

9.0

Plot S1b

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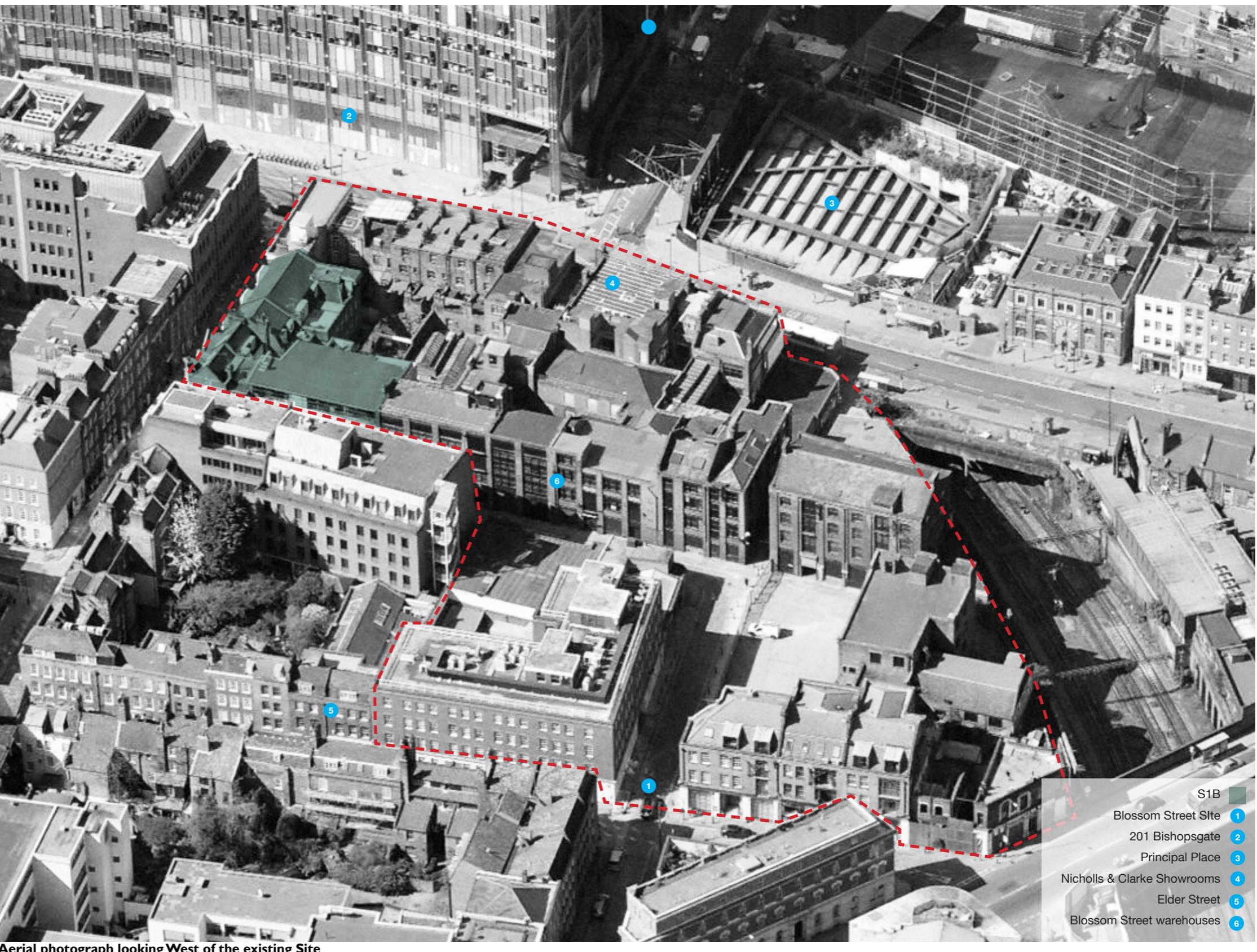
9.0 Plot SIB

9.1 Introduction

Plot S1b is defined by the terrace of existing buildings on Folgate Street constructed in 1904 and known locally as the Arts and Craft buildings which turns the corner onto Blossom Street. The site also extends to include the existing infill building (16-17 Blossom Street) between the Blossom Street warehouses and the Arts and Craft building.

This collection of buildings also have frontages onto the new Blossom Yard at the centre of Site S1, creating a strong identity for the new development as a whole.

The starting point for 5-11a Folgate Street has been to retain the existing buildings as an anchor to the Conservation Area, and for the new building replacing 16-17 Blossom Street to sit harmoniously between the retained Arts and Craft building and the Blossom Street warehouses. This is important in terms of responding to the urban scale context, but also to ensure that smaller, characterful studio and office space is provided to retain the diversity which is so representative of the area.





9.2 Existing Buildings

5-11a Folgate Street is an Edwardian 'Arts & Crafts' style block constructed around 1904 that turns the corner of Folgate Street and Blossom Street. It is locally listed and considered as a heritage asset that makes a positive contribution to the Conservation Area. The spread of Nicholls and Clarke did not reach this part of the site, and thus the more traditional plot widths and scale of the area are reflected here.

Most likely constructed in two blocks, nos. 5-9 (dated 1904 on rainwater heads) and nos. 11-11a, 5-11a Folgate Street, contained shops and a public house on the ground floor, with residential accommodation on the upper storeys.

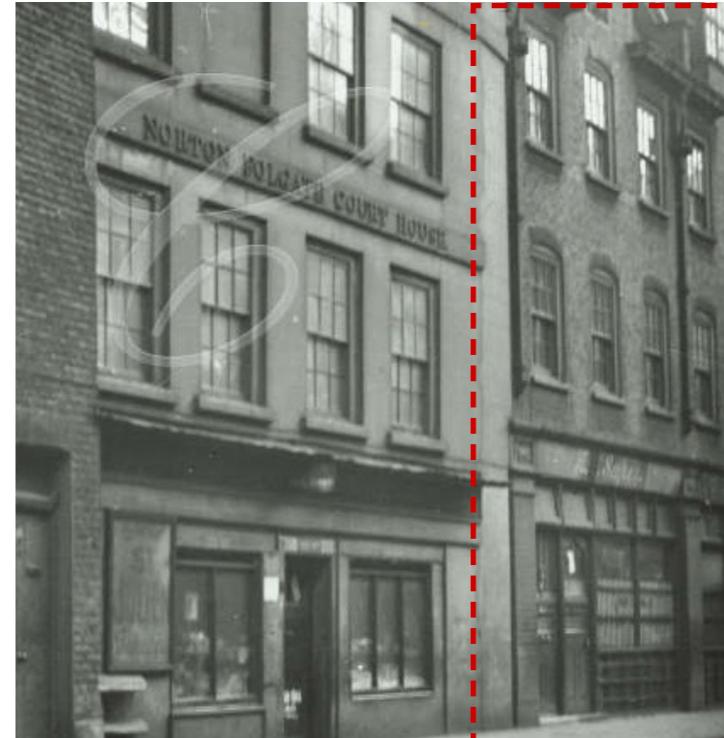
The Water Poet Public House which currently occupies most of the ground floor is the result of a post 1970's restoration. Prior to this restoration, which was part of the buildings conversion to offices on upper floors, it most likely contained residential accommodation on upper floors.

As can be seen in the photos, the ground floor of 5-11a Folgate Street contained multi-paned timber windows below fascia level, divided timber shop front windows and stall risers. The dividing piers would have been painted brickwork/render or clad in glazed tiles.

Although, the principal elevations to Folgate Street and Blossom Street have special architectural and historic interest, the building as a whole has been diminished through later alteration. The interiors above the ground floor have been removed, a large rear extension was added in an office conversion in the 1970s, and the shop front of nos 5-7 has been altered.



Mid 20th century photograph of 5-11a Folgate Street



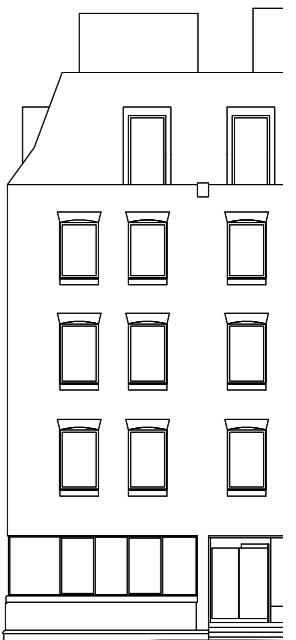
Early 20th century photograph of 5-11a Folgate Street



Early 20th century photograph of 5-11a Folgate Street



Folgate Street - Existing elevation



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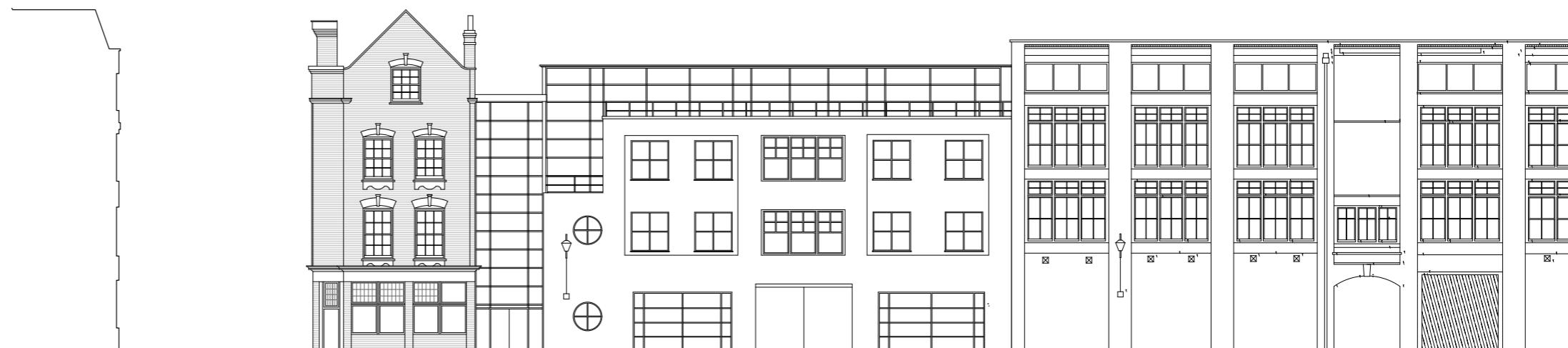
9.2 Existing Buildings

16-17 Blossom Street

The 20th century building (16/17 Blossom Street) between the eastern return of the Arts & Crafts block on Blossom Street and the southern end of the Blossom Street warehouse sequence, is considered to be of low architectural and historic interest, and makes at best a neutral contribution to the Conservation Area.

The existing 4 storey building is of a similar height to the predominant building line of Blossom Street, sitting just below the parapet of the adjacent Blossom Street Warehouses.

The entrance core adjoining 5-11a Folgate Street has a glazed facade with metal framing and rises four storeys. To the right, the brick structure, rendered with a 'pink-cream' finish, rises 3 storeys, with a glazed storey setback from the road. As such the building reflects its period of construction, but it is very different in character to others within the immediate locality, and is not sympathetic to the context of the surrounding area.



Blossom Street - Existing elevation



Folgate Street looking northwards towards Blossom Street



16-17 Blossom Street - Ground Floor

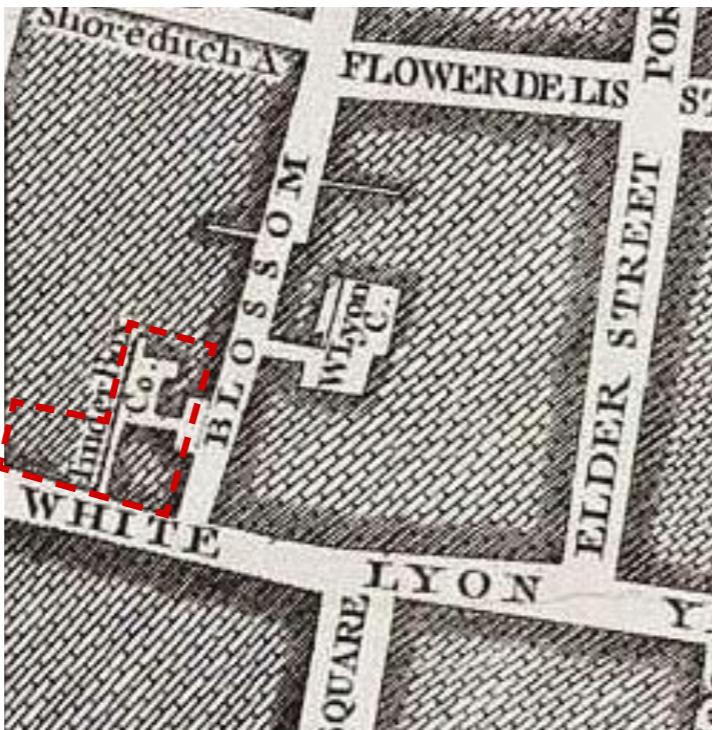


Blossom Street looking southwards towards Folgate Street

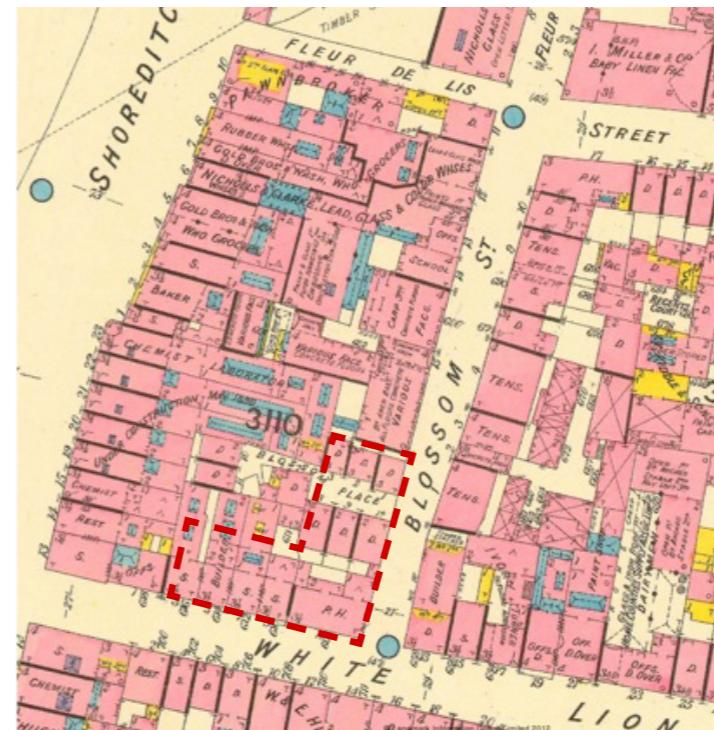


The Site has had a number of uses over the centuries. The 1792-9 Horwood map of London shows the site as being inhabited by the Tinder Box Company. In the second half of the 20th century a furriers was present on the site (Goad map 1959). In between these times dwellings and shops have inhabited the site, with a public house being present on the corner of Folgate and Blossom Street from at least 1890 (Goad map 1890).

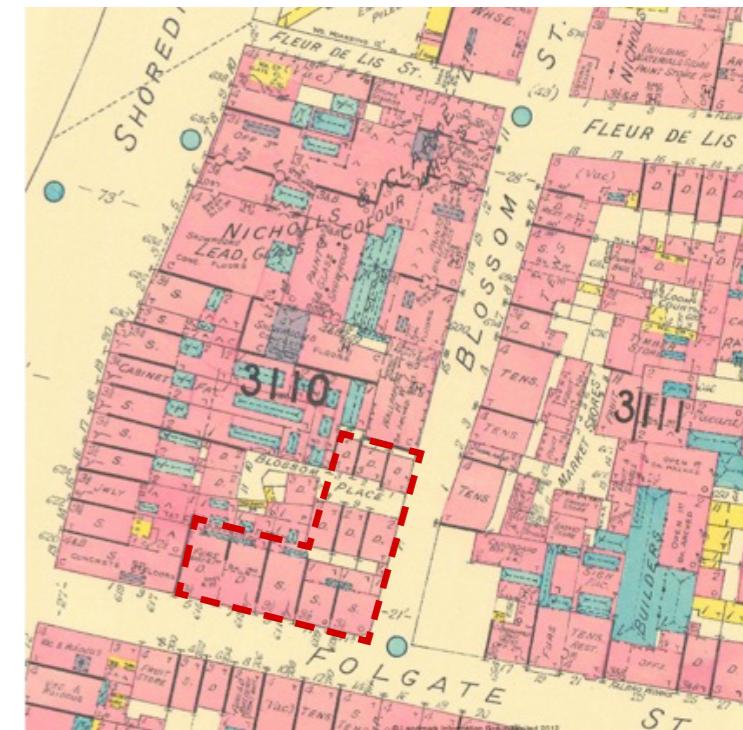
The existing courtyard (Blossom Place) has also had a number of configurations, and retained an entry passageway off Blossom Street until it was infilled in 1965 by the current building at 16-17 Blossom Street. The courtyard has since only been accessible from the buildings surrounding it. This passageway was a well established feature of the local townscape and typical of the inner-city courts of the 18th and 19th centuries. Traces of Blossom Place remain in a small courtyard at the centre of the block. The houses that once lined the court were demolished in the 1950s.



Horwood map of London 1792-9



Goad Map 1890



Goad Map 1944



Goad Map 1959



Goad Map 1965

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The existing Blossom Place is reached via a carriage archway from Blossom Street and currently used in conjunction with the public house partly as a beer garden and service area. It is the remnant of a larger older courtyard that appears on historic street maps of the area and, albeit privately controlled, is currently also the only element of open space within the Site.

The potential to expand this valuable open space is restricted by the current poor condition of the rear elevations of 16-17 Blossom Street and of 5-11 Folgate Street which have an accretion of extensions and service penetrations.

Folgate Street

The rear of Folgate Street has suffered from a poor quality extension and was entirely rebuilt in the 1970s. The ground floor extension is penetrated by unsightly vents.

Blossom Street

The rear of Blossom Street rises four storeys in total, with a variety of elements projecting out from the building. The largely blank, cream painted brick facade with escape stair and prominent services creates an unsightly elevation to the interior of the block.



1 1970's addition to rear of Folgate Street, covered with services



2 Untidy junction between 5-11a Folgate Street and 16-17 Blossom Street



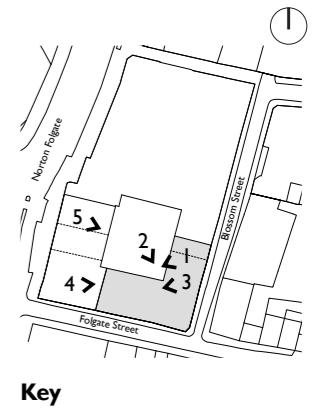
3 Third floor terrace with restricted head height internally



4 Looking towards rear of Blossom Street- unsightly elevation with various projecting elements evident



5 Looking towards rear of Blossom Street - escape stair dominant





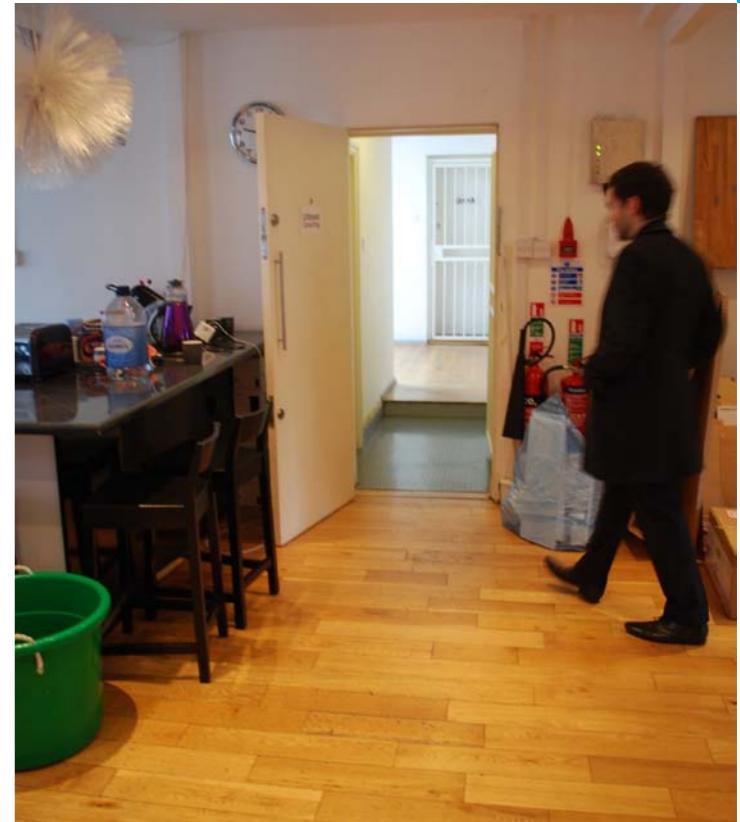
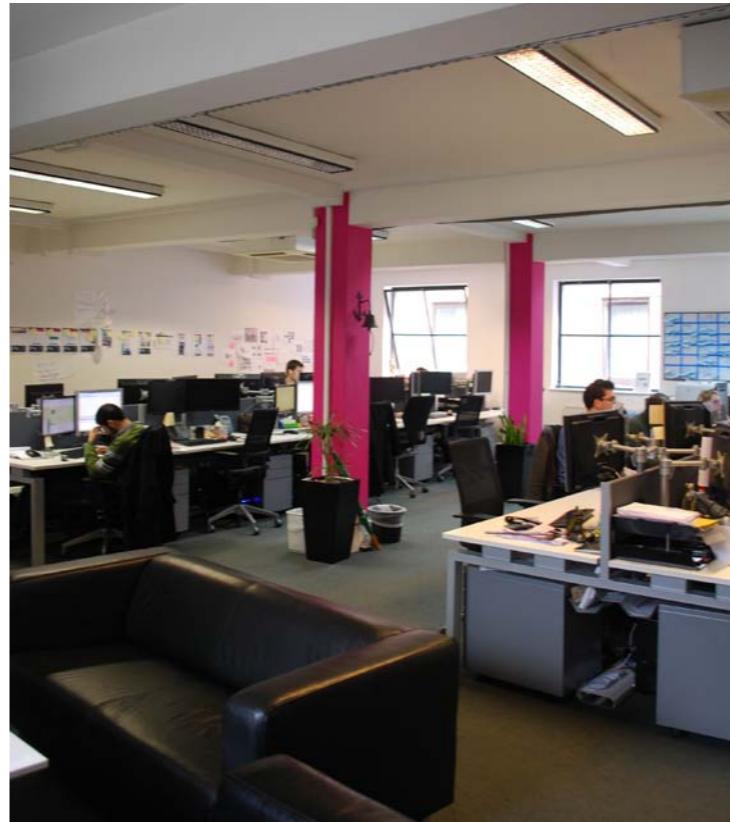
16 - 17 Blossom Street - Internal Condition

The current building on Blossom Street accommodates the Water Poet public house on ground floor, along with a gated passageway to a private courtyard. The entrance on Blossom Street facilitates access to three floors of offices on the upper levels of the building.

The Blossom Street building has a contemporary office fit out, with slightly larger floor to ceiling heights than 5-11a Folgate Street.



Existing 16-17 Blossom Street interiors



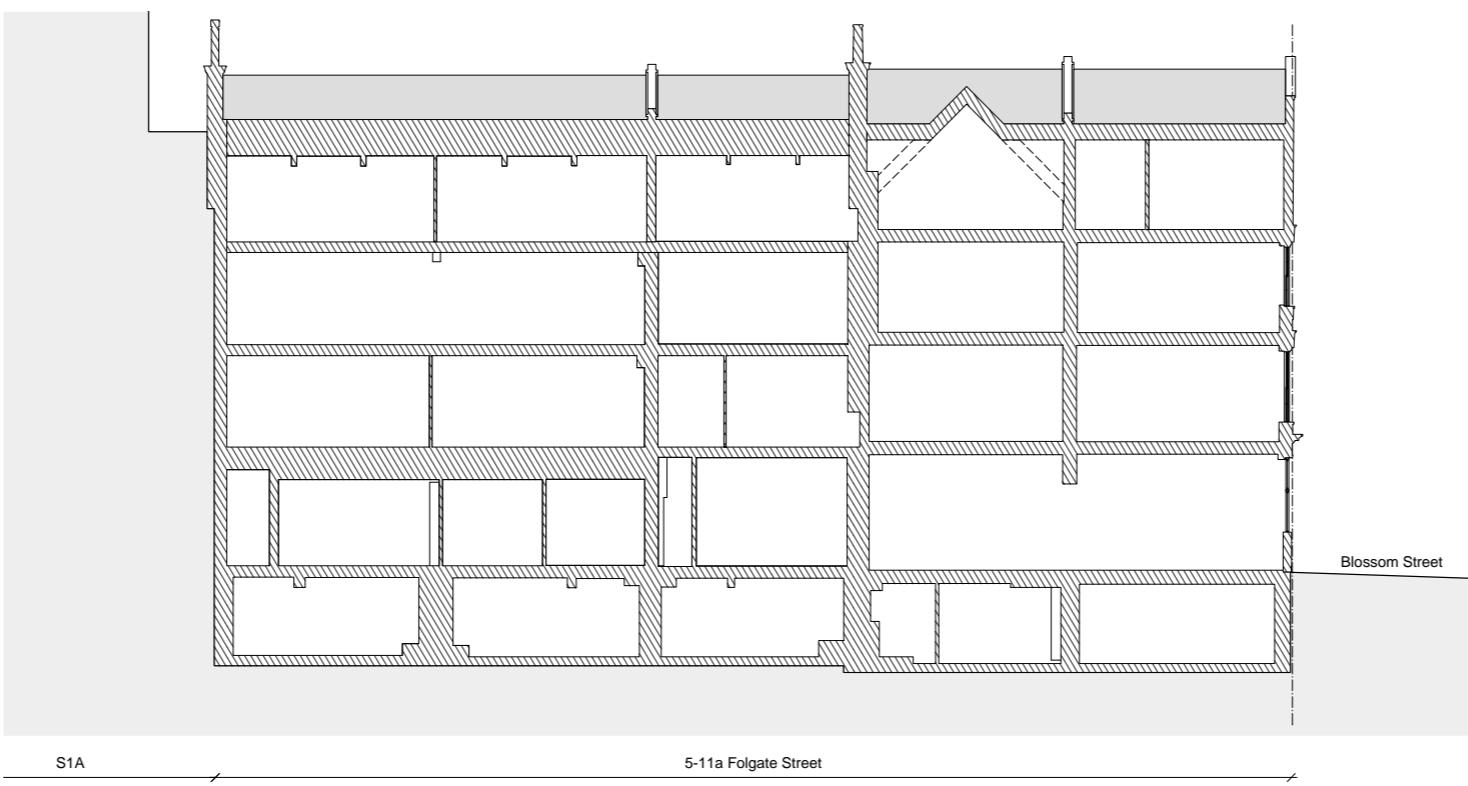
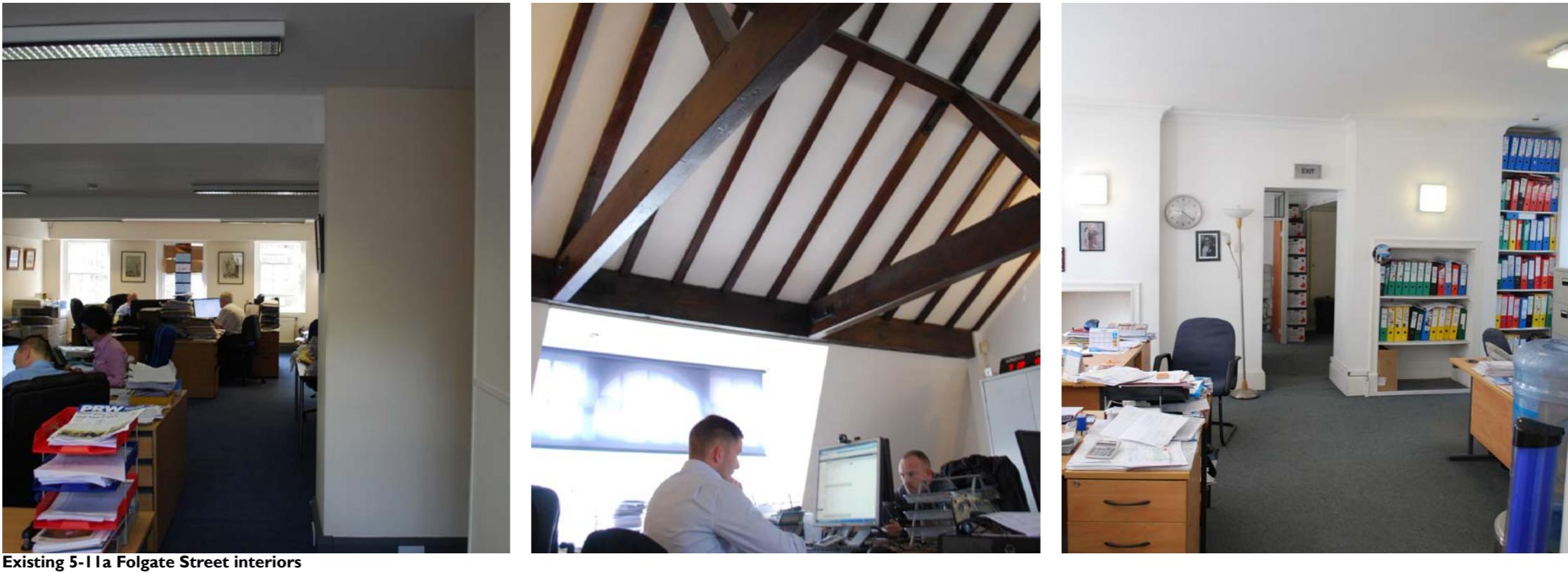
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5-11a Folgate Street - Internal Condition

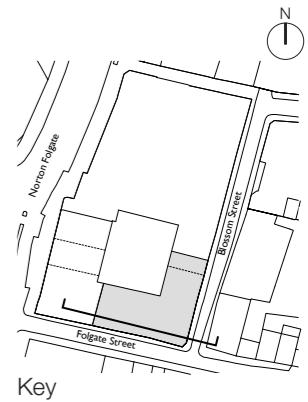
The current building on Folgate Street accommodates retail on ground floor, in the form of a beauty clinic and The Water Poet Public House. Three office floors on upper levels are accessed via both an entrance door on Folgate Street and Blossom Street.

The interiors of Folgate Street are not original, having been both removed and altered over time. The space is characterised by low floor to ceiling heights, downstand beams, undulating floor levels and carpet finishes.

These irregularities and low ceiling heights present challenges to ensure that new accommodation meets the required standards for accessibility and comfort.



Existing long section through 5-11a Folgate Street





9.3 Evolution of the Design

The proposal presented in this report has been developed through an iterative process, combining sketches, drawings and both 3D and physical models. Variations of the form, massing and articulation of the scheme have been tested to ensure that the final proposal responds to the existing buildings, and integrates with the character, scale and identity of the area.

One of the key drivers of the designs evolution has been in response to comments from statutory and local groups. The adjacent images illustrate elements of this consultation process, and the following pages demonstrate in more detail the development process, resulting in a sensitive and characterful proposal, which responds to both the existing, and proposed context.



Response:
Studied historical photographs of building and language of The Water Poet Elevation and developed a more informed facade restoration that reflected this.

LBTH Pre App
10.06.14

Comments:
Heritage led approach has the potential to improve the appearance but will need to be considered in more detail.



Response:
By further studying the existing Blossom Street warehouse, developed a more detailed approach to building, adding depth to the facade, and developing the material palette.

Blossom Street Design Workshop
02.06.14

Comments:
Use of history of site as inspiration could be taken further. The facade has too high a proportion of glazing.



Response:
Studied Arts and Craft facade in depth and considered more strongly how the rear could be a modern interpretation of this. Proportion of glazing to solid developed further.

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9.3 Evolution of the Design

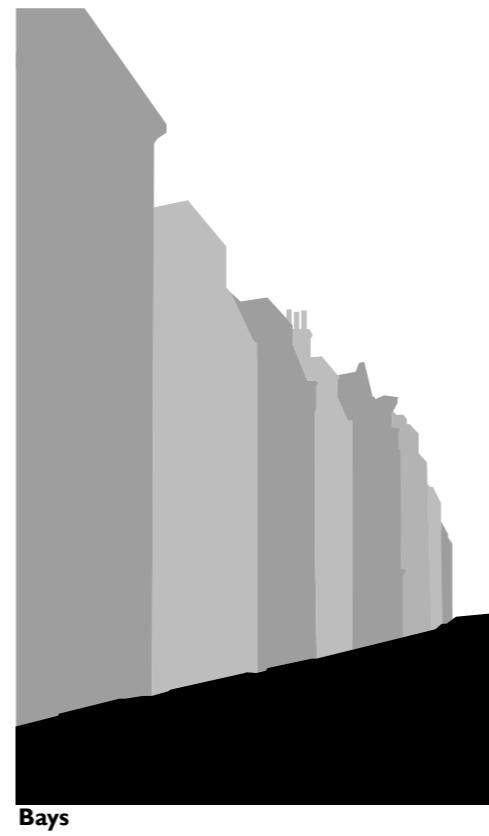
The adjacent analytical diagrams illustrate key compositional themes relating to the buildings and urban morphology on Folgate Street and Blossom Street. This analysis was carried out to provide an understanding of key (and specifically local) features, which may inform any proposed renovation of the existing elevation on Folgate Street, but more particularly how the rear elevation of Folgate Street may interpret elements of this composition, and how an appropriate contextual response may be generated for the new building at 16-17 Blossom Street.

Folgate Street

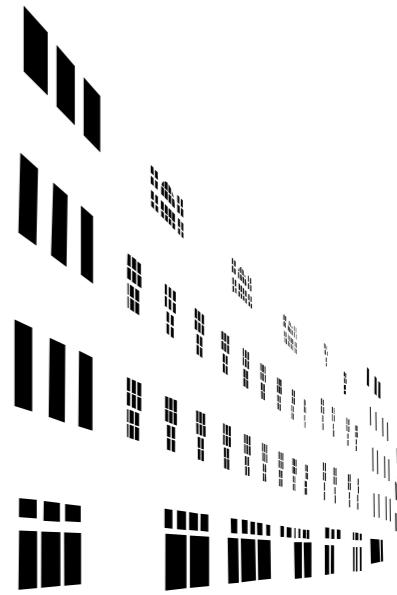
Evident in these diagrams is the rhythm of regular bays that occur along the street, reinforcing the townscape language of the surrounding conservation area. The shop front base is a strong feature, while the middle and roof language is also evident all along Folgate Street. There is also a sense of consistency in terms of scale and regularity of apertures, and horizon lines.



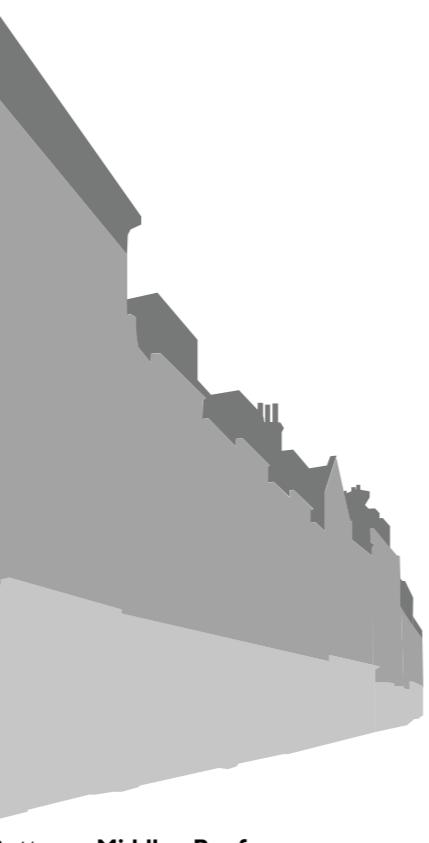
Folgate Street base view



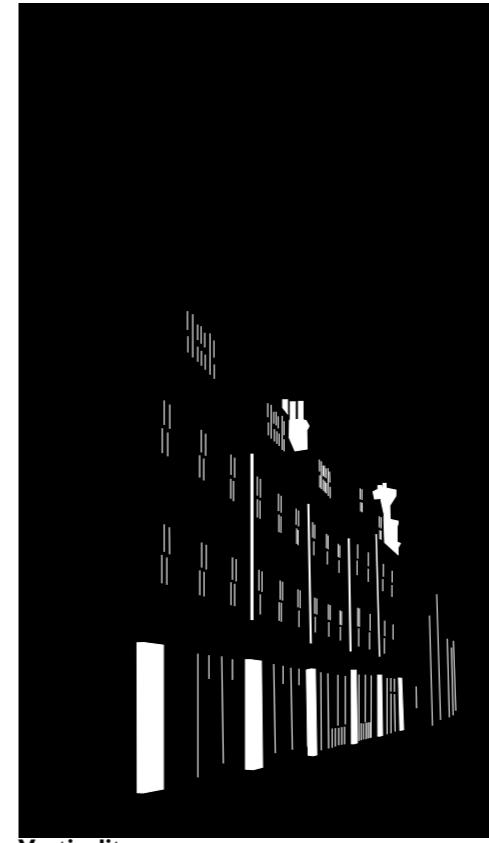
Bays



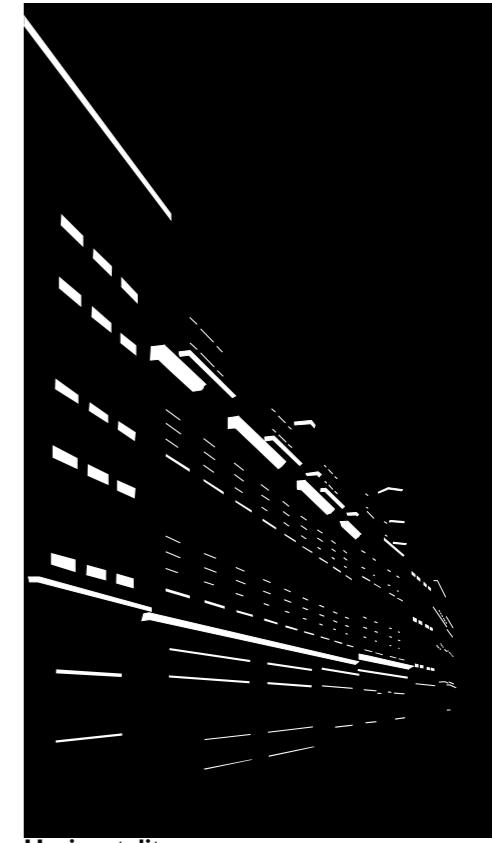
Apertures



Bottom - Middle - Roof



Verticality



Horizontality

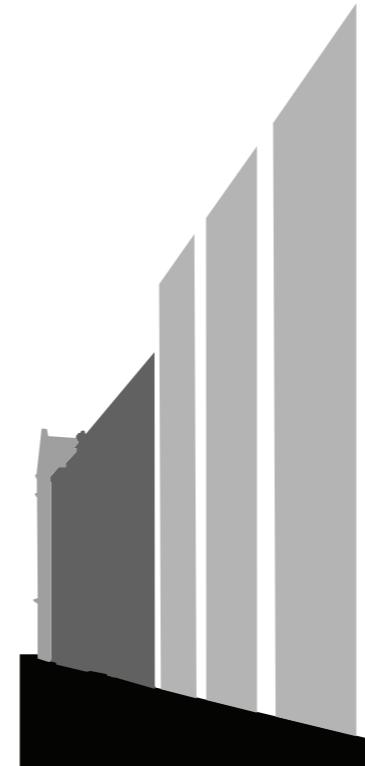


Blossom Street

Evident in these diagrams is that the existing building lacks definition of any vertical proportion which is strongly evident elsewhere in the street. Horizontal infills and transoms are also a defining feature of the Blossom Street warehouse. The reduced height of the building lacks the stature of the adjacent warehouses and leaves a negative space on the street.



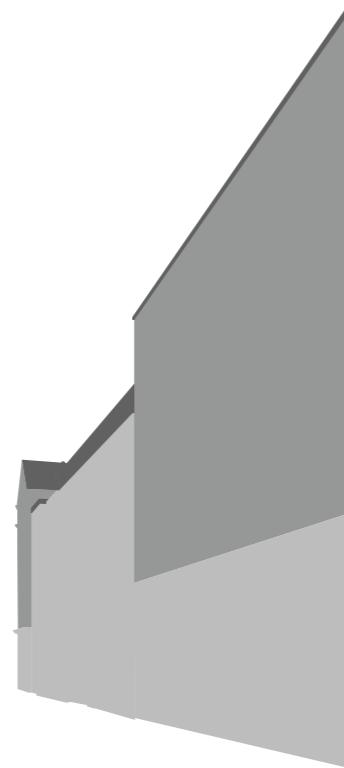
Blossom Street base view



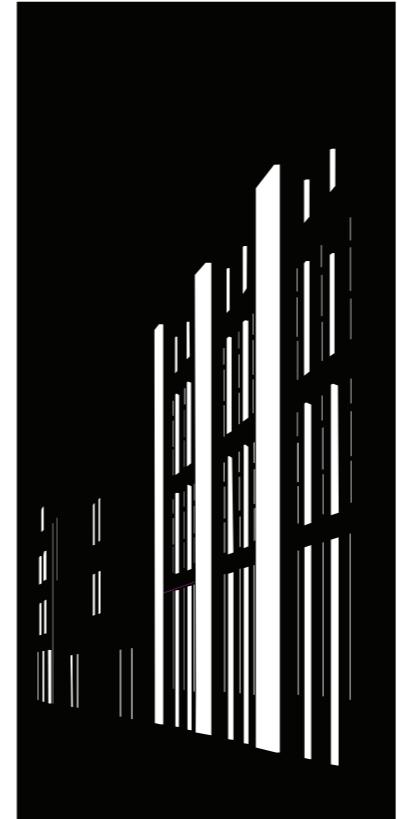
Bays



Apertures



Bottom - Middle - Roof



Verticality



Horizontality

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Preliminary tests for the facade of 5 - 11a Folgate Street explored the introduction of a contemporary facade to replace the incongruous shop front currently defining the skin clinic. This was discounted in favour of an authentic shop front reinstatement to complete the terrace and to respect the historic nature of the streetscape.

The yard elevation of Folgate Street offered more potential for interpretation as part of the wider scheme as the existing facade is a recent rebuild and of poor architectural quality. Preliminary tests explored the introduction of a fully glazed facade to provide a dramatic elevation to the yard and to provide enhanced daylighting to the office accommodation. The introduction of contemporary dormers reflects the rhythm of the dormers on Folgate Street, while their asymmetry captured the individuality of the whole elevation.

Feedback from residents and amenity groups encouraged a reduction in glass and the design evolved to more formally reflect the scale and rhythm of the original freehold properties on Folgate Street.



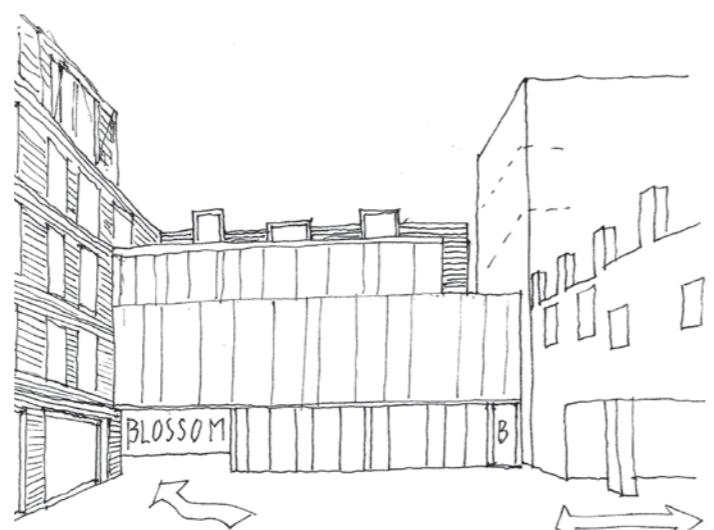
Existing Folgate Street facade



Development I: Modern Folgate Street facade



Development 2: Restored Folgate Street facade



Progression of sketch images to assess the courtyard facade

Development 1

- four storeys
- full height and width glazing
- entrance towards Blossom Street junction



Development 2

- four storeys
- full height and width glazing
- two entrances in recessed corners



Development 3

- three storeys + dormers in attic storey
- three bays reflecting existing party walls
- recess towards Norton Folgate



The proposal to replace 16-17 Blossom Street was explored in terms of finding an appropriate response to both the adjacent warehouses and the Arts and Craft buildings.

Following the preliminary context analysis, early studies pursued the language of a contemporary brick building; the proportion of bays which might be introduced was explored to both reflect the elegance of the adjacent warehouses, and also to translate effortlessly to the yard elevation so that the building reads harmoniously from both aspects.



Sketch images of Blossom Street facade

Development 1

- Three equal bays
- building line standing taller than the adjacent warehouse
- distinct break from Arts & Crafts Building
- united setback storey above the Blossom Street warehouse



Development 2

- Four equal bays
- building height aligning with the adjacent warehouse
- no separation from Arts & Crafts Building
- distinct setback storey separated from Blossom Street warehouse



Development 3

- Additional articulation on glazing
- building height aligning with the adjacent warehouse
- discrete separation from adjoining buildings
- Distinct setback storey separated from the Blossom Street warehouses



Sketch images of Blossom Yard facade

Development 1

- four storeys + roof pavilion
- fully glazed roof pavilion



Development 2

- four storeys + part attic storey
- attic storey windows denote separation



Development 3

- attic storey incorporated into warehouse elevation
- verticality of front elevation expressed

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9.4 Proposed Scheme

5-11a Folgate Street

Front

The previously altered shopfront on the ground floor of nos 5-7 Folgate Street will be reinstated to more closely match what is understood to be the original design, reflecting the proportions and style of the adjacent 9-11a Folgate Street. This will enhance the quiet quality of this historic streetfront. The Blossom Street fourth floor setback will not be visible from street level.

The Water Poet pub currently present on Folgate Street will extend into the current 'Destination Skin' unit. The basement, will contain the pub services as existing, while also being utilised for cycle storage. Elements of the upper floors will be altered to create an access friendly and improved internal environment.

While the dormer arrangement is to be maintained in full, should the Folgate Street roof elevation (no's 5-7) require removal to allow structural work it will be dismantled and stored safely on site to be reinstated or reconstructed in its original configuration.





16-17 Blossom Street

Front

The Blossom Street building is a four storey building with an attic storey set back from Blossom Street. The parapet of the front elevation aligns with the restored Blossom Street warehouse facade. This forms a strong urban composition, but the subtle detailing and choice of brickwork will ensure 16-17 Blossom Street will retain its own identity. The vertical proportion of the bays is derived from the old warehouse building, and this is reduced in scale for two bays as it approaches the smaller scale of the Arts and Craft building on Folgate Street. Metal infill panels and fine fenestration details reflect the historic nature of the street.



Proposed Blossom Street

9.0 Plot SIB

5-11a Folgate Street

Rear

The existing 1970's rear elevation which is riddled with services is replaced with a well proportioned new facade of glazed tiles which responds both to the traditional glazed brick lining used to increase reflectivity and light levels in traditional courtyards, and also to recall the history of Nicholls and Clarke manufacturing on the site.

The elevation clearly articulates three bays, to reinforce the scale of the original houses on Folgate Street. The detail of the dormers on Folgate Street is reinterpreted to animate the roofline, and a new mansard roof to the rear maintains the original ridge line, but creates more usable internal volume. The flint tone of the tiles is complimented with sharp anodized brass metalwork to the projecting bays which together reflect a materiality of the sites earliest recorded use for the manufacturing of tinder boxes.

The rear elevation forms a significant part of the new Blossom Yard composition which retains the scale of the historic southern end of the site.



Proposed View of Blossom Yard - Looking West



16-17 Blossom Street

Rear

The yard elevation of Blossom Street reflects the same proportion of bays as on the street elevation. The verticality presents a well proportioned facade in the yard which also maintains a coherent architectural language for the building.

Blossom Yard is accessed via a new five metre wide passageway, reinstating the historical access which used to be prominent on Blossom Street. The soffit of the entrance utilises the same metal detailing found on the facades of the building.

To both elevations, the brick details, recessed horizontal metal bands and recessed window frames add a level of depth to both facades in a simple reinterpretation of the adjacent warehouse buildings which define the immediate context.



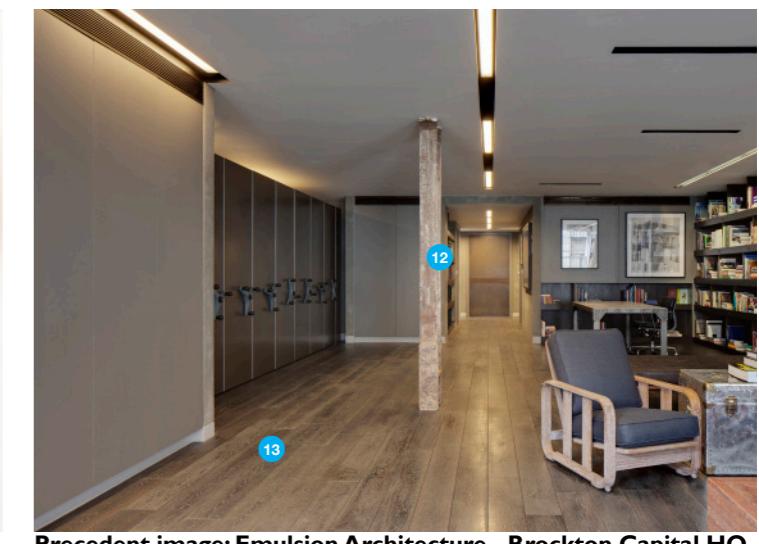
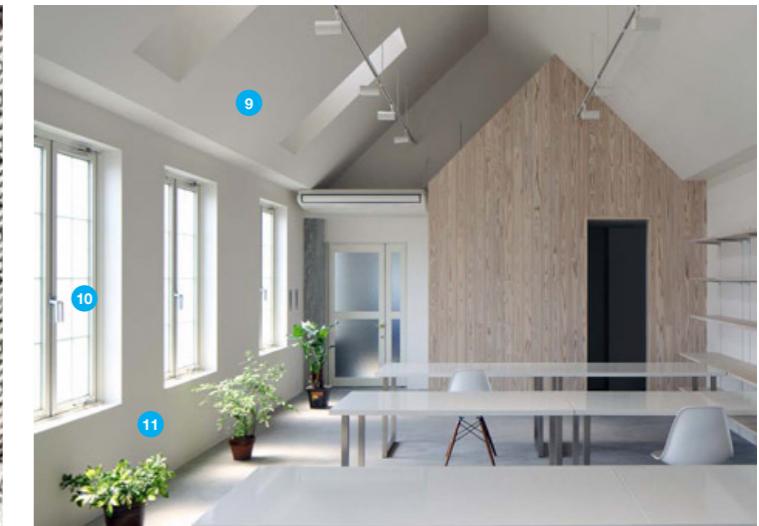
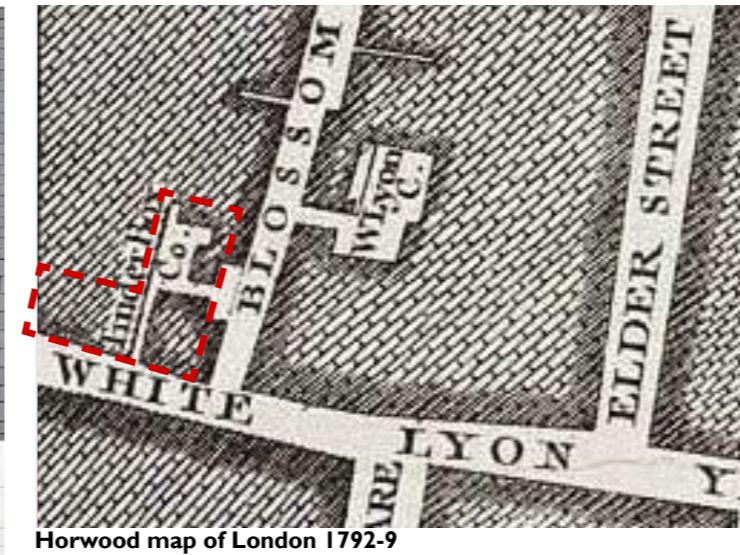
Proposed View of Blossom Yard - Looking East

9.0 Plot SIB

A Tinder Box Company inhabited the site during the 18th century (Horwood map of London). This has been a driving principle in terms of materiality for the scheme.

The rear facade of 5-11a Folgate Street will be clad with glazed tiles laid in random courses, with a similar tonality to flint. A burnished brass finish will be applied to aluminium bays. Burnished brass coated aluminium window and door frames will continue this language. The rear of the roof will be clad in reclaimed slate, creating continuity with the existing slate roof. The aim is to evoke the craftsmanship historically present in this site.

Internally plasterboard creates a clean finish on the internal walls and ceiling. Timber flooring and exposed structure add to the existing character.



- Brass tinder box 6
- Steel striker 7
- Flint 8

- Natural slate roof tiles to connect with existing 1
- Glazed tile facade 2
- Brass finish double glazing aluminium frame window 3
- Brass finish aluminium frame fins 4
- Sliding-folding glazing to retail 5

- Plasterboard lining to new ceiling 9
- Refurbish existing window frames, replace glazing 10 with conservation glazing
- Plasterboard lining to new internal walls 11
- Exposed existing structure to maintain character 12
- Timber floors 13



On Blossom Street, charred/dark brickwork negotiates the material palette of the Arts and Craft building, and the Blossom Street warehouse. Horizontal bands of blackened steel follows the language of the retained and restored warehouse facade. This language is followed through in the recessed window frames which colour match the steel panels. This simple material palette responds to the qualities of the surrounding area.

Internally the warehouse aesthetic is continued with exposed brickwork to the piers, along with concrete slabs and soffits, with exposed services.



16-17 Blossom Street bay study



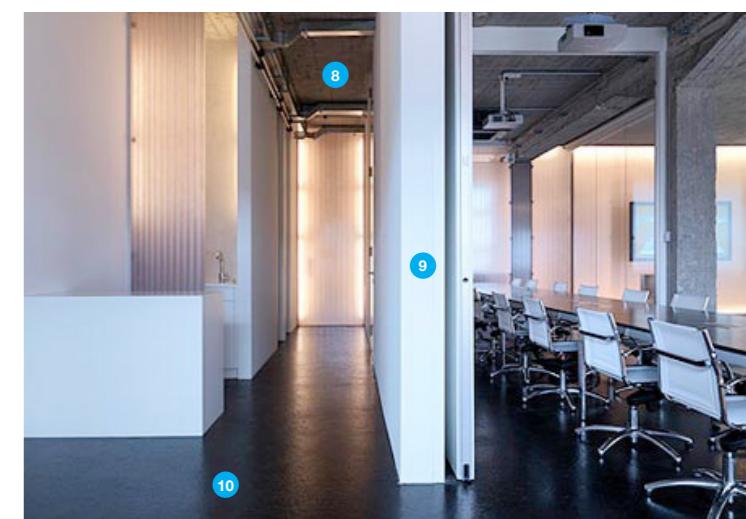
Charred brickwork



Metal horizontal plate



Precedent Image: Kvadrat Showroom - P. Saville & D. Adjaye



Precedent Image: Mediaxis Headquarters - Gus Wüstemann

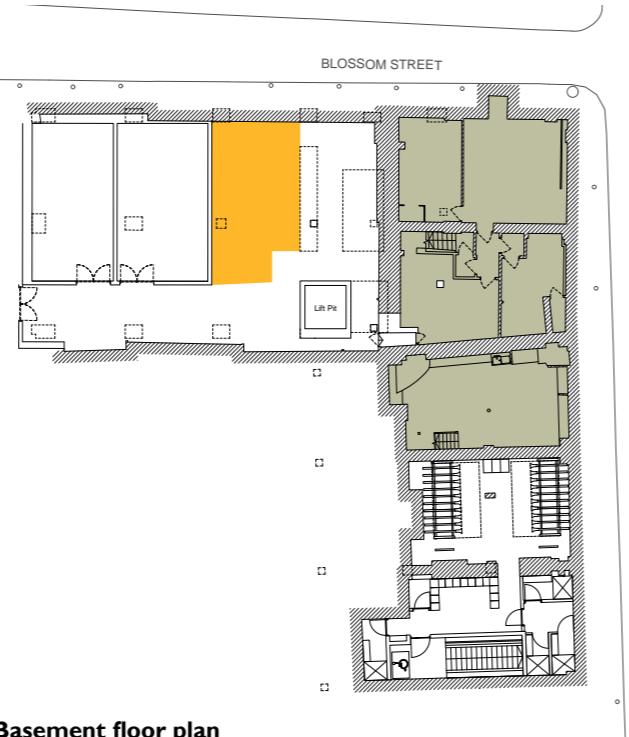
- Glazed balustrade ①
- Recessed brick detail ②
- Charcoal brick facade ③
- Double glazed metal frame window ④
- Metal plate over slab edge ⑤

- Exposed brickwork to internal piers ⑥
- Double glazed metal frame window ⑦
- Concrete soffit with exposed services ⑧
- Plasterboard lining to new internal walls ⑨
- Concrete slab left as powder float finish ⑩

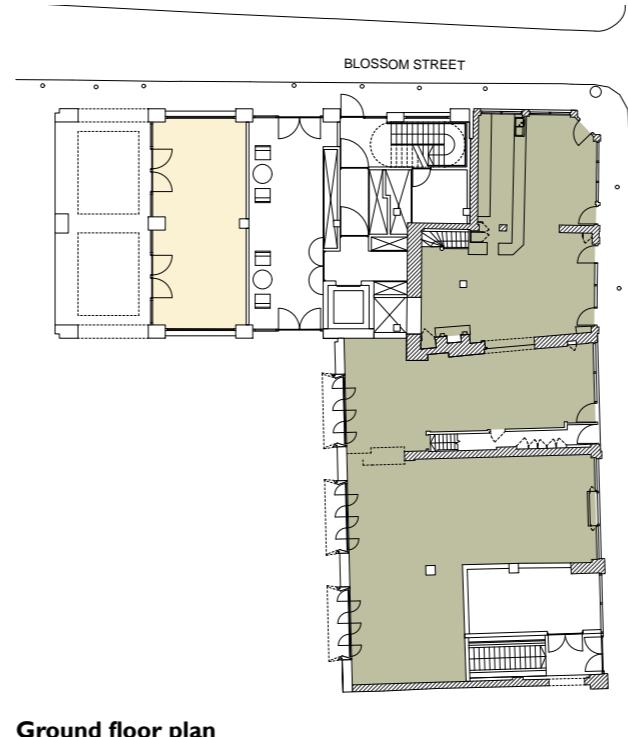
9.0 Plot SIB

9.4.1 Land Use

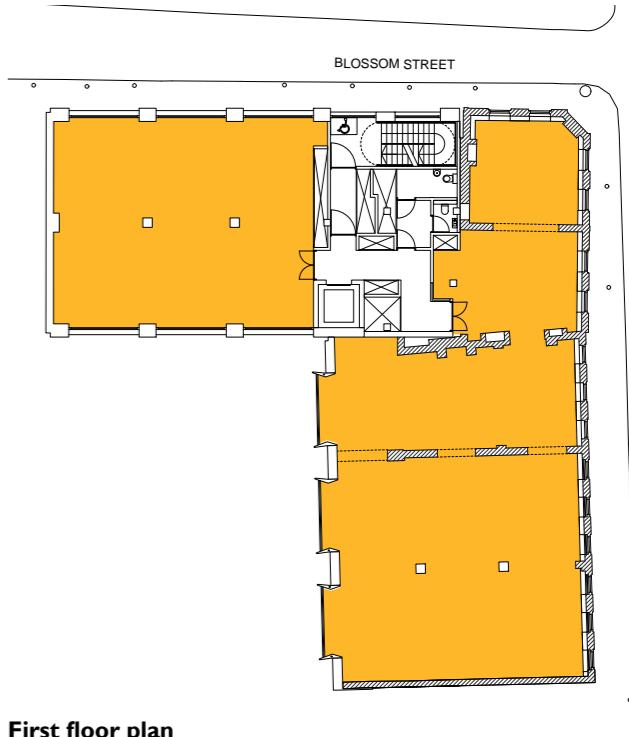
The proposal design is for a flexible A1 commercial use at the ground floor of 16-17 Blossom Street. 5-11a Folgate Street has A4 commercial use at ground and basement. The upper levels of both 16-17 Blossom Street and 5-11a Folgate Street are B1 office accommodation.



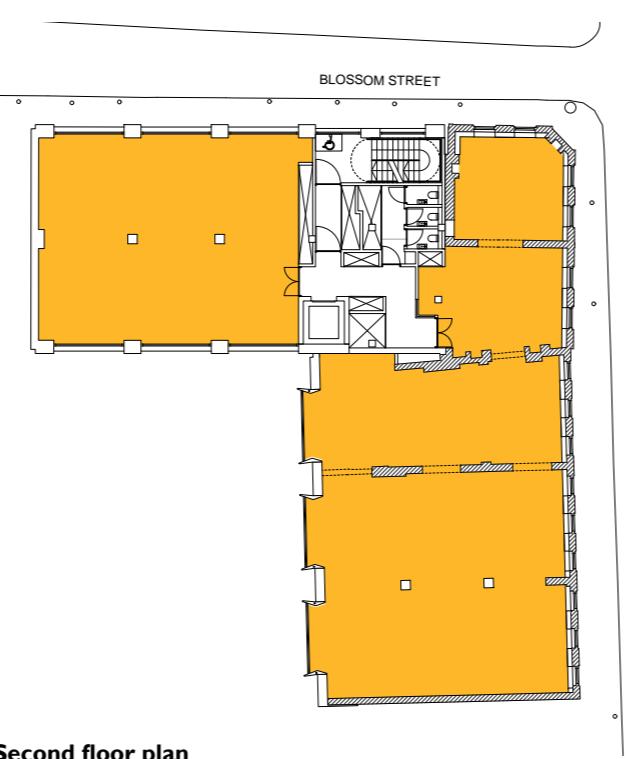
Basement floor plan



Ground floor plan



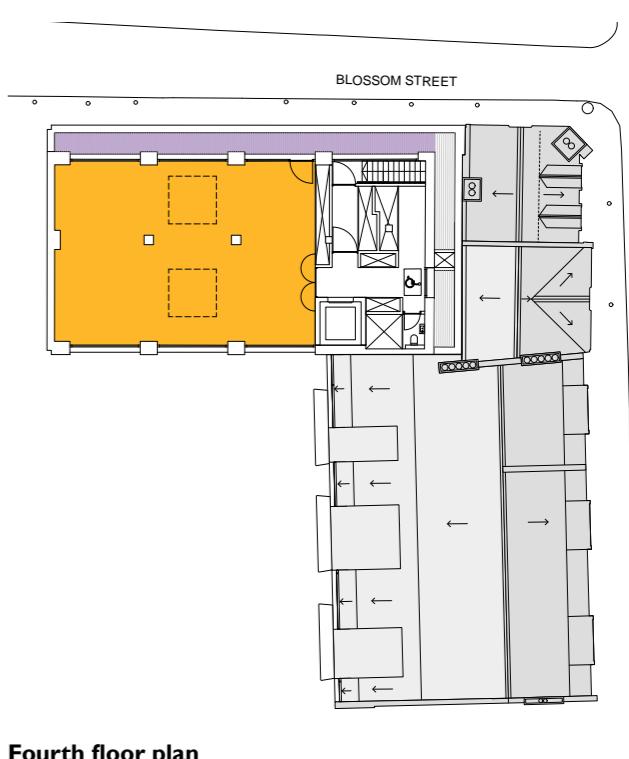
First floor plan



Second floor plan



Third floor plan



Fourth floor plan

| | |
|------------|-----------|
| Key | |
| A4 retail | B1 office |
| A1 retail | Terrace |



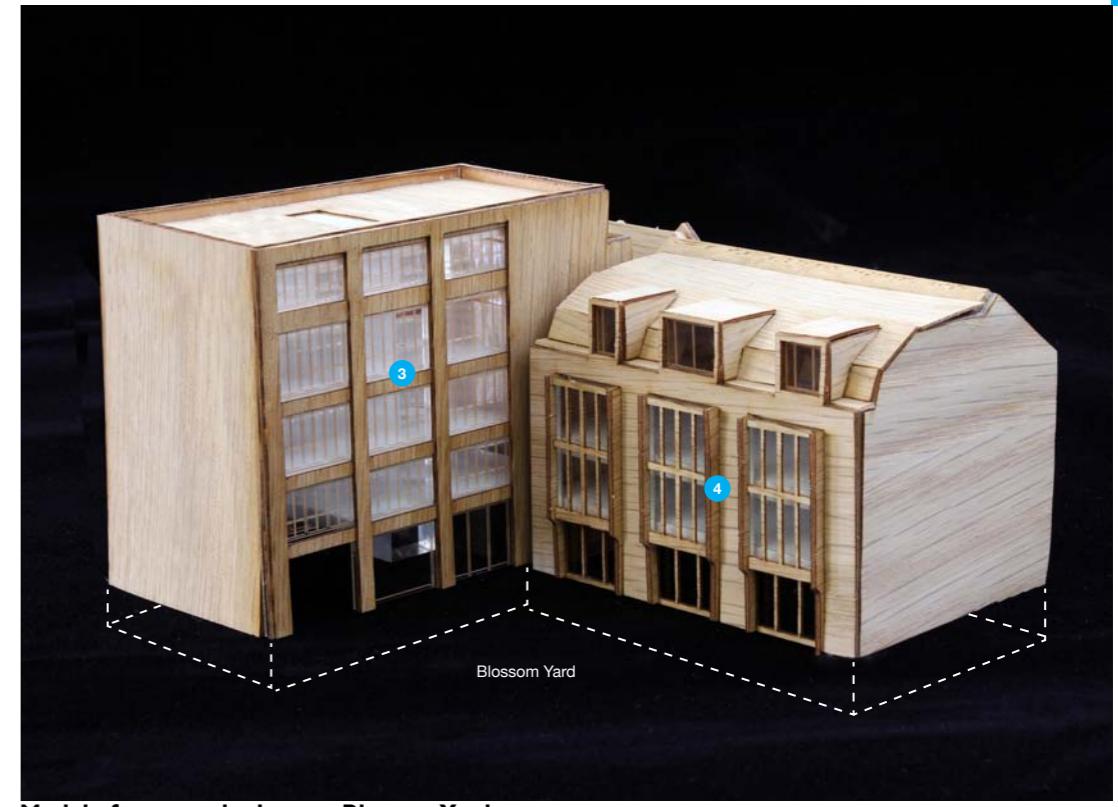
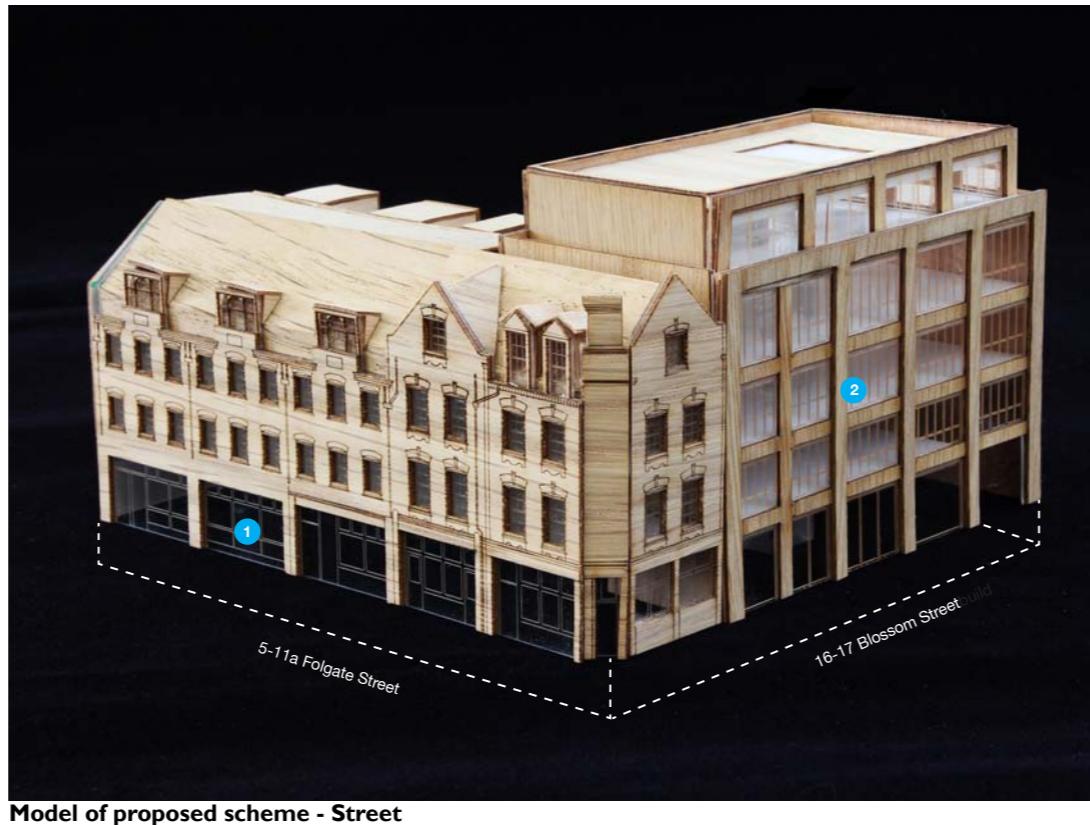
9.4.2 Amount of Development

The proposed development of 5-11a Folgate Street utilises an existing basement level with ground level and three storeys of above ground level accommodation. 16 - 17 Blossom Street utilises and extends an existing basement level, with ground level and four storeys of above ground level accommodation.

The accommodation provides a high quality office environment with varied floor to ceiling heights based on the constraints of the existing buildings. Modest rationalisation of the existing levels has been included so that finished floor to ceiling levels are anticipated to be between 2560mm and 3070mm.

New development GEA:

| | |
|--------------|----------------------|
| B1 Office | 2,000 m ² |
| A1/A4 Retail | 450 m ² |



Refurbished ground floor shop front and moderate internal modifications ①

New - four storeys plus one setback level ②

New - five storey building ③

New facade to existing four storey building ④

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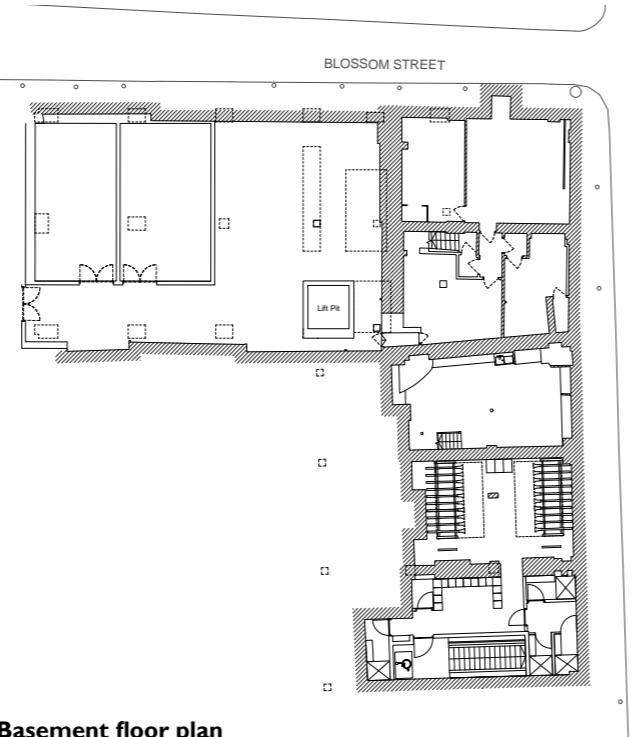
9.4.3 Layout - Floor Plans

The current Public House on ground floor of 5-11a Folgate Street has extended into the adjoining 'Destination Skin' shop. This provides greater permeability into and enlivens Blossom Yard. A retail space provides activity along the passageway between Blossom Yard and Blossom Street.

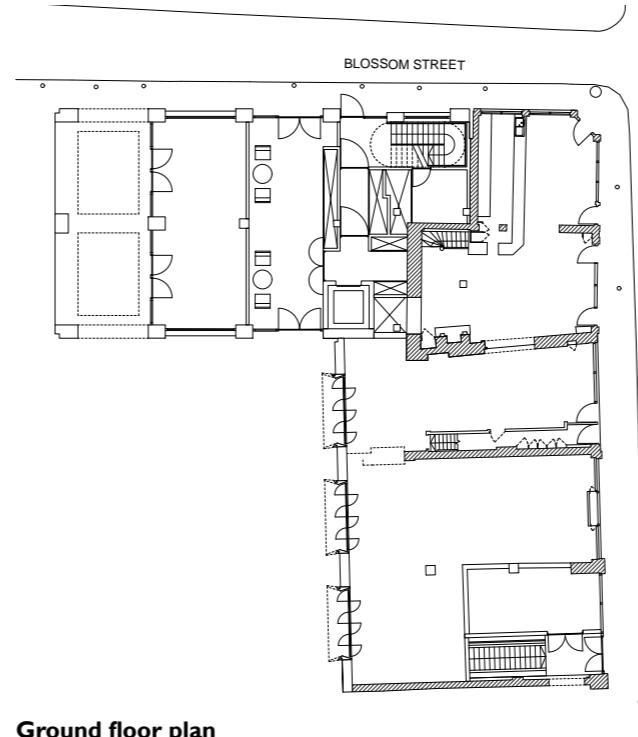
A lobby accessed off both sides of 16-17 Blossom Street leads to a central core that connects 5-11a Folgate Street to 16-17 Blossom Street. By replacing the numerous existing cores, this creates both a more legible building and a more efficient layout.

The existing building has been enhanced with a new rear facade providing floor to ceiling glazing which, as a result of the increased daylighting will create a better internal environment for the occupants. While the space is opened up to create a cleaner and more efficient floorplan, elements of the existing fabric are to be retained in order to keep the character of the building.

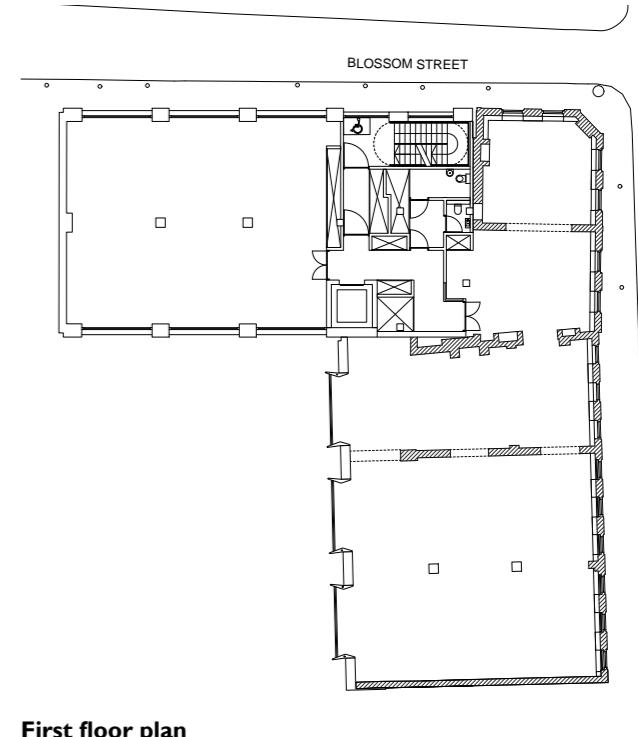
Large expanses of glazing, combined with exposed brickwork provide an characterful working environment in the new 16-17 Blossom Street building. The fourth floor provides an external amenity space for the office occupants.



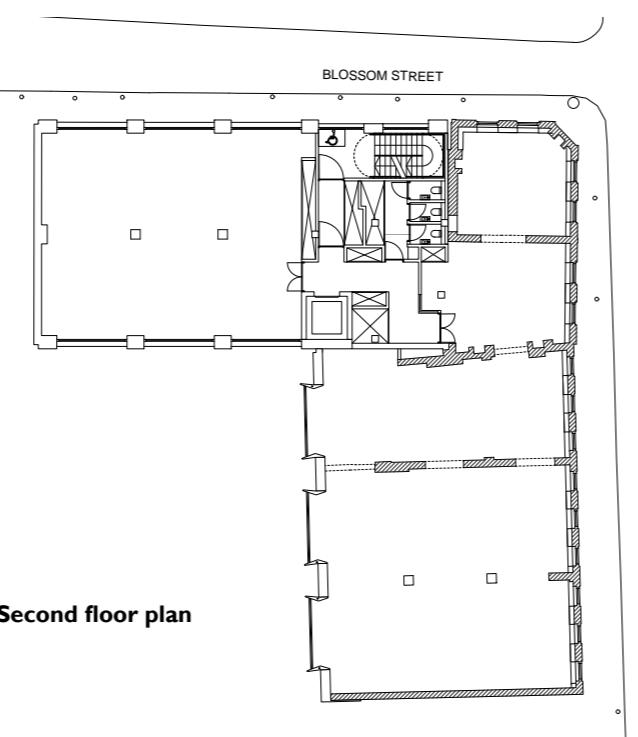
Basement floor plan



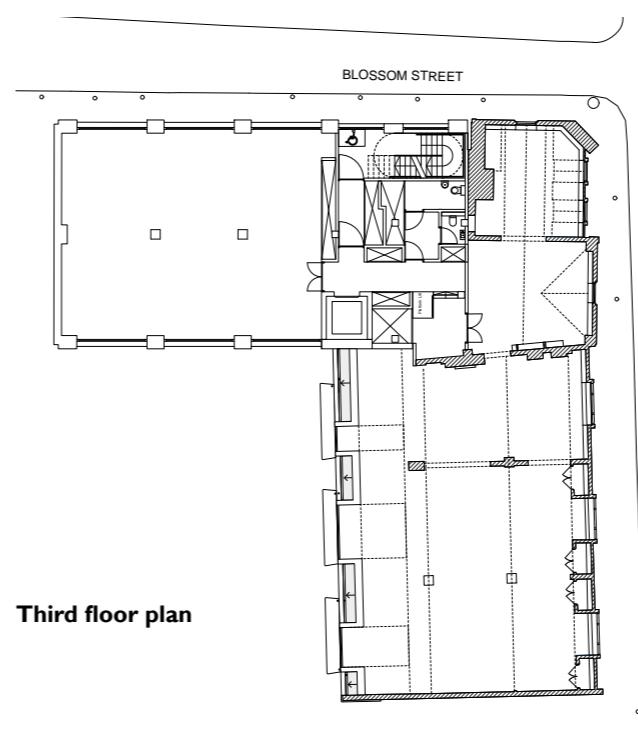
Ground floor plan



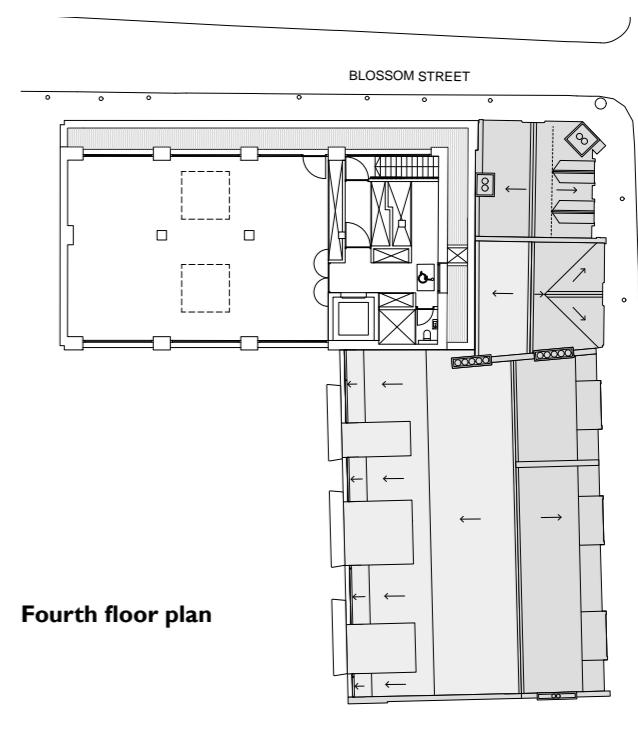
First floor plan



Second floor plan



Third floor plan



Fourth floor plan



9.4.4 Scale / Appearance

The proposed development of 16 - 17 Blossom Street and 5 - 11a Folgate Street have been carefully designed to respect the historic scale of the existing context.

The Folgate Street elevation is restored to its original integrity, whilst allowing a more flexible ground floor use which also benefits from greater permeability into Blossom Yard.

The elevation onto Blossom Street maintains the scale and vertical proportion of the adjacent warehouses but carefully introduces a more delicate proportion towards the Arts and Crafts building to anticipate the shift to the smaller scale of those buildings.

Blossom Yard has purposefully been designed with four distinct elevations to the four surrounding buildings which reflects the diversity and difference which is so characterful of the local context.



9.5 Inclusive Design

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



9.0 Plot SIB

9.6 Landscape

The following landscape and public realm proposals relate to Plot S1b, for further details please refer to Section 5.0.

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/ Shoreditch High Street 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.

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 and Folgate Street 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.

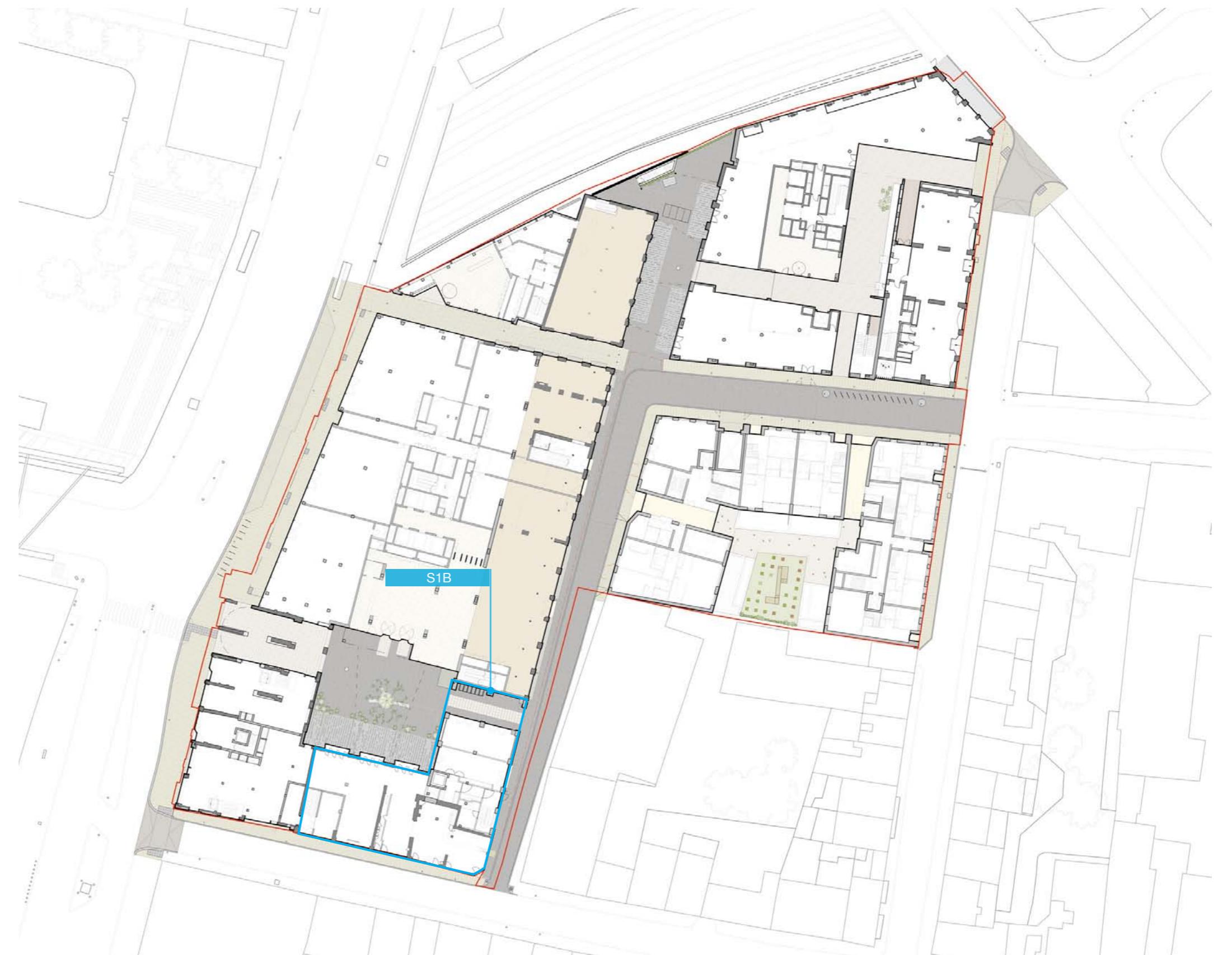
On Folgate Street pavements associated with the Blossom Street project are proposed relaid with York stone; reused as far as possible.

Blossom Yard:

The yard space associated with building S1 will provide a new publicly accessible space between the buildings S1, S1a and S1b 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 Blossom Yard include:

- Reclaimed sett paving;
- ‘Mats’ of concrete with setts inlaid to provide seating areas;
- Terrazzo tiles 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.



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