

Site S1a



Heritage status	Not listed, but within a Conservation Area	Not listed, but within a Conservation Area. Some existing fabric is among the oldest on the Blossom St development site	Not listed, but within a Conservation Area
Approximate date of fabric	Late 19th Century, Queen Anne Style	Late C18th / early C19th with large alterations (including facade) in the mid C19th	Mid / early C19th (first Georgian street here in 1720). Appears to have been substantially re-built
How much is original	Ground floor shopfronts have been altered, whilst fabric above remains as original, including the wash houses at the rear	Some fabric behind the facade, though that which remains is extensively decayed beyond repair. Facade alterations made later	Has been wholly rebuilt except for part of the cellar and part of the front elevation wall in 1930's
Historic use	16, 17 & 18 - shop at ground floor level with domestic space on upper levels 19 - cabinet factory later used as a veneer warehouse	Chemist and Silversmith	Restaurant, shop and carpet warehouse
Consented works	Facade retention with new office floor plates behind	Basement and facade (only) retention, with new build single mansard roof connecting to both and new floor plates behind	Basement and facade (only) retention, with new build single mansard roof connecting to both and new floor plates behind
Current condition	Poor state of repair with large amounts of damp and water ingress. Propped extensively	Facade is great need of repair. Some structural openings are drooping. All structures are currently propped up, spine wall also unsound. Hazardous substances on site	Facade in need of repair. Has restraint bars from facade bowing in the 1930's. Has been substantially rebuilt. Considerable repair required throughout, the modern fabric has provided reasonable stability



The site currently has planning permission granted in 2011 (PA1002764). A scope of the consented scheme (concerning S1A) is as follows:

- The conservation, repair and adaptation of late Victorian terraced properties 16- 19 Norton Folgate
- The reconstruction of Georgian buildings 14 and 15 Norton Folgate
- Demolition and redevelopment of 20th century properties including 13 Norton Folgate
- The recreation of the historic public space known as Blossom Place
- Improvement to the public realm along Shoreditch High Street including access to Blossom Place

Consented Scheme
Planning permission granted in 2011



Scheme presented to:

Tower Hamlets, CADAP, CABE, round table public consultation, GLA

Our response following public consultation

- Restoration work to heritage assets to carefully repair/replace key architectural features such as windows and mouldings in same historic style and idiom
- Produce a design where the facade of no.15 is retained
- Extend our investigation and reference to the Georgian context and architectural lessons it may directly provide
- Adopt brick as the primary facade material for new build elements

Interim Scheme 1
Presented in June 2014



Scheme presented to:

Tower Hamlets, CADAP, CABE, round table public consultation, GLA, Public exhibition, Spitalfields Trust, Spitalfields Society, Spitalfields Community Group

Our response following public consultation

- Establish a facade grid that is suitable for Norton Folgate
- Create a shift in scale from Norton Folgate to Folgate St, in the proportions of glazing
- Adopt portrait glazing apertures with a proportional relationship to neighbours
- Remove render and reveal/repair original brick facade of 15 Norton Folgate

Interim Scheme 2
Presented in August 2014



Norton Folgate
View looking North from the base of 201 Bishopsgate towards Shoreditch

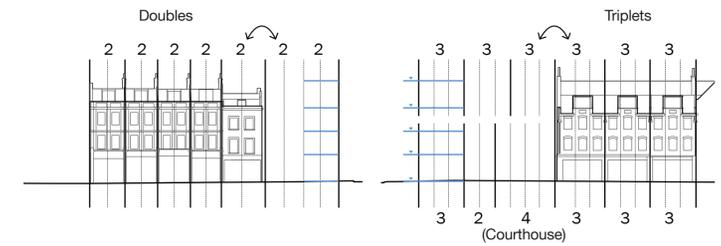
Historical overlay



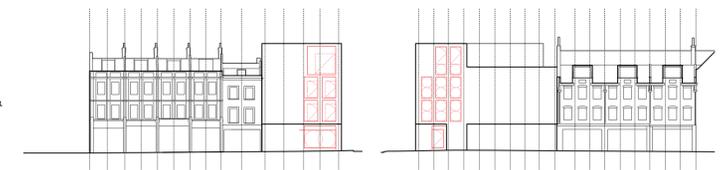
Georgian plot widths and historical silhouette



Taking a rhythm lead from our neighbours

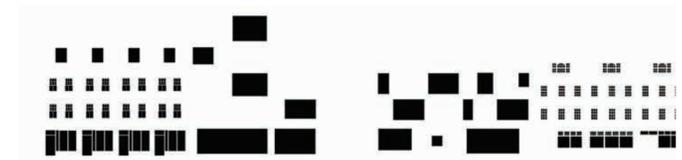


Proportional system developed in openings & brickwork depth

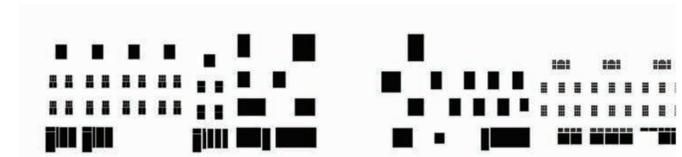


Facade Development
Unfolded elevation diagrams describe the development of facade design

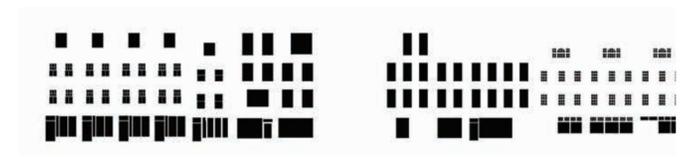
Interim scheme 1
June 2014



Interim scheme 2
August 2014



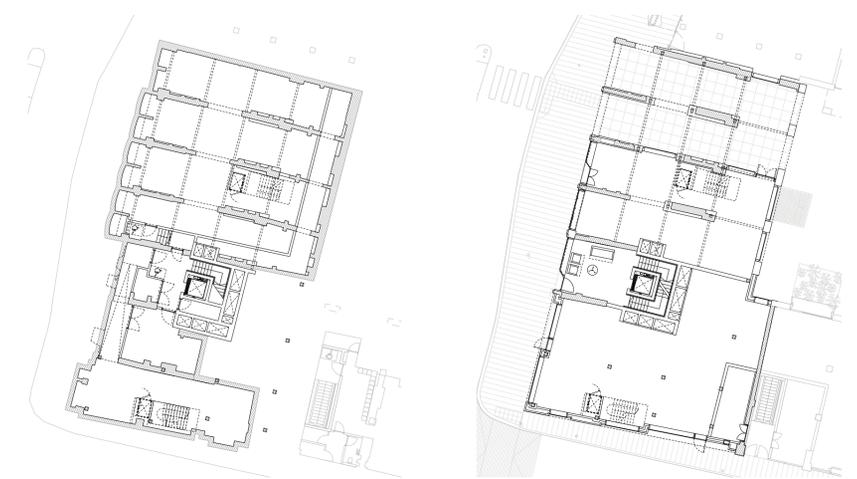
Final proposal



Glazing Proportion
A series of diagrams track the areas and proportions of glazing at key design development stages



- 01 Repaired & cleaned original brickwork
- 02 New sash windows in original style
- 03 New shop fronts in Queen Anne style
- 04 Natural slate
- 05 Restored pilasters
- 06 New dormer window with traditional sash
- 07 Facade of no.15 stripped of render and brickwork repaired
- 08 New window architraves and cornice mouldings based on existing form



Basement Plan

Ground Floor Plan

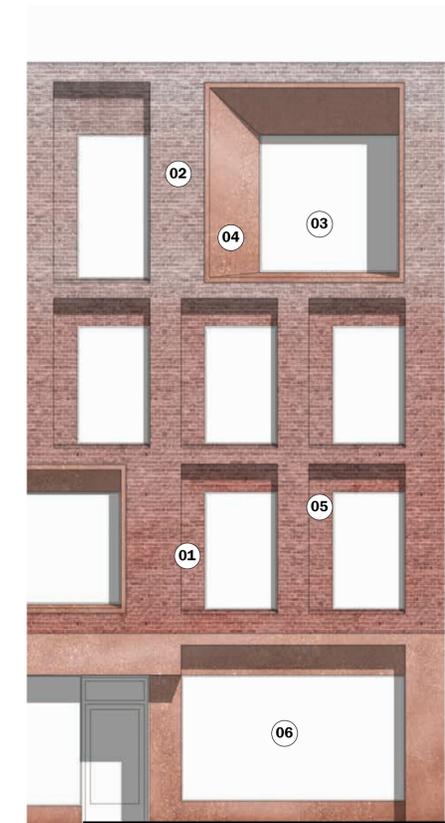
Folgate Street

Detailed view of S1a's South elevation at 1-4 Folgate Street, focusing on the material connection to the neighbouring Arts & Crafts building (S1b)

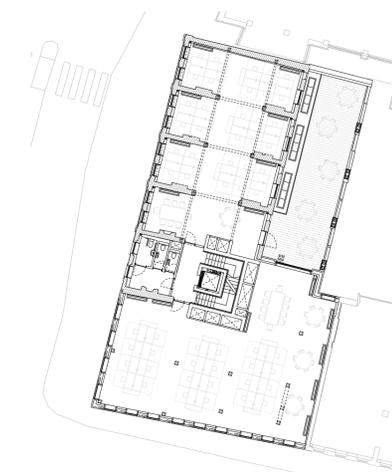


Blossom Yard

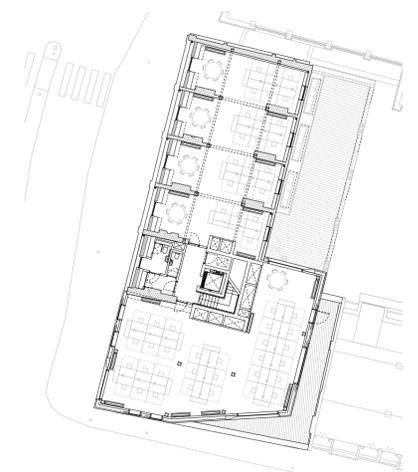
View looking West towards the wash houses at the rear of 16-19 Norton Folgate
 The new public passage to the courtyard is positioned beneath 18 & 19



- Red brick (darker shade) facade 01
- Lighter shade of red brick bleeds into upper tier of facade 02
- Large format glazing 03
- Special window reveal and surround in architectural precast, pigmented to match brickwork 04
- Recessed bays of brickwork within grid 05
- Modern shopfront glazing 06



Second Floor Plan



Third Floor Plan (top)