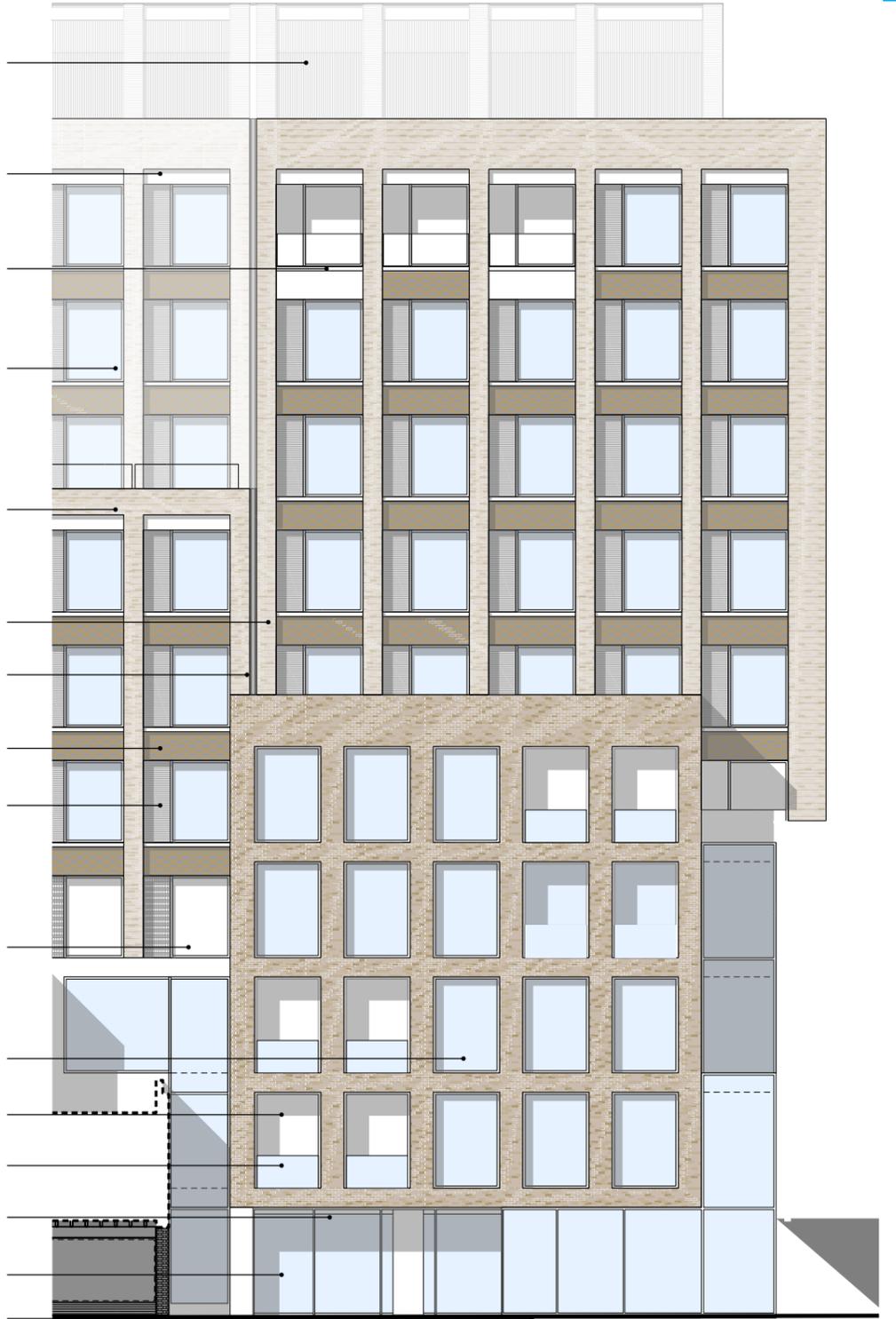




Elevated view of Blossom Yard and South elevation

- Plant screen
- Brick parapet to top floor
- Internal set back terrace
- Upper volumes set back
- Glazed Balustrade to terrace
- Facing External brickwork
- Recessed shadow gap between bays
- Feature brick spandrel detail
- Glazed profile terracotta/ ceramic white finish
- Set back mass responding to SIa
- PPC aluminium framed double glazed window facing external brick
- Terrace to SI entrance
- Revolving entrance door to SI
- Curtain Wall Glazing



Detailed bay study through facade of Blossom Yard

7.0 Plot SI/SIc

7.4.4 Scale and Appearance

Blossom Street Warehouses

The views across the next two pages depict the proposed rebuilding, refurbishment and adaptation of the Blossom Street warehouses.

Key Moves

- Retain the external character and weathered quality of the existing brickwork making local repairs where required.
- Rebuild the parapet and top storey of the warehouses to reflect the original proportions of the buildings.
- Reinststate timber frame casement windows reflecting the original fenestration.
- Create new shop front glazing to loading bays and at ground floor along Blossom Street.
- Repair facade brickwork where required, maintaining the patina of the brickwork.
- Provide new clerestorey glazing above parapet, making reference to the original hoardings found on the Warehouses.
- Provide a new discrete roof top planted terrace space for office workers, well set back from the building edge.
- Rebuild the rear wall to the warehouses from reclaimed brickwork wall, clearly delineating the warehouses and new office floorplate, with a series of voids linking floors from ground to third floor. Incorporate, where possible remnants of the rear wall of the warehouse.
- Retain and/or integrate historical items such as sliding doors, signage etc into the design
- To Nos 14&15 Blossom Street (Concrete section of warehouses).The facade will be retained. The concrete structure will be replaced with a new timber and steel structure which is in the spirit of the adjacent timber warehouses.
- Nos 12 & 13 Blossom Street (Timber section of Blossom Street warehouses). As a result of having undertaken further development of our design, our proposals will now include more of the fabric of Nos 12 & 13 Blossom Street. In particular, with regard to the timber floors and cast iron we will endeavour to largely retain and reuse these. Refer to Section 7.3 for further details.



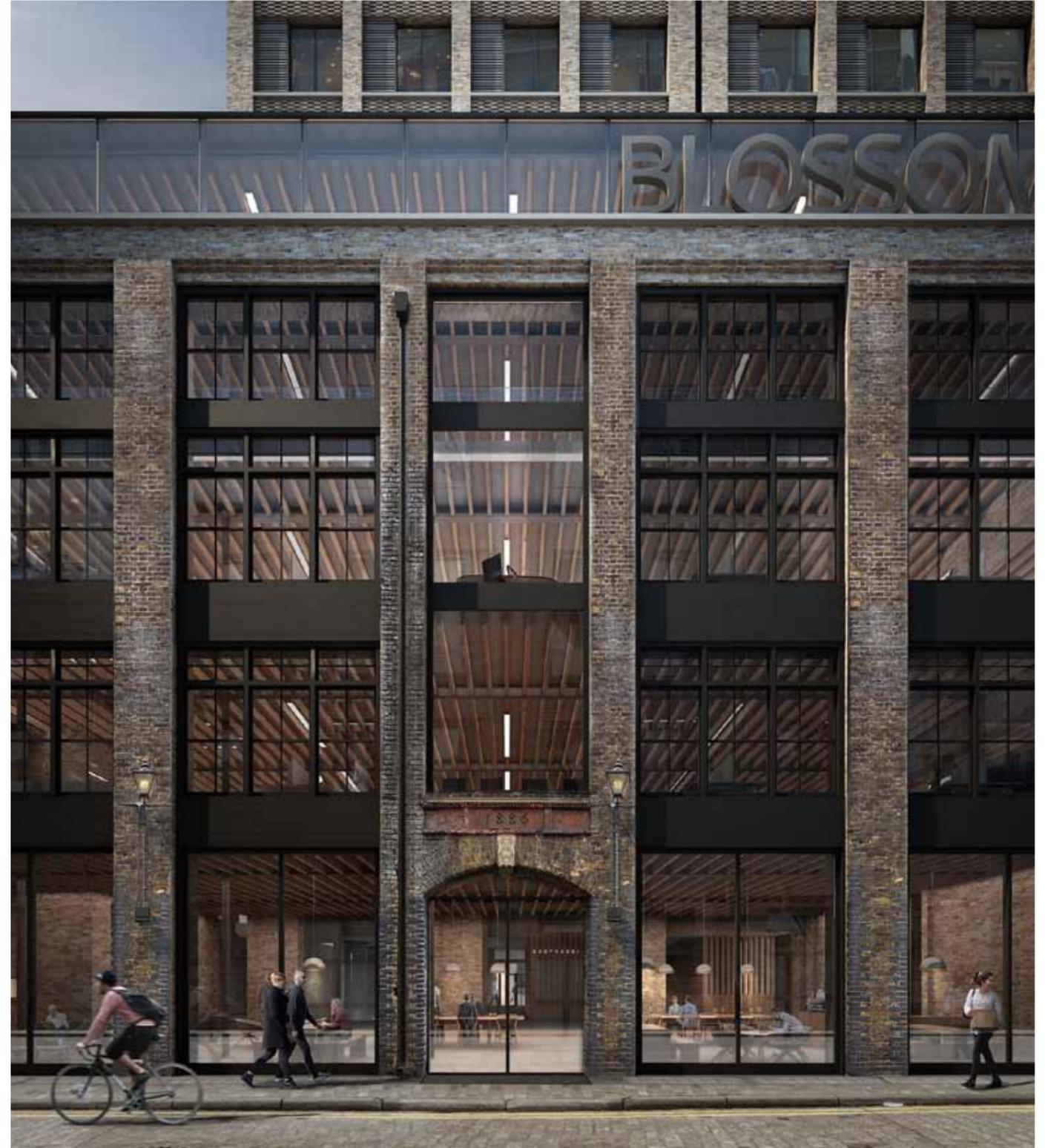
View from second floor over voids through to entrance



Indicative view of first floor showing retained elements



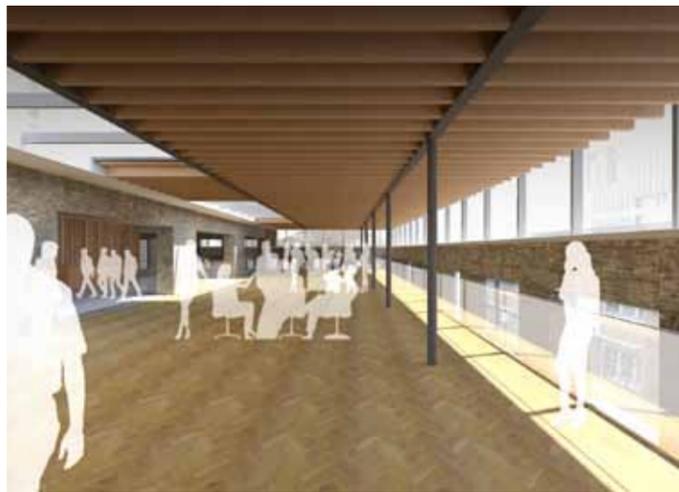
View from reception looking through to warehouse



Proposed view from Blossom Street looking into the 1886 warehouse



View of proposed roof terrace and planting



View from third floor showing clerestory glazing



View up Blossom Street showing minimal intervention at roof

Upper floors of new build set-back away from street edge.

Facade as Shoreditch High Street

Accessible terrace set back from edge of building for privacy with a glazed edge

Green roof

New glazed clerestory

Rebuilt parapet built to Pre War World II height

Repaired existing loading doors

Reinstated timber frame casement windows

Repair existing brickwork as required

Retain existing rainwater goods (disconnected)

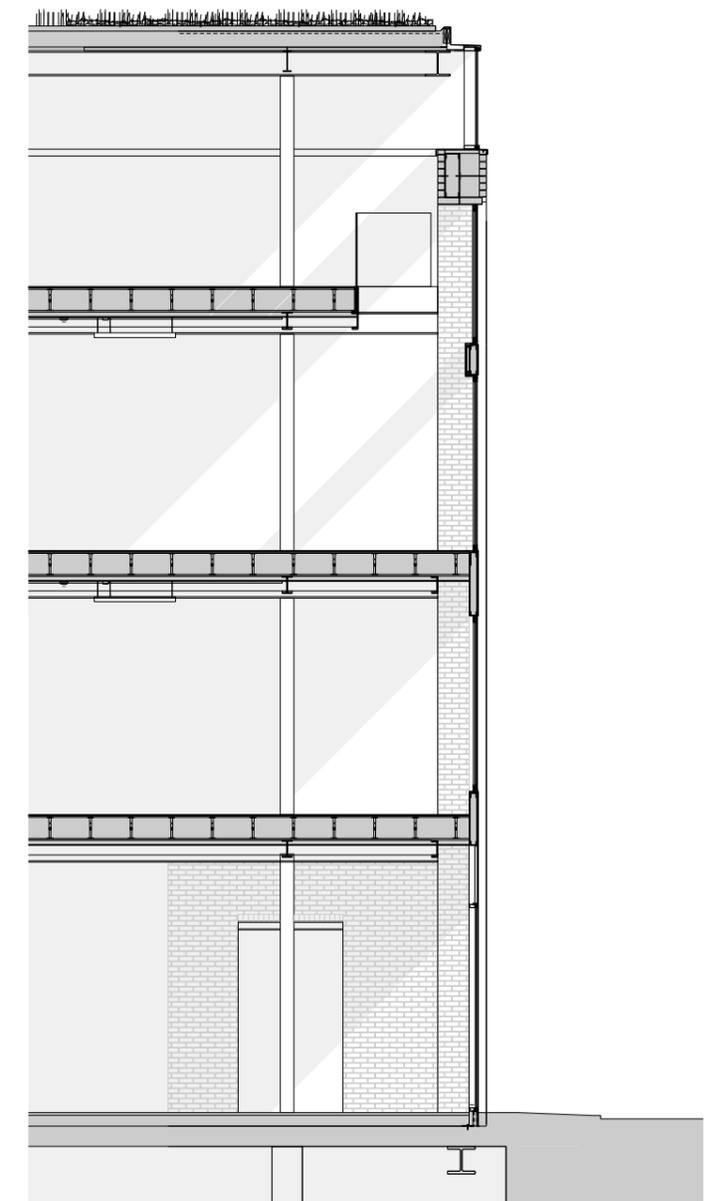
Repair existing datestone as required

Replacement painted timber fascia and ventilation grille

Repaired glazed entrance doors & shop front glazing to cafe



Detail elevation 1886 Warehouse



Detail section through 1886 warehouse (concrete section replaced with new timber/ steel structure internally)

7.0 Plot SI/SIc

7.4.4 Scale and Appearance

Blossom Street / Fleur De Lis Street

The views on the following two pages depict the proposed rear elevations to the Blossom Street facade of SI within a wider context of the Conservation Area. Set against the backdrop of the emerging context of the City Fringe the proposed scheme seeks to mediate between two contrasting scales.

The detail image below shows a continuation of detailing from the Shoreditch facade. With feature brickwork, expressed sills, deep reveals to brick piers, glazed ceramic profile panels and recessed shadow gaps creating three bays the length of the facade is broken down.



Blossom Street facade of SI



View looking West from Commercial Street



7.5 Inclusive Design

Please refer to Section 6.0 for more information about access and inclusive design.



View looking West on Fleur De Lis

7.0 Plot SI/SIc

7.6 Landscape

The following landscape and public realm proposals relate to SI and SIc plots (for further details please refer to chapter 5.0 'Landscape and public realm' included within this report):

Access:

Public realm proposals have all been developed to improve access:

- The proposals tie in with the wider route network;
- The western pavement of Blossom Street is proposed widened;
- The width of the footway on Norton Folgate is proposed increased while improving the loading bay and providing disabled parking;
- All paving to footways is proposed to be smooth, including where setts are used;
- Unused bays and vehicular crossovers are proposed removed;
- Unnecessary street furniture is proposed removed to reduce clutter.

It is proposed to change vehicular access to one-way operation on Fleur De Lis Street (entrance) and Blossom Street (exit). While reflecting the prevailing movement patterns this will enable traffic calming, the introduction of cycle parking in the carriage way and footway widening.

Norton Folgate/Shoreditch High Street

At Norton Folgate it is proposed to upgrade the existing public realm, maintaining its status as the 'High Street crust' to the conservation area, and the sites main interface with the City. Proposals in this area include:

- York stone flag paving;
- Widening, resurfacing and adjusting levels of the existing loading bay;
- Relocated highway lighting;
- New cycle parking.

Outside the scope of this application it has been discussed with TfL that it would be beneficial to the wider area if TfL were to pursue relocation of the existing bus shelter at the entrance to the Fleur De Lis Street alley to increase its

visibility and to consider improvements to the raised table at Folgate Street and the pedestrian crossing across Norton Folgate.

Blossom Street and Folgate Street:

At Blossom Street and the Fleur De Lis Passage it is proposed to build upon the existing intimate and richly textured character of the streets, building on their industrial heritage and improving them as an attractive and unique pedestrian environment to support the proposed commercial and residential uses in the area.

The proposals for Blossom Street, Folgate Street and the Fleur De Lis Passage include:

- Retained and repaired carriageway setts;
- Widened western footway to Blossom Street with retained setts complemented by reclaimed setts laid to create a smooth accessible footway;
- York stone flags elsewhere; within the alley it is proposed to carefully relay the existing flags;
- Granite kerbs replaced with reclaimed kerbs as needed to adjust footway width, crossovers and bays;
- New granite quadrants at the southern end of Blossom Street with inset reused bollards;
- Building mounted highway lighting is proposed where feasible, with existing historic luminaires repaired or matched.

On Folgate Street pavements associated with the Blossom Street project are proposed relaid with York stone; reused as far as possible.

Blossom Yard:

The yard space associated with building SI will provide a new publicly accessible space between the buildings SI, SIa and SIb as well as a new pedestrian connection between Blossom Street and Norton Folgate. It is proposed that this yard become a new piece within the interior of the block, sharing a material relationship with Blossom Street whilst accommodating uses spilling out from the buildings at its edges.

The proposals for the SI yard include:

- Reclaimed sett paving;
- 'Mats' of concrete with setts inlaid to provide seating areas;
- Terrazzo tile within the covered entrance spaces to the yard;
- A potted cherry tree (pink blossom) and smaller scale pot planting;
- Cycle parking;
- Catenary lighting;
- Entrance gates to Norton Folgate and Blossom Street.

