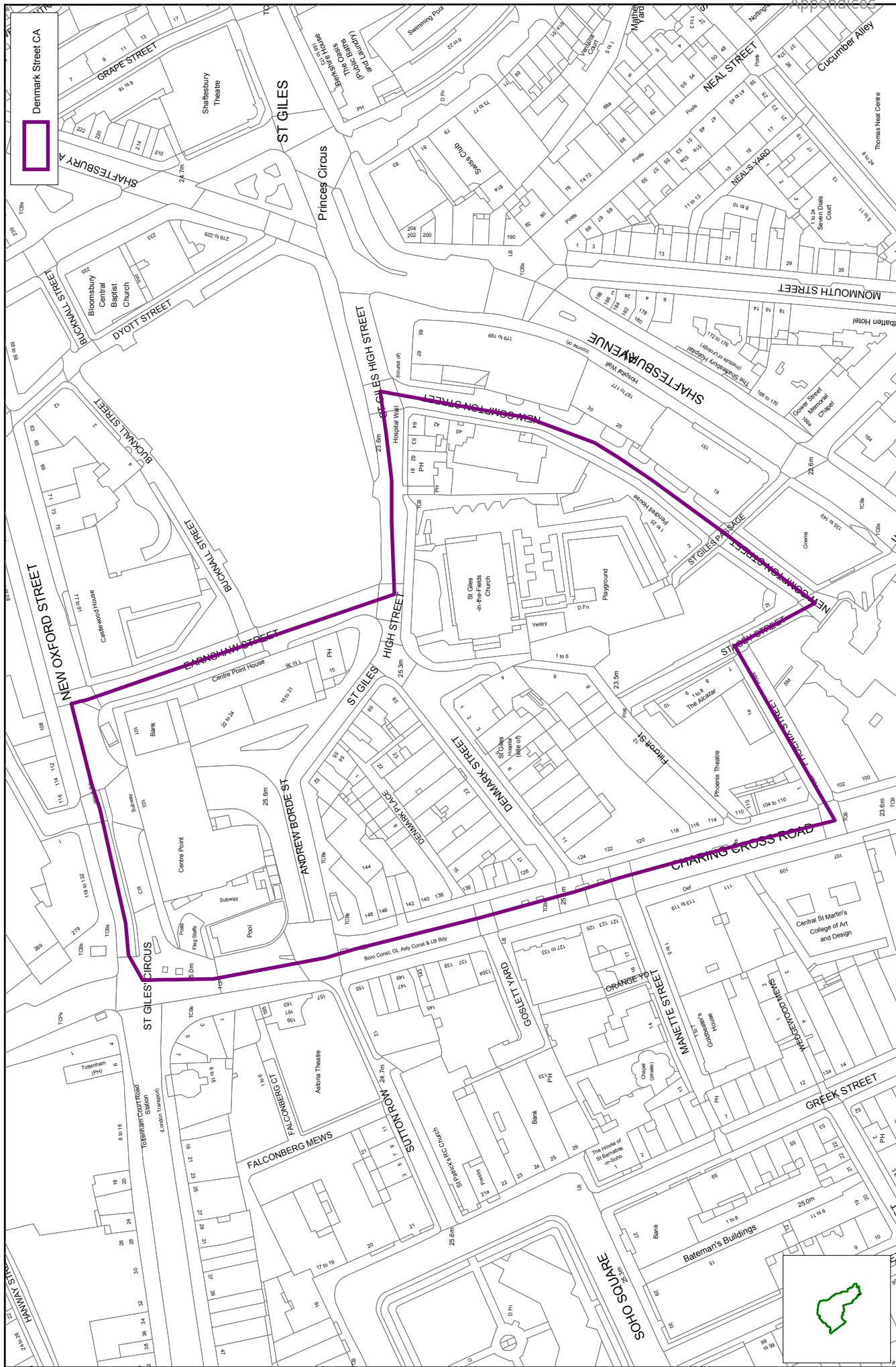
Post Office directories (Westminster Archive Centre)


Wenceslaus Hollar, Bird's Eye View of London, c. 1660 (British Museum)

Appendix 1

Conservation

Area map





Camden

Map Ref No: c03078

Print Date: 13/10/2009

Printed By: L.S.Mall

Scale 1: Not Usable Scale

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Denmark Street CA

Appendix 2

List entry

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List entry Number: 1271982

Location

26, DENMARK STREET

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

UID: 477062

Details

CAMDEN

TQ2981SE DENMARK STREET 798-1/104/304 (North side) 14/05/74 No.26

GV II

Terraced house with later shop. Early C18. Multi-coloured stock brick. Tiled mansard roof with dormer. 3 storeys and attic. 3 windows. C20 shop to ground floor. Upper floors with rough arches (cut flat above) to flush frame cross windows. INTERIOR: not inspected.

Listing NGR: TQ2990981281

National Grid Reference: TQ 29909 81281

Appendix 3

Heritage at Risk

Register entry

26, Denmark Street WC2 - Camden

Early C18 terraced house; windows altered in C20. Bar on ground floor. Windows, parapets and gutters are still in poor condition. Listed Building Consent and Planning Permission have been granted as part of a wider scheme which includes residential use on the upper floors and repairs to the roof and front parapet.

Heritage Category:**Listed Building grade II**

Name:	26, Denmark Street
Street No:	26
Street:	Denmark Street
District/London Borough:	Camden
County:	Greater London
Parliamentary Constituency:	Holborn and St. Pancras
Region:	London
Postcode:	WC2
Designation:	Listed Building grade II, CA
List Entry Number:	1271982
Condition:	Poor
Occupancy/Use:	Part occupied/part in use
Priority Category:	D - Slow decay; solution agreed but not yet implemented
Previous Priority Category:	C - Slow decay; no solution agreed
New Entry:	No
Owner Type:	Private
Contact:	Caroline Welch (LPA) 020 7974 1944

Appendix 4

Historic Environment Record

GLHER Report 13601
St Giles Circus
TQ 29898 81245
100m Radius

29 September 2017

- | | |
|--|---|
| | Archaeology |
| | Archaeological Find Spot |
| | Building |
| | Listed Building |
| | TDP & TAS |
| | Maritime Archaeology |
| | Registered Parks & Gardens |
| | Scheduled Ancient Monuments |
| | World Heritage Sites |
| | Archaeological Priority Area |
| | Event Location |
| | Event Location (Not fully recorded on the GLHER database) |
| | Requested Search Area |

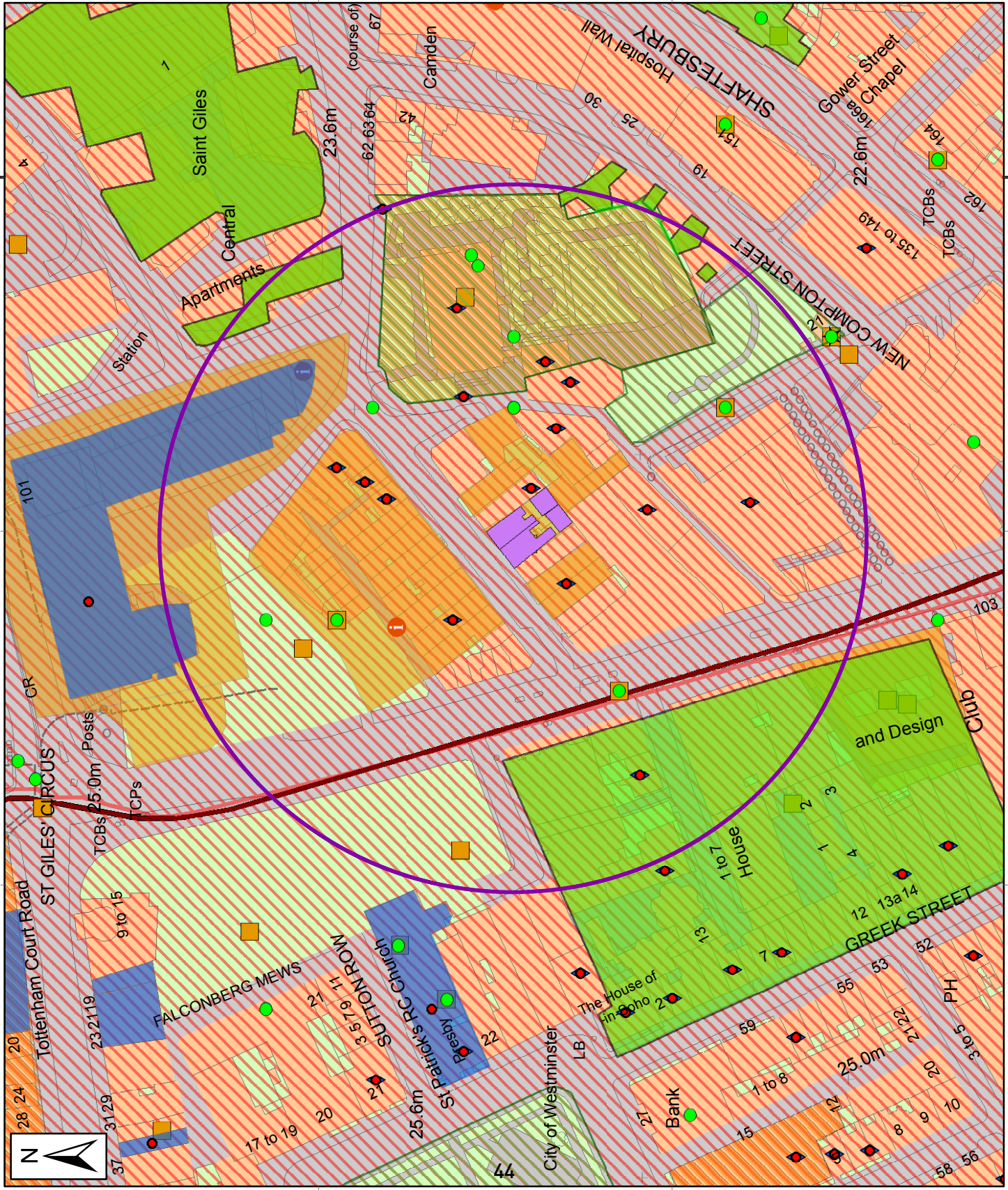
Scale (at A4): 1:1,500

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Notes:
Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s). Any archaeological priority areas shown on this map extract are those used by the Historic England archaeological advisors and there may be minor differences when compared to the relevant borough UDP or LDF.

Indices

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Alan Baxter

Prepared by Robert Hradsky

Reviewed by Vicky Simon

Draft issued January 2019

T:\1437\1437-210\12 DTP Data\2019-01_26 Denmark Street_Heritage Statement\1437-210_St Giles Circus_Heritage Statement.indd

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