



**ALLFORD
HALL
MONAGHAN
MORRIS**

Allford Hall Monaghan Morris
Morelands
5-23 Old Street
London EC1V 9HL
T:+44 (0)20 7251 5261
www.ahmm.co.uk

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**ALLFORD
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DUGGAN MORRIS ARCHITECTS

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East

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All images are for illustration only.

I.0 Preface

Allford Hall Monaghan Morris - on behalf of the design team working for British Land Property Management Limited (British Land) - have jointly prepared this Addendum to Design and Access Statement. It is submitted to accompany the addendum to the planning application submission for Blossom Street, London. The purpose of this document is to explain the changes to 12-13 Blossom Street and plot S1 of the development proposals. It explains the design thinking behind the revisions to the proposals.



2.0 Key Changes

In November 2015, after consultation with the Greater London Authority, further changes have been proposed to the Scheme. These changes incorporate the retention of the warehouses at 12-13 Blossom Street as a separate building.

Key changes:

- Separation of SI and 12-13 Blossom Street.
- Amendments to SI core as a result of disconnecting 12-13 Blossom Street.
- Creation of a new core to serve 12-13 Blossom Street.
- Office space within 12-13 Blossom Street will create further smaller floor plates for co-working and small and medium enterprises (SME'S).
- Retention of existing roof profile to 12-13 Blossom Street.
- Retention and refurbishment of internal fabric of 12-13 Blossom Street warehouses, including maintaining existing structural floor levels.
- Creation of a new amenity terrace for office workers in 12-13 Blossom Street.

The proposals for 14-15 Blossom Street (the concrete section of the warehouses) remain as per the December 2014 application. The warehouses to 14-15 Blossom Street will remain part of plot SI. The existing facade will be retained and the later concrete fabric behind will be replaced with a timber and steel structure in spirit of the construction of the timber warehouses at 12-13 Blossom Street. The parapet will be reinstated back to its original level with a glass clerestory above.

The following pages illustrate the proposed changes to the design and impact on the illustrative views.



View of 12-13 Blossom Street looking east from Fleur De Lis Street

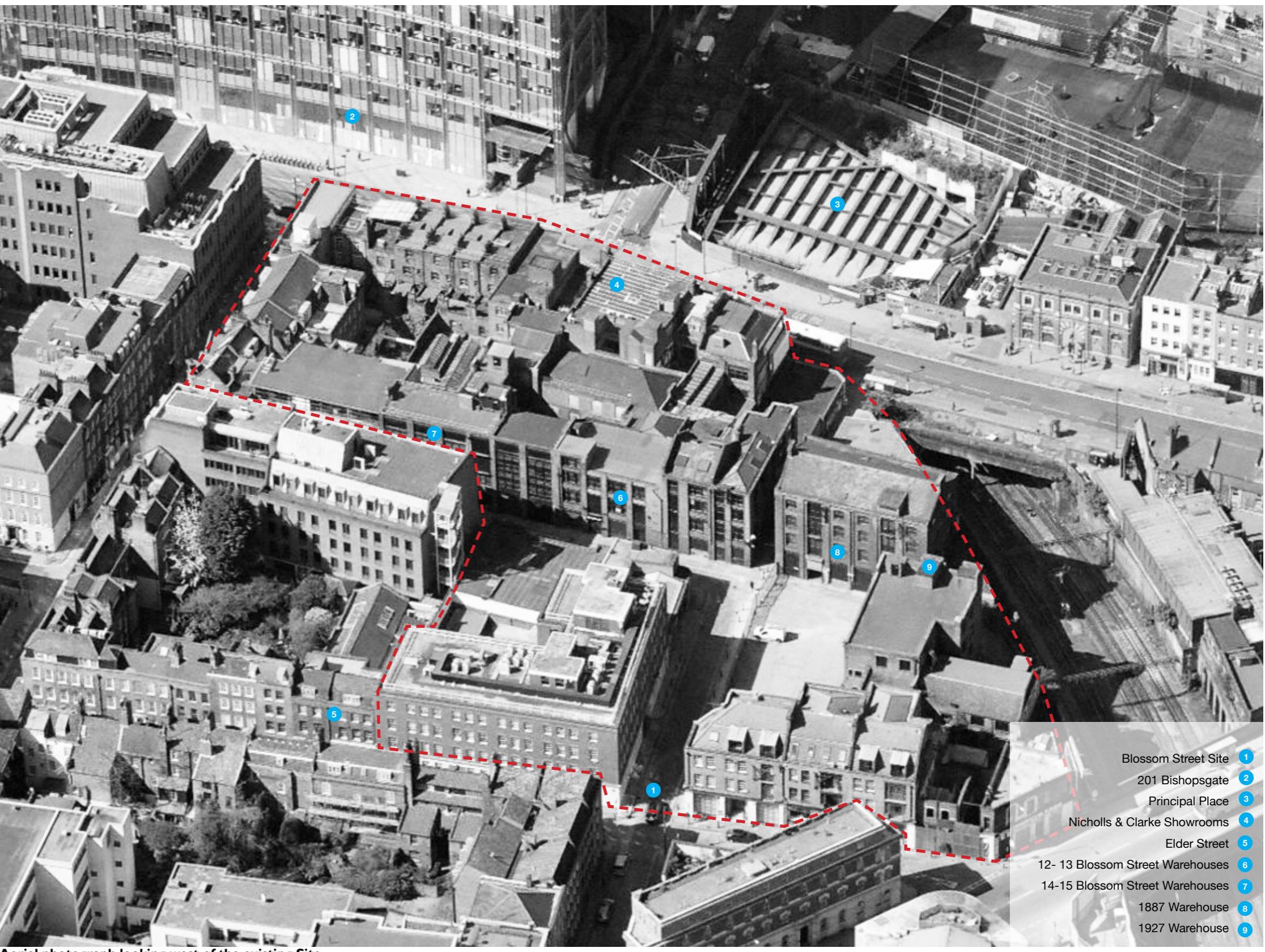
12-13 Blossom Street

3.0 Existing Buildings: 12-13 Blossom Street

The warehouses to 12-13 Blossom Street are located at the junction of Blossom Street and Fleur De Lis Street. These are one of a number of warehouses which address Blossom Street.

The Blossom Street Warehouses are comprised of:

- 12-13 Blossom Street: Timber section of warehouses
- 14-15 Blossom Street Concrete section of warehouses
- 1887 Warehouse to the north of Fleur De Lis Passage.



Aerial photograph looking west of the existing Site



3.0 Existing Building: 12- 13 Blossom Street

The warehouses at 12-13 Blossom Street are of cellular construction, with solid load bearing masonry walls providing both support to the floor structures and the overall stability to the building as a whole. The floor structures themselves comprise a large range of different systems, including timber, wrought iron and steel beams and internally are supported off cast iron, timber and steel columns.

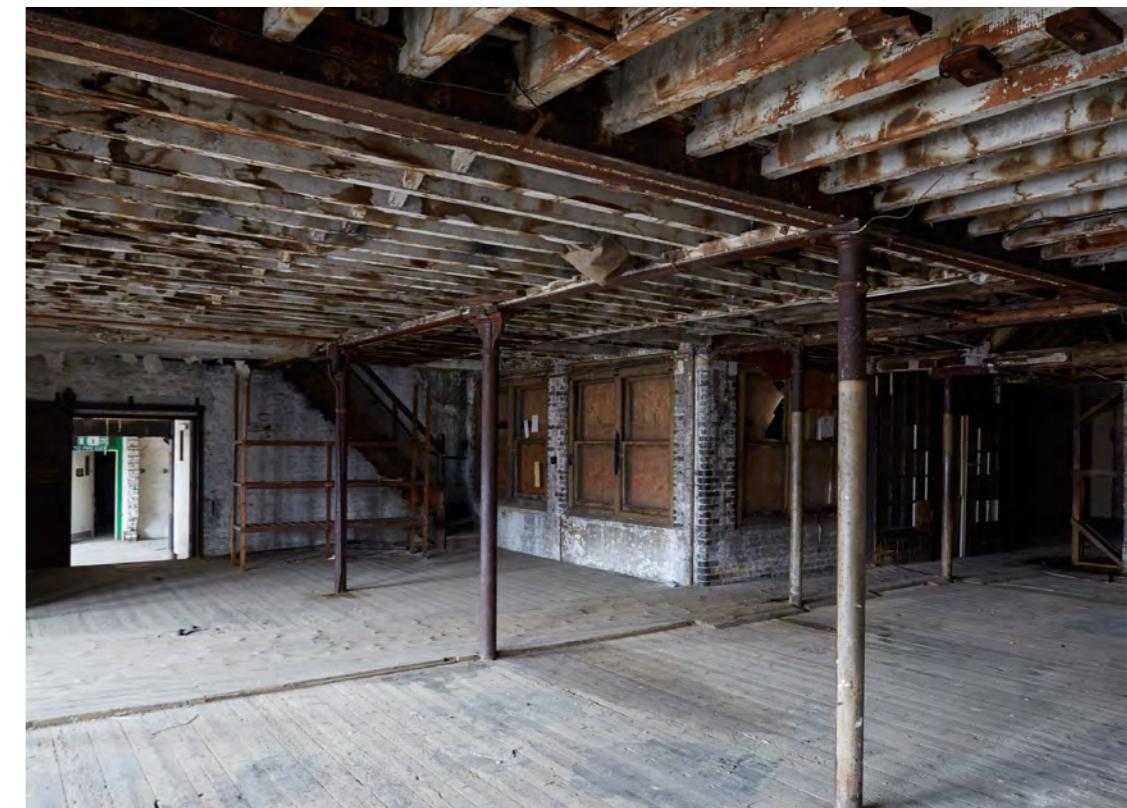
The structure to 12-13 Blossom Street has been repeatedly altered so much of the floor and roof structure is not original. The structures generally appear to be well founded, and of robust original construction for their age and type, albeit with some design flaws which are not unusual for their age, such as building steelwork into external walls, where they can suffer corrosion due to water ingress.

The warehouses are of a standardised warehouse architecture and are purely functional in character and appearance. The facade to Blossom Street is generally unified, despite some variation which reflects different periods of growth and occupation and reinforces the industrial character of this part of the Conservation Area.

The roof and top storey of the warehouses to Blossom Street have been altered. 13 Blossom Street has lost its third floor/roof structure and is therefore a storey shorter than the surrounding buildings. Parts of the original fenestration to the facade to 12-13 Blossom Street has been lost, including some doors to the loading bays. These significant alterations have impacted on the overall architectural integrity of the Blossom Street warehouses.



View of 12- 13 Blossom Street



12-13 Blossom Street: Interior at 2nd floor



View of 12-13 Blossom Street from Fleur De Lis Street



12-13 Blossom Street : Interior at 3rd floor

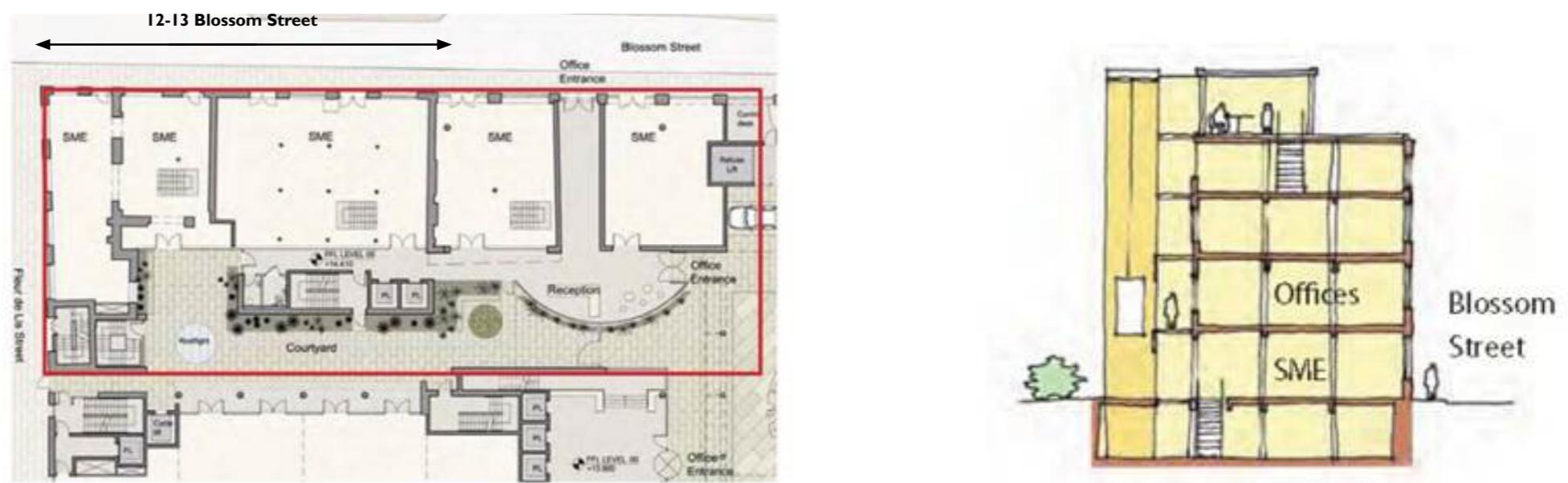
12-13 Blossom Street

4.0 Extant Consent: 12-13 Blossom Street

The Site currently has planning permission granted in 2011 (PA/10/02764) on SI and part of S3. The scope of the consented scheme relating to 12-13 Blossom Street is as follows and is illustrated to the right.

- Retention of pitched roofs.
- Reinstatement of missing facade at 3rd floor.
- Replacement of loading doors to loading bays to a new design.
- Reinstatement of lost accommodation at 3rd floor to 13 Blossom Street.
- New 4th floor plant enclosure and screen.
- New external core to rear of 12-13 Blossom Street.

The 2011 Extant Consent does not offer any protection to the internal quality of the 12-13 Blossom Street Warehouses. The approved drawings refer to soft strip and conservation work whilst the Design and Access Statement makes some reference to cast iron columns and goods lifts.



5.0 Design Concept: Scope of Retention

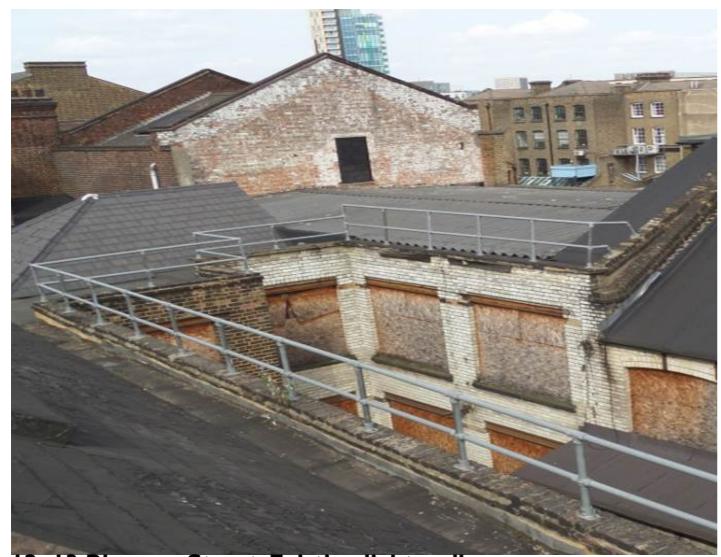
It is proposed to retain and refurbish the warehouses at 12-13 Blossom Street. The diagram to the right sets out the scope of retention in plan. Existing structure; joists, columns, beams and load bearing masonry brick walls will be retained in order to preserve the fabric and character of these spaces.

The three rooms which front Blossom Street/ Fleur De Lis Street are retained. In addition, it is proposed to keep the following elements which were not retained as part of the 2011 scheme.

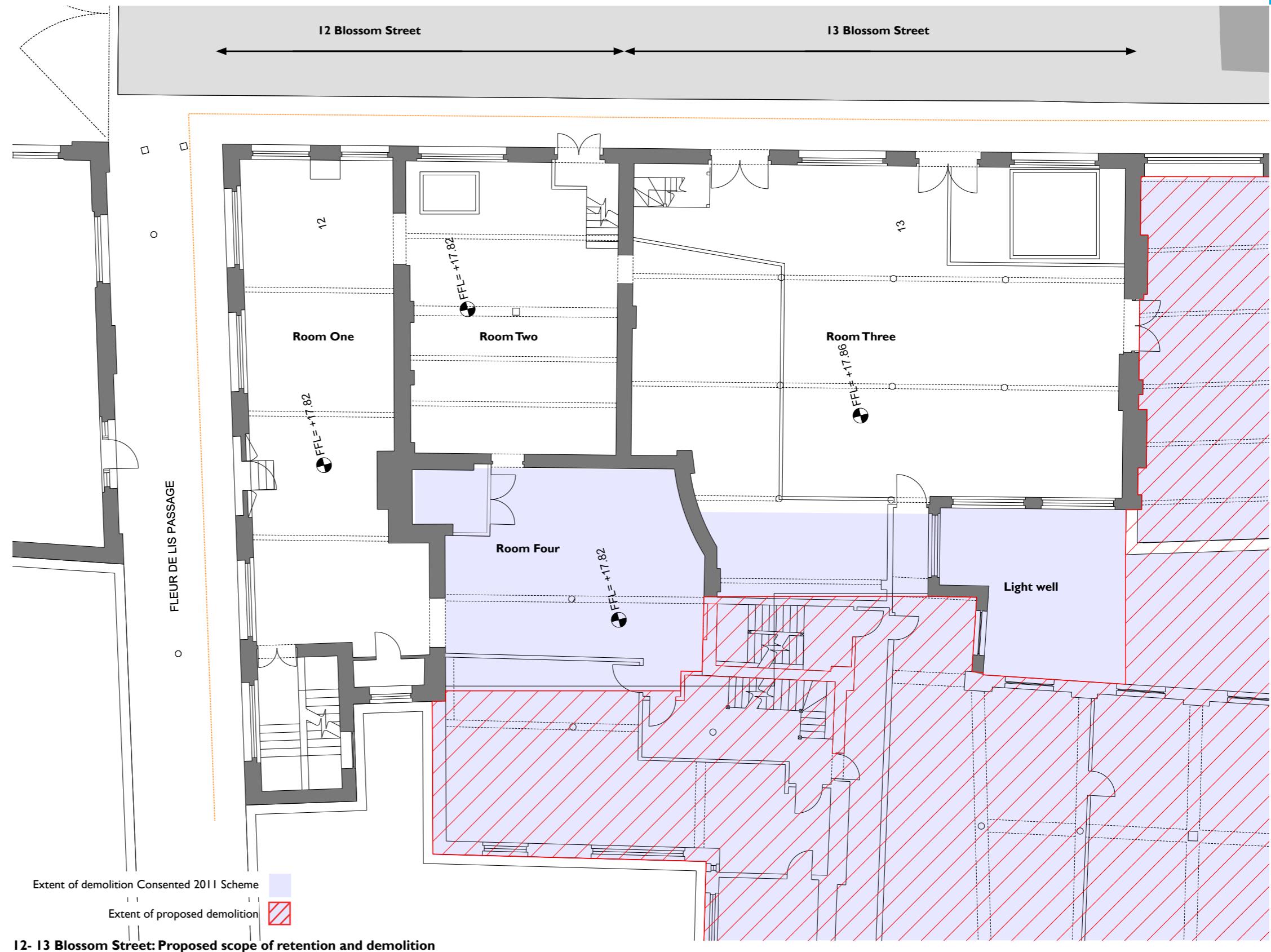
- Northern wall to light well.
- Fabric and plan form of room four.

For the purpose of this report the rooms have been named as shown on the plan to the right and hereafter are referred to by these names. The strategy for warehouses is to retain these as found wherever possible including floor levels. However a number of interventions are required to bring the warehouses up to meet modern building regulations along with repair to the fabric. These include:

- New core and lift.
- New service installation including plant.
- Fire compartmentation, fire protection to frame and surface spread flame.
- Upgrade of external fabric to meet Part L.
- Provision of new lift and barrier free access
- Provision for DDA compliant access throughout



12- 13 Blossom Street: Existing light well



12-13 Blossom Street

5.0 Design Concept

The key design principles for 12-13 Blossom Street are:

Use

- Operate as an independent building.
- Able to be let floor by floor or to one tenant.
- Provide office space for SME's.

Ethos

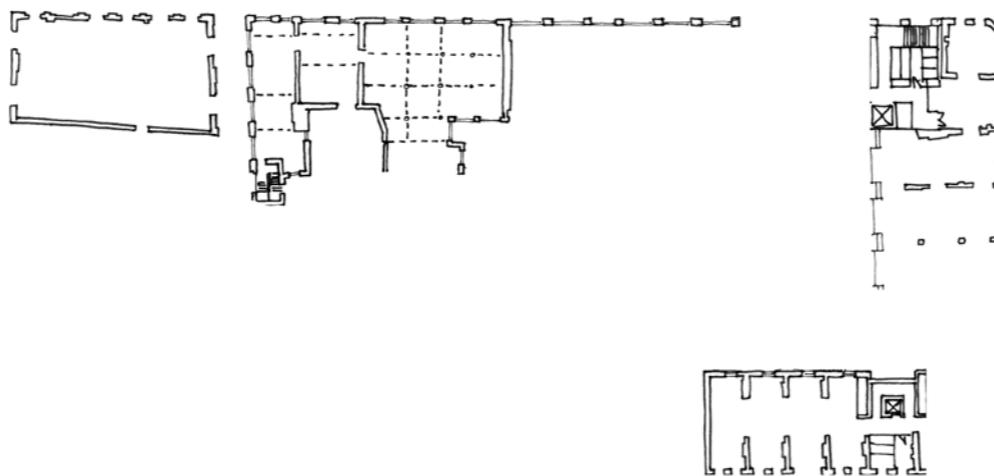
- Approach to retention and restoration - 'retain as found.'

Interiors

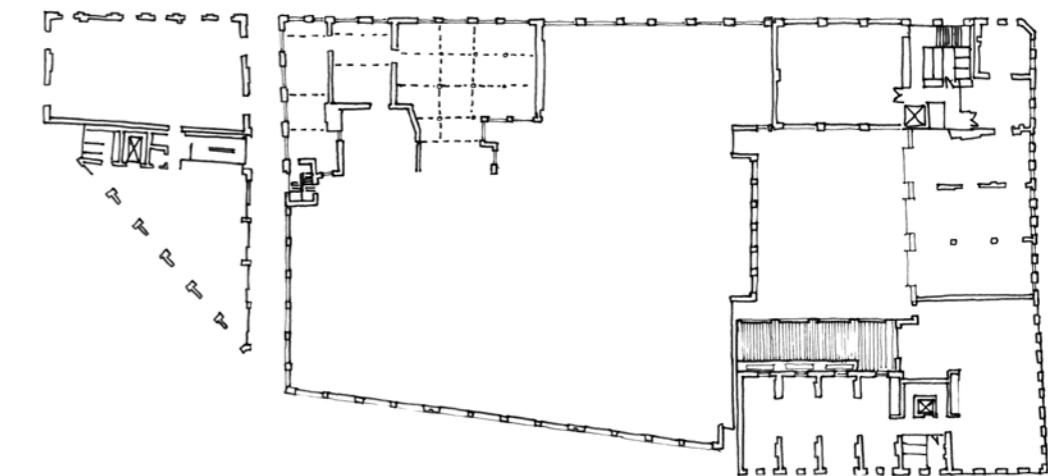
- Retaining and refurbishing the interiors.
- Maintaining the legibility of the three key rooms within the warehouses by inserting a new circulation core to the rear of the warehouses.
- Retaining more fabric than the consented scheme by retaining room 4.
- Retaining the form of the existing light well including: glazing, faience tiles /brick work.
- Removing later unsympathetic additions which detract from the character of warehouses e.g. plasterboard partitions which subdivide rooms.
- Retaining ephemera internally such as metal doors, cupboards which house winding gears and original sign writing on brick walls.
- Bring the warehouses up to meet modern building regulations along with repairs to the fabric.
- New structure to stair core independent of S1.

Externally

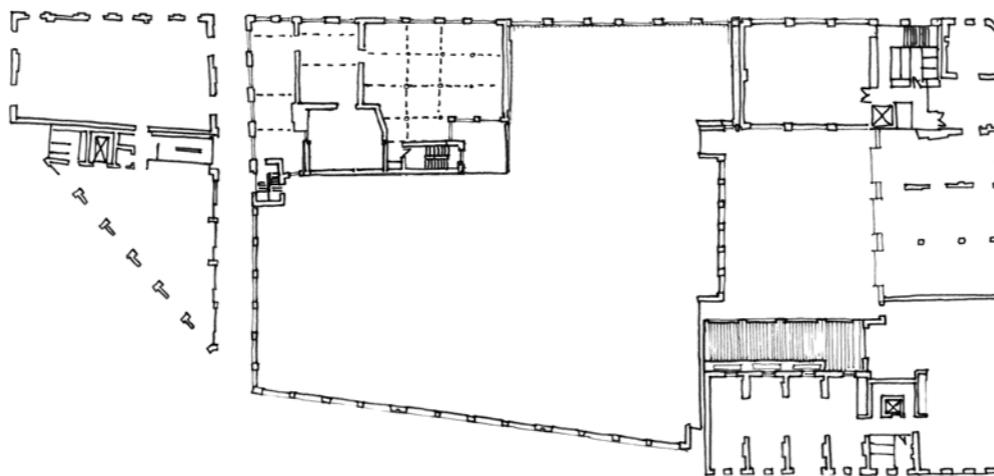
- Retaining existing roofs and parapet line
- Retaining the loading bay doors and reinstating these where lost.



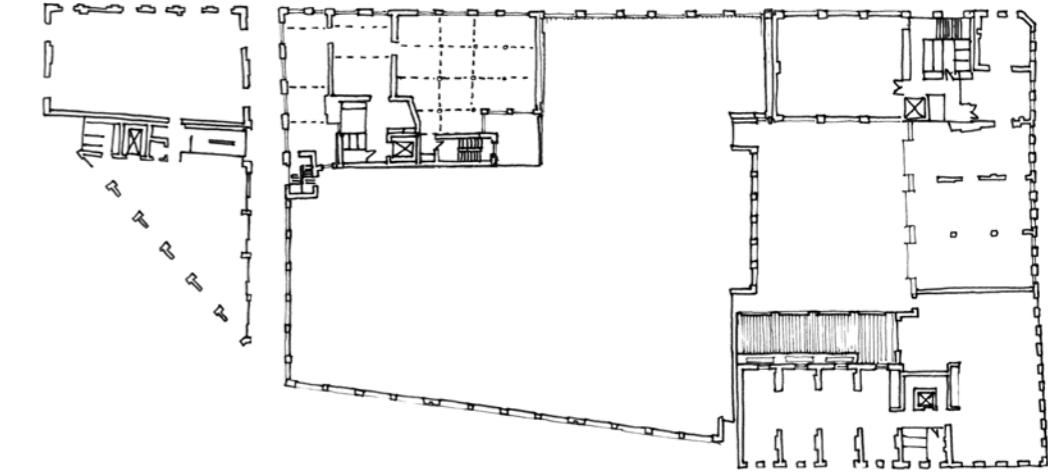
Footprint of retained 12-13 Blossom Street



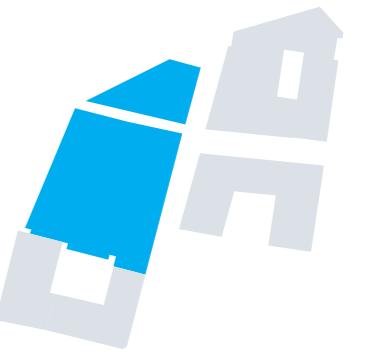
12-13 Blossom Street to be an independent building



12-13 Blossom Street new stair addressing light well



12-13 Blossom Street using room four for toilets and services



6.0 Proposed Scheme: Internal Soft Strip

Internally, there are a number of items which detract from the character of the warehouses. It is proposed these are removed as part of the internal soft strip. The scope of these items on each floor is set out over coming pages.

Ground Floor

Room One

- Internal plasterboard partitions: These are modern additions, in poor condition which detract from the character of the warehouses.

Room Two

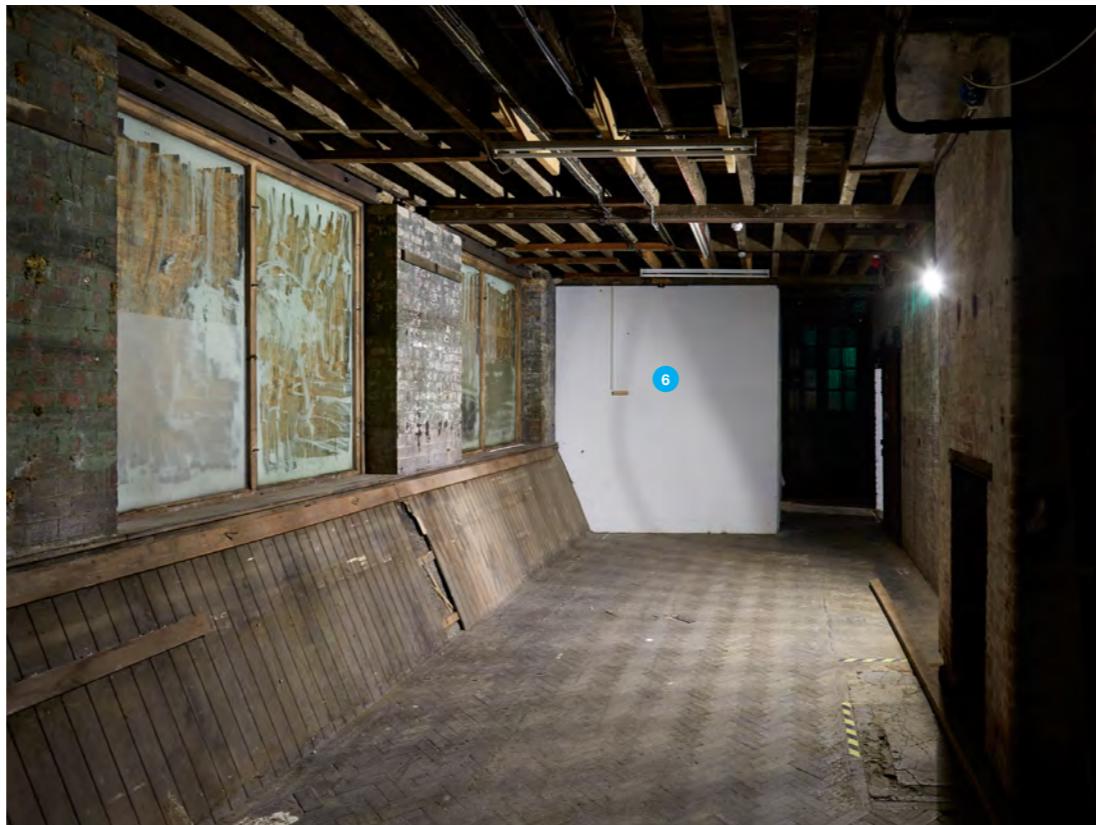
- Service hoist: This redundant hoist sits in front of a window blocking light.
- Red Steel beams: These later beams sit beneath the original structure and detract from the character of warehouse.

Room Three

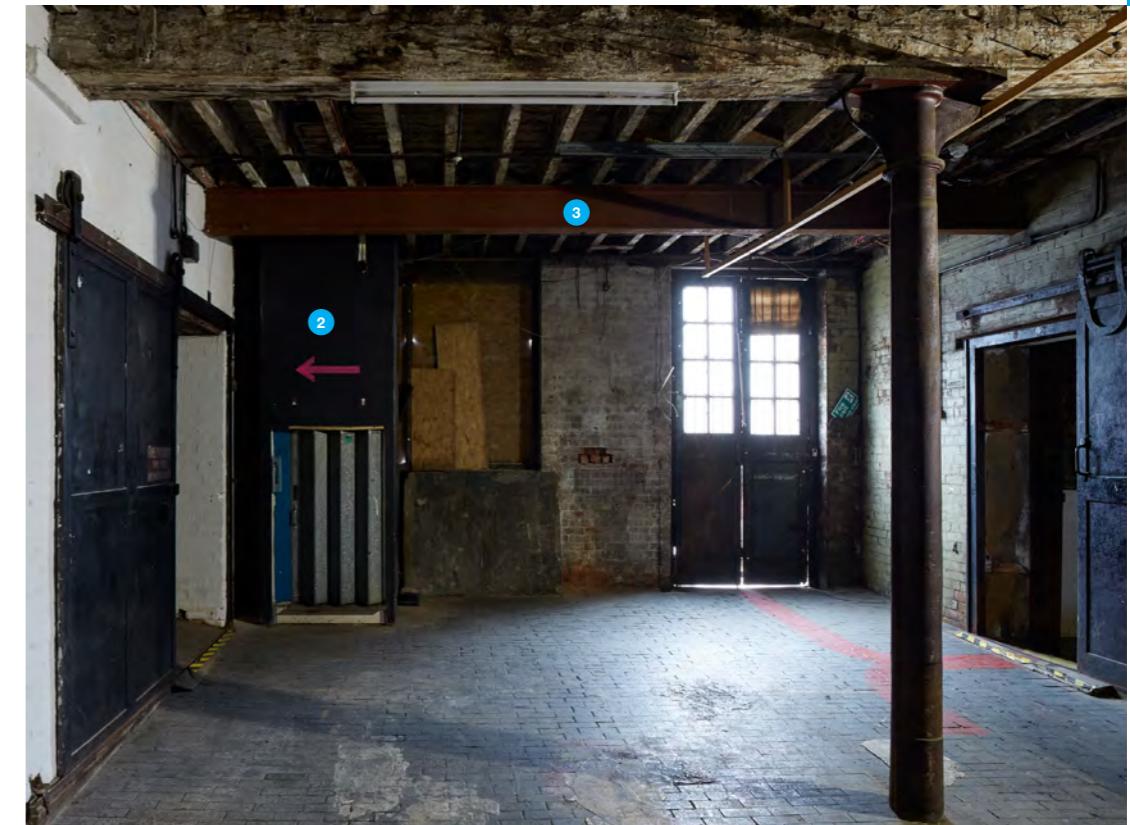
- Internal partitions: These are modern additions, in poor condition which detract from the character of the warehouses.
- Service hoist: This redundant hoist sits in front of a window blocking light.
- Internal stair to basement: This is of no heritage value and is not compliant with building regulations.

Room Four

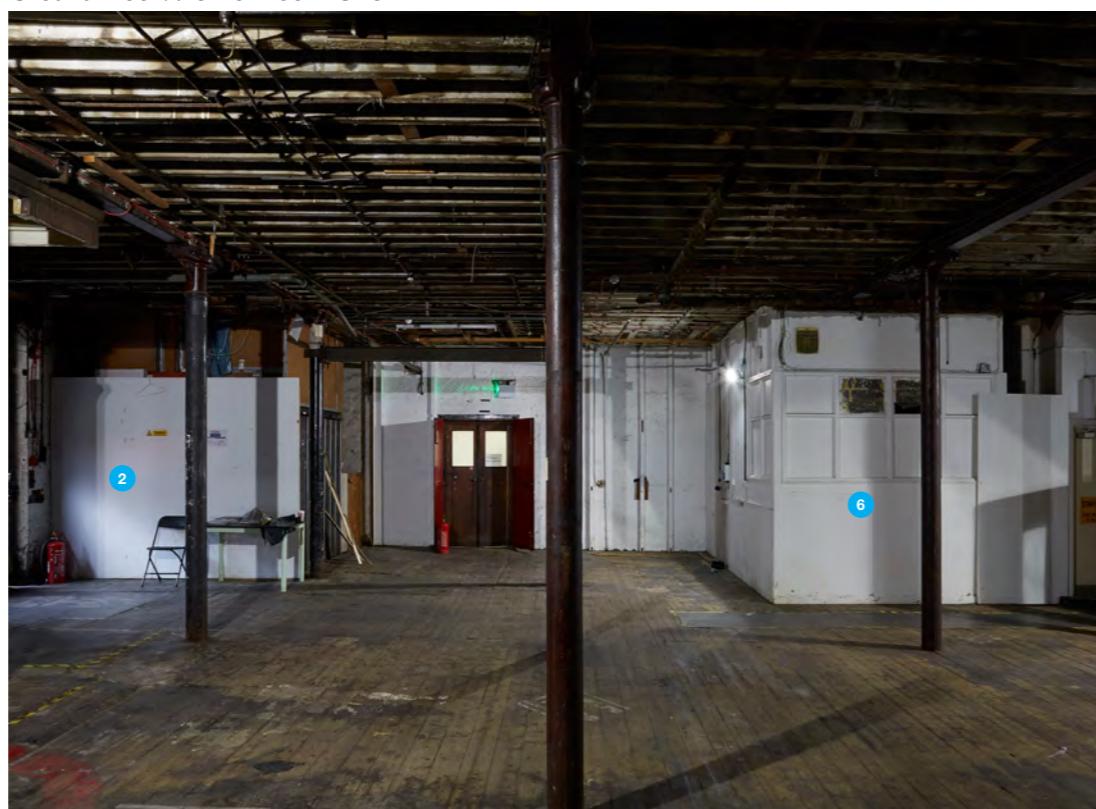
- Internal partitions: These are modern additions, in poor condition which detract from the character of the warehouses.



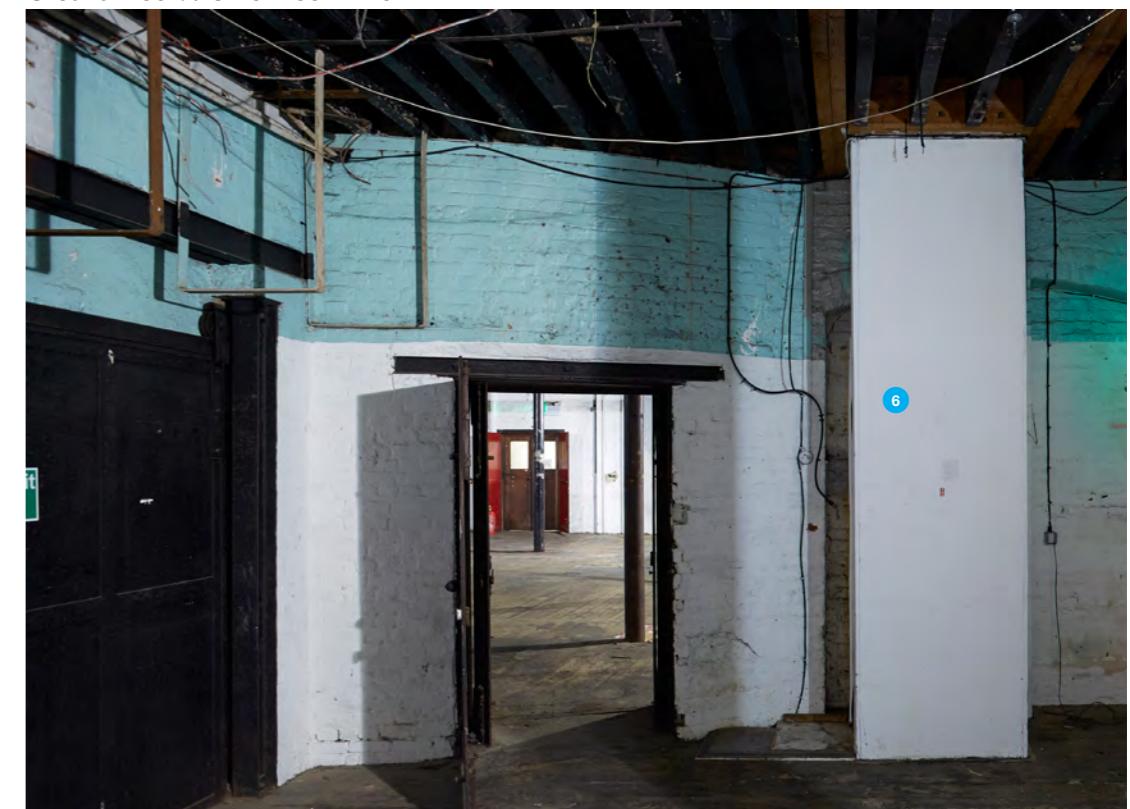
Ground Floor: View of Room One



Ground Floor: View of Room Two



Ground Floor: View of Room Three



Ground Floor: View of Room Four

Scope of strip out:

Plasterboard / plaster ceilings ①

Service hoist ②

Modern Steel beams ③

Temporary stair case ④

Timber boarding ⑤

Plasterboard partitions ⑥

6.0 Proposed Scheme: Internal Soft Strip

First Floor

The following items are proposed to be removed as part of the soft strip.

Room One

- Plaster/Plasterboard ceiling: This detracts from the character of the warehouses.

Room Two

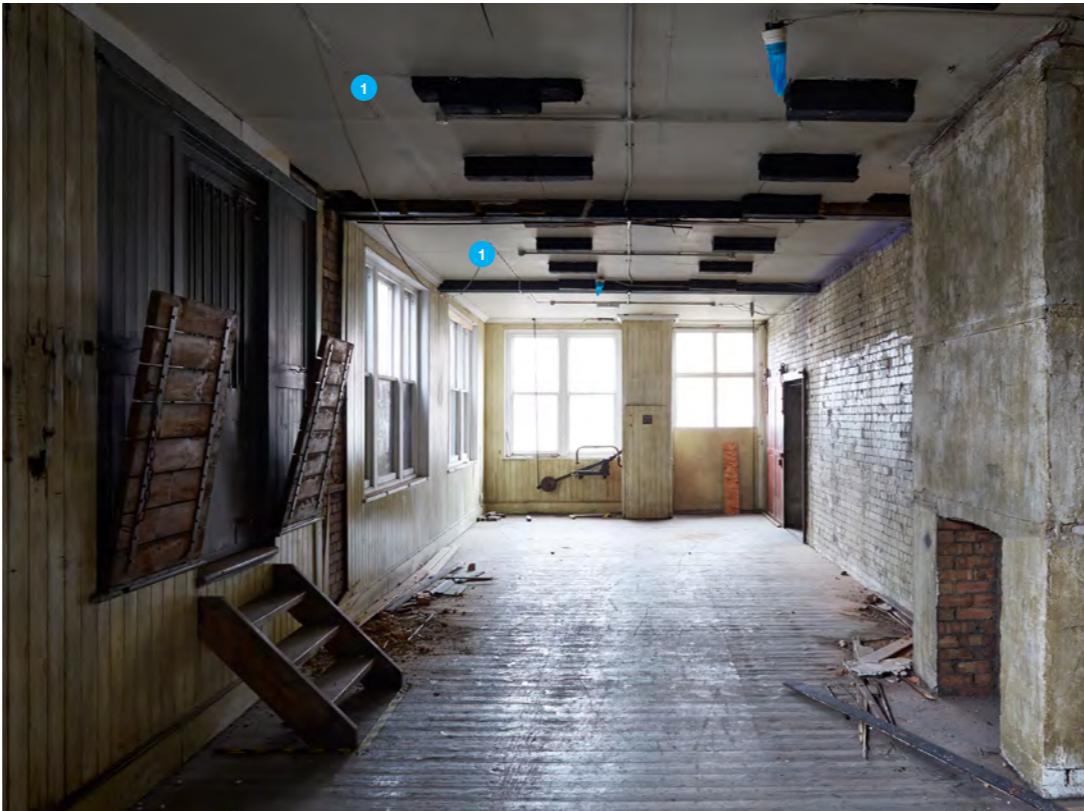
- Service hoist: This redundant hoist sits in front of a window blocking light.
- Internal timber stair: This is a later addition. It is of no heritage value and is not compliant with building regulations.
- Red steel beams: These more recent beams sit below the original structure and detract from the character of warehouse.

Room Three

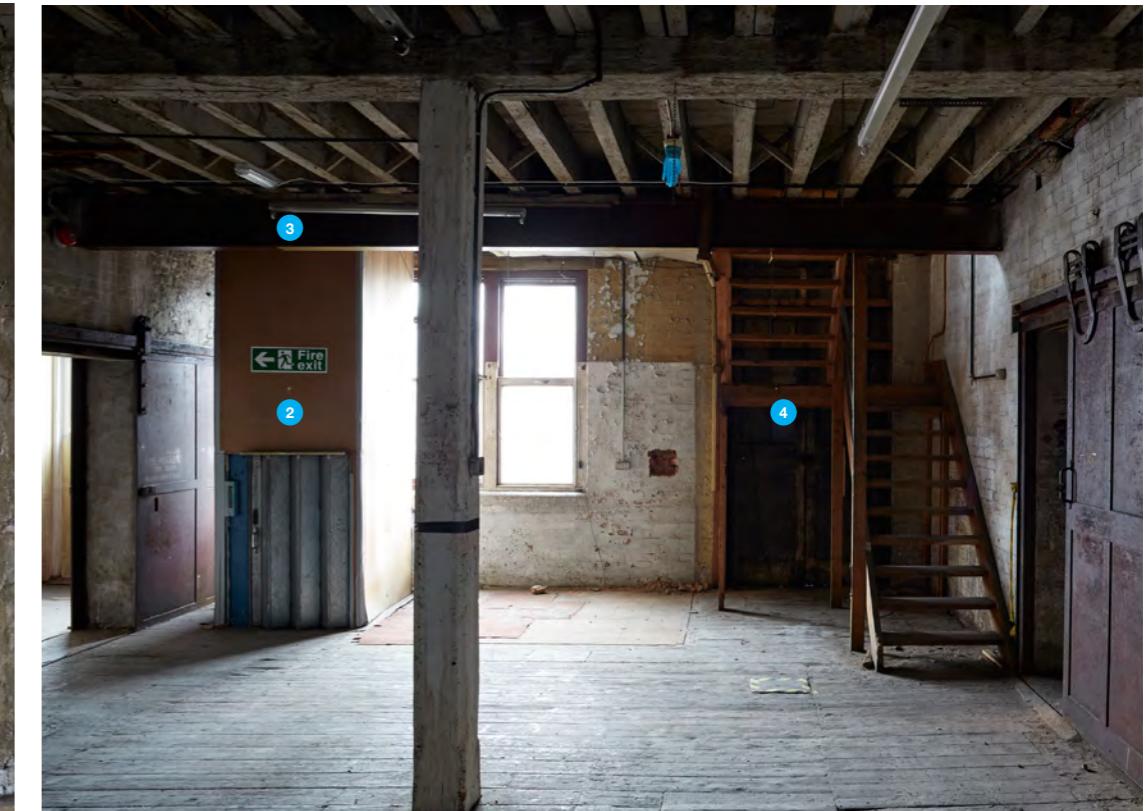
- Internal partitions: These are in poor condition and detract from the character of the warehouses.
- Service hoist: This redundant hoist sits in front of a window blocking light.
- Internal timber stair: This is of no heritage value and is not compliant with building regulations.
- Plaster ceiling: This is incomplete and in poor condition.
- Timber lining to ceiling: It is proposed to remove this to reveal the character of joists. Where possible this will be salvaged and used for repairs to the vertical timber lining elsewhere in warehouses.

Room Four

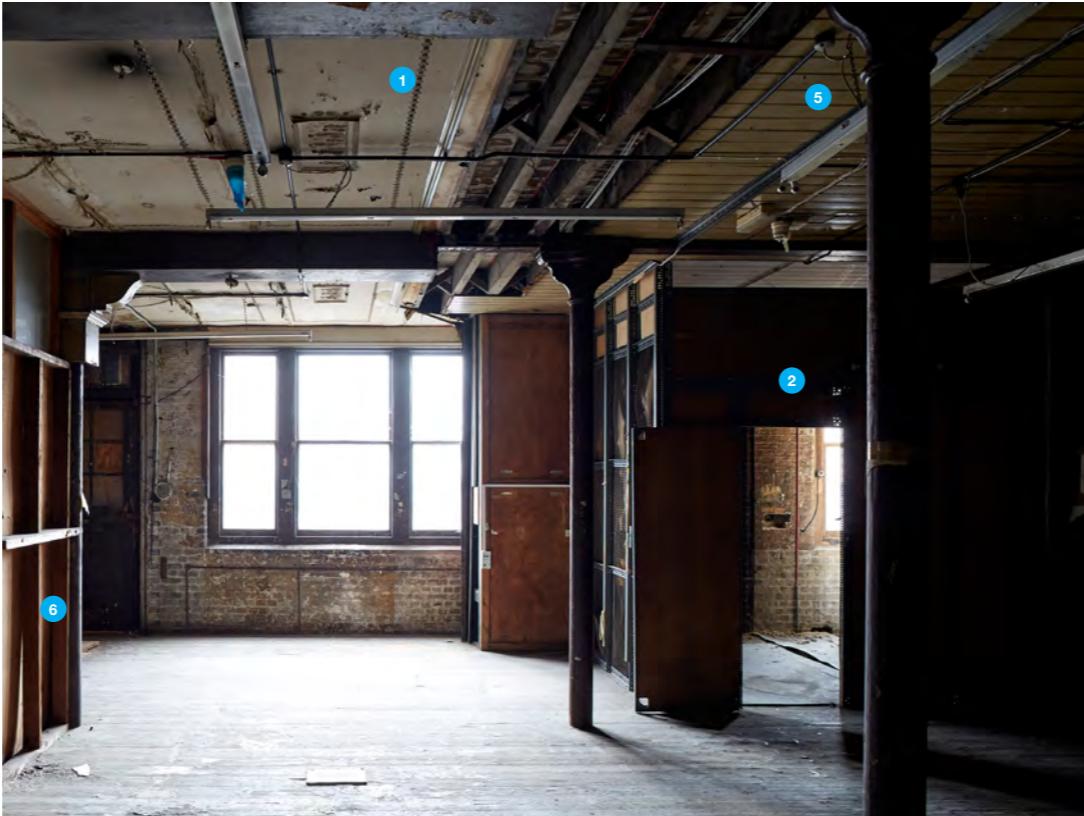
- Plaster/Plasterboard ceiling: This is in poor condition and detracts from the character of the warehouses.



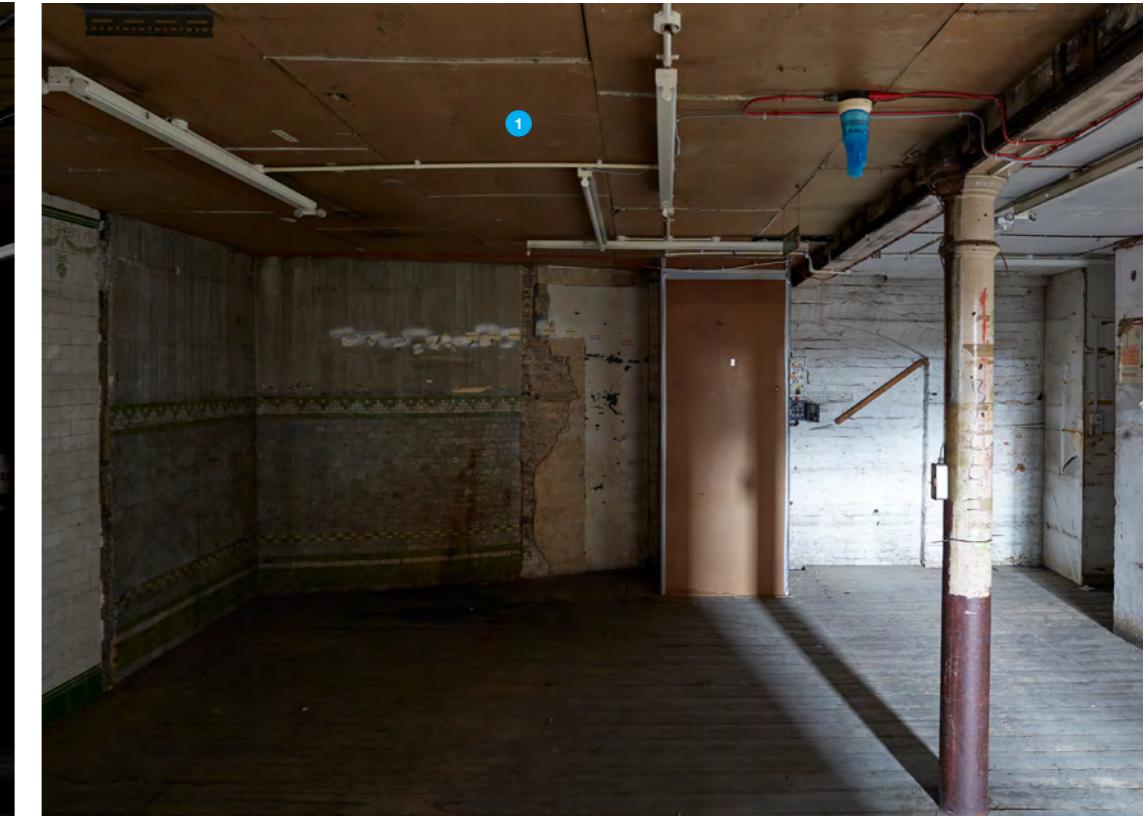
Level One: View of Room One



Level One: View of Room Two



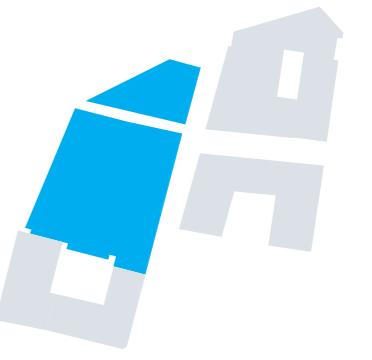
Level One: View of Room Three



Level One: View of Room Four

Scope of strip out:

- | | |
|---------------------------------|---|
| Plasterboard / plaster ceilings | 1 |
| Service hoist | 2 |
| Modern Steel beams | 3 |
| Temporary stair case | 4 |
| Timber boarding | 5 |
| Plasterboard partitions | 6 |



6.0 Proposed Scheme: Internal Soft Strip

Second Floor

The following items are proposed to be removed as part of the soft strip.

Room Two

- Service hoist: This redundant hoist sits in front of a window blocking light.
- Internal stair: This is a later addition. It is of no heritage value and is not compliant with building regulations.
- Plasterboard ceilings: These are in poor condition and detract from the character of the warehouse.

Room Three

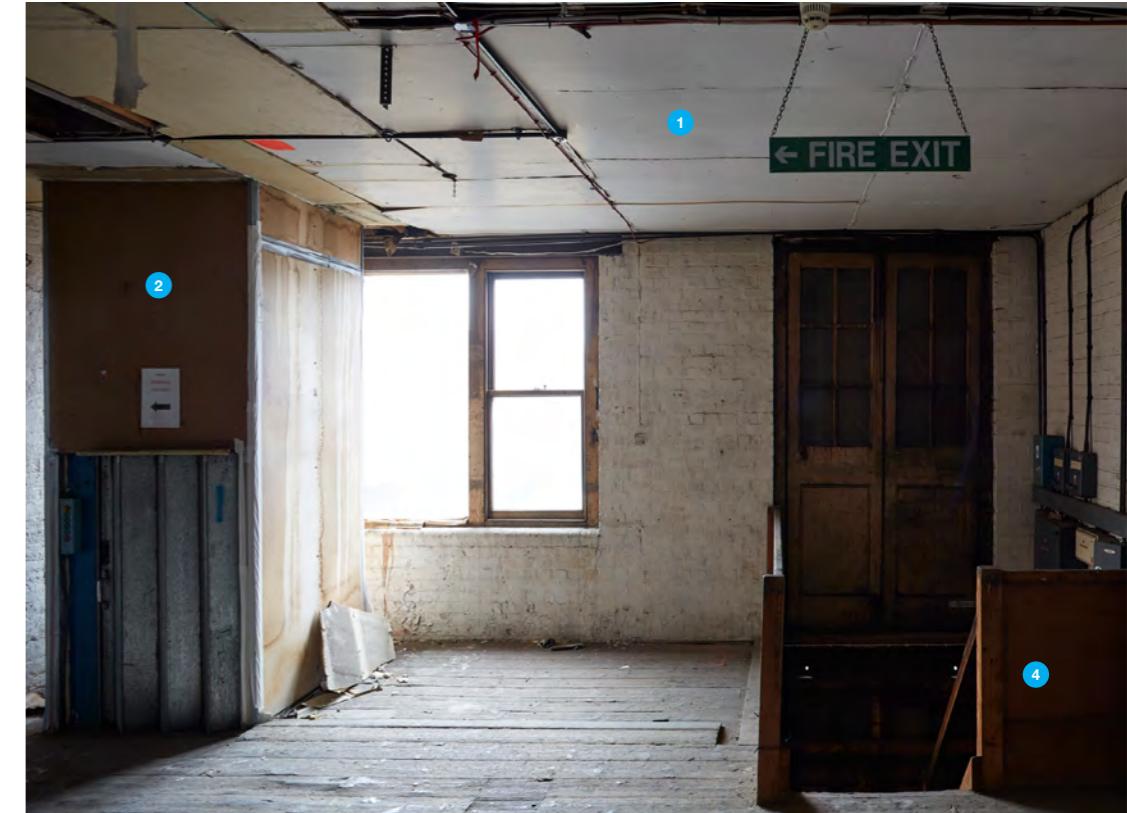
- Service hoist: This redundant hoist sits in front of a window blocking light.
- Internal stair: This is a later addition. It is of no heritage value and is not compliant with building regulations.

Room Four

- Joists/ Floor Boards: There is a significant change in level between room 2 and room 4 at this level. It is proposed that the joists in room 4 are reset to tie in with the existing floor levels to room 2.



Second Floor: View of Room One



Second Floor: View of Room Two



Second Floor: View of Room Three



Second Floor: View of Room Four

Scope of strip out:

- | | |
|---------------------------------|---|
| Plasterboard / plaster ceilings | 1 |
| Service hoist | 2 |
| Modern Steel beams | 3 |
| Temporary stair case | 4 |
| Timber boarding | 5 |
| Plasterboard partitions | 6 |

6.0 Proposed Scheme: Internal Soft Strip

Third Floor

The following items are proposed to be removed as part of the soft strip.

Room One

- Plasterboard ceiling: This is a later addition and in poor condition. This will allow the character of the warehouses to be exposed.

Room Two

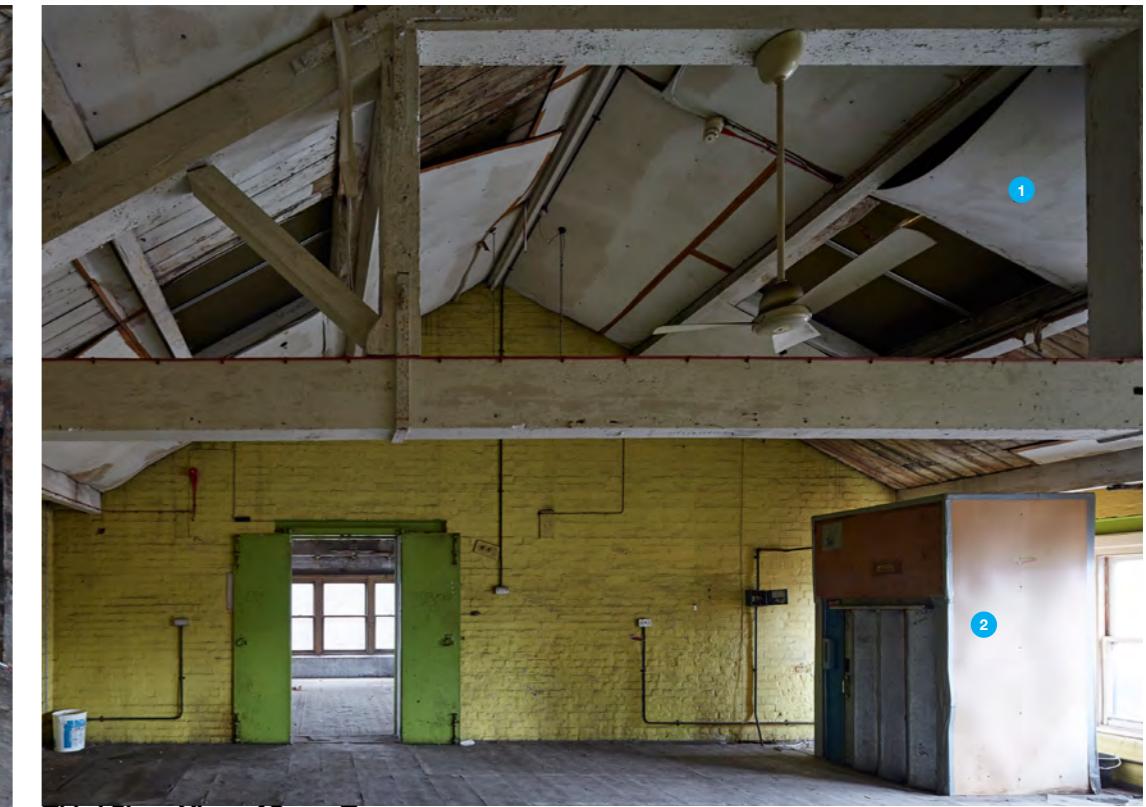
- Service hoist: This redundant hoist sits in front of a window blocking light.
- Internal stair: This is a later addition and is of no heritage value.
- Plasterboard linings to roof: These are a later addition and in poor condition. The soft strip of these will allow the character of the roof to the warehouses to be exposed.

Room Three

- The later corrugated steel low pitched roof covering over room three will be removed.



Third Floor: View of Room One



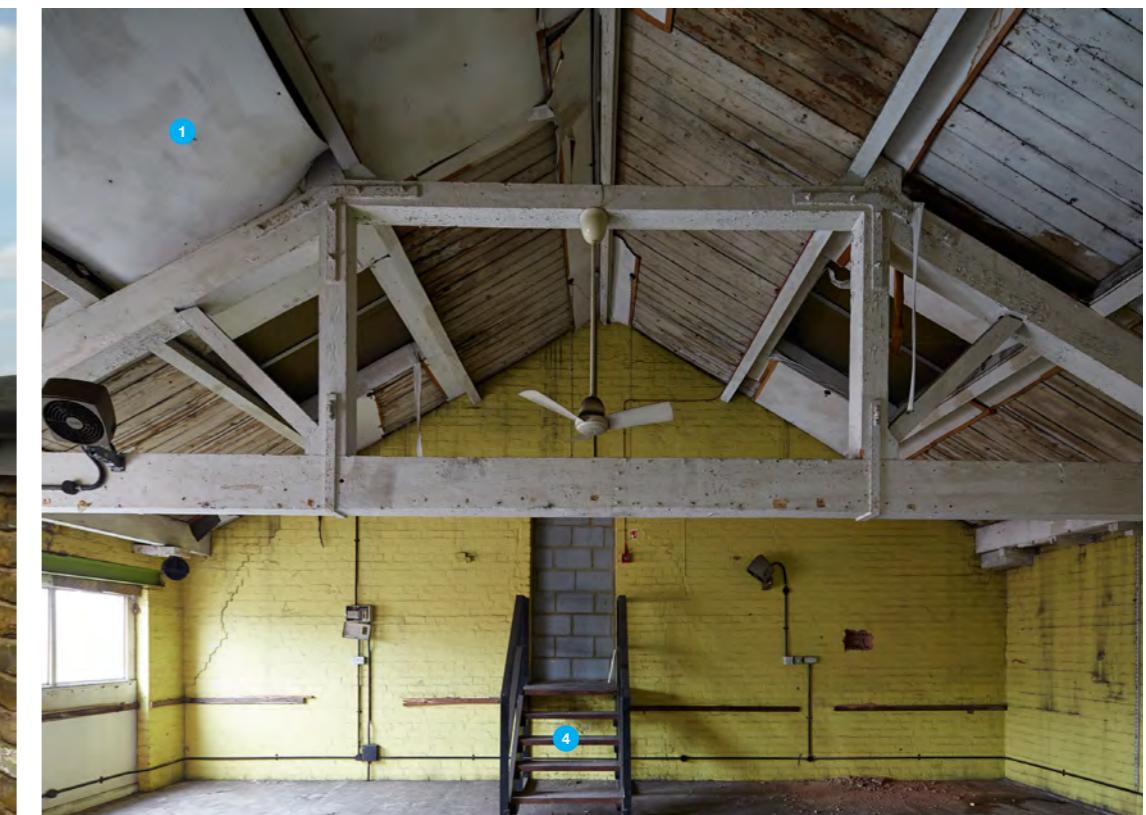
Third Floor: View of Room Two



View of Roof over Room Three

Scope of strip out:

- | | |
|---------------------------------|---|
| Plasterboard / plaster ceilings | 1 |
| Service hoist | 2 |
| Modern Steel beams | 3 |
| Temporary stair case | 4 |
| Timber boarding | 5 |
| Plasterboard partitions | 6 |



Third Floor: View of Room Two

7.0 Land Use

At ground floor two food and beverage units are proposed, one to the corner of Blossom Street and Fleur De Lis with the other accessed from Blossom Street.

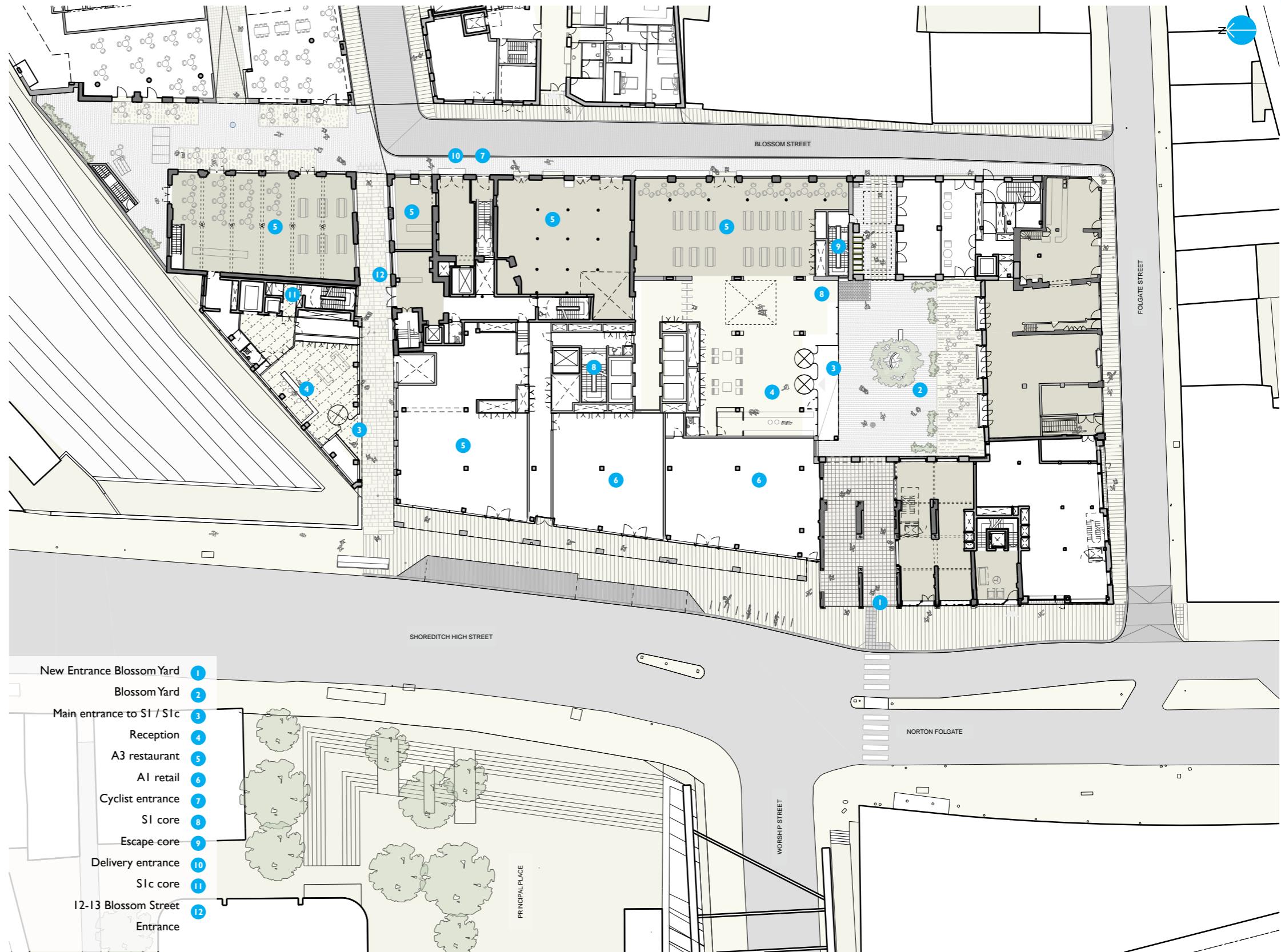
The office space at first to third floors is accessed via a reception and new core off Fleur De Lis Street. The smaller floor plates are intended for use by SME's and are designed so that floors can be let individually or to one tenant.

8.0 Layout Ground Floor

The refurbished warehouse at 12-13 Blossom Street will have A3 uses at ground, animating Fleur De Lis Passage and Blossom Street.

The entrance to the offices in 12-13 Blossom Street is from Fleur De Lis Passage, providing further animation to the passage. A managed entrance allows access to office space above.

From Blossom Street there is managed access to a stair which allows employees of 12-13 Blossom Street, S1 and S1c to take bikes down to the shared basement under S1. There is a separate goods entrance for refuse/deliveries from Blossom Street, with a dedicated goods lift down to basement. Goods/refuse is then transferred laterally within the shared basement, to/from the main cores of S1 and S1c.



12-13 Blossom Street

8.0 Layout

Basement

12-13 Blossom Street, SI and S1c share a large new-build basement bounded by the train line and Shoreditch High Street to the north and west respectively. To the south the basement stops short of impeding the Scheduled Ancient Monument that lies beneath Blossom Yard.

In this amendment, it is proposed that the cross walls and column structure within the basement of 12-13 Blossom Street are also retained. The existing floor to soffit height in the basement of 12-13 is restricted at approximately 2m. As per the December 2014 application the existing basement floor level will be lowered to achieve sufficient clear space for plant, changing and shower facilities. The cross walls and columns will be underpinned.

Cycle provision (storage, changing and shower facilities) for 12-13 Blossom Street, SI and S1c lines the edge of Blossom Street at basement level. Extensive plant equipment is found within the new-build basement, in addition to refuse stores and other service equipment.

From Blossom Street there is managed access to a stair which allows employees of 12-13 Blossom Street, SI and S1c to take bikes down to the shared basement under SI.

The site wide delivery strategy remains as the planning application in December 2014. There is a separate goods entrance in 12 Blossom Street for deliveries/refuse to and from Blossom Street. A dedicated goods lift is provided to take goods down to the shared basement. Goods/ refuse is then transferred laterally within the shared basement, to/ from the main cores of SI and S1c.



8.0 Layout

First Floor (L01)

12- 13 Blossom Street

The refurbished warehouses at 12-13 Blossom Street will have B1 use above ground.

In order to maintain the integrity of rooms 1-3, a new accommodation stair is inserted behind the northern wall to the existing light well. A new passenger lift sits between the existing stair and the new core. Toilets are located in room 4 in the depth of the plan.

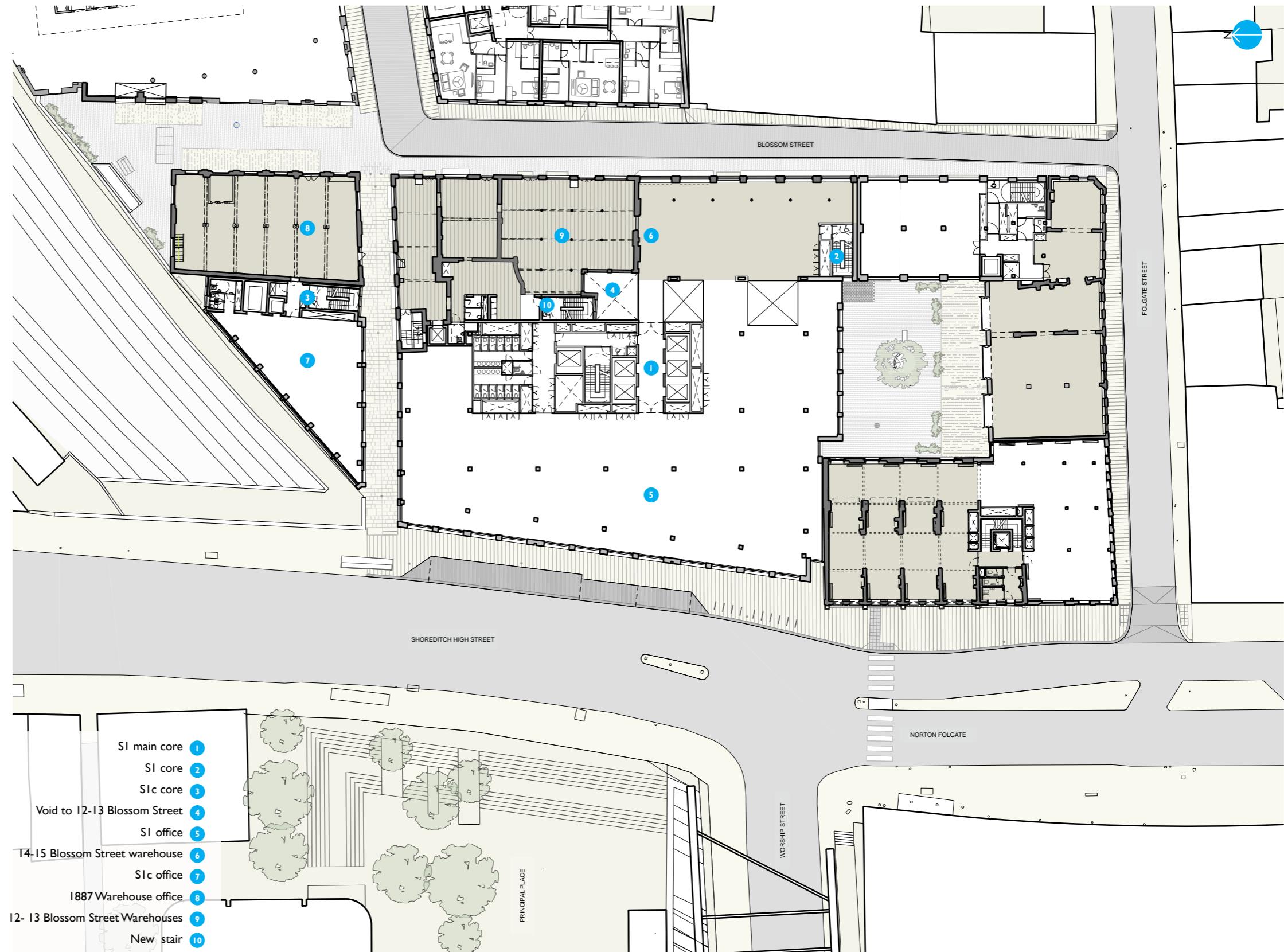
The existing light well is retained including brick, faience cladding and windows where these survive. The floor structure will remain at its existing level.

SI

The position of the core has been altered slightly to form a party wall with 12-13 Blossom Street.

To 14-15 Blossom Street the strategy remains as the planning application in December 2015. The existing facade will be retained and the later concrete fabric behind will be replaced with a timber and steel structure in spirit of the construction of the timber warehouses at 12-13 Blossom Street. 14-15 Blossom Street will remain part of SI with access from the main SI core.

A new bridge provides access from the core to 14-15 Blossom Street, addressing the existing light well to 12-13 Blossom Street.



12-13 Blossom Street

8.0 Layout

Second Floor (L02)

12-13 Blossom Street

The refurbished warehouses at 12-13 Blossom Street will have B1 use above ground.

In order to maintain the integrity of rooms 1-3, a new accommodation stair is inserted behind the northern wall to the existing light well. A new lift sits between the existing stair and the new core. Toilets are located in room 4 in the depth of the plan. The floor structure will remain at its existing level.

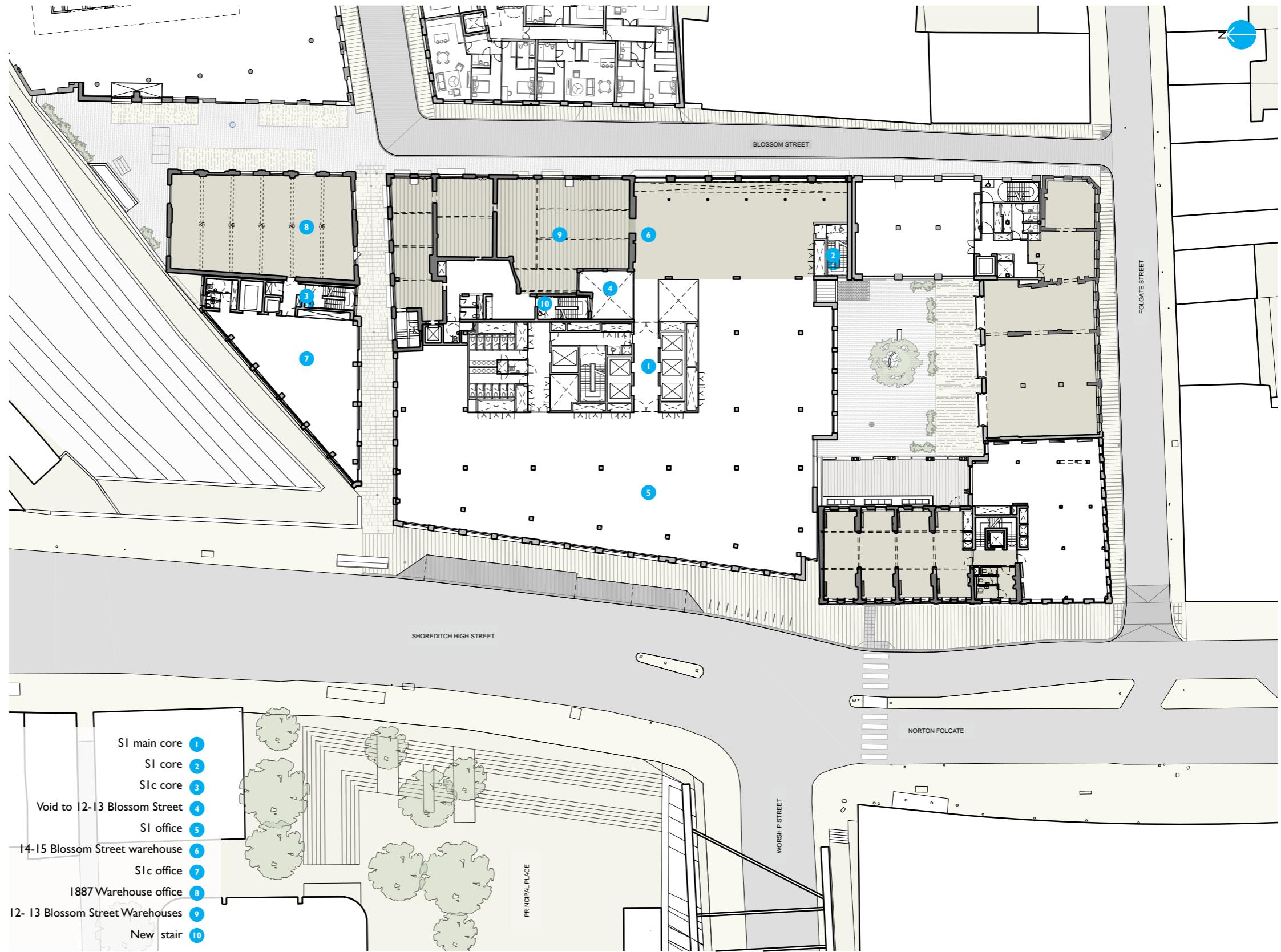
The form of the existing light well is retained including brick, faience cladding and windows where these survive.

SI

The position of the core has been altered slightly to form a party wall with 12-13 Blossom Street.

To 14-15 Blossom Street the strategy remains as the planning application in December 2015. The existing facade will be retained and the later concrete fabric behind will be replaced with a timber and steel structure in spirit of the construction of the timber warehouses at 12-13 Blossom Street. 14-15 Blossom Street will remain part of SI with access from the main SI core.

A new bridge provides access from the core to 14-15 Blossom Street, addressing the existing light well to 12-13 Blossom Street.



8.0 Layout

Third Floor (L03)

12-13 Blossom Street

Rooms 1 and 2 are retained and refurbished including the existing roof structures.

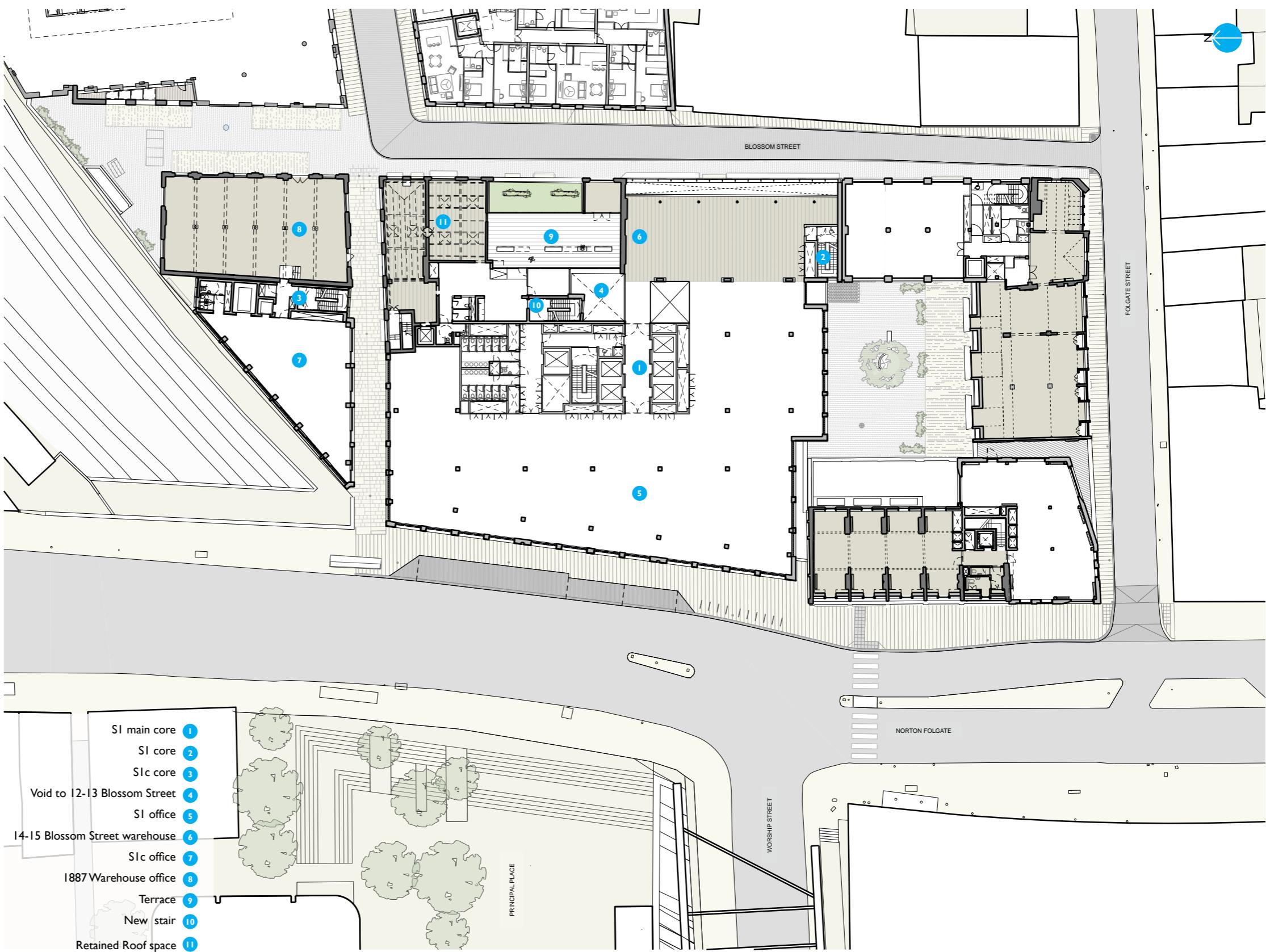
To 13 Blossom Street a terrace is created where the original accommodation is missing at 3rd floor. A zone of planting to edge of the facade to 13 Blossom Street sets the terrace back from the residential use opposite.

SI

The position of the core has been altered slightly to form a party wall with 12-13 Blossom Street.

To 14-15 Blossom Street the strategy remains as the planning application in December 2015. The existing facade will be retained and the later concrete fabric behind will be replaced with a timber and steel structure in spirit of the construction of the timber warehouses at 12-13 Blossom Street. 14-15 Blossom Street will remain part of SI with access from the main SI core.

A new bridge provides access from the core to 14-15 Blossom Street, addressing the existing light well to 12-13 Blossom Street.



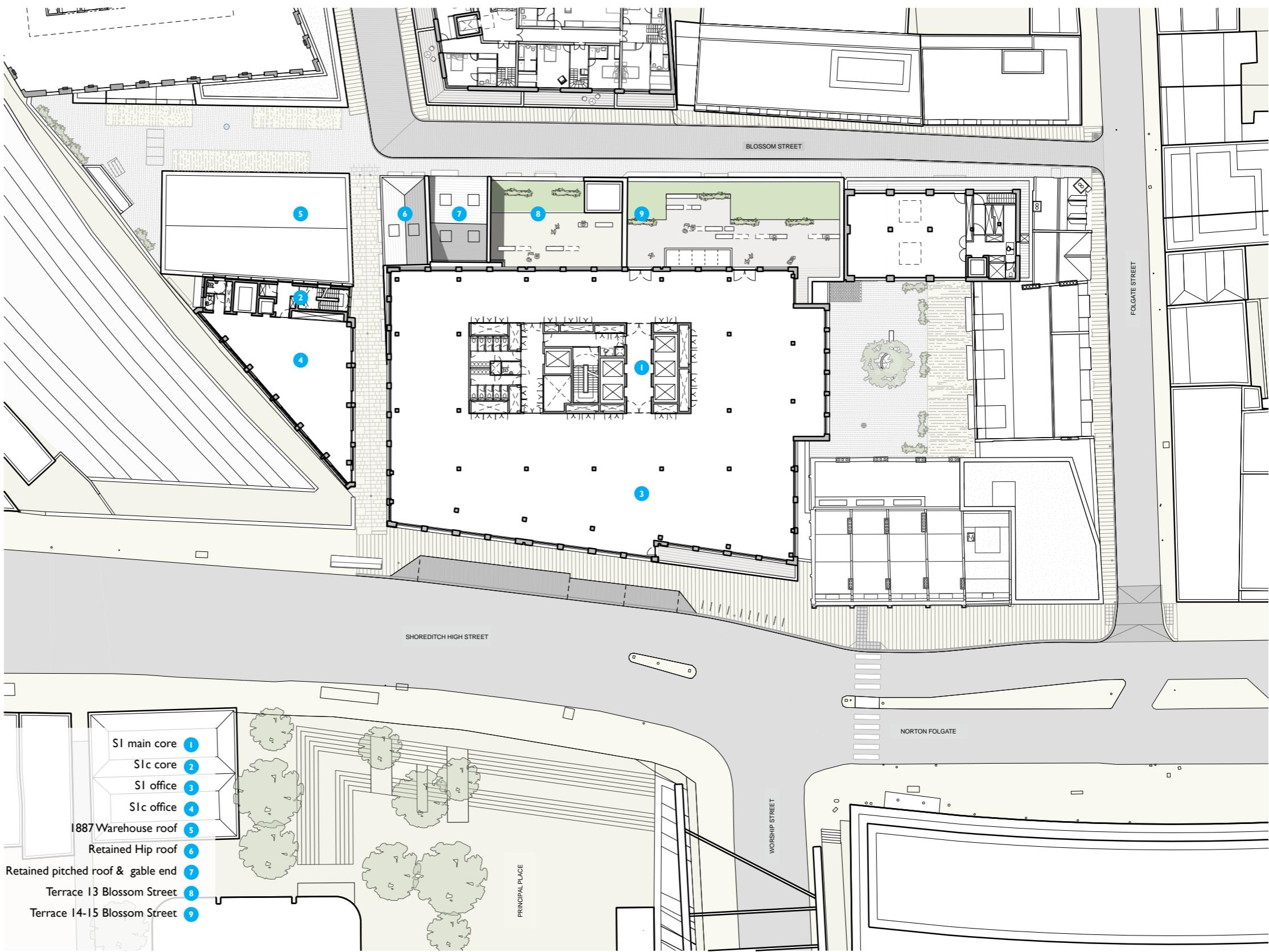
12-13 Blossom Street

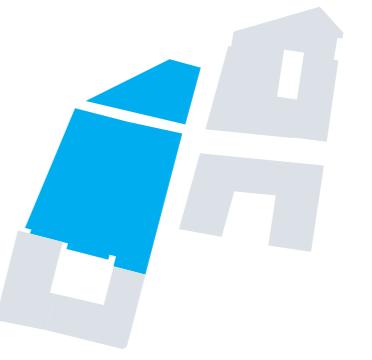
8.0 Layout

Roof

To 12-13 Blossom Street, the existing pitched roofs are retained with a new terrace occupying the area where original accommodation was lost at 3rd floor.

To 14-15 Blossom Street, there is a terrace which is accessed via SI as per the planning application in December 2014.





8.0 Layout

Level Three

The illustrative image to the right is of room one.

Key points:

- This show the existing pitched roof form retained and refurbished.
- Loading bay doors would be reinstated to this room.
- Internal metal doors are retained and refurbished.
- The internal fabric including brick walls would be retained and refurbished.



View of Room One at 3rd floor as existing.



Illustrative View of room one at 3rd floor.

12-13 Blossom Street

9.0 Access

Description

The proposal is to provide restaurant, office at ground floor and office accommodation above. There is a shared basement with S1 and S1c below which provides plant, cycle storage shower and refuse facilities.

12-13 Blossom Street has access onto Blossom Street and the Fleur De Lis Passage.

Parking

Car parking is limited and none has been provided for the office buildings. The site has good transport links via the surrounding roads and public transport via bus routes. It lies in close proximity to both the Overground, Underground and mainline stations. Two retail parking spaces suitable for disabled people have been provided on Shoreditch High Street.

Cycle parking for 12-13 Blossom Street is provided in the basement of S1, with shower facilities for able bodied and disabled people. Lift access is provided to all floors.

Approach and entrances to the buildings

The principle entrance to the office element of 12-13 Blossom Street is off Fleur De Lis Street directly into the reception foyer. Access to the food and beverage areas is directly from the pavement of Blossom Street.

All approaches and entrances will comply with Approved Document (AD) M including all paving types having a slip resistant finish. There are no steps proposed to entrances or their approaches. Ramps will have compliant gradients and landings for their rise and length. They all have sufficient landings at the head and foot of the ramps. Colour contrast will be provided to denote level areas from those with a gradient. Handrails will be provided where necessary.

Manifestation to glazed doors and windows will be provided, dependent on design.

All commercial buildings will have compliant doors and be either automatic or power assisted to aid all users.

Horizontal circulation

All areas are fully accessible with good access in and around the proposed floor plates..

New doors to meet the guidance in AD M will be provided to include a 300mm space adjacent to the leading edge. Where required, doors will be provided with appropriate vision panels. Ironmongery will be suitable for use with a closed fist and will contrast visually to the door. Any push pad type controls will follow the guidance in AD M.

Ramps will be designed in accordance with AD M, to include gradients at 1:20 in short sections with a suitable landing between and at the head and foot.

Vertical circulation – Lifts and Stairs

A lift and stair cores are provided to 12-13 Blossom Street. All levels can be reached via the lift. They are designed to fully comply with AD M guidance on lift design. This includes controls, visual contrast, tactile information and audible announcements. The lifts have 1500mm by 1500mm landing space in front of their doors on all levels. The lifts provided for the scheme consist of passenger, goods/passenger, refuse and Fire Fighting Lifts.

All new stairs will follow the guidance in AD K for general access stairs, including:

- Minimum treads of 250mm and risers between 150mm - 170mm.
- No more than 12 risers between landings in any flight.
- Step nosings made apparent with highlighting.
- Stair widths of at least 1200mm (commercial buildings).
- No open risers.
- Continuous handrails on both sides at a height of between 900mm and 1000mm above pitch line.
- Handrail finish, profile and fixing to allow easy grip and use.

Sanitary accommodation

Accessible WCs are provided to 12-13 Blossom Street in a location that are easy to reach, direct and free from obstruction. From level 01 to level 3, they are provided within a toilet core. All new accessible WCs will be designed in accordance with AD M. Accessible WCs can be reached within the 40m rule of travel. Accessible WCs will allow for left-hand and right-hand transfer on alternate floors.

Any new shower facilities provided will also comply with the guidance in AD M and adequate locker facilities will be provided for all users. An accessible shower facilities have been provided in the basement of this building.

Switches, outlets and controls

Switches, outlets and controls are all designed and located in accordance with AD M and offer tonal contrast to the background, in keeping with the overall interior design concept.

Acoustic requirements and aids to communication

Consideration will be given to reverberation within the building, with measures taken to reduce it, where appropriate. An induction loop system will be provided for the reception areas and to ensure that hearing impaired people can use the meeting rooms.

Signage and information

Signage will be used to ensure there is appropriate way finding and information throughout. Pictograms are to be used wherever possible and text and signs will be in accordance with the JMU Sign Design Guide.

Lighting and colour contrast

Appropriate lighting will be incorporated in the design of reception areas to allow suitable illumination for lip reading.

Reflective surfaces, internal finishes and light levels and sources have been designed to reduce disturbance for people with sensory disabilities and to assist the ability of a person with a hearing impairment to lip read or follow sign language. Careful consideration will be given to providing colour and tonal contrast between elements throughout the building

Means of escape in case of fire

A designated refuge area has been included on each level adjacent to or within the stair enclosure. This will be provided with appropriate signage and a communication system.

A fire alarm and detection system will be provided within the building including visual beacons to all WC areas and locations where disabled people may be in an isolated space.

The Landlord that will be responsible under the Regulatory Reform (Fire Safety) Order to provide a Fire Risk Assessment for the building and this must include any additional measures that may need to be incorporated in the evacuation of disabled people.

Management issues

The Equality Act obligations go beyond the building environment to ensure that management policies and procedures do not allow discrimination to occur. Upon completion of the project, Building Managers should evaluate operational matters to ensure that their ongoing responsibilities are met.

The areas below should be considered, but are not exhaustive. Policies, procedures and allocation of responsibility should be adopted to cover the following:

- Ensuring that suitable management and personnel policies in respect of disability, particularly with respect to visitors, customers and individual employees are updated to take account of the work undertaken.
- Communication issues such as information and signage/way finding, as well as maintenance of hearing enhancement systems are critical.
- Safeguarding the management and maintenance of the premises and facilities, e.g. ensuring disabled toilet facilities are maintained in good order and are not misused; ensuring circulation spaces are suitable to allow a wheelchair space to travel and manoeuvre; updating and improving way finding systems; as appropriate.
- Training of staff on disability awareness.
- Future work – ensuring future work does not compromise existing access arrangements.

9.0 Access

The plan on the right shows street level access into both SI and 12/13 Blossom Street. Level access is provided throughout.

Cycle Provision

As with the previous application all cyclists will enter the building via a stair with cycle track located within 12/13 Blossom Street.

Goods Services and Bins

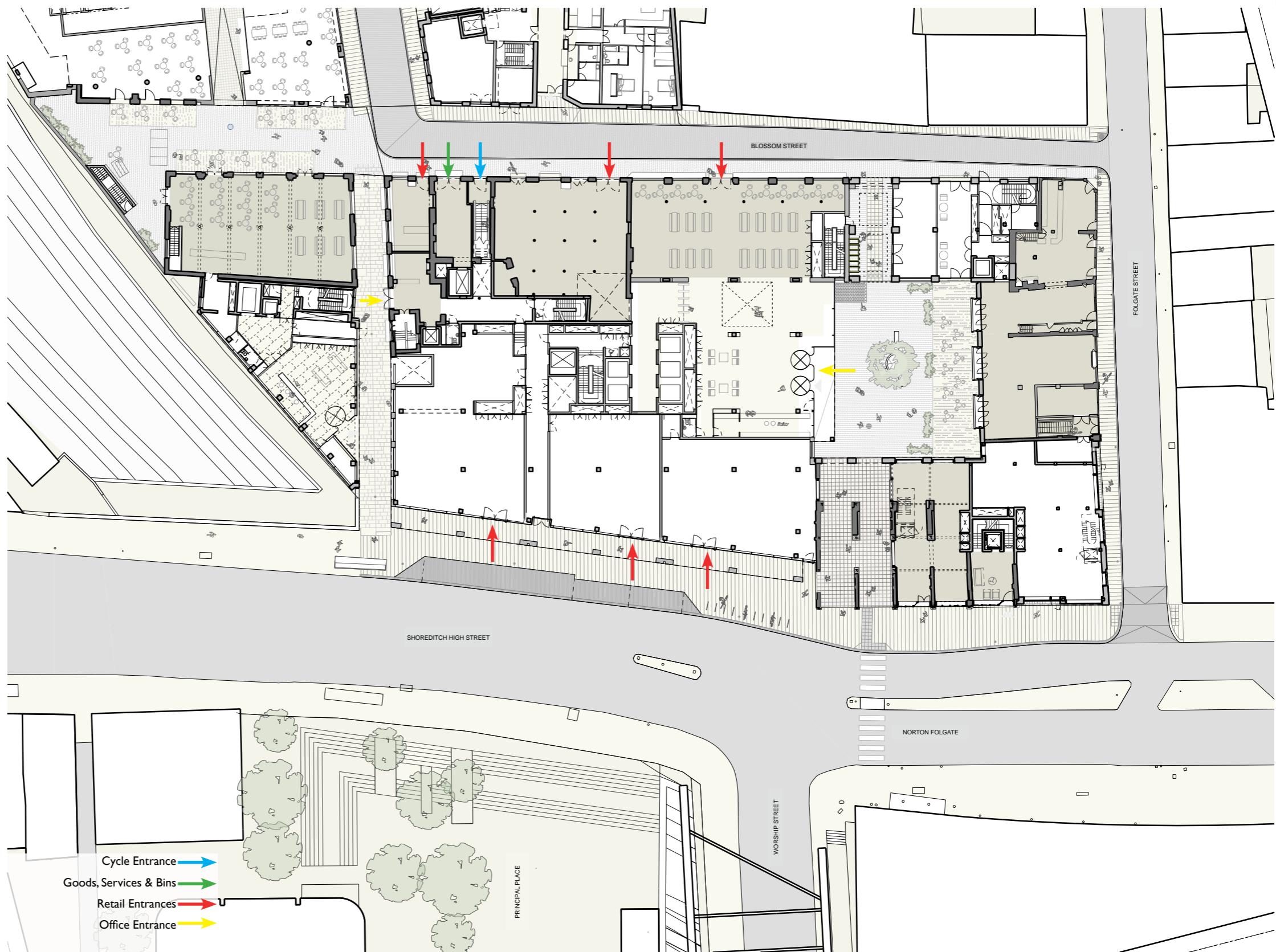
In keeping with the planning strategy, access for deliveries and bin collection is off Blossom Street through 12/13 Blossom Street. A goods lift links the street level to basement and the wider site. For more information please refer to the Replacement Environmental Strategy Documents.

Office Entrance

A new dedicated office reception and entrance is provided off Fleur De Lis Passage.

Retail Entrances

Refurbished entrance doors will allow access to independent retail units directly off Blossom Street similar to the previous application.



12-13 Blossom Street

10.0 Scale and Appearance

As described in Section 3, the roof and top storey of the warehouses to Blossom Street have been altered. 13 Blossom Street has lost its third floor/roof structure and is therefore a storey shorter than the surrounding buildings. Parts of the original fenestration to the facade to 12-13 Blossom Street has been lost, including some doors to the loading bays.

The approach externally is to retain the external elevations to 12-13 Blossom as found and to refurbish these where required.



Blossom Street: Warehouses c. 1925.



Existing Loading Bay Doors to 12-13 Blossom Street



Blossom Street: Existing elevation with boarding loading doors removed.

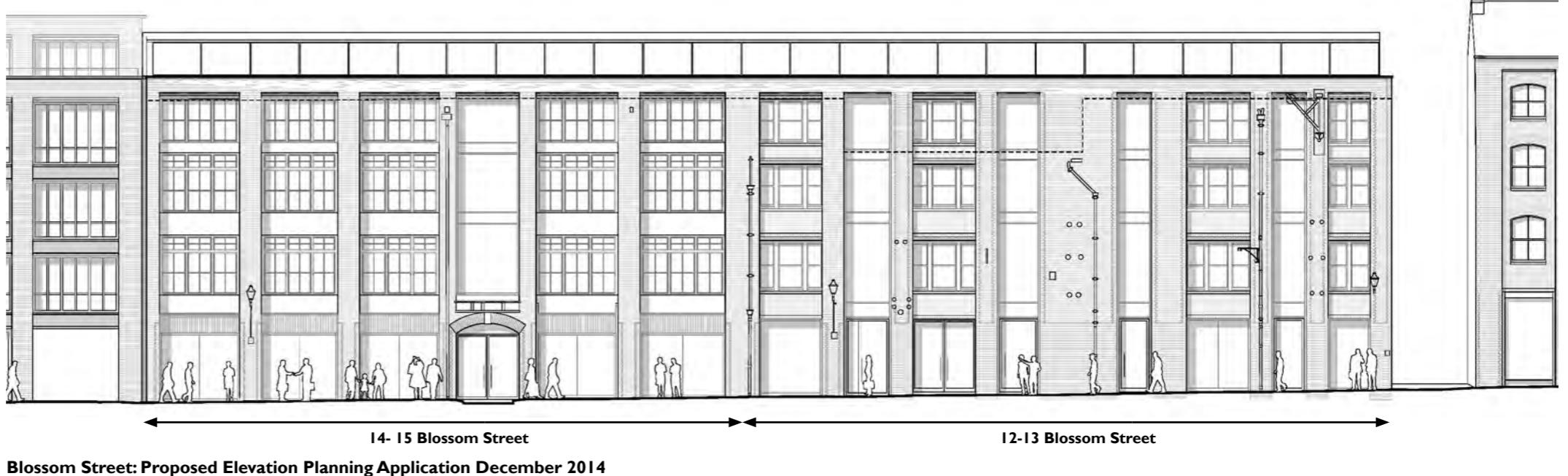


10.0 Scale and Appearance

The images to the right compare the proposed elevations to Blossom Street from the December 2014 planning application and the proposed amendment.

The key changes to the strategy for 12-13 Blossom Street are:

- The pitched roofs will be retained.
- The parapet line will be retained as existing and not restored to its original level.
- To loading bays: Loading doors which remain will be repaired and where these are missing they will be reinstated.
- The missing facade and accommodation to 13 Blossom Street at 3rd floor will not be reinstated. The parapet to the lower section in this area will be raised by two bricks to accommodate the terrace build up,
- Shop front glazing is proposed only at ground floor between the loading bays.
- Rooflights to 12 Blossom Street reinstated.
- To 14 and 15 Blossom Street (Concrete section of warehouse) the elevational strategy remains as per the planning application in December 2014.



I2-I3 Blossom Street

10.0 Scale and Appearance

Loading Bay Doors

The loading bay doors which remain will be repaired and upgraded to meet Building Regulations or, replaced to match existing where necessary.

Missing Loading Bay doors

Where the original loading doors have been replaced with brick spandrel panels and windows, this later construction will be removed and replaced with new loading doors to match existing.

Existing Windows

These will be repaired and upgraded to meet Building Regulations or where necessary, replaced to match existing. Fenestration will also be reinstated to the original pattern where necessary. Services vents will be removed from within glazing.

New glazing at ground floor

Between loading bays at ground floor on Blossom Street, new shop front glazing or doors is proposed.

Pitched Roof to Rooms 1 & 2

The existing roof coverings will be renewed. The existing slates will be salvaged and reused where possible. Roof lights will be reinstated.

Parapet to Room 3

This will be raised by two brick courses to accommodate the new roof build up. Reclaimed brick from demolition will be used.

Down pipes, cranes and lights.

These existing features will be retained and repaired or replaced to match existing where necessary.

Existing loading bay doors ①

New loading bay doors to match existing ②

Fenestration reinstated to match original pattern ③

Services removed from windows ④

Parapet extended by two brick courses to accommodate roof ⑤

New shop front glazing to ground floor ⑥

Existing cranes, down pipes and lights repaired ⑦

Existing roof coverings renewed ⑧

New glazed balustrade set back behind planting ⑨



I2-I3 Blossom Street Warehouses: Proposed Elevation



10.0 Scale and Appearance

The image on the right hand side of the page shows the view of 12-13 Blossom Street from Fleur De Lis Street.

The key changes to 12-13 Blossom Street are:

- Retention of pitched roofs.
- The retention of loading bay doors where they exist and reinstatement of loading bay doors where these are missing.
- Existing parapet line retained.



View prior to amendments



View looking west up Fleur De Lis Street towards 12-13 Blossom Street

12-13 Blossom Street

10.0 Scale and Appearance

The image on the right hand side of the page shows the view of the warehouses at 12-15 Blossom Street from Blossom Street.

The key changes:

- In this view there is minimal change.
- The existing roofs to 12-13 Blossom Street are retained and the gable end is partly visible.



View prior to amendments



View along Fleur De Lis Passage

View looking north up Blossom Street towards Fleur De Lis Street



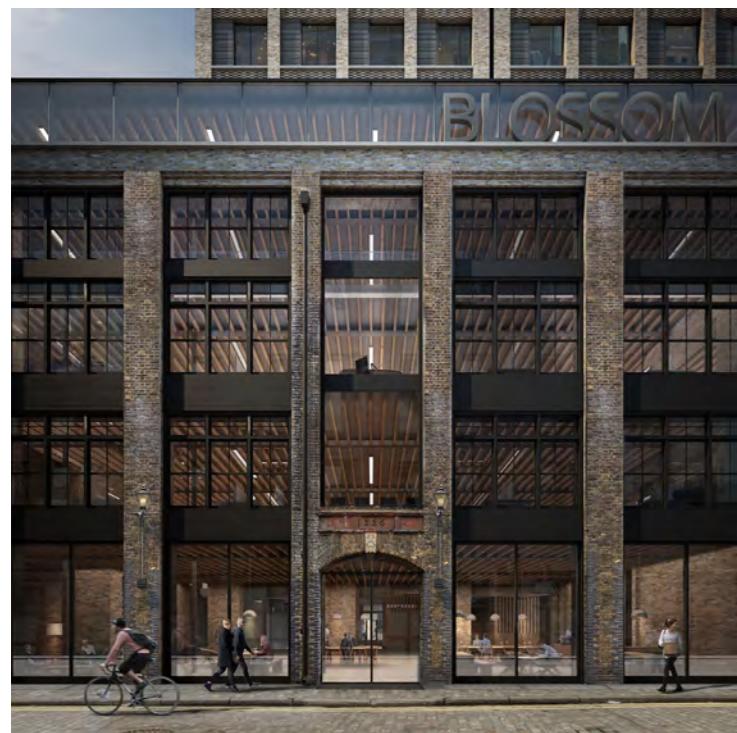
10.0 Scale and Appearance

The image on the right hand side of the page shows the view of 14-15 Blossom Street from Blossom Street.

The proposals for 14-15 Blossom Street (the concrete section of the warehouses) remain as per the December 2014 application. The existing facade will be retained and the later concrete fabric behind will be replaced with a timber and steel structure in spirit of the construction of the timber warehouse at 12-13 Blossom Street. The parapet will be reinstated back to its original level with a glass clerestory above.

The changes on image over:

- The new openings in the party wall between 12-13 and 14-15 Blossom Street have been omitted as it is proposed that 12-13 will operate as an independent building. Any existing openings will be filled with salvaged bricks from elsewhere on Site.



View prior to amendments



View from Blossom Street of 14-15 Blossom Street

12-13 Blossom Street

10.0 Scale and Appearance

The image on the right hand side of the page shows the view looking west up Fleur De Lis Street towards 12-13 Blossom Street.

The key changes in this view are to 12-13 Blossom Street and include:

- Retention of pitched roofs.
- Parapet retained at its existing height.
- The retention of loading bay doors where they exist and reinstatement of loading bay doors where these are missing.



View prior to amendments



View looking west up Fleur De Lis Street towards 12-13 Blossom Street



10.0 Scale and Appearance

The image on the right hand side of the page shows the view looking west up Fleur De Lis Street towards 12-13 Blossom Street.

The key changes in this view are to 12-13 Blossom Street and include:

- Retention of pitched roofs.
- The retention of loading bay doors where they exist and reinstatement of loading bay doors where these are missing.
- Parapet retained at its existing height.



View prior to amendments



View looking west up Fleur De Lis Street towards 12-13 Blossom Street



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