

8.0

Plot Sla

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8.0 Plot S1A

8.1 Introduction

S1a is located on the periphery of the Elder Street Conservation Area with frontage onto Norton Folgate and Folgate Street. The existing Site is comprised of 4 buildings:

- 16 – 19 Norton Folgate, four Victorian terrace buildings with original wash houses at the rear
- 15 Norton Folgate, a late 18th century terrace house
- 14 Norton Folgate, a late Georgian terrace house
- 13 Norton Folgate, an office building built in 1935

In former use nos 14-19 Norton Folgate included retail use at ground floor with residential uses on the upper floors. The buildings are all currently unoccupied and lie in a state of disrepair. Number 13 Norton Folgate remains in use and includes retail space at ground floor and office space on the first, second and third floors.

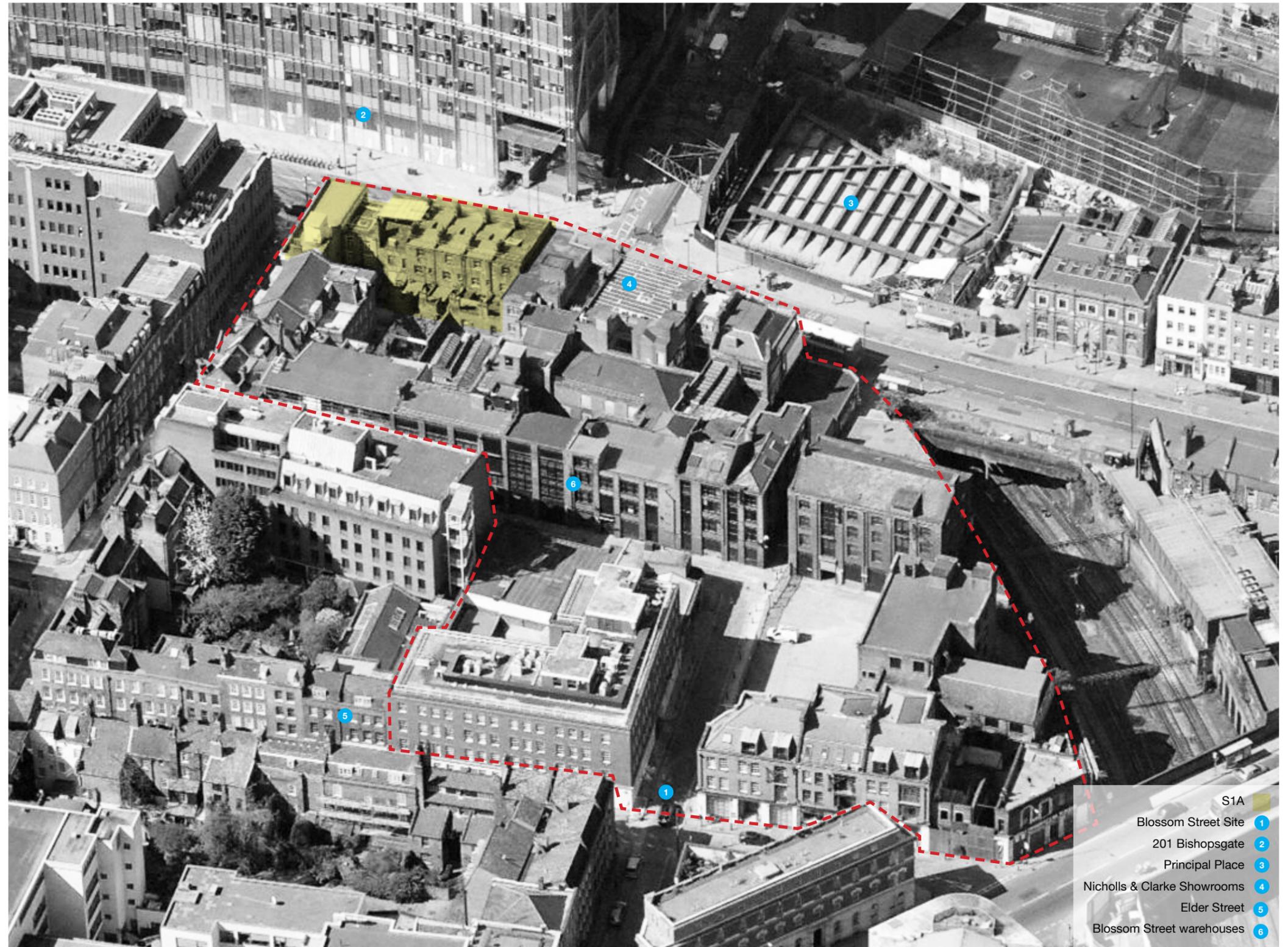
Alongside S1a on Norton Folgate, sits the former Nicholls and Clarke showrooms and a number of office/ retail buildings. On Folgate Street, adjacent to the Site, sits 5-11a Folgate Street, a locally listed Edwardian building that accommodates the Water Poet pub.

On the open Site across the road to the North, Principal Place, is soon to be constructed. Other nearby proposed development Sites include The Stage and The Goodyard.

The footprint of the Site defines the South-West corner of the Blossom Street development. The more prominent facades of the S1a face onto Norton Folgate (main road) and Folgate Street (side street). At the rear, S1a faces onto a small pub courtyard.

The Site is currently accessed via a pedestrian footpath along Norton Folgate and Folgate Street which will remain in the new development. Access to the Site will also be possible through a new central yard.

Liverpool Street Train Station and Shoreditch High Street Overground Station are both within walking distance of the Site. There are numerous bus routes that stop at the bus stop that is located in front of S1.



Aerial photograph looking West of the existing Site



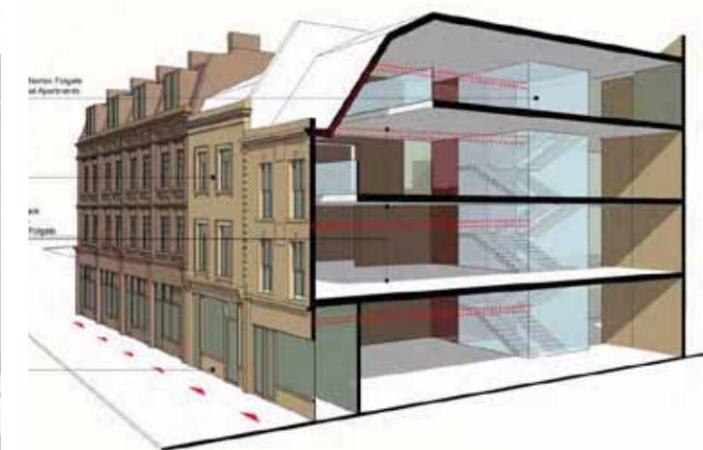
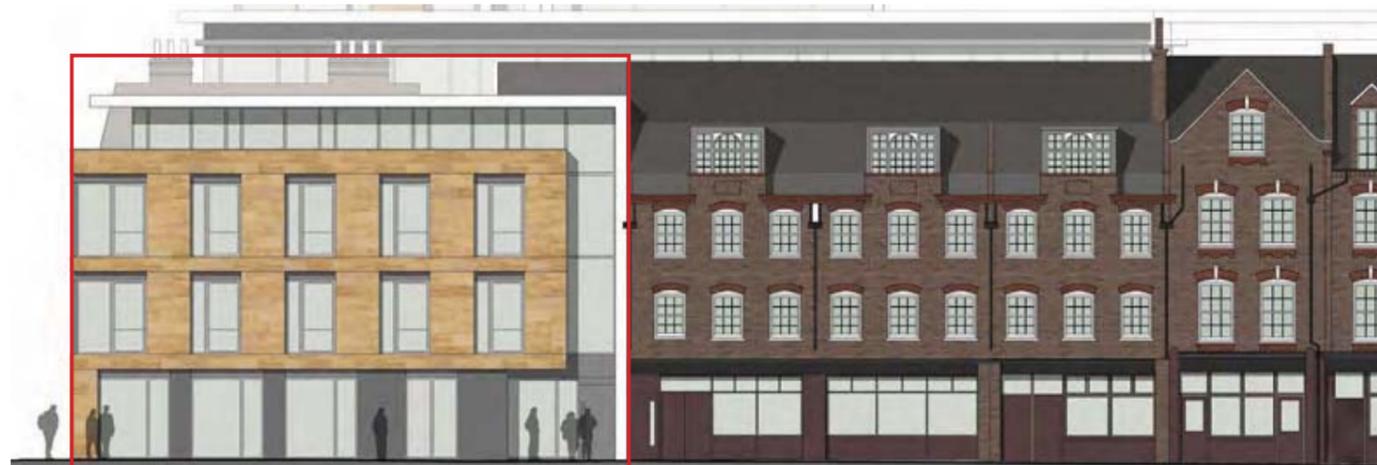
8.1.1 Existing Planning Consent

The Site has currently planning permission granted in 2011 (PA1002764). A scope of the consented scheme (concerning SIA) 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.



Images above and below are from Planning Application I002764 2011 | Avanti Architects



8.0 Plot S1A

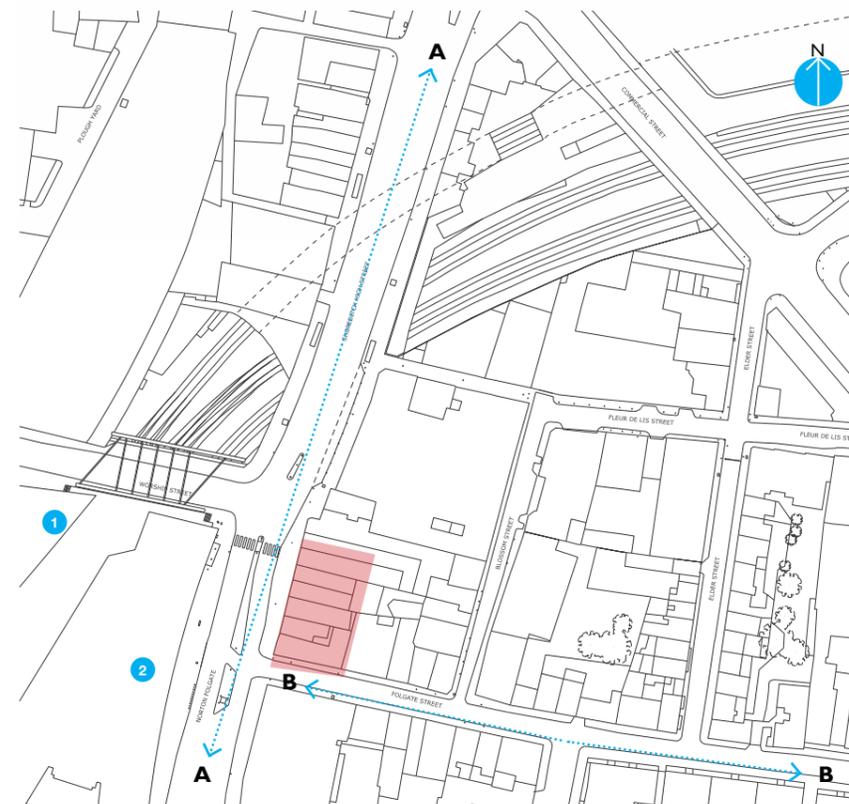
8.1.2 Contextual Elevations

S1a sits on a fringe between London's financial heart and a remarkable historical enclave. Due to its significant corner location, it sits at an intersection between two wildly varied contexts; the City as a rapid, modern, corporate city block versus the slow, heritage, local streetscape of the Conservation Area.

Our proposal will aim to mark a shift in time, scale and materiality.

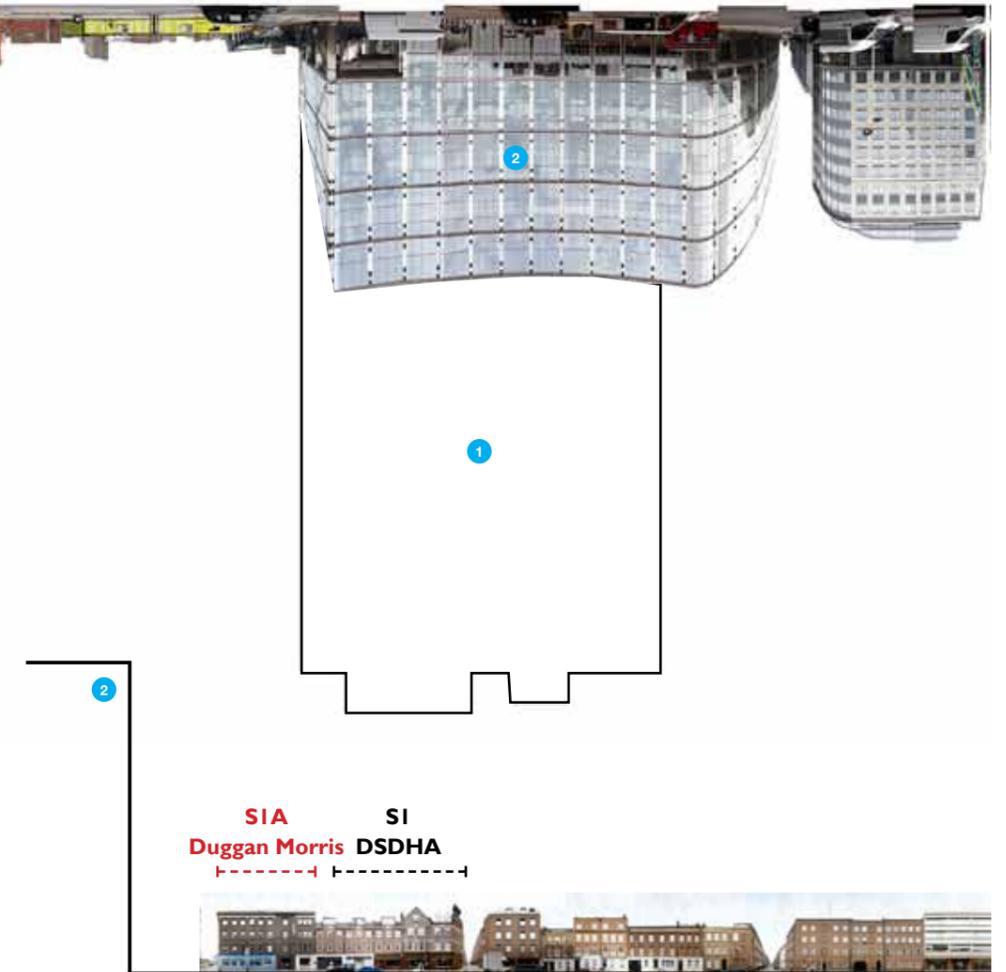


A
Existing Street Elevation
Main Road Typology



- S1A
- Broadgate Tower 1
- 201 Bishopsgate 2

Existing ground floor plan with elevation guide



Folgate St



B
Existing Street Elevation
Secondary Road Typology

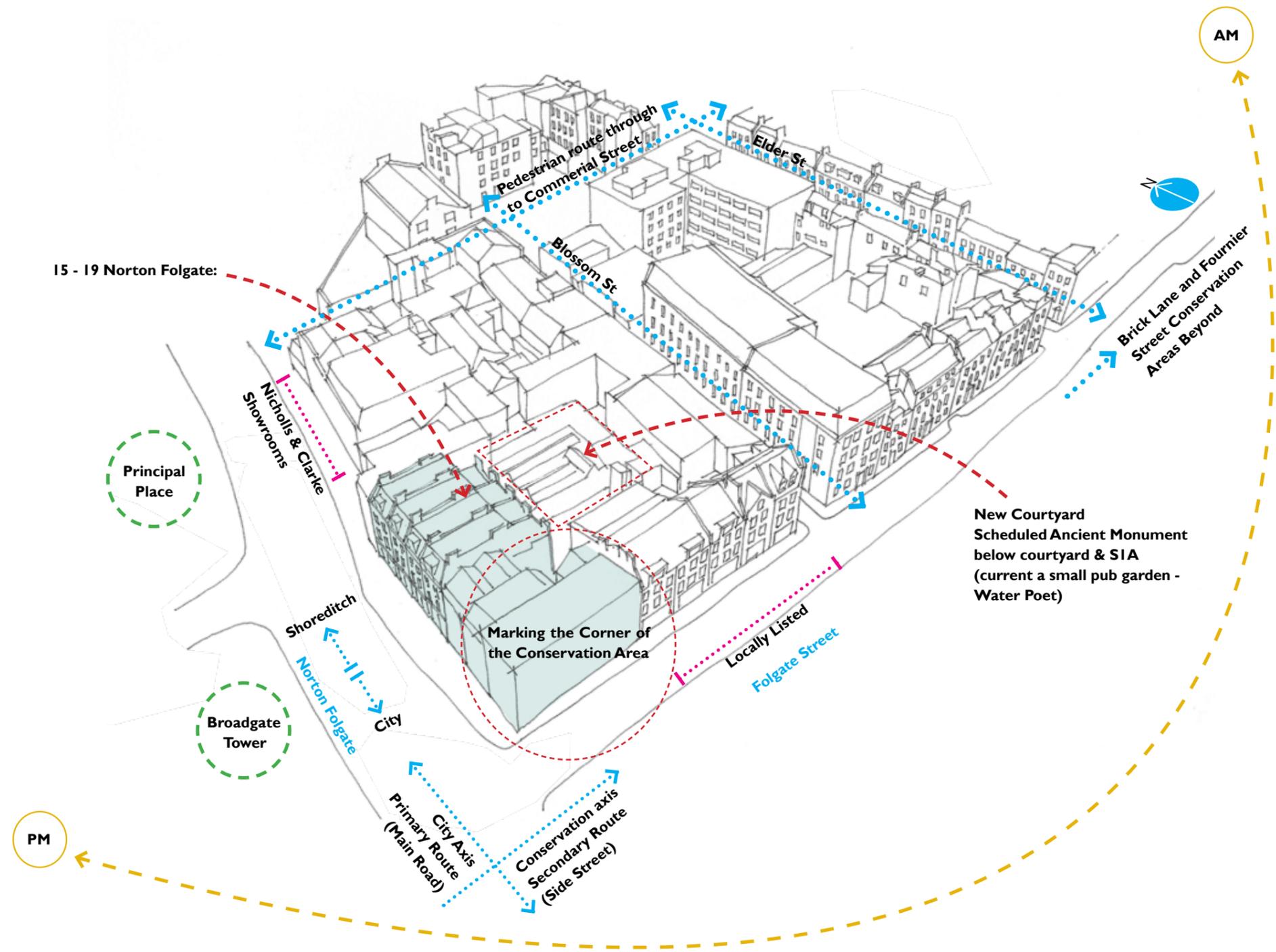


8.1.3 Site Analysis

As shown in the diagram on the adjacent page, S1a is situated to the South West edge of the Site. It is on the border between the City and Shoreditch and faces a busy main road, Norton Folgate and a side street, Folgate Street. It is directly opposite The Broadgate Tower (33 storeys) and marks the start of the Conservation Area beyond. The districts of Norton Folgate, Fournier Street and Spitalfields can all be accessed from the Site.

Opportunities for the Site include:

- Careful retention and restoration of 15-19 Norton Folgate.
- The retention and repair of wash house elements at the rear of 16-19 Norton Folgate providing frontage to Blossom Yard.
- Reinstatement of traditional shopfronts along Norton Folgate.
- Creation of a new passage link from Norton Folgate to Blossom Yard and Blossom Street, forming the main entrance to S1 and enhancing the public realm and connections beyond.
- Retention of the original chimneys of 15-19 Norton Folgate and restored mansard, roofs, with appropriate details such as pilasters, cornicing and fenestration.
- The creation of a new corner building that enhances the setting of the Conservation Area whilst marking an important urban corner.



8.0 Plot SIA

8.2 Existing Buildings

Due to the flat topography of the Site there are visual links both South down Bishopsgate towards the heart of the City and North to the lower scale of Shoreditch. The Site sits at a split, not only in history and the present but also in scale. Within the Elder Street Conservation Area buildings generally range from 3 – 4 storeys. Directly facing the Site is 201 Bishopsgate and Broadgate tower ranging from 13 - 33 storeys.

Buildings in and around the Site are used for a combination of retail, office and residential purposes.

On the next page we present a heritage analysis of the existing buildings on the Site.



1 View West in the Water Poet Pub looking towards the wash houses with 201 Bishopsgate in the background



Existing ground floor plan and view guides



2 View South looking at SIA towards the City



3 View West down Folgate Street



4 View North towards Shoreditch



6 View South East looking in detail at 15-17 Norton Folgate



5 View West looking at the rear of 14-19 and the wash houses



8.2.1 Existing Buildings Heritage Matrix



Date Built	Late 19th Century, Queen Anne Style	Late 18th early 19th century with later alterations	Late Georgian	1935
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 Silversmiths	Restaurant Shop Carpet Warehouse	Shop Offices
Ancient Monument Status	Low - Medium archaeological potential	High archaeological potential	High archaeological potential	Low - Medium archaeological potential
Structure	Primarily load bearing masonry with timber floor joists, some spanning onto steel beams	Primarily load bearing masonry with timber floor joists, some spanning onto steel beams	Primarily load bearing masonry with timber floor joists, some spanning onto steel beams	Assumed load bearing masonry with concrete floor (TBC)
Condition	Poor state of repair with large amounts of damp and water ingress Propped extensively Holes in floor	Building in general poor state of repair Roof leaking, floor is propped and stairs look unsafe Hazardous material in basement Parapet unstable	Building propped and signs of water ingress & damp Floors are deflecting	The exterior and the interior of the building seems to be generally in good repair

8.0 Plot SIA

8.2.2 Existing Buildings nos 14 & 15 Norton Folgate



15 Norton Folgate

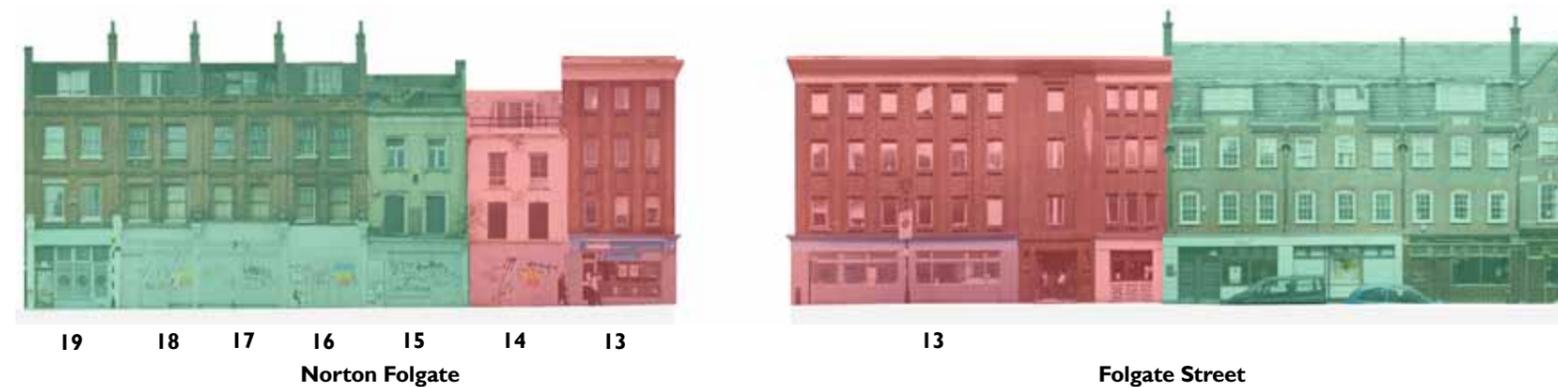


Both



14 Norton Folgate

Heritage status	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 C18th / early C19th with large alterations (including a new facade) in the mid C19th	Mid / early C19th (first Georgian street here in 1720). Appears to have been substantially re-built in the 1930's
How much is original?	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
Build quality assessment		Low to average quality for era
History value assessment	Medium to low	Low
Consented works		Basement and facade (only) retention, with new build single mansard roof connecting to both and new floor plates behind
Current condition	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, modern fabric has provided reasonable stability
What can be retained other than facade?	Very little behind the facade can be retained in current condition and the roof is essentially condemned	Despite some propping, walls and floors are in reasonable condition, though not original. Extensive repair required to roof, (propped)



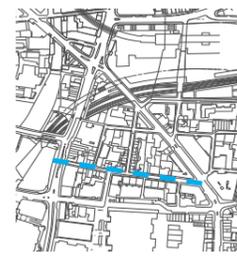
Retention ■
Removal ■



8.2.3 Contextual Analysis

In this study we sought to identify the varied characters of both the Folgate Street and Bishopsgate axis described earlier. We did this by removing the contemporary buildings from the elevations. Our build will need to respond to each axis respectfully keeping in mind the following observations.

Axis 1 (Folgate Street)



- Predominantly Georgian, with some Victorian, Arts & Crafts
- Planar and simple facades
- Decorative window surrounds
- Subtle contrasts of colour
- Varied roof line
- Portrait windows with rules of proportion

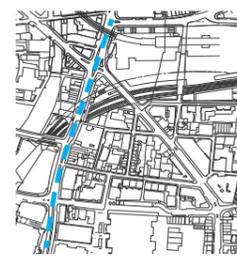


West End ← | **Axis 1
Folgate St** | → East End



North End ← | **Axis 2
Bishopsgate** | → South End

Axis 2 (Bishopsgate)



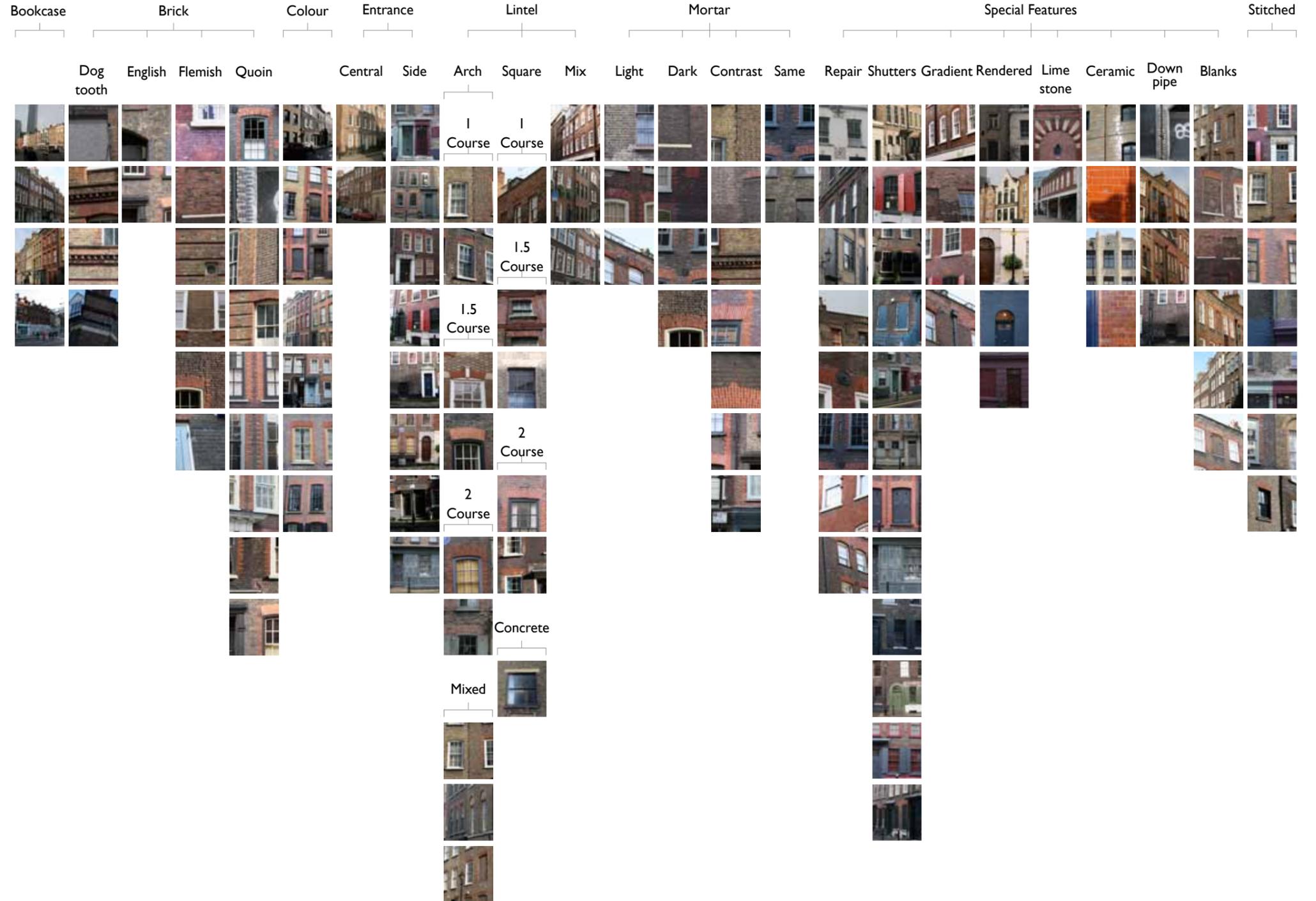
- Very varied mix of idiom and style
- Articulated facades with filigree stone detail
- Banding and decoration
- Bold contrasts of more vibrant colour
- Distinctive and varied roof line and forms
- Many systems of proportion



8.0 Plot SIA

8.2.4 Architectural Taxonomy

In order to gain a specific understanding of the local architecture of Norton Folgate we photographed and collected notable examples of detailing. We then began to collate these into families, in order to understand the varying architectural motifs visible in the area. Our design will seek to emulate its surroundings by using the local detailing as precedent when making design decisions.





8.2.5 Georgian Lessons

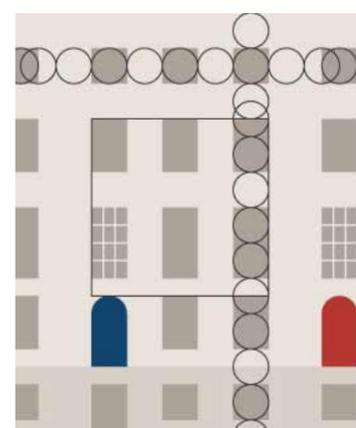
Our detailed observation of the context enabled us to distil a series of 'lessons' to take forward into our design. Each lesson is created by the recognition that the feature is used extensively throughout the Elder Street Conservation Area.



Entirely brickwork with some finely made and contrasting stonework features



Delineated base, middle and top composition



Composed using proportional systems.
From Cruikshank & Wyld's "The Art of Georgian Building"



Key features accented in decorative mouldings



Extensive aesthetic use of contrasts in texture and colour



Careful brick detailing, expressed quoining and play in mortar experimentation



Compositional order (to a degree), but also breaks in symmetry



Expression of Georgian plot (party wall) widths, visible in elevation



Georgian blank, either because of glass tax or used as a formal device

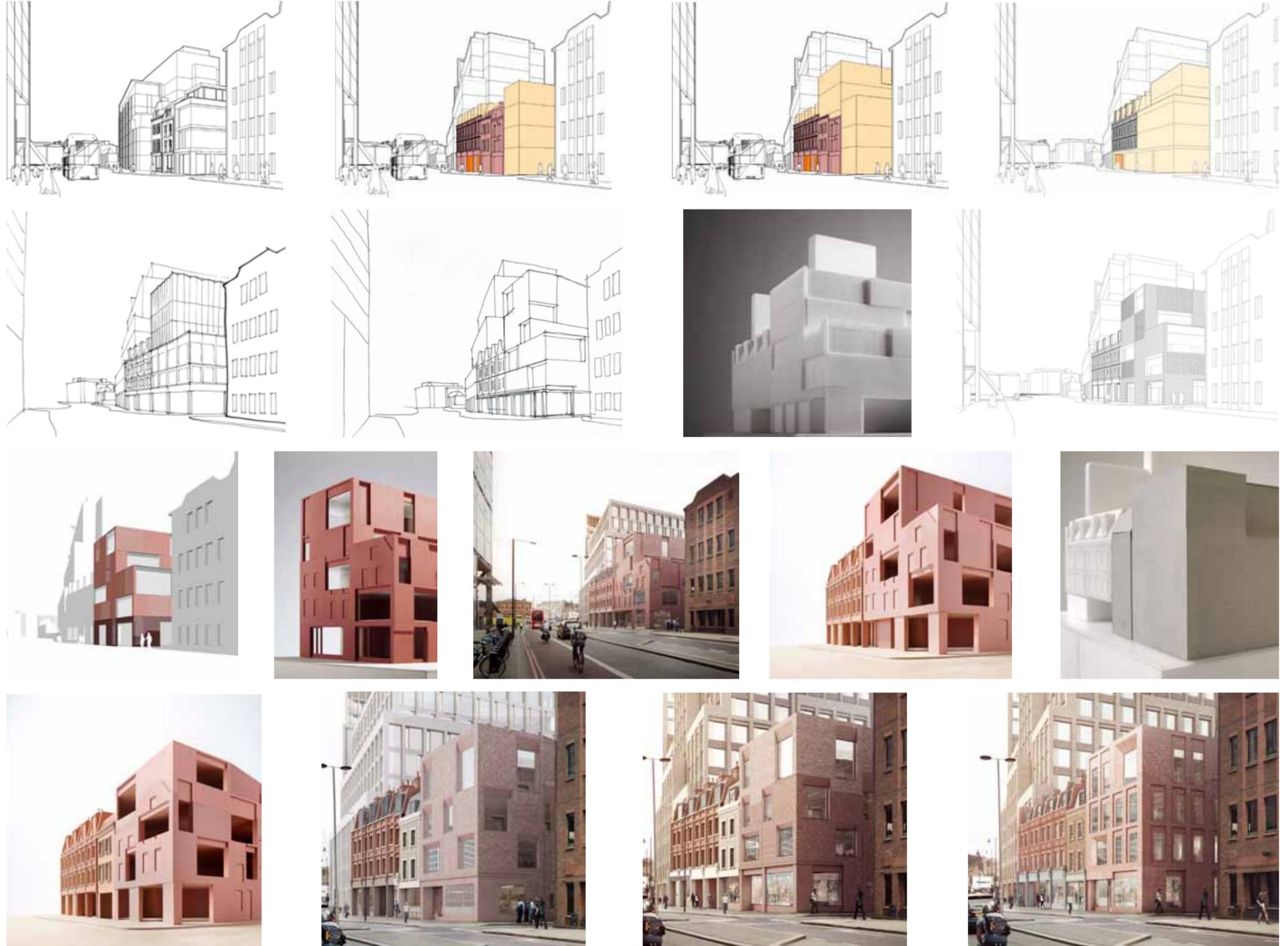


Special features, datums and protected space at ground level

8.0 Plot S1A

8.3 Evolution of the Design

The design evolution of S1a has been driven by an iterative and experimental approach. As the images on the right demonstrate, numerous massing and facade arrangements were developed and tested through sketches, models and visualisation. The following page describes the consultation process and its influence on the design evolution.





8.3.1 Consultation Process

At interim stages throughout the pre-application process, design proposals were presented at consultations with the local authority, conservation bodies and the local resident groups. Feedback from each consultation was then fed back into the design process as we moved forward.

The information on the right provides a chronological snapshot of the project presented at two key consultation sessions, comments raised and our response to the feedback.

June 2014 →

Scheme Presented to:
Tower Hamlets, CADAP, CABE, Round table public consultation, GLA

Comments:

- Concern raised about the proposed demolition of 14 & 15 and the stated justification for removal
- A more flexible approach should be considered for the existing building of nos. 13-15
- Panel were split in their opinion of the design in June. Some believed it was not appropriate, other believe it was a suitable concept for this corner
- Design integrity of the new shopfronts for the retained terrace raised as a concern



Response

- 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

August 2014 →

Scheme Presented to:
Tower Hamlets, CADAP, CABE, Round table public consultation, GLA, Public exhibition, Spitalfields Trust, Spitalfields Society, Spitalfields Community Group

Comments:

- We should investigate a proposal that allows for the retention of no.15 Norton Folgate
- The building needs to be more in-keeping with its direct neighbours and wider Georgian surroundings
- The scheme could include material and textural references from the local area
- Brick is the preferred material choice
- Design to show a more visible acknowledgement and respect for Site history
- Smaller proportions of glazing, particularly on Folgate St elevation



Response

- 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

October 2014

Final Scheme:
Reviewed at pre-app meetings and consultations prior to submission.

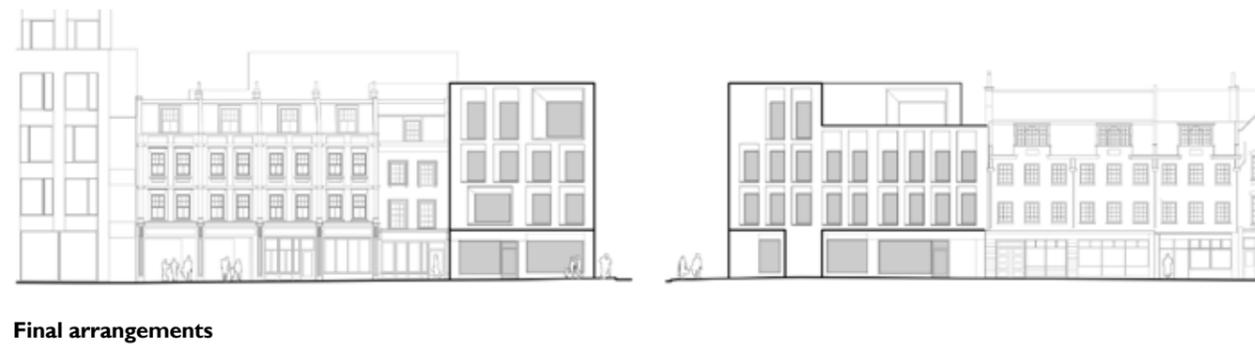
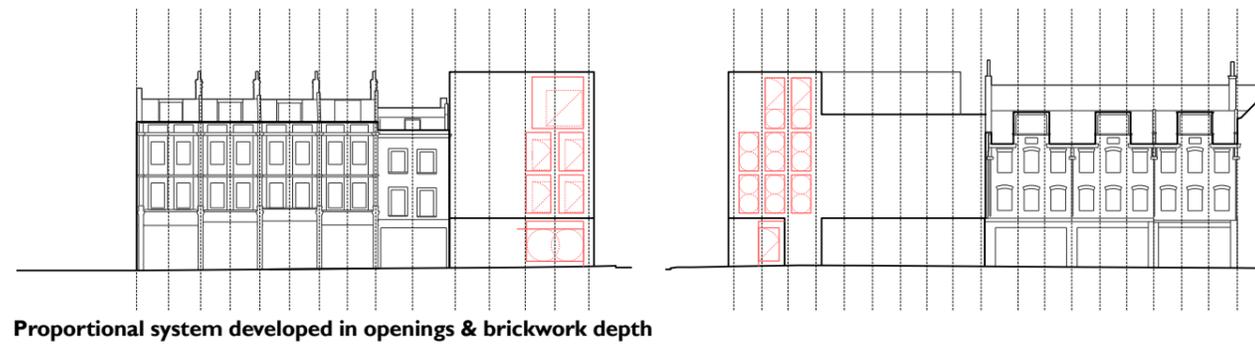
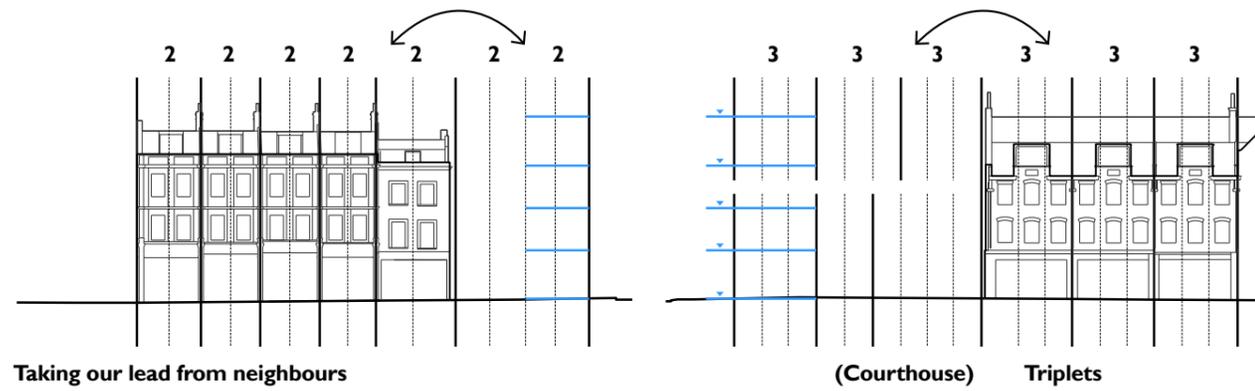
Submitted Proposal



8.0 Plot SIA

8.3.2 Facade Grid Development

This series of diagrams demonstrate the sequence of façade development. Initially, plot widths of the historic buildings were considered while establishing a system for a new architectural grid on the Site. This sets out a rhythm of bays that is able to knit into neighbouring elevations. Portrait openings are arranged into the new elevations adopting a proportional system that sits more comfortably into the historic context. Two key moments on the elevation of larger glazing proportion shift off grid, hinting of the wider city context of Bishopsgate. The shop fronts reinforce the idea of Georgian plot widths. Reference is also made to the former Courthouse which sat at 1-4 Folgate Street for two hundred years between 1744 and 1900.





8.3.3 Glazing Proportion Diagram

During the consultation process, a recurring concern was the size and proportion of modern glazing to our new building. To explain the design evolution of the glazing the first elevational overlay looks at the historic elevation to analyse the original Georgian corner. This is followed by a series of diagrams of the Site as it exists, showing glazing in opaque black. Our design process is then described in the following 3 diagrams and a significant net reduction can be seen at each stage.

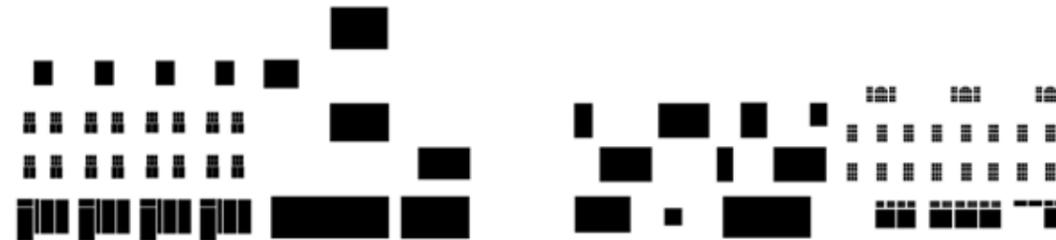
Historical overlay



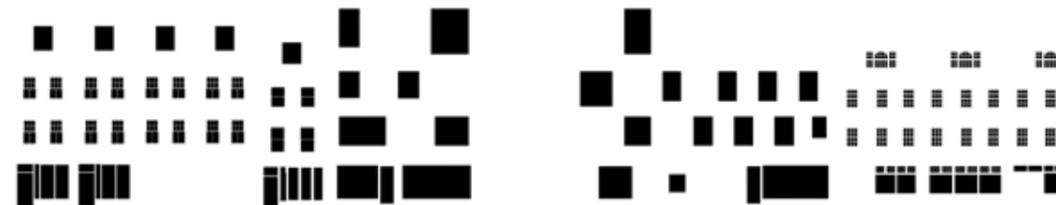
Existing Site



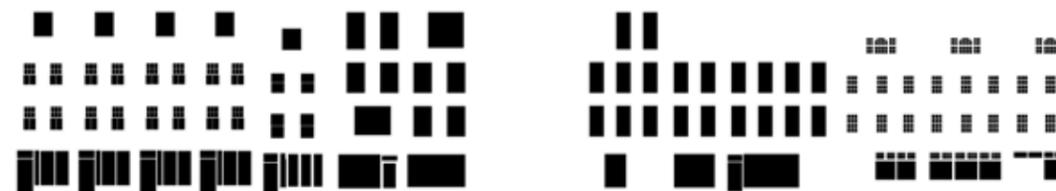
Post Public Consultation / Pre-app



Interim scheme



Current scheme



Norton Folgate

Folgate Street

8.0 Plot SIA

8.3.4 Physical Model

We constructed a physical model that would help explore themes of depth, relief, opening proportions and rhythm of 15-19 Norton Folgate, the Arts and Crafts building and the new corner building.

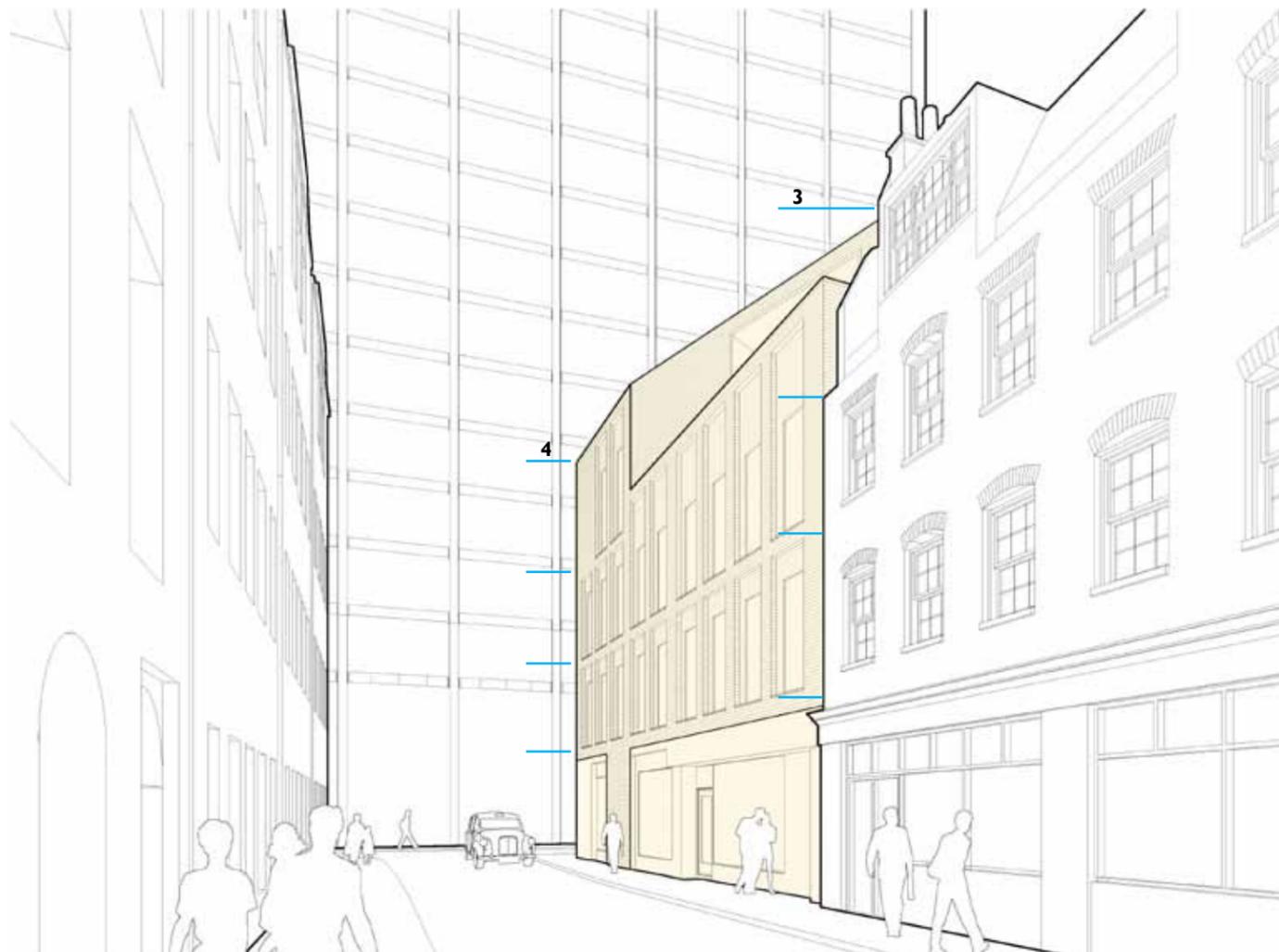
MDF was used because of the grain of the wood which naturally lended itself to the crumbly materiality and character of the Site.



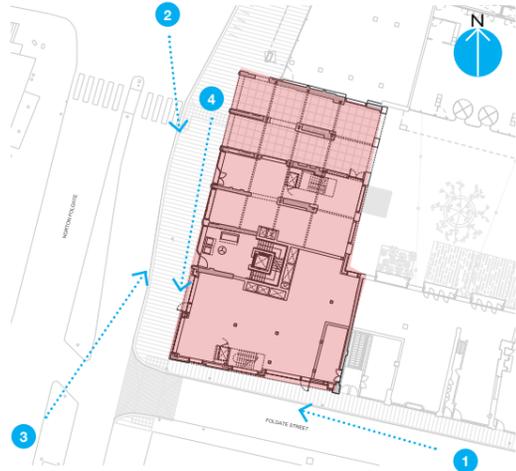


8.3.5 Massing

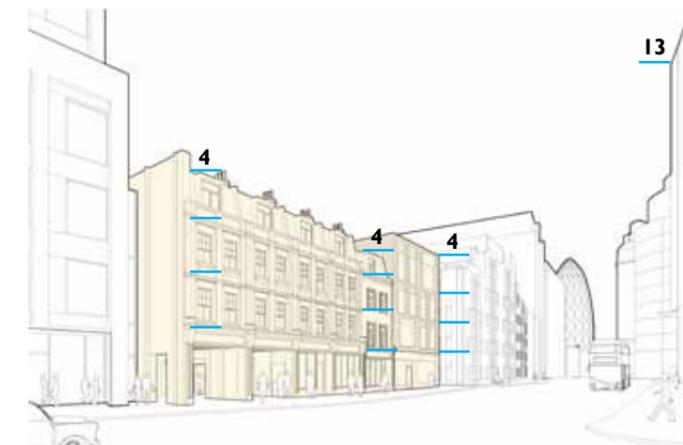
Having developed a thorough understanding of the Site and its context, the massing is informed by a number of factors. The Norton Folgate frontage responds to the urban scale of the city and the main road it fronts. Turning the corner the massing splits and steps down to the smaller scale of the Georgian grain. The upper level peels back to reveal the original Arts and Crafts chimney of the neighbouring Site.



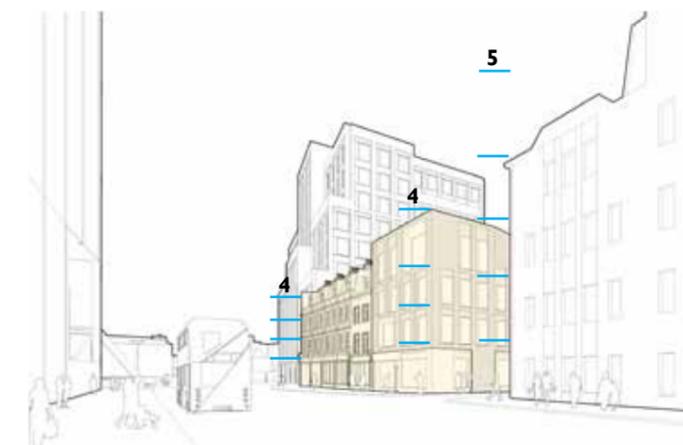
1 Massing study with storey guide on Folgate Street



Proposed ground floor plan with corresponding views



2 Massing study with storey guide looking South towards the city



3 Massing study with storey guide looking North to Shoreditch



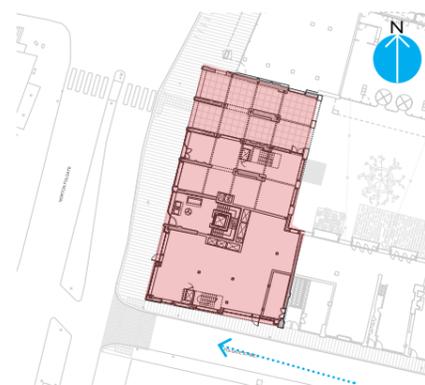
4 View looking at the passage and Norton Folgate elevation of S1a

8.0 Plot S1A

8.4 Proposed Scheme

This view is taken on Folgate Street looking West towards Norton Folgate. In the foreground, to the right, is the Locally Listed Edwardian, Arts and Crafts terrace of 5-11a Folgate Street (S1b). Our new corner proposal is at the end of the road opposite 201 Bishopsgate.

The entrance to the retail unit can be seen located in the ground floor recess that joins to the Arts and Crafts building.



Plan with view location



View looking West down Folgate Street

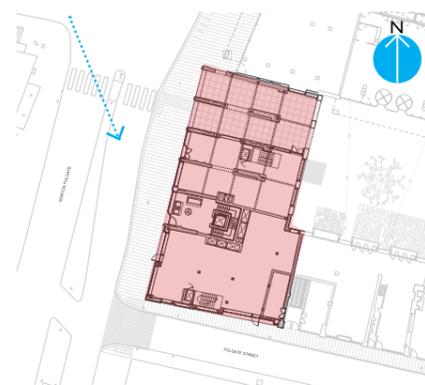


This view is taken from the future public square, Principal Place looking South down Bishopsgate to the City. In the foreground is 15-19 Norton Folgate and new corner building at nos 13-14.

The public passage to the central yard, Blossom Yard, can be viewed under nos 18 & 19 Norton Folgate. The pedestrian crossing aligns with this key access to the Site.

Shop fronts from the retail unit will accommodate this space.

In the centre of the terrace, the office spaces within S1a are accessed via a street entrance at no 15 through the Georgian shop front.



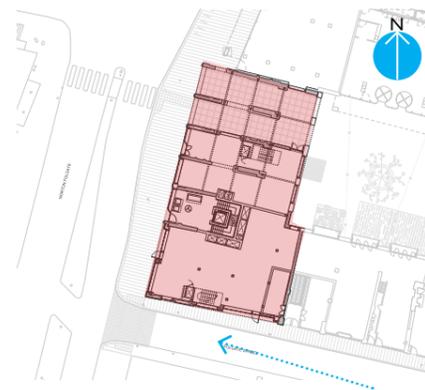
Plan with view location



View looking South towards the City

8.0 Plot S1A

This view is taken from outside 201 Bishopsgate looking North towards Shoreditch. S1a is located on the right hand side of the image with S1 in the background.



Plan with view location



View looking North towards Shoreditch



This view is looking West across the yard to the wash houses and the rear of 16-19 Norton Folgate, S1b yard elevations address the public space and the main entrance to S1 on the right complete Blossom Yard.

The passage to Norton Folgate is located within the two voids inbetween chimneys of the wash houses and 18 & 19 Norton Folgate.



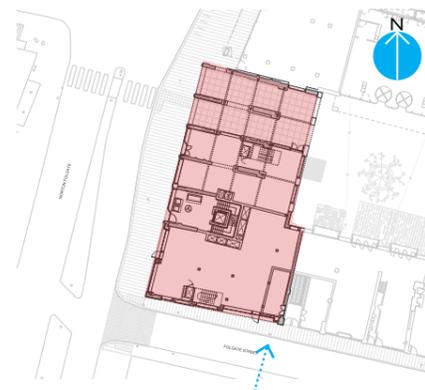
Plan with view location



View looking West at the rear of 16-19 Norton Folgate & the wash houses

8.0 Plot SIA

This detailed elevational perspective view demonstrates the detail of the South elevation and its connection to the Arts and Crafts terrace alongside.



Plan with view location



Detailed South view of 1-4 Folgate Street looking at the connection to the neighbouring Arts and Crafts building.



8.4.1 Land Use

S1a proposes one retail unit, class A1 and the other food & beverage, class A3. Both extend over ground and basement levels. The footprint of food & beverage unit at ground level extends through 16 & 17 Norton Folgate to the line of the passage way and at basement level continues throughout the whole of 16-19 Norton Folgate. The footprint of retail unit at ground floor extends over the area of the new corner building and at basement level within the existing basement space of 13 Norton Folgate. Both have accommodation stair access to basement areas. The central core stair can be used as a secondary means of escape, in each case.

A bin store at ground floor level is located within the new corner building and can be accessed via a shared door for S1B at 5 Folgate Street.

The office space on levels 01-03 is accessed via the 15 Norton Folgate Street entrance. Office floorplates can be single or divided to provide double tenancy. Levels 02 and 03 have access to external terraces.



- A1 Retail
- A3 Food & Beverage
- B1 Office
- Refuse store

8.0 Plot SIA

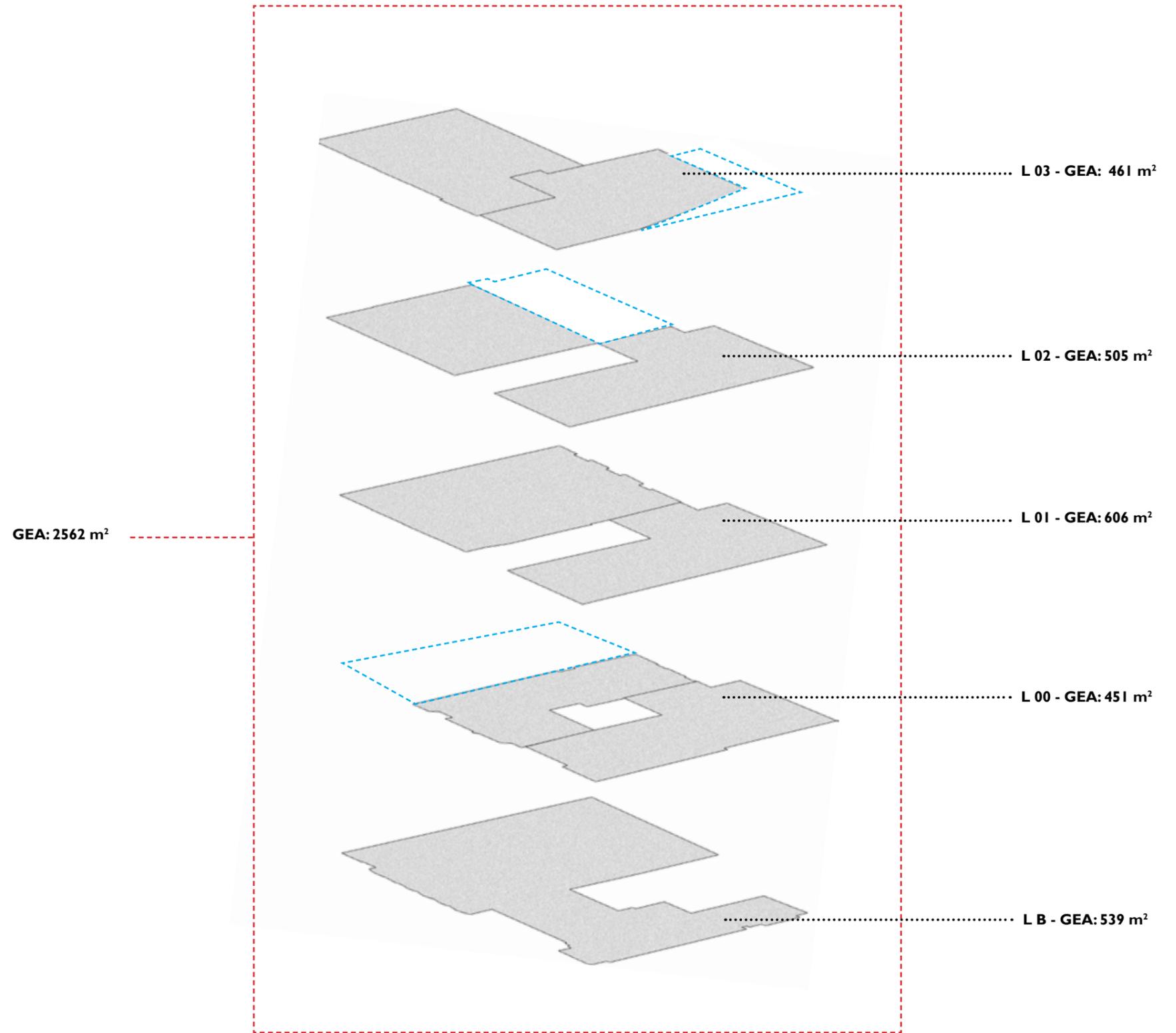
8.4.2 Amount of Development Proposed

SIA has an approximate Gross External Area (GEA) of 2550 m².

Within this the approximate GEA of the different building uses are as follows:

AI Retail	230 m ²
A3 Food & Beverage	220 m ²
BI Office	2100 m ²

The diagram on the right is an exploded axonometric outlining the GEA of each floor.



GEA based on area schedule produced by Alinea Consulting



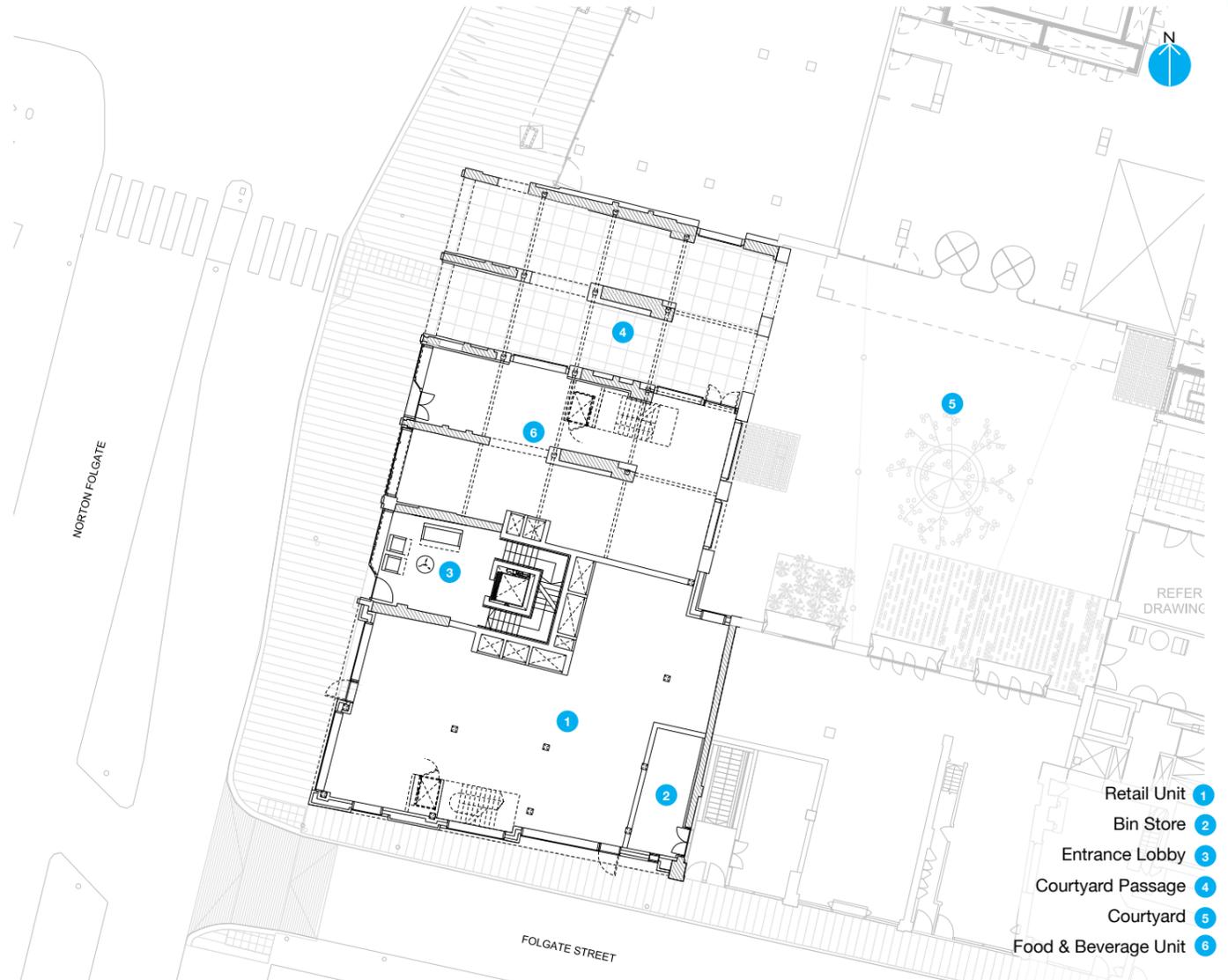
8.4.3 Layout



Basement plan

Food & Beverage unit A extends the length of 16-19 Norton Folgate. Existing party walls are retained but are punctured to open the plots into one connected space. The retail unit is also within the existing basement. Both retail unit and food & beverage unit have individual access with a secondary means of escape through the centralised core.

A service corridor is positioned at the rear of 16-19 Norton Folgate.



Ground floor plan

On the ground floor the strategy of the layout is split into 5 elements. The passage links the pedestrian footpath from Norton Folgate to Blossom Street via Blossom Yard. The open link is positioned under the existing 18 & 19 Norton Folgate. A number of large masonry elements are preserved and made visible here. 16 & 17 Norton Folgate is a food & beverage unit. The main entrance to the facility is from Norton Folgate. Secondary access is from the passage. The unit is self-contained and retains the existing party walls. The space is open plan so allows a visual connection to Blossom Yard as well as Norton Folgate.

15 Norton Folgate acts as the transition point between the historic and contemporary elements of the proposed. The entrance to the office accommodation is accessed through 15, and the vertical circulation of the building is also positioned here.

The retail unit has an entrance on both Norton Folgate and Folgate Street.

The refuse store and handling area is located in the corner of the retail unit, adjacent to the party wall of S1B. It is accessed via a shared door with S1B on Folgate Street.

8.0 Plot SIA



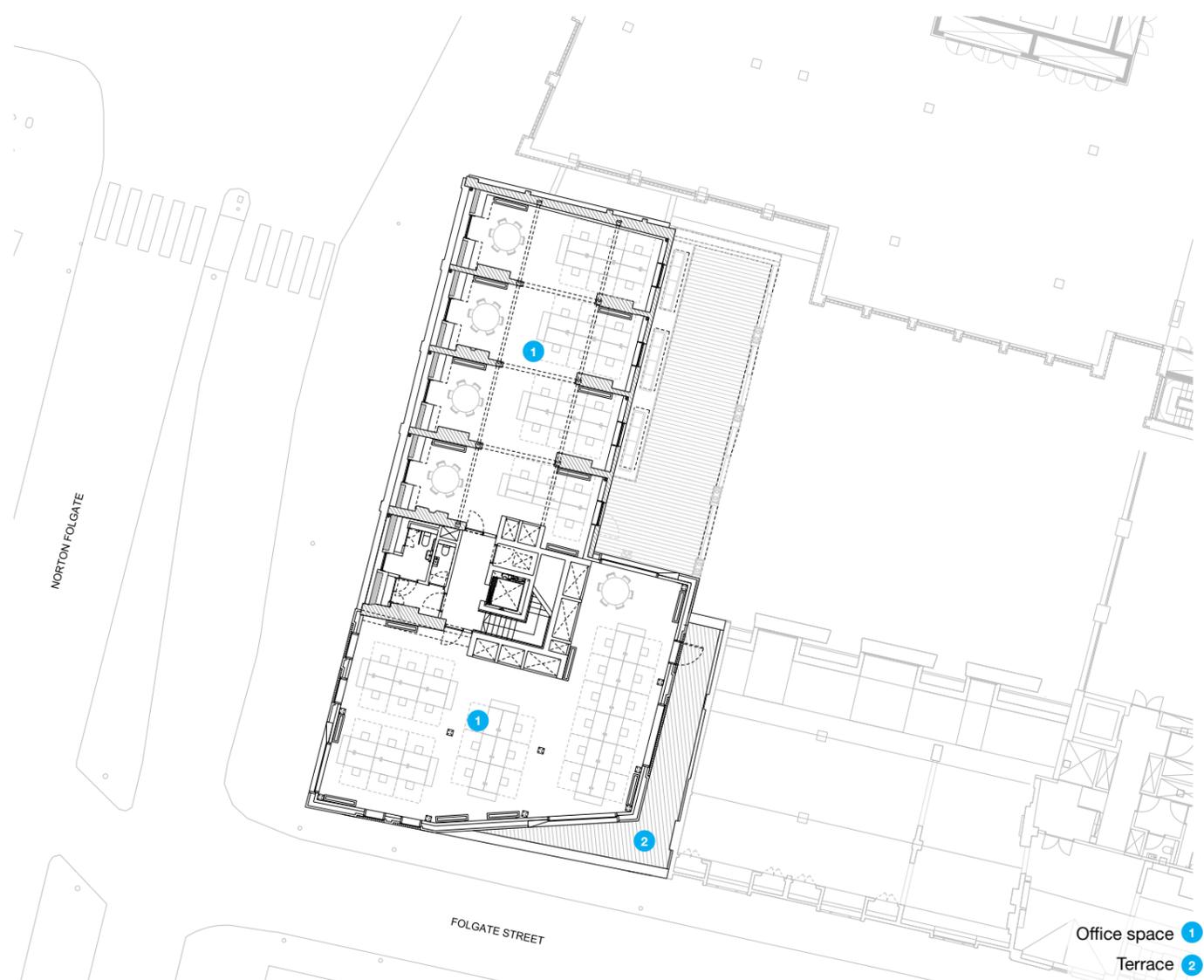
First floor plan

Level 01 contains office space that is accessible via the central core. Elevation to Norton Folgate, Folgate Street and Blossom Yard provide daylight to the floorplans. The design of the core allows the possibility of a single or double tenancy split over the floor plate. Escape stairs are located within the central core.



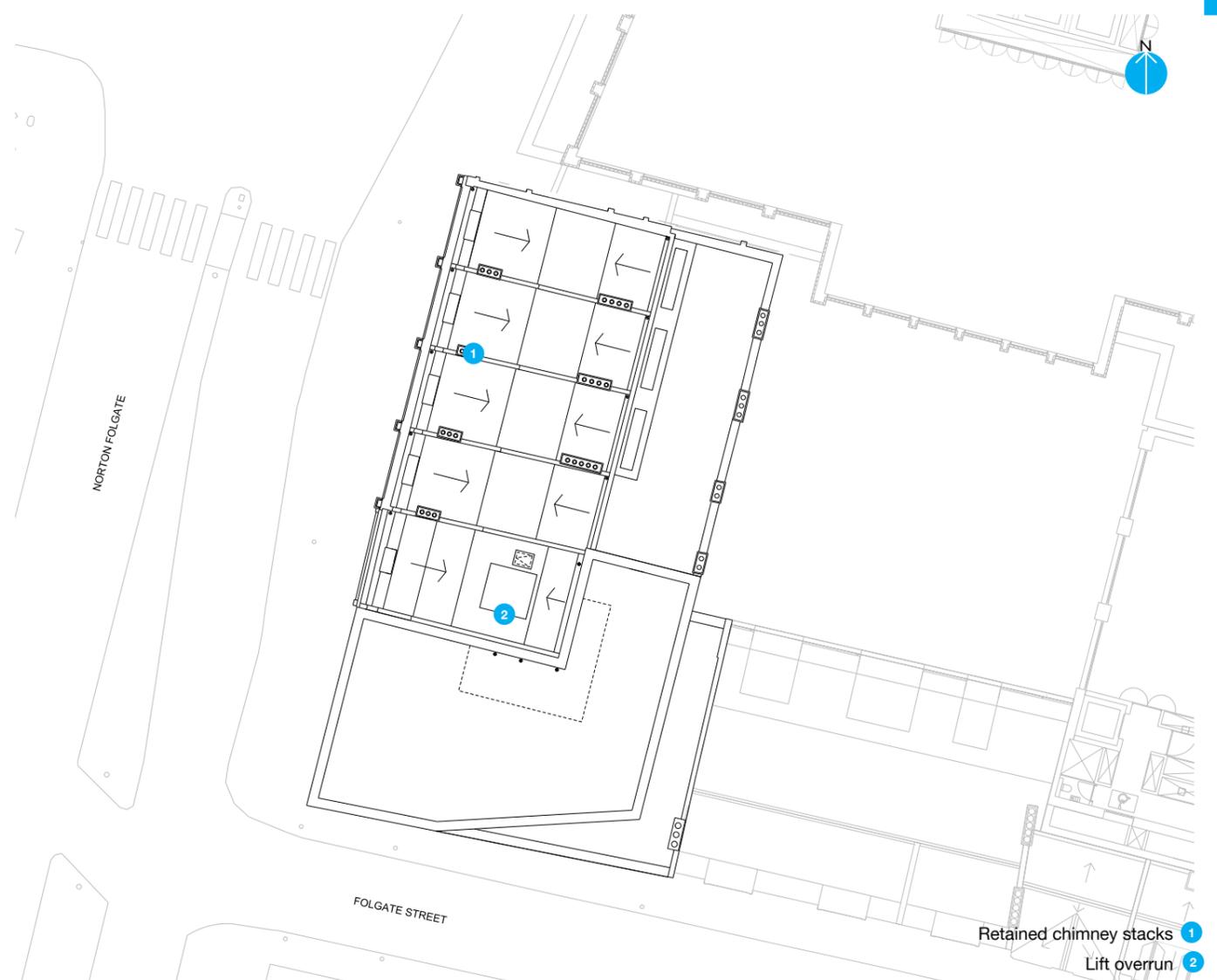
Second floor plan

Level 02 contains office accommodation and is accessed via the central core. A communal terrace sits above the wash houses, providing outdoor space to the office. It can be accessed directly from floorplate A & B and provides views out to Blossom Yard. The design of the core allows for a tenancy split over the floor plate.



Third floor plan

Level 03 contains office accommodation and is accessed via the central core, as above. Due to the chamfer of the South elevation and the setback a second terrace is created. It can be accessed directly from floorplate B and provides views South. The design of the core allows for a tenancy split over the floor plate.



Roof plan

The roof level retains the existing chimneys and party walls of 15 – 19 Norton Folgate.

8.0 Plot SIA



Floor levels throughout the design are determined by the existing floorplates in 16-19 Norton Folgate and are typically 2700mm floor to ceiling. Ground floor and third floor have a higher ceiling height. The height of the new corner parapet level slightly exceeds that of 15 Norton Folgate.

Existing party walls are retained and internally exposed where possible.

A roof light at second floor allows additional natural light to the floor below, which has the deepest floorplate.

Existing party walls are retained where possible. The rear wall of the wash houses are repaired, restored and additional brickwork is added to form lintels and a balustrade for the terrace. Original chimneys, party walls and architectural details are retained along the Norton Folgate terrace.



8.4.4 Scale / Appearance

The proposed elevation on the adjacent page describes in detail the key moves and treatment of S1a.



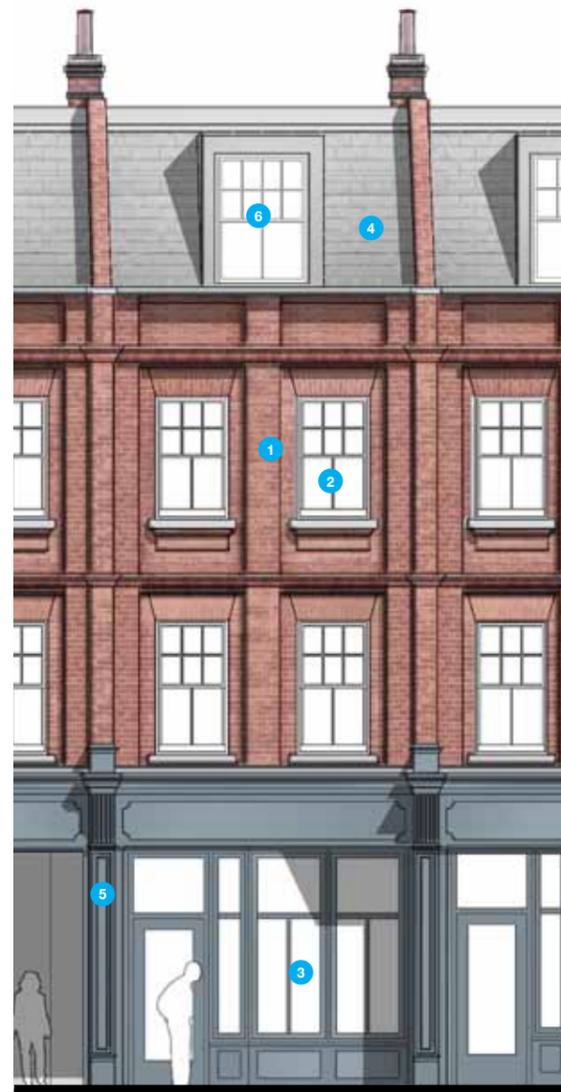
8.0 Plot SIA

8.4.5 Materials

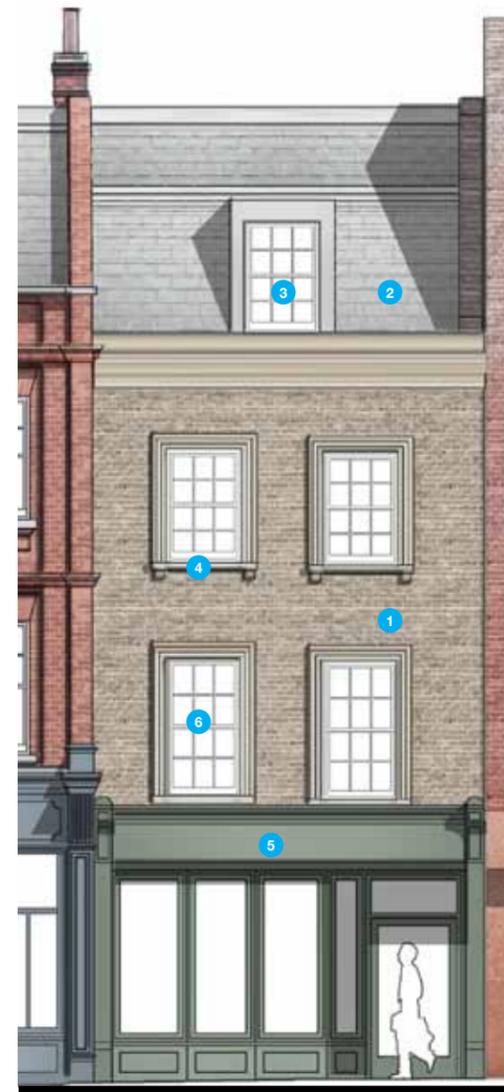
The rendered bay-study elevations here describe in more detail the schedule of materials proposed for S1a, for both retained and new build elements.

8.5 Inclusive Design

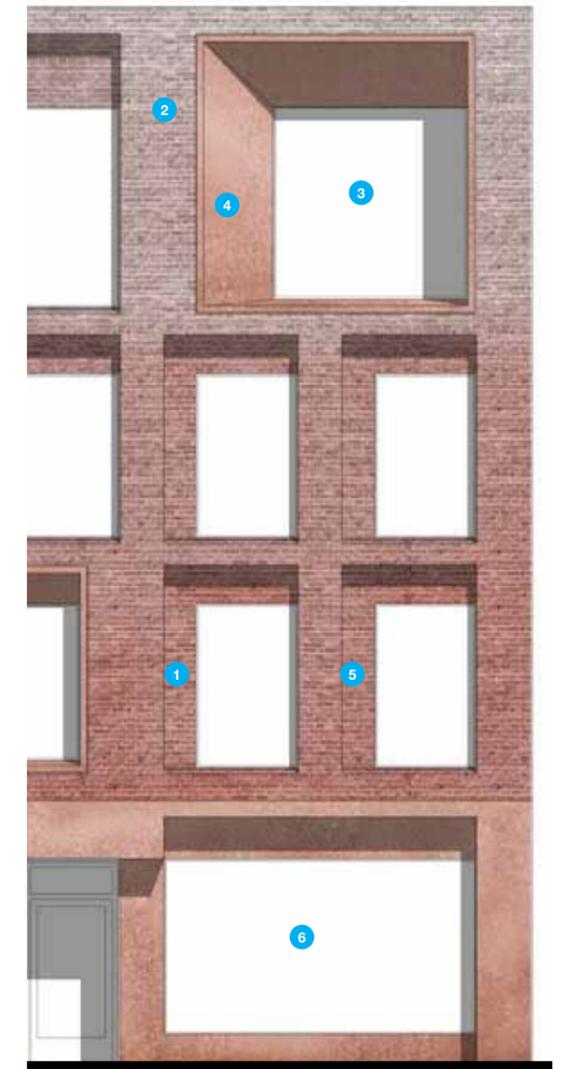
Please refer to Section 6.0 for more information about access and inclusive design.



- Repaired & cleaned original brickwork ①
- New sash windows in original style ②
- New shop fronts in Queen Anne style ③
- Natural slate ④
- Restored pilasters ⑤
- New dormer window with traditional sash ⑥



- Facade of no.15 stripped of render and brickwork repaired and cleaned ①
- Natural slate roof tiles ②
- New dormer window with traditional sash ③
- New window architraves and cornice mouldings based on existing form ④
- New shopfront with pilasters based on Georgian arrangement ⑤
- New sash windows in form of previous ⑥



- Red brick (darker shade) facade ①
- Lighter shade of red brick bleeds into upper tier of facade ②
- Large format glazing ③
- Special window reveal and surround in architectural precast (or other material TBC), pigmented to match brickwork ④
- Recessed bays of brickwork within grid ⑤
- Modern shopfront glazing ⑥



8.6 Landscape

The following landscape and public realm proposals relate to S1a plot, for further details please refer to Section 5.

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 Passage 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 Street 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 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

8.0 Plot S1A

