

7.0 Plot SI/SIc

7.4.3 Layout

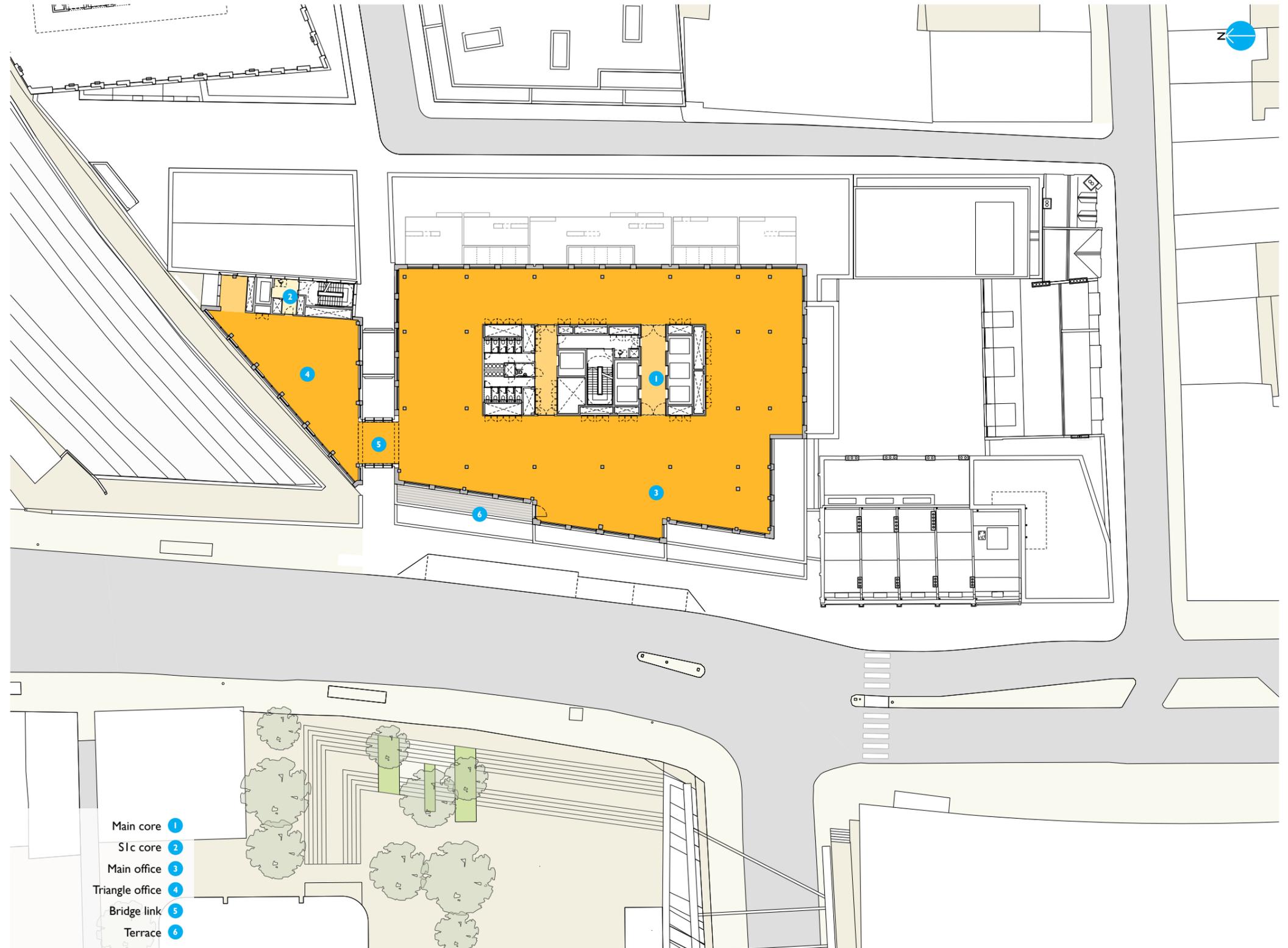
Eighth - Ninth Floors (L08-L09)

SI

Floor plates step back further away from Shoreditch High Street at upper levels to provide terraces, views and external amenity at each level.

SIc

Bridge links to Shoreditch High Street at levels eight and nine to minimise impact through Fleur De Lis Passage. Floor plates identical to lower levels





Tenth – Eleventh Floors (L10-L11)

S1

The roof contains plant serving S1 and S1c. There is a plant screen which obscures the plant equipment from long views of the building. It is set back a minimum of 2.5m from the roof parapet. A building maintenance unit track runs around the perimeter of the parapet allowing access to the facade for cleaning, replacement and maintenance purposes.

There is a special conference/ meeting space at the top of the building for office use; this will command panoramic views across the city from North to South along the A10.

S1c

The tenth and eleventh floors differ from the floors below in that they are accessed from the S1c stair core and lift. Still providing office space these areas are seen as more executive areas due to their height and potential for views across the city.

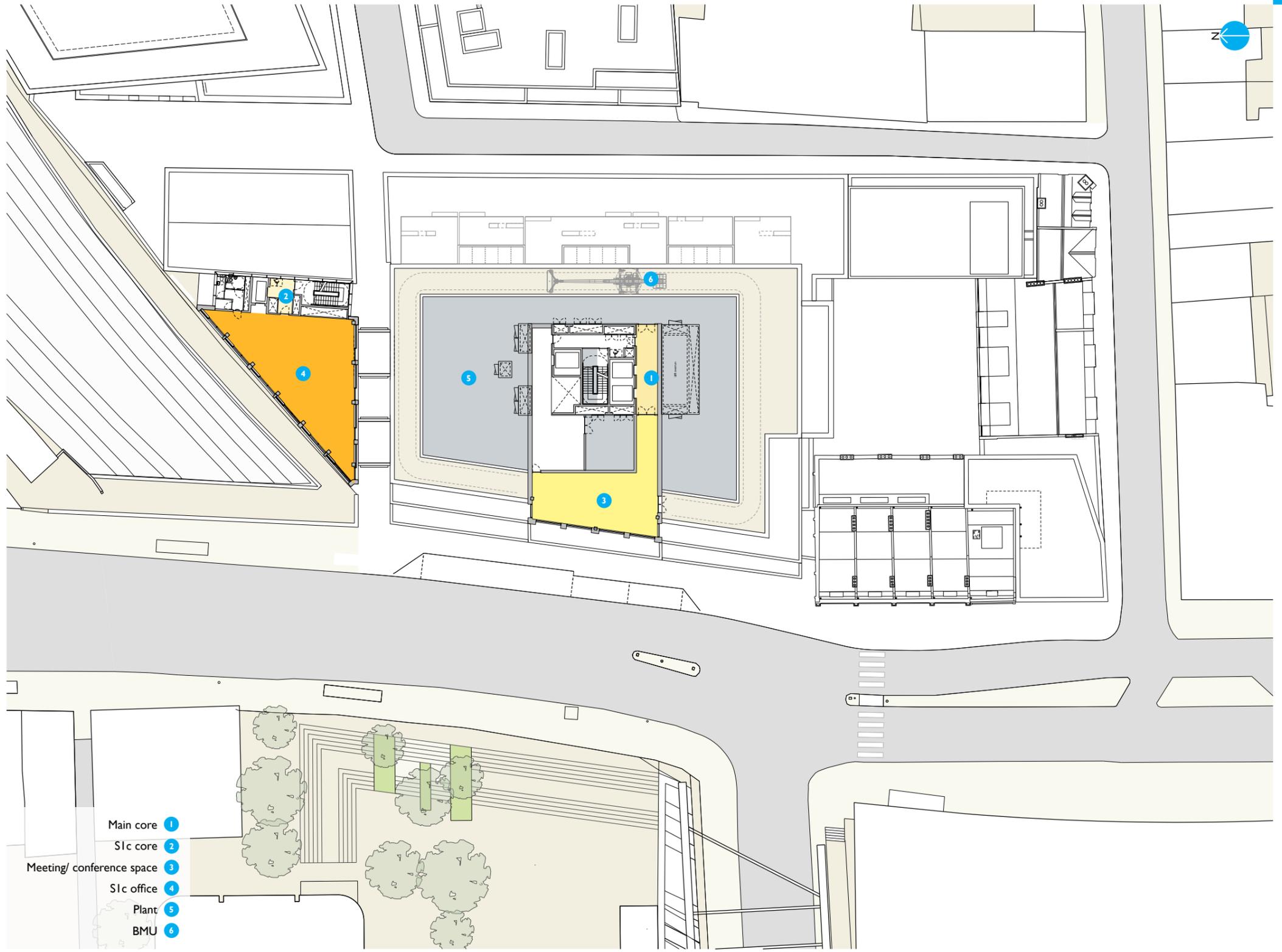
Twelfth Floor (L12)

S1c

The 12th floor of S1c provides dedicated plant for S1c only, with provision for a terrace and planted area at high level for the office workers.

Roof

S1c's roof contains the building maintenance unit and track in addition to photovoltaics. These are set in well away from the edge of the building to prevent visibility from the street or conservation areas.



7.0 Plot SI/SIc

7.4.4 Scale and Appearance



The consented scheme to SI had a stepped mass and entrance to the Site following the ancient Worship Street axis into Blossom Place. The building then stepped up and away from the route to a recognisable street scale at following the buildings to the North of the railway line. Behind this the building then stepped up to nine storeys plus plant. The consented scheme referenced the immediate scale of the street and the wider scale of buildings to the South of the Site along Bishopsgate.

From Great Eastern Street and Shoreditch the proposal's intention is to blend into the background of the city, in terms of scale and mass. With each of the steps referencing various existing building heights along the city fringe and further beyond.

The location of SIc at the corner of the Site, adjacent to the trainline means that some additional height, above that of SI could be achieved. At thirteen storeys (including plant) SIc mediates between the intimate scale of the Conservation Area with the emerging tall buildings previously mentioned.



Originally a tiered mass was proposed that had three steps at fourth, sixth and ninth floors. This tiered approach was considered monolithic and could more respond more to the plot size and grain of the Conservation Area. A building with a more unified and cohesive mass is now proposed, taking the immediate street scales at fourth and fifth storeys and stepping back at smaller varying levels to respond to the wider streetscape of the southern end of the street. To break the length of the building, three vertical bays run along the length of the facade which corresponds to the proposed tiering.

The West facade of SI sits in-between both SIa and SIc and across the road from Principal Place, 201 Bishopsgate and the Broadgate Tower. The new development at Principal Place proposes a large public square spanning over the trainline. One intention of this facade is to address the new public square, another being to mediate the scale of the buildings to the West of the Site with that of the Conservation Area to the East.

The central bay to SI rises 1 storey higher to house a meeting / conference space for the office and create a formal presence on to the new square at Principal Place, making reference to the existing Art Deco clock tower currently found to Nicholls and Clark Showrooms.



Views looking North towards Shoreditch, from Bishopsgate, highlight the relationship between SIc and SI. The four storey datum set up by the retention of 16-19 Norton Folgate is picked up in the first tier of SI. The tiers then step up accordingly towards SIc on the corner of the site. The flank of SI's southern elevation is stepped back away from the street edge to reduce the scale of the building along the High Street.



Along Blossom Street the new build office element is set back away from the street edge by the retained warehouses, and the 1887 warehouse. These buildings maintain the four storey scale of the streets to the Conservation Area.

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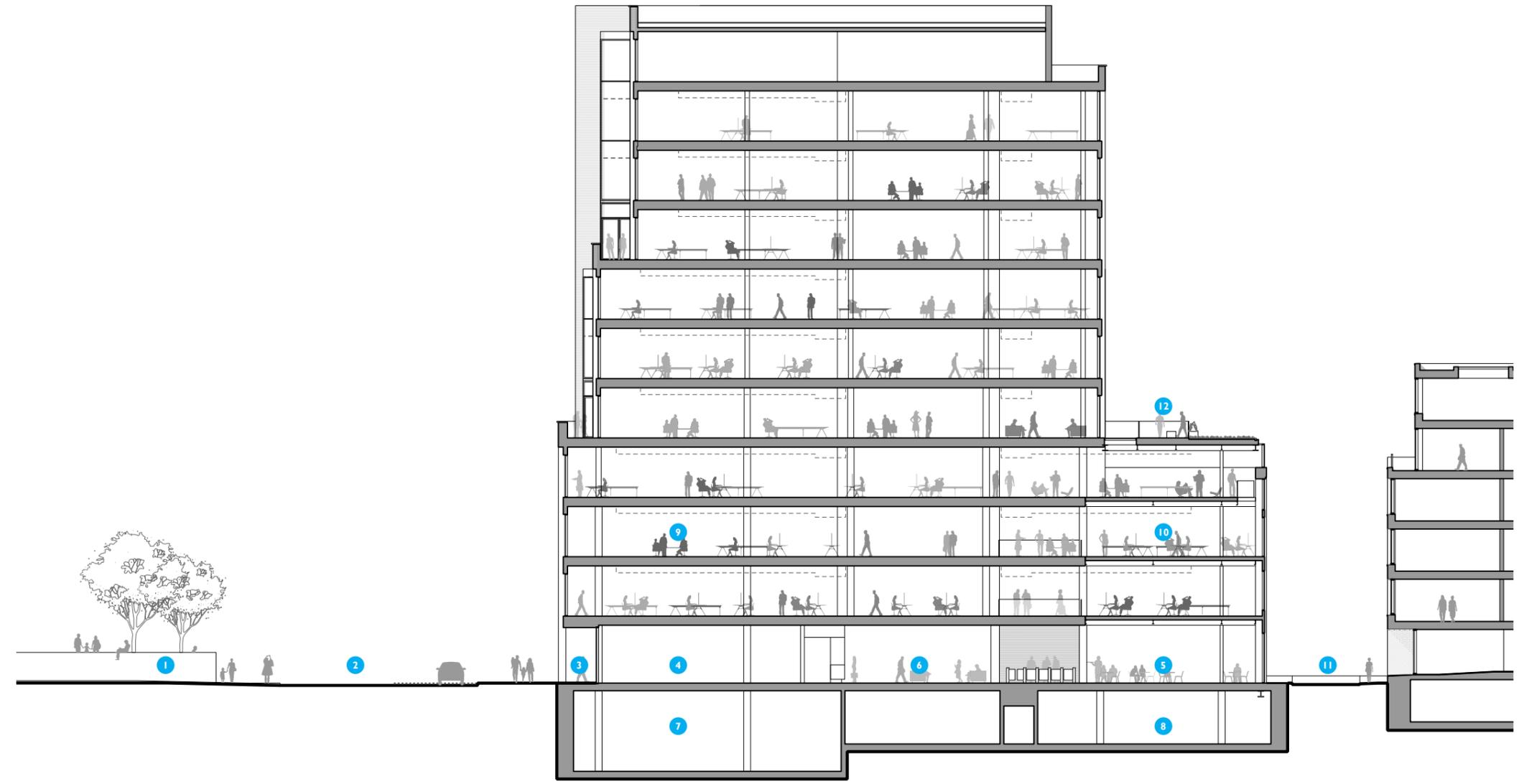
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The section on the right hand side of the page depicts the proposed scale and heights of S1.



- | | | |
|--|---|-------------------|
| Principal Place proposed public square 1 | Office entrance 6 | Blossom Street 11 |
| Shoreditch High Street 2 | 5m clear plant basement 7 | Roof terrace 12 |
| Public arcade 3 | 3m clear basement 8 | |
| A1 retail unit 4 | New build office 9 | |
| A3 Restaurant 5 | Blossom Street warehouse (No 15 / 14) 10 | |

7.0 Plot SI/SIc

7.4.4 Scale and Appearance

Materiality

The architecture of the Conservation Area is variegated and is characterised by masonry brickwork, Georgian proportions (along Elder Street), and punched window openings within the façade. This vernacular should be maintained with the new buildings where possible maintaining and preserving the character of the Conservation Area, enhancing the site. Varying the colour of the brickwork could differentiate buildings across the site and create variety within Blossom Yard.

The initial approach was that the proposed masonry brickwork would evoke the heavy character of warehouse architecture on Blossom Street and wider Shoreditch area and Sullivan's Chicago buildings, rejecting the curtain walling which predominates the city fringe to the South and West of the Site. Depth within the facade is important to enhance the character of these buildings. Deep reveals are found on Blossom Street warehouses and expressed horizontal cills as seen on surrounding buildings on Shoreditch High Street add variety to the facades.

Faience tiles are used on Nicholls and Clarke Showrooms to Shoreditch High Street and the company is synonymous with ceramic bathroom products. Cladding part of the site with a similar faience tile makes reference to long association of Nicholls and Clarke with the site.

To the warehouses elevations, the damaged parapet will be restored, with new windows replaced to match existing and simple modern glazing to the loading bays. Brickwork will be repaired where necessary but the intention is to maintain the patina to the brickwork.



Treatment to the retained façade at Tooley Street by AHMM



Granary Square by Stanton Williams. Reuse of existing fabric



Deep reveals and feature spandrel panels from early 20th C



Tooley Street has carved out an entrance through existing



Curtain Road by Duggan Morris. Contrasting old and new



Sullivan's Rookery building, brick piers & horizontal grid.



White faience ceramic tiles to Nicholls and Clarke



Punched windows and recessed balconies at Leonard Street.



North American early 20th century architecture,.



Reuse and repair of existing brickwork throughout



Complimentary new brick to the new office building on S1



White terracotta baguettes to facade



Reconstituted new stone grid

7.0 Plot SI/SIc

7.4.4 Scale and Appearance

Shoreditch High Street

This view has been set up from the new public space to Principal Place. The former Light Bar can be seen on the left hand side. SIc is on the right of the image with the Shoreditch High Street elevation in the centre. SIa is on the right hand side of the page across the road from 201 Bishopsgate.

The entrance into Blossom Yard can be seen centre right of the image. The corner of the 1887 warehouse and S2 beyond can be seen across from the Shoreditch High Street railway bridge.

Key moves

- SI forms a new civic facade to Principal Place, responding to the scale of new public space. This contrasts with the facade of the Blossom Street Warehouses which is more functional in character.
- The facade to SI is broken down into three bays which respond to the plot widths surrounding the site.
- Tiered massing and terraces to SI ties the building in with massing of SIa and creates an expressed verticality towards SIC.
- Central bay of SI responds to Principal Place with each office floor above 4th floor having a terrace addressing this new public space.
- Use of brickwork to SI to contrast with glazed curtain walling to the City Fringe.
- Depth of reveals, feature brickwork to spandrel panels, glazed profile ceramic and expressed sills provides relief to the facade.
- SIc differs in height and facade profile to contrast with SI and mark the start of the boundary with the City/ City Fringe.
- An arcade improves the public realm offer to Shoreditch High Street linking Fleur De Lis Passage and entrance to Blossom Yard off Norton Folgate.
- Bridge links to SIc animate Fleur De Lis Passage.



View of proposed Shoreditch High Street facades of SI and SIc from Principal Place



Detail bay studies of S1's Shoreditch High Street Facade.

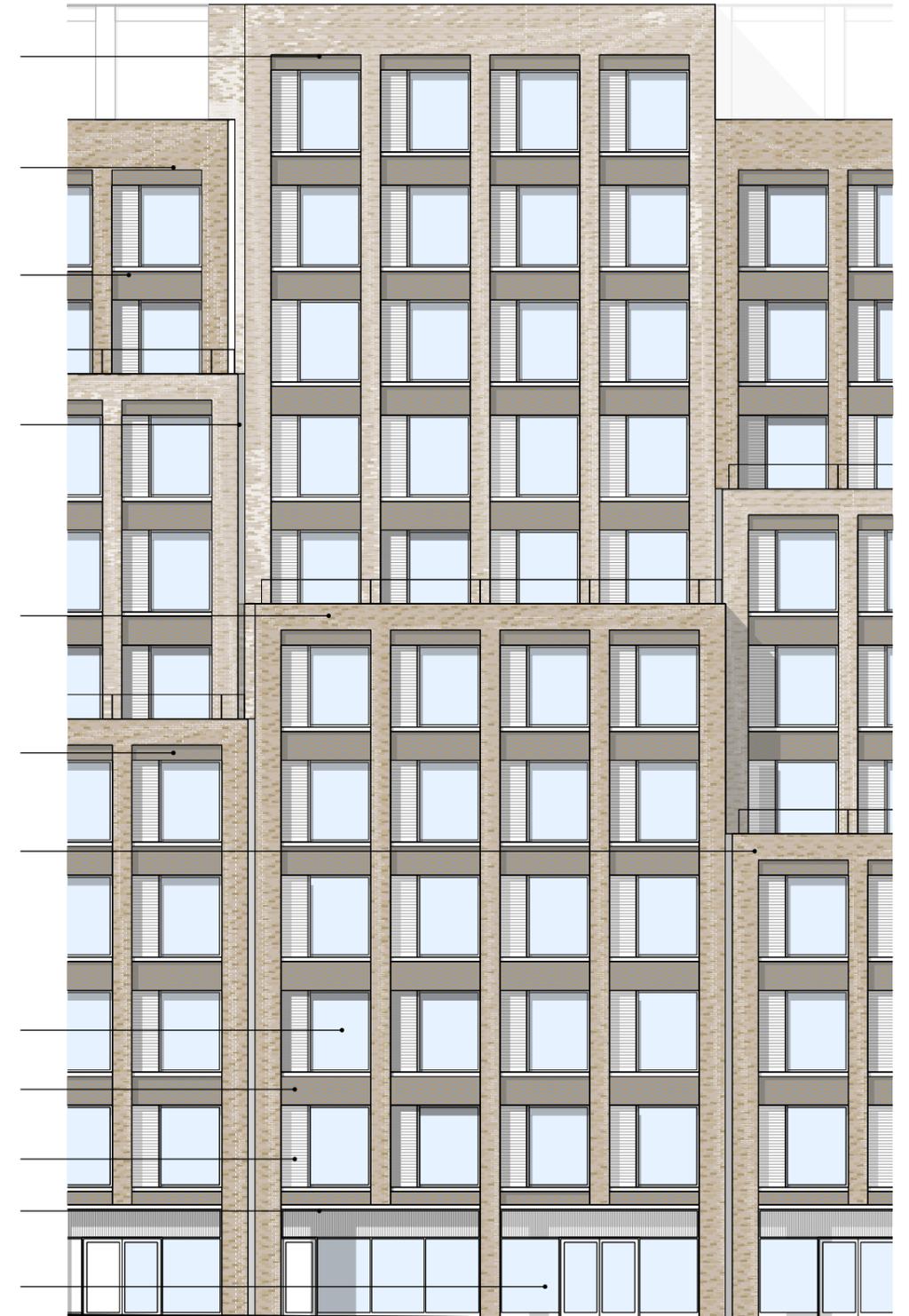


Facade detail study of S1 from Shoreditch High Street



Close up view exploring brick facade

- Central bay extends up to create 'fourth facade'
- Brick parapet to top floor
- Upper volumes set back
- Recessed shadow gap between bays
- Central bay stepped higher than adjacent tiers to create street presence. Glazed balustrade to minimise parapet.
- Feature brick header detail
- Terrace at L04 stepped to reflect adjacent S11 block
- PPC aluminium framed double glazed window
- Feature Brick Spandrel panel
- Profile glazed terracotta panel
- Expressed Horizontal sill
- Shop front Glazing



Bay study of Shoreditch High Street facade

7.0 Plot SI/SIc

7.4.4 Scale and Appearance

SIc: 1897 Warehouse and the Triangle

This view from the corner of Commercial and Shoreditch High Street shows the mediation of scales between the City Fringe, SIC and SI.

Key moves:

- Minimise breadth of SIC to emphasise verticality along elevation to railway and from Shoreditch High Street.
- Variegated levels to SI with terraces to different floors creating a stepped mass along Shoreditch High Street. This responds to the various datums along the street.
- Express core of SIC as a separate element.
- Core clad in terracotta panels/ fins to provide variation along Blossom Street.



Detail study of SIc



View looking South from Great Eastern Street and Shoreditch High Street towards SIc and SI

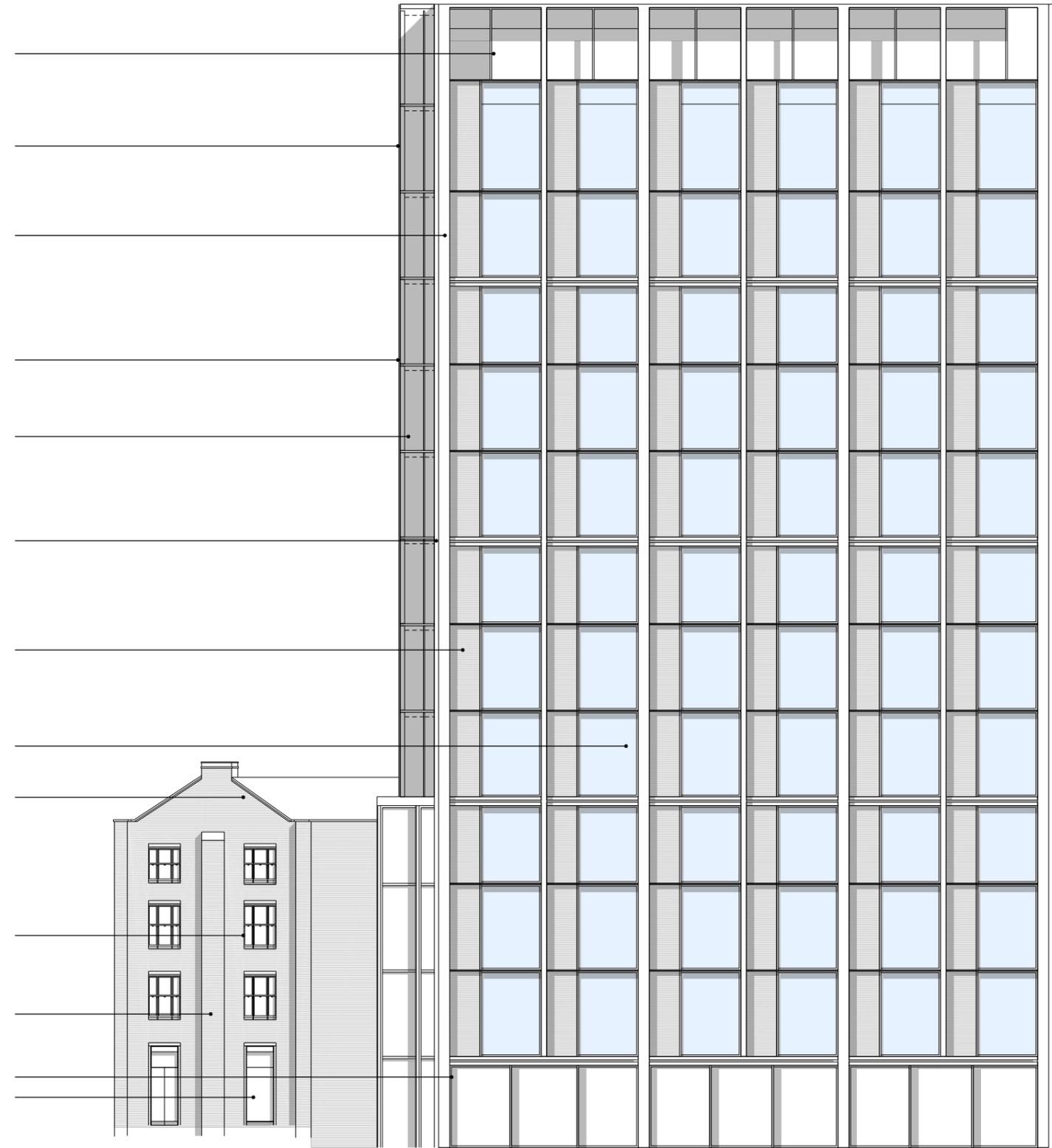


Detail bay study and visual of S1c's facade to Shoreditch High Street and the railway.



View from Folgate Street towards S1c (S2 ghosted)

- Top floor set back emphasise verticality
- Core element set back to reduce breadth of facade
- Reconstituted stone or similar to primary frame
- PPC metal frame and fins to core
- Curtain walled glazing
- Secondary frame to breakdown facade proportions
- Profile glazed ceramic/ terracotta panel
- Curtain walled glazing
- Repair parapet and roof where required
- Repaired and reinstated windows and glazing
- repair existing brickwork as required
- curtain wall glazing
Newly formed openings at ground floor level



Proposed detail study of S1c facade from the train line

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7.4.4 Scale and Appearance

Blossom Yard and Entrance

The view on the right hand side of the page shows an elevated perspective of SI from Blossom Yard. This is to draw attention to the central 'portico' entrance to the office at ground floor and its presence within the Yard and also show the variegated massing on Shoreditch High Street wrapping around the Southern side of the building and tiering up towards Blossom Street.

The two remaining images show the entrance from Shoreditch High Street into Blossom Yard and the recessed glazed entrance to the retail unit found at the junction between Shoreditch High Street and 19 Norton Folgate.

Key moves

- Create a considered separation between plots.
- Create link between arcade and entrance to Blossom Yard through party wall of number 19 Norton Folgate.
- Provide generous pedestrian access and experience at Ground floor with entrance into Blossom Yard through 18-19 Norton Folgate.
- Within Blossom Yard create a primary frontage to identify the main office entrance.
- Step mass away from the corner of SI and SIa to improve views up Bishopsgate.
- Provide terraces at intermediate levels not provided along Shoreditch High Street along Southern elevation.



View from the corner of Folgate Street and Norton Folgate looking North