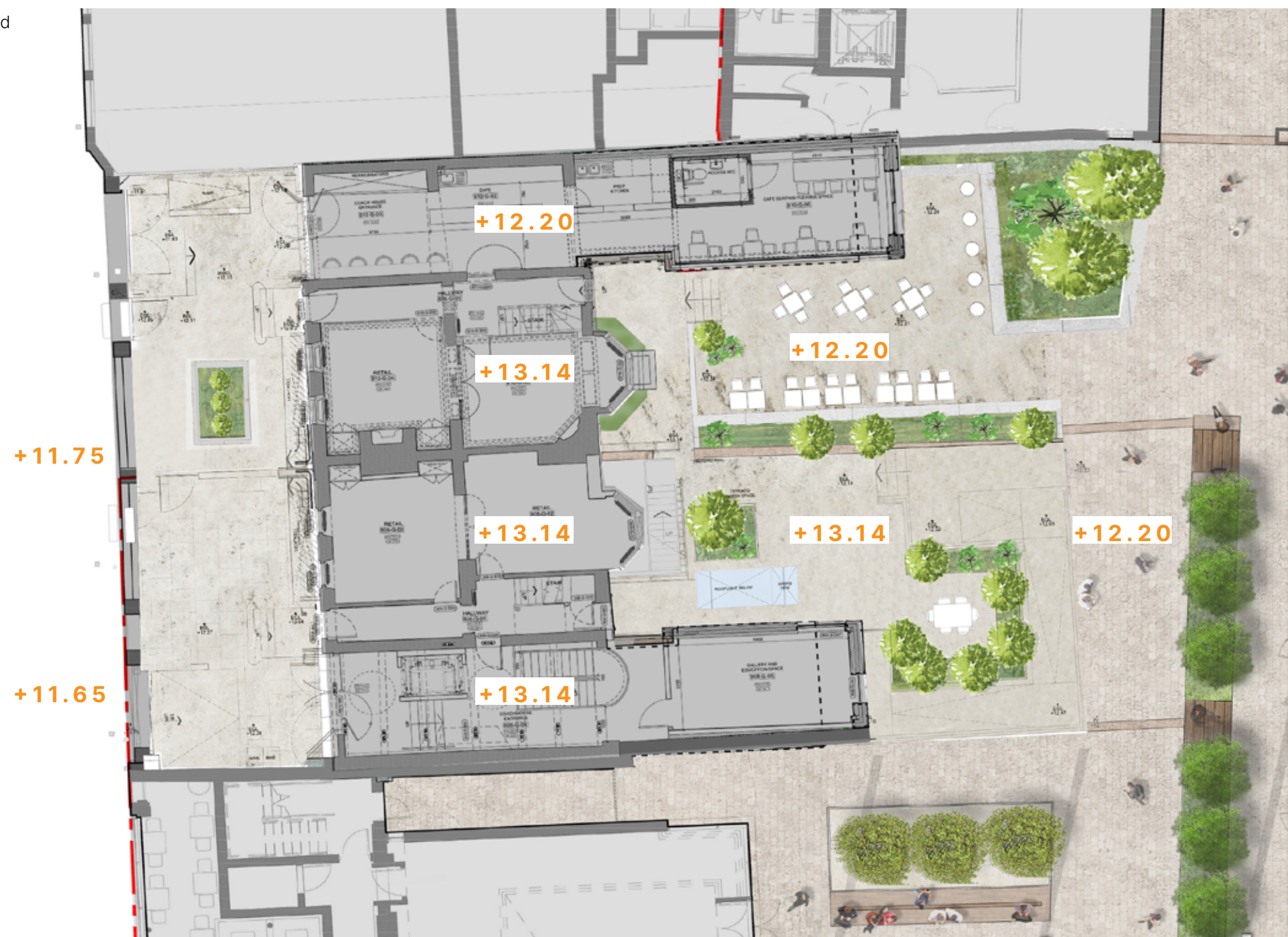


Query regarding how the levels work around the site in terms of accessibility - continued

Please refer to the drawing adjacent where the levels have been annotated

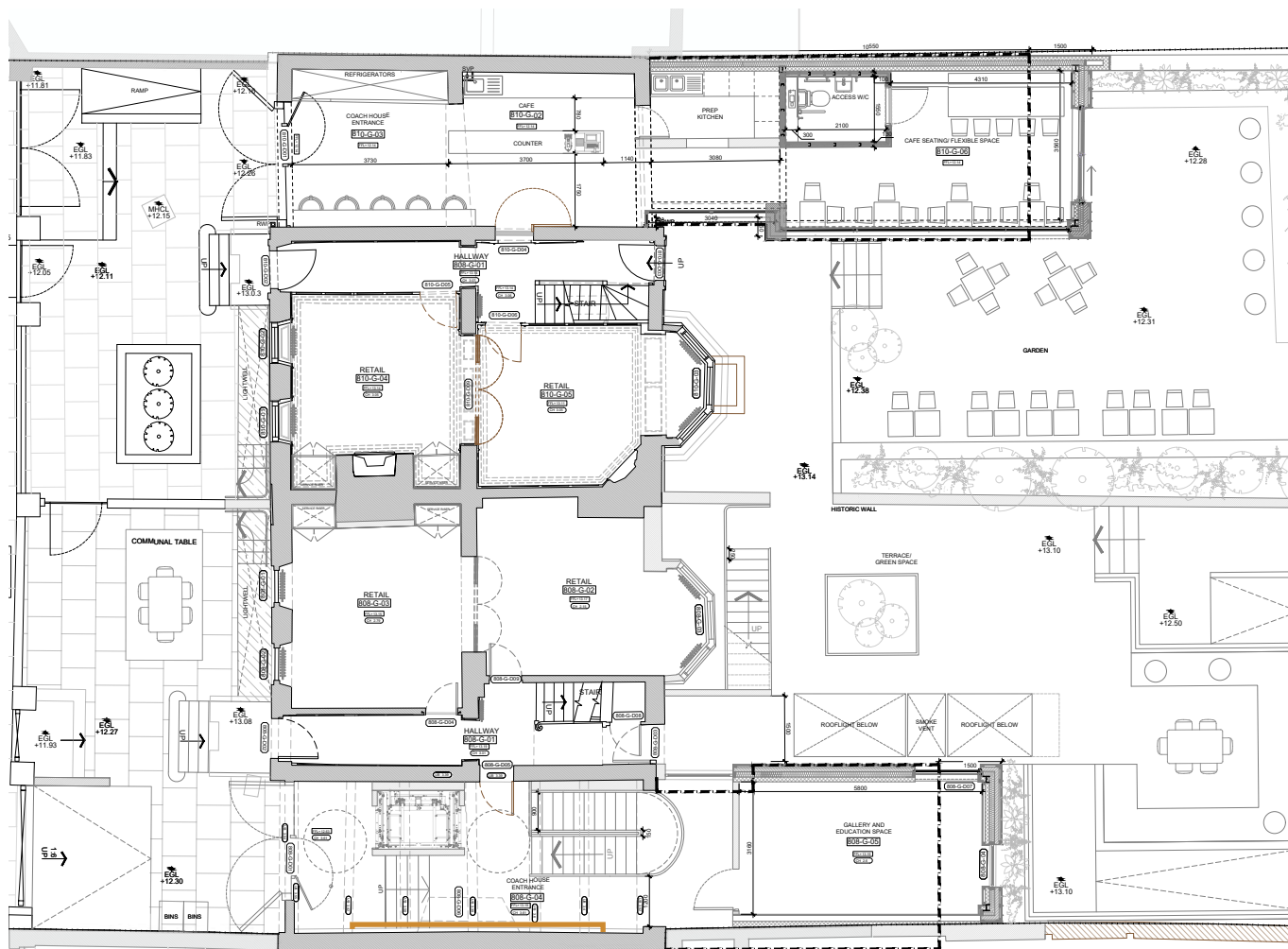


Proposed Levels



Proposed ply linings - further details requested

Illustrative scope of ply lining



Proposed Ground Floor Plan

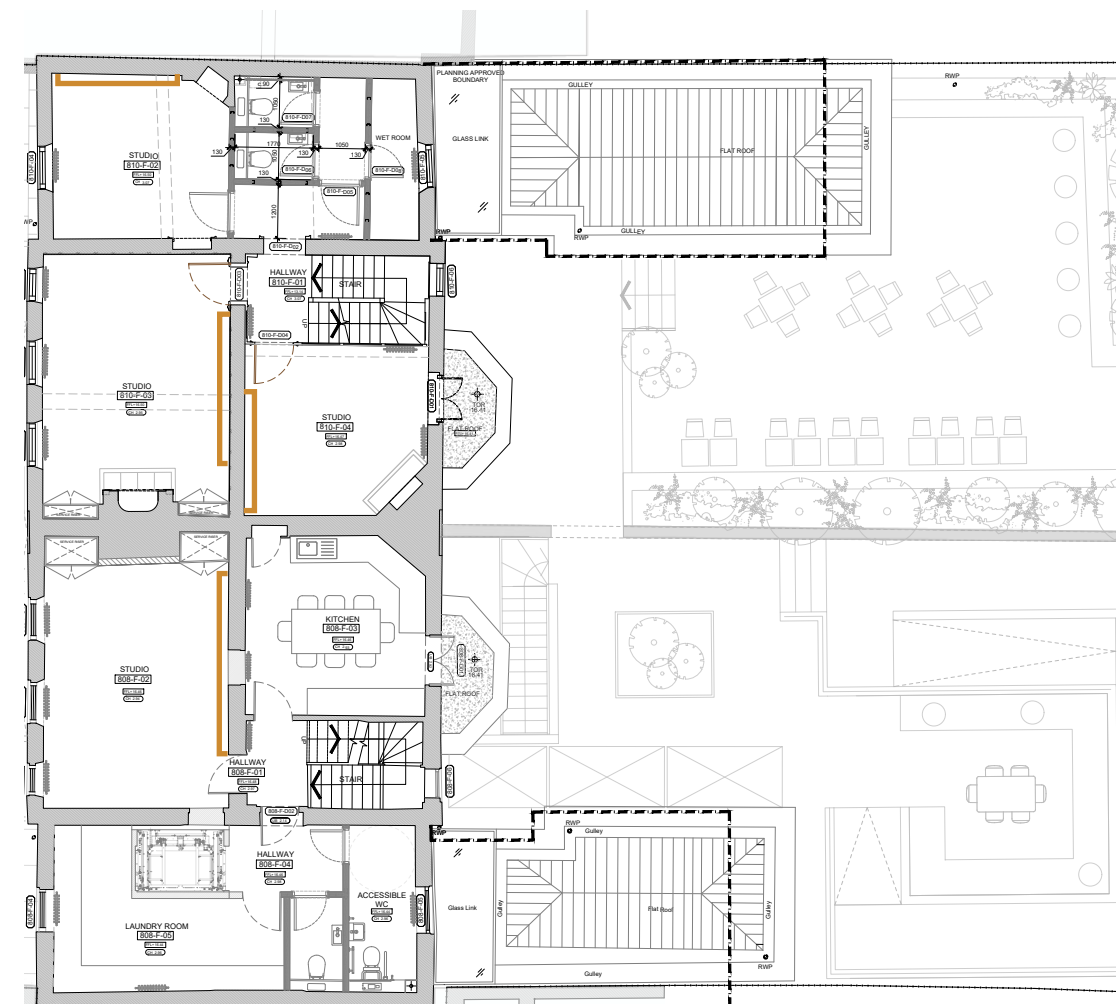
KEY

— Proposed Ply Lining



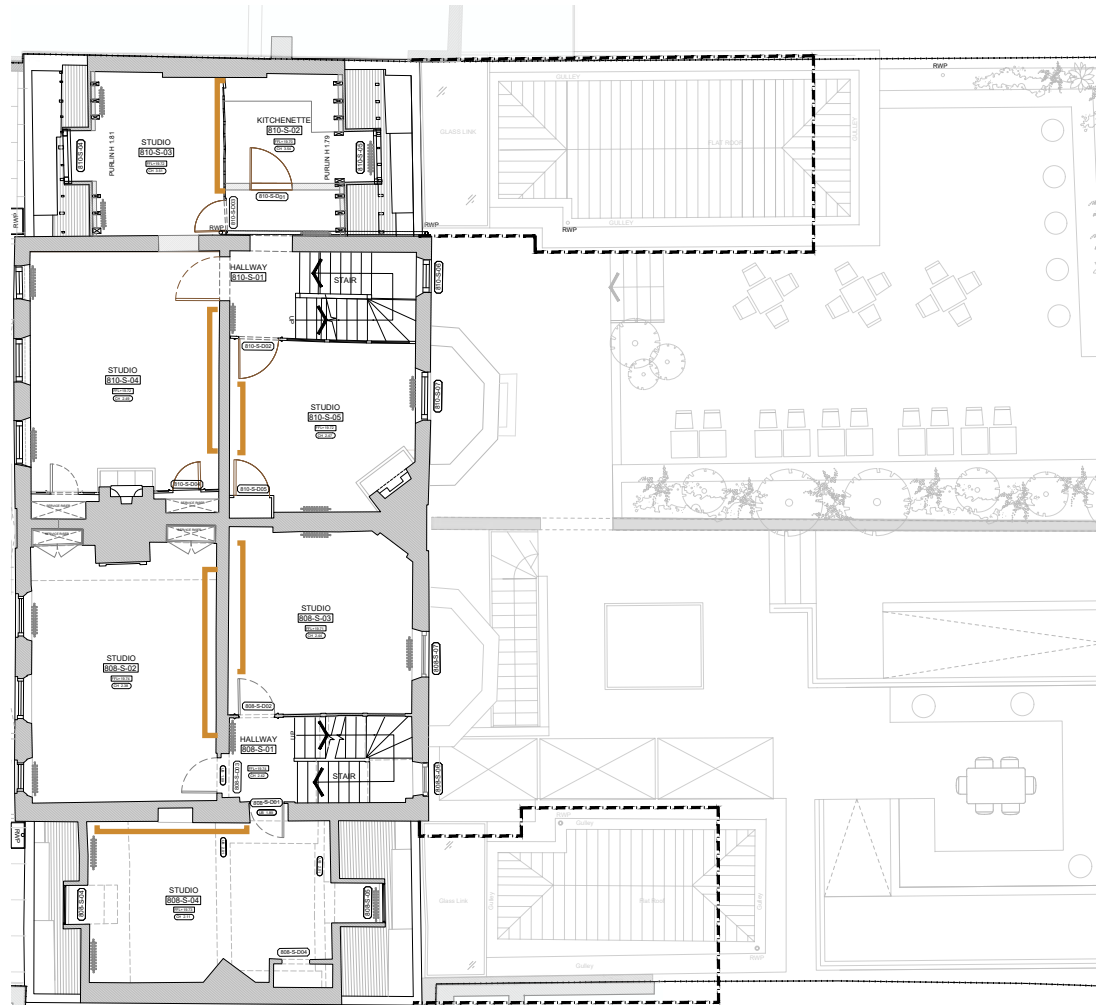
Not to scale

Subject to Planning and Listed Building Consent



Proposed First Floor Plan





Proposed Second Floor Plan

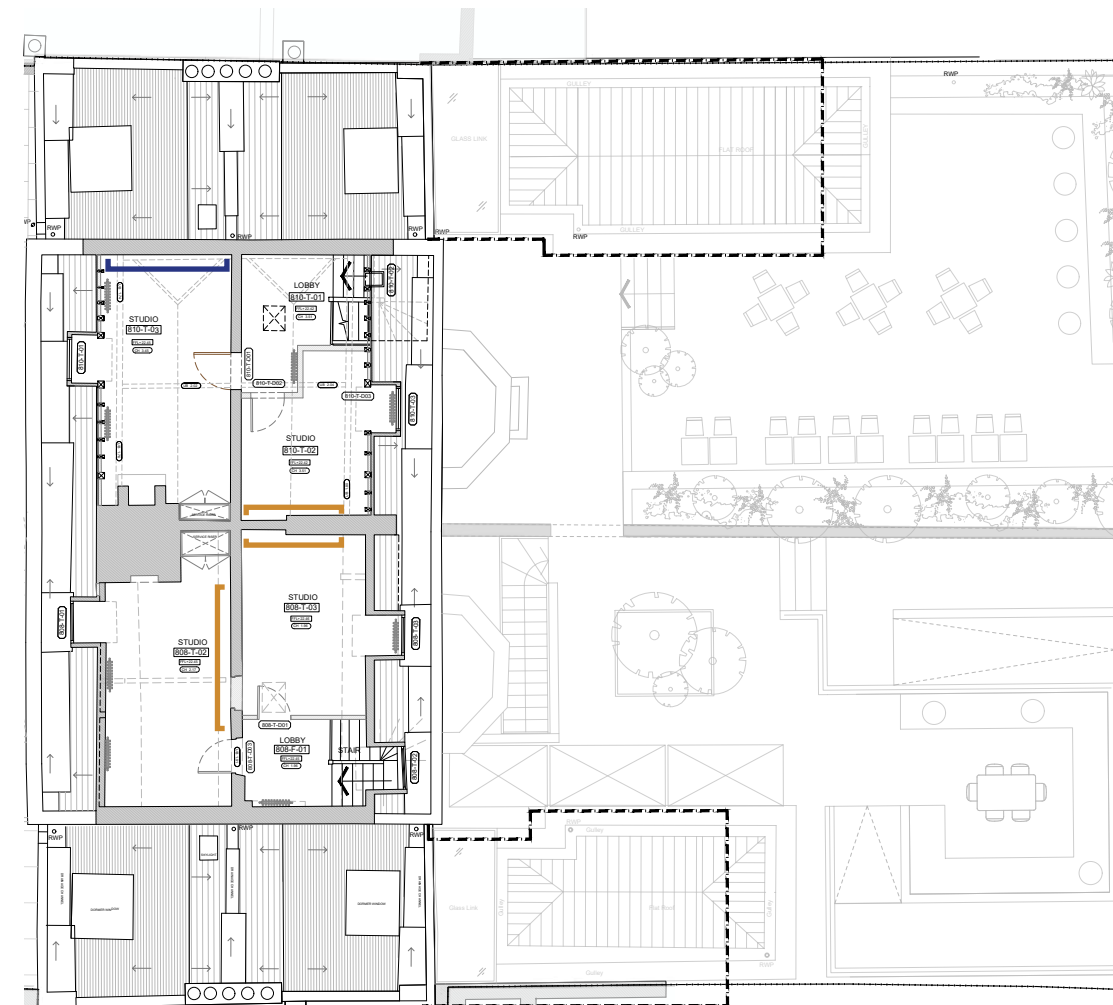
KEY

— Proposed Ply Lining



Not to scale

Subject to Planning and Listed Building Consent



Proposed Third Floor Plan



NOS. 808-810/812 HIGH ROAD

SECTION FOUR: DESIGN RESPONSE

DESIGN & ACCESS STATEMENT

4.1 PROTECTING THE EXISTING FABRIC

The project team are aware of comment made at committee following the Round 1 submission regarding existing fabric particularly in No. 810/12 and how this will be protected.

- Uses which are likely to have more of an impact on the interiors accommodated within new build elements. For example, the gallery and cafe spaces which have a public use.
- Close consideration given to where necessary interventions are proposed in response to the siting of the most significant existing internal features.
- For example, in No. 810/12, at first floor, the WC layout has been carefully considered such that it does not conflict with possibly the most significant 18th Century surviving wallpaper sample.
- The siting of the lift is another example of this approach.



FIGURE 23. Proposed rear extensions accomodating cafe and gallery uses



FIGURE 24. Key plan showing location of 18th Century wallpaper

4.1 PROTECTING THE EXISTING FABRIC

- Following the precedent set at their existing premises, the proposals see plywood linings set off the existing fabric to provide flexible pin up space.
- This also creates a very important 'group aesthetic'.
- These linings would in turn protect the existing fabric.
- They are set in from the historic room envelope, both in plan and elevation, such that existing features are still visible.
- Their scope is limited such that they would not impact all elevations within a space.
- These are being tested at Sarabande's interim accommodation a few doors down on the Terrace – please refer to the detailed drawing on the following page:
- Low impact nature of the business operation within the existing building:
- Studios to accommodate fine art, fashion, jewellery making, and offices.
- A viable long-term business.
- Existing accommodation is also within a significant historic building so the charity well understand the context.
- Management team in place to oversee how the building is used.



FIGURE 25. Existing ply linings in Hoxton



FIGURE 26. Proposed visuals for ply linings in studios

4.1 PROTECTING THE EXISTING FABRIC - CONTINUED

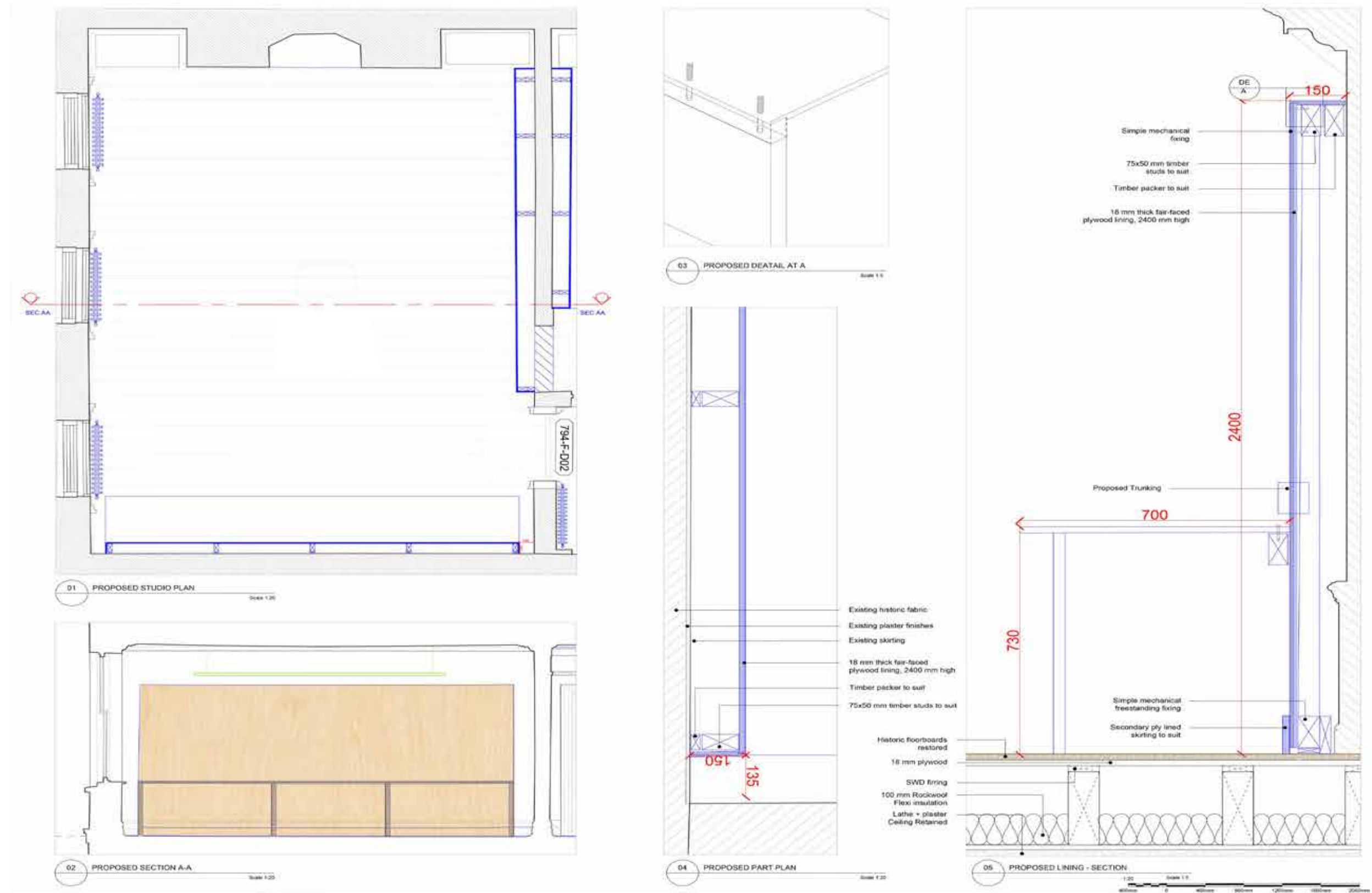


FIGURE 27. Ply Lining Details



EXISTING WALLPAPER

4.2 CONSOLIDATION, CONSERVATION & RESTORATION

- Carry out conservation repairs and enhancement of the heritage assets in order to protect the historic fabric, joinery, wallpaper, and paint and improve the physical appearance.
- Existing basement extended, services consolidated and floor level lowered to accommodate habitable spaces.
- Removal of unsympathetic extensions and reinstatement of previously lost elevations, openings and proportions, to better appreciate and understand the design and unity of the historic terrace.
- The removal of modern partitioning and the reinstatement of significant interior volumes and missing/ damaged design details, where evidence of their former appearance can be discerned. These include stair balustrades, panelled rooms, fireplaces, windows and doors; in order to enhance the appearance, use and understanding of the buildings.
- The simplification of the plan and relocation of services, to the most altered and least sensitive parts of the building within secondary rather than primary spaces.
- Provide accessible use of the building where optimum and practical. This is largely accommodated via the proposed rear extensions which provide new 'front doors' and level access from the adjoining landscaped yard. With both properties being considered as one development, the opportunity has been taken to revisit the accessibility challenges posed by the historic buildings – in direct response to the heritage significance analysis recently carried out, and included here, a design for a lift is included within No. 808 where the nature of the existing fabric is more readily able to accommodate such an intervention.
- Upgrade the building sensitively where fire resistance is required, to comply with Building Regulations and other applicable regulations, to provide the optimum viable use for the building.
- Enhance the thermal performance and use of the buildings using high quality detailing, materials and conservation methods in accordance with HE advice.
- Provide new extensions to the rear of the service wing and basement, where it is least noticeable and the structure and design is most altered in place of previous extensions.
- Replacement of modern boundaries and poor quality concrete based landscaping with evidence based high quality railings, paving, traditional materials and landscaping, to enhance the settings and appearance of the group.
- Reinststate the historic gardens and boundaries to the rear of the properties and re-green the existing yard. Outline designs include planters and green roofs to the extensions to work with the wider landscaped yard of Paxton17. Working with an artist and landscape architect, an intimate private space is to be developed with a focus on wellness. The greening will feed into the sustainable urban drainage strategy for the yard via the planters and rain gardens. This landscaping will have a positive impact on biodiversity, both in terms of the specific project at Nos. 808-810/12 and the adjoining Paxton17.

4.2 CONSOLIDATION, CONSERVATION & RESTORATION

Corrie Newell, Conservation Architect, has continued to provide valuable insight with further design reviews, site visits, and, ultimately, the Conservation Plan, having been completed during this Development Phase.

Continued historic analysis has resulted in some minor, but important, amendments to the scheme, such as the location of the proposed attic partitions, and attendance at Design Team Meetings has helped to co-ordinate the detailed design, such as, for example, where the proposed lift will result in the relocation of bressummers. Proposals show wallpaper protected by perspex panels - refer to room elevations.

Corrie has also led the process of obtaining specialist input from Allyson McDermott and Patrick Baty with regard to the conservation of historic wallpaper and paint. Please refer to their enclosed reports:

808 Internal Basement continued			
ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Room BR04 (Front Room 808)			
    			
Looking towards rebuilt front wall. Typical pier and ceiling Fireplace obscured by piers Reconstructed front wall, openings, piers and services Beam end RSJ and cradle			
Walls	Medium – C18 Low - (Reconstructed front wall) Neutral (circa 2000 restructure)	Poor condition. Exposed brick with occasional friable / missing bricks and small patches of plaster. Additional brick piers were installed to support undersized reconstructed ground floor structure above.	Potential enhancement - Investigate options to re-support the rebuilt section of ground floor and the bearings of the historic bridging beams. The front wall has been reconstructed narrower than originally designed and the beams are extended in a steel cradle. The replacement floor joists are undersized and given intermediate support with piers and RSJs. These detract and obstruct access and views within the basement. It would be beneficial to reinstate the proportions and repair the fireplace of this former kitchen. Repair. Retain C18 brickwork and infill missing bricks with new handmade red bricks to match and stop in holes in lime mortar joints to match. Carry out lime plaster repairs to consolidate existing patches of plaster. Leave exposed as honest repair.

FIGURE 28. Conservation Management Plan - Extract

810-812 Interior Basement continued			
ELEMENT	HERITAGE SIGNIFICANCE	EXISTING CONDITION	EFFECT/ IMPACT
Doors and cupboards	Medium (C18 but poor condition)	Poor condition; much water damage and rot. Cupboard adjoining 812 has dropped and door is rotted and hanging. Under stair cupboard inaccessible and door has jammed. Doorway to main room BM-E-02 has been rebuilt with concrete lintel. Stores and cupboards have partial shelves.	Retain cupboards, doors, shelves and historic fixtures where sound. Re-fix loose frames, shelves, doors and ironmongery, and carry out like-for-like joinery repairs. Investigate. Allow to ease door and carry out minimal like-for-like scarf joinery repairs to stabilise partitions and door frame. Allow to add an internal FR lining to partition and ceiling within the cupboard. Allow to level existing earth floor and install bricks on lime sub base for use as cleaner's cupboard.
 			
Window	Medium (C21 replacement)	Window and frame is modern to historic details. Protective screen has been applied internally.	Retain window, remove security screen and redecorate windows to match existing finish. Install C18 design ironmongery where missing.
Copper	Medium (missing fixtures)	Poor condition. Basic structure survives but copper interior and grate is broken and missing.	Retain, repair and make good plaster reveals to match existing. Investigate and allow to repair to match more intact copper in 808.
   1991 RCHM No. 810 No. 810 No. 808 to copy.			