

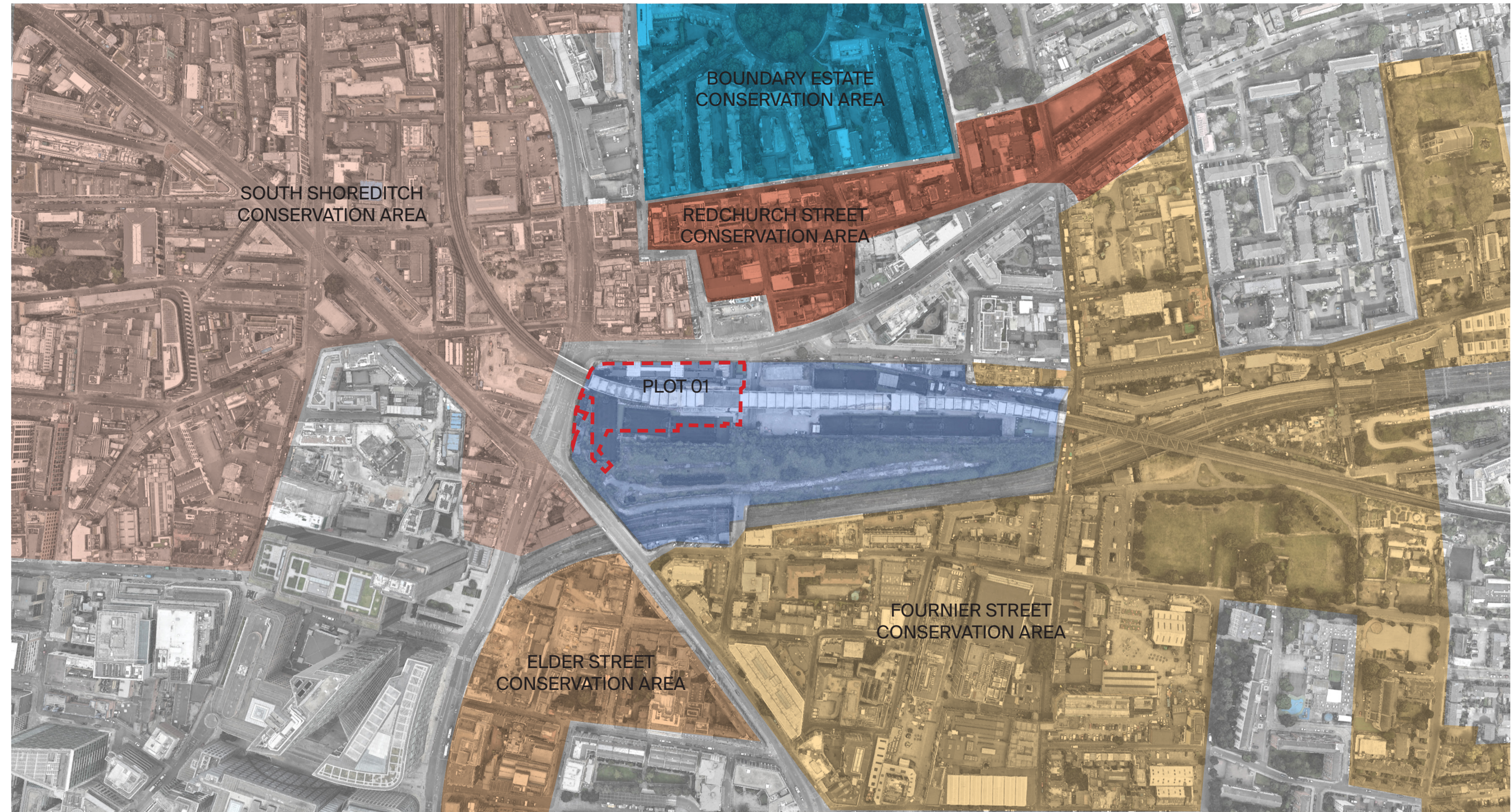
BISHOPSGATE GOODSYARD PLOT 1 RMA

3.07 SITE CONTEXT - CONSERVATION AREAS

The masterplan is surrounded by a series of conservation areas (listed below), but the site does not itself sit within a conservation area:

- South Shoreditch (Hackney)
- Boundary Estate (Tower Hamlets)
- Fournier Street and Brick Lane (Tower Hamlets)
- Redchurch Street (Hackney/Tower Hamlets)
- Elder Street (Tower Hamlets)

The most relevant of these conservation areas, both in terms of proximity, scale and use is the South Shoreditch Conservation area, although due consideration has been given to prevailing architectural typologies of each of these areas.



Existing Plan Indicating Conservation Areas

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3.08 SOUTH SHOREDITCH VERNACULAR

The South Shoreditch Conservation Area Assessment identifies 3 categories of historical building types.

Showroom Warehouses
Workspaces, Workshops and Factories
Timber Yards and Saw Mills

With the exception of scale of building, the construction of each of these typologies is very similar with open floor plates to maximise the flexibility and use of the spaces.

From the exterior, subtle differences gave hints as to the use of the buildings, with the grander and more ornate showroom warehouses being used by dealers that were generally customer facing, whereas manufacturing buildings were more functional in their appearance.

The workspace typology showed a vertical grain, emphasised by pilasters and piers, but broken up by a secondary horizontality expressed in the window openings. Lintels are often highlighted using bold differences in colour and material.

Brick, in both red and yellow are prevalent and used as the predominant wall finish as well as sometimes being used as the arched lintel.

Brick at the base of the building is sometimes painted to provide a differentiation from the rest of the facade.

Painted metal framed windows are typically retained on the facades and these are sometimes paired with expressed metal lintels.

Of the three industrial typologies, the unassuming Workshop and Factory typology is most reflective of the Tea Building and representative of the working heart of industrial times. It represents a strong concept to take forward into the proposed scheme.

5.3 COMMON BUILDING FORMS AND ARCHITECTURE

There are three main categories of historic buildings within the South Shoreditch Conservation Area

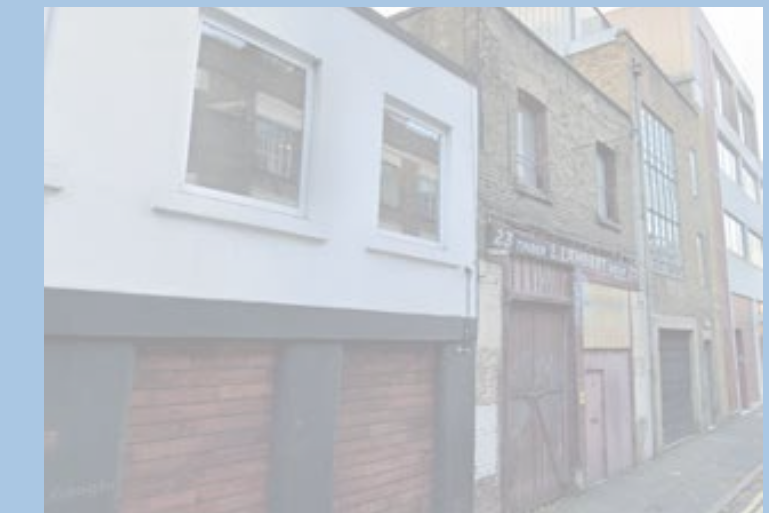
1.0 SHOWROOM/WAREHOUSES



2.0 WORKSPACES, WORKSHOPS AND FACTORIES



3.0 ASSOCIATED TRADES E.G. TIMBER YARDS AND SAW MILLS



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Extract from London Borough of Hackney Conservation Area Plan

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3.08 SOUTH SHOREDITCH VERNACULAR

The adjacent photos are all of buildings that are referenced in the South Shoreditch Conservation Area Assessment as examples of the Workspace Workshops and Factories typology.

In each the strongly gridded facade has a vertical emphasis by virtue of the fact that the horizontal banding butts into the pilasters, with the pilasters generally continuing for the height of the building with the exception of at high level ground floor where a datum is set.

Verticality is further indicated through the treatment of the horizontal banding at the window lintels, often in different colours and materiality that is set back from the principal facade.

The facades benefit from full height windows on the upper floors, but with increased floor to ceiling heights at ground floor - the concept of shop fronts are given a greater visual importance.

The playfulness of the facade is suggested through the small interventions that occur within the structured grid, sometimes connecting openings over several floors to create visual interest.

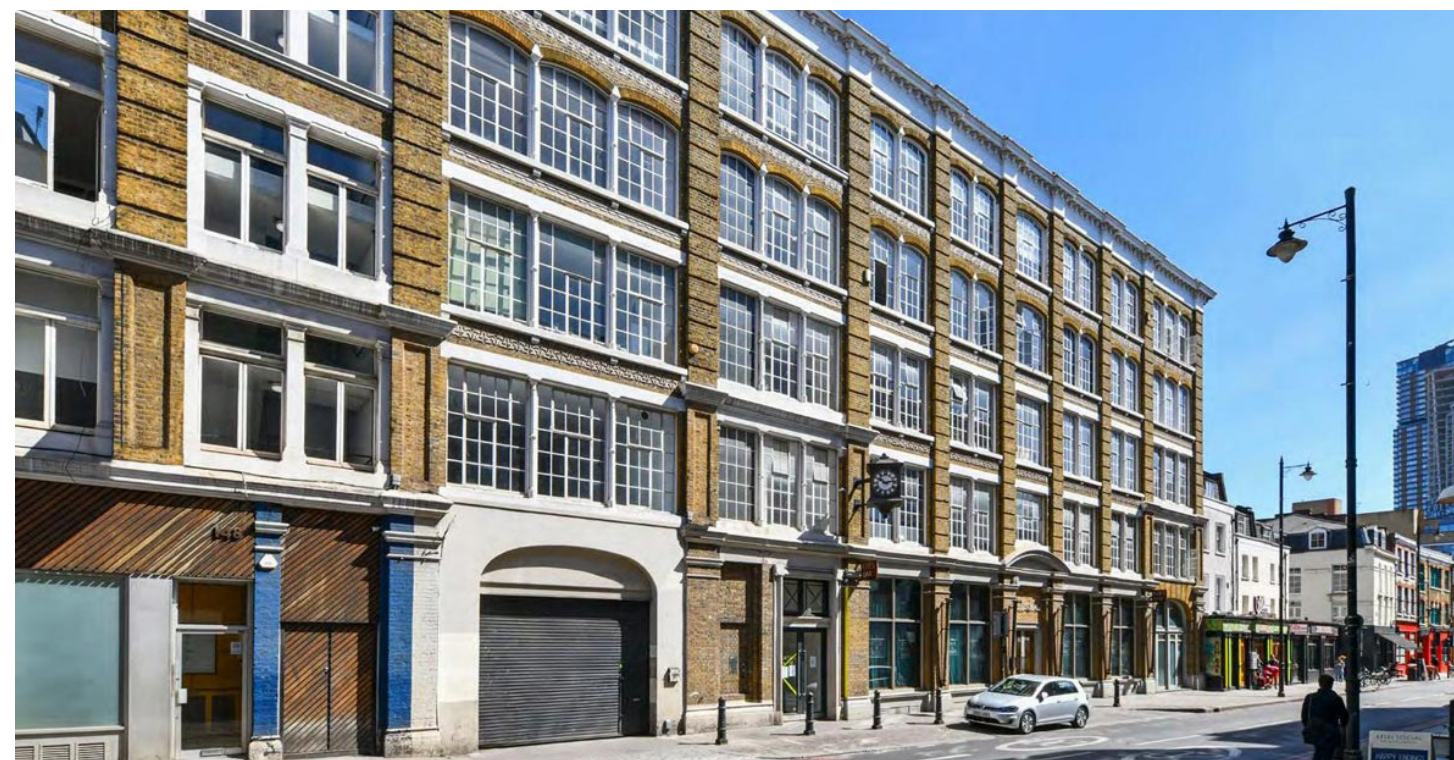
Windows are broken down into one, two or three frames per bay, introducing the ability to vary the bay widths whilst maintaining an overall cohesive aesthetic. This also means that the vertically orientated windows often give the impression of a horizontal opening when viewed as a whole.



Leonard Street



120 Curtain Road



134 Curtain Road



124 Tabernacle Street

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3.09 HISTORICAL BOUNDARY WALL

The historical boundary wall that forms a part of the masterplan site is characterised by a red brick and regular rhythm of arches.

The arches are expressed through the use of a contrasting buff brick.

The regeneration of the Overground Station site in 2010 resulted in the loss of this boundary wall around the edges of plot 1. It is otherwise a strong visual element characteristic of the masterplan.



The Goodsyard Arches currently



Existing Historical boundary wall with Arches on Sclater Street



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4.01 SITE CONSTRAINTS

Below ground level the foundations of the columns to the existing Overground building and bridge require set off distances.

Similarly, the Central Line into Liverpool Street Station clips the south east corner of the site has set off distances.

A BT tunnel also runs in a north south orientation adjacent to Braithwaite Street.

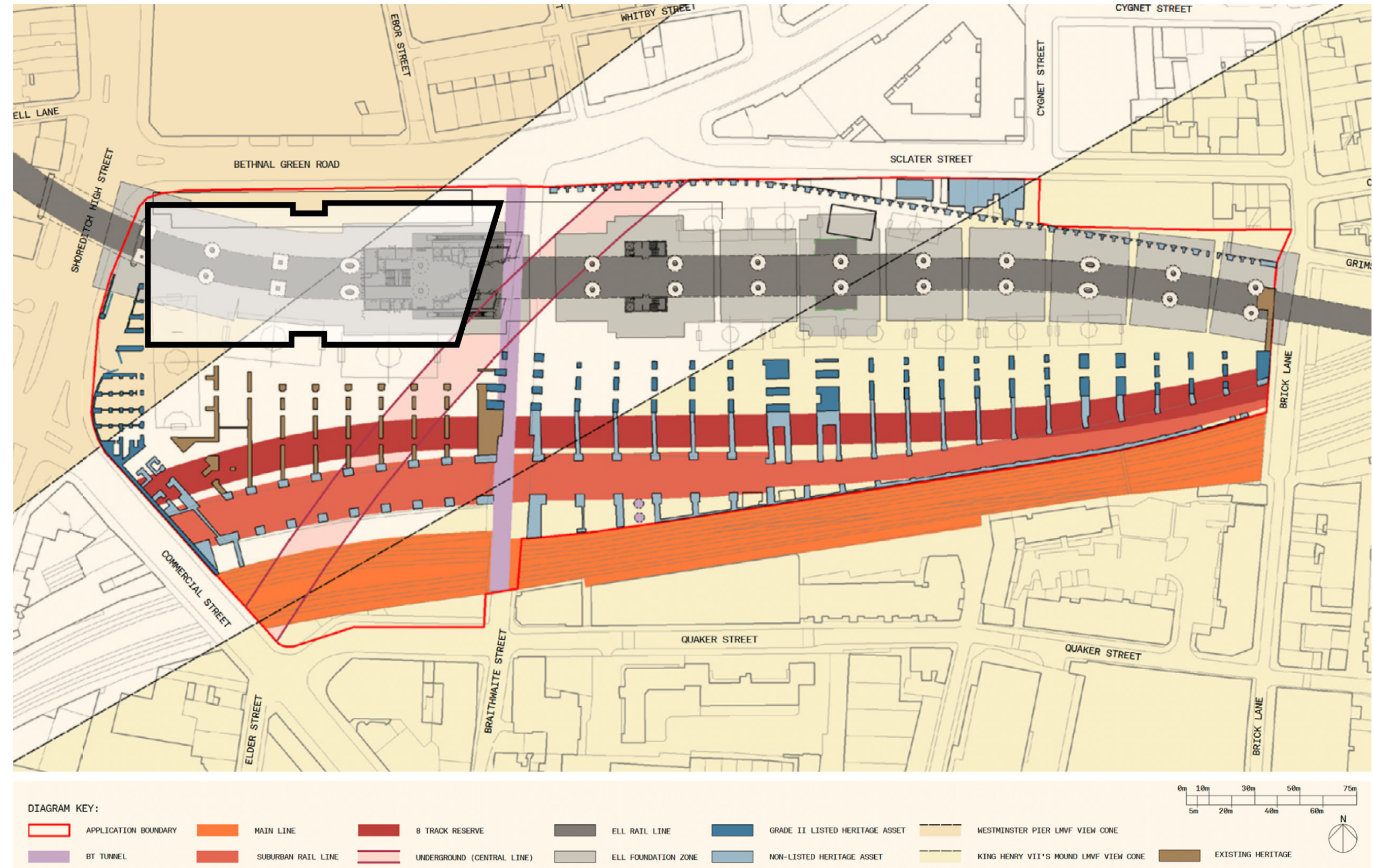
These existing sub ground elements would restrict the extent of basement works in any future proposal.

At ground floor level, existing constraints limit the potential locations for vehicular access to a service yard. A suitable space has been identified on the north side of the plot, directly off Bethnal Green Road. This is due to the busyness of Shoreditch High Street coupled with the desire to minimise any cross flow of vehicle and pedestrian movement within the masterplan.

The pavement area along Bethnal Green Road and Braithwaite Street is narrow. Strategies to facilitate continuous pedestrian flow at peak times should be implemented and should inform the facade treatment and configuration at ground floor. The proposed Middle Road offers a more generous pedestrian access for a potential future additional entrance.

The existing Overground Station entrance opens onto Braithwaite Street.

6 of the columns that support the Overground Platform level will need to be incorporated within the building design.



Existing Constraints

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4.02 ABOVE GROUND FLOOR CONSTRAINTS

There are strict constraints associated with working around the Overground Station.

Foundations to the London Overground viaduct create a 45 degree TFL foundation zone beneath the pile caps. This stipulates that the ground around the foundations cannot be altered unless the excavation is outside the TFL foundation zone, these constraints place restrictions on the width of any basement construction and location of piles.

The TFL zone for the Overground changes for each floor level, depending on the accommodation at that level .

Typically a two metre zone for inspections and maintenance is required around the station box, columns, entrance building and London Overground viaduct.

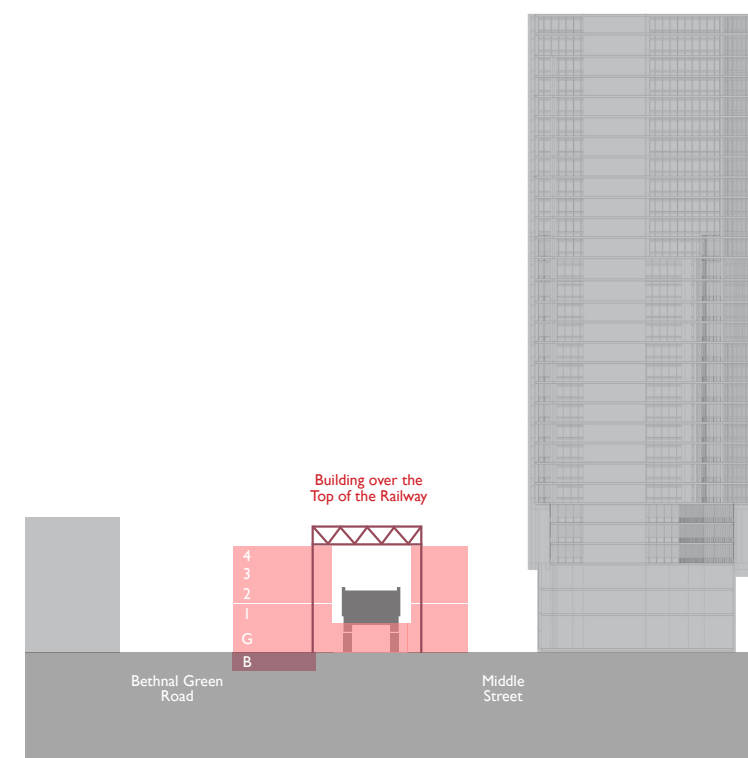
An additional zone is required either side of the station entrance to allow for future expansion in capacity of the station with external escalators.

Ground Floor - Level 04

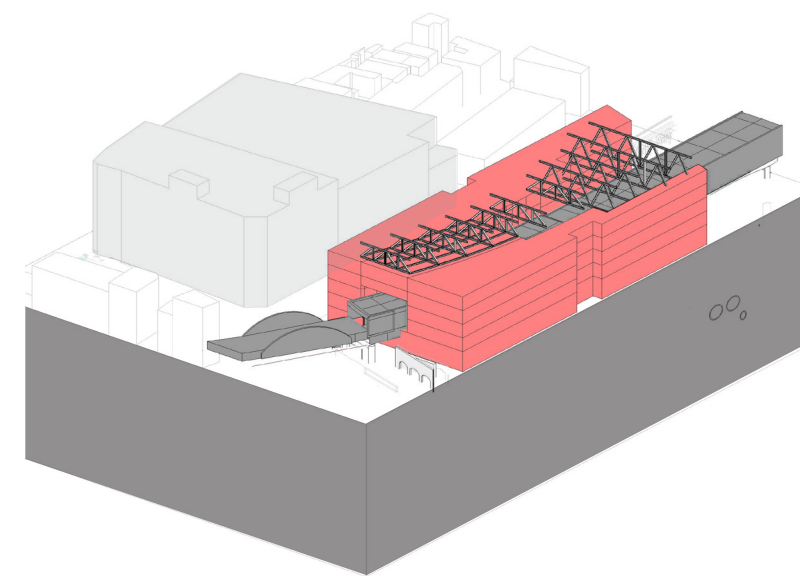
The East London Line box has an offset condition that needs to be maintained and spans the new structure. This is both curved in plan and varies in width.

Level 05

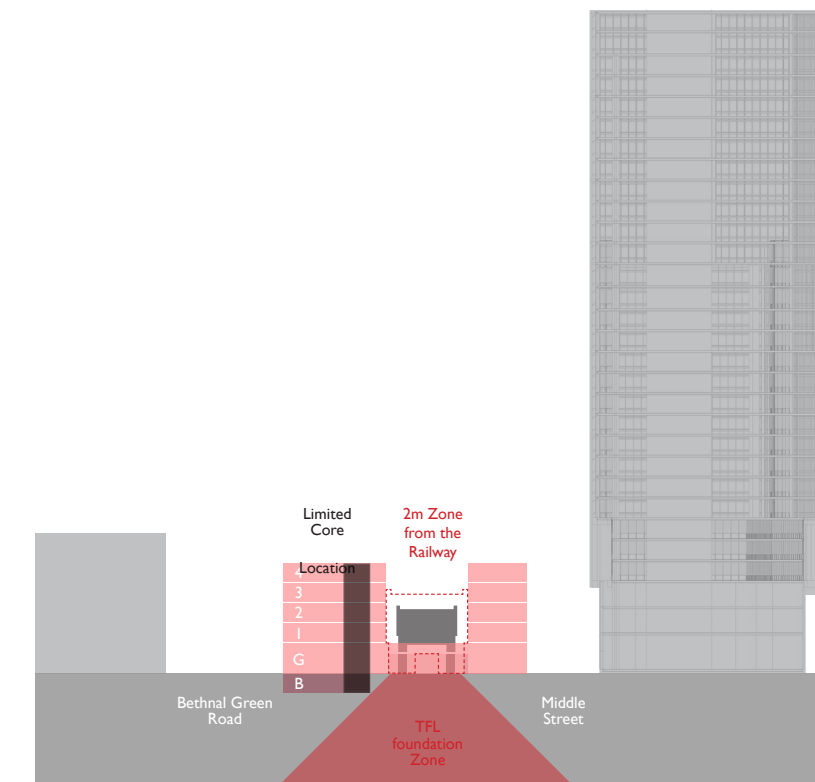
The 3 dimensional nature of the site up to level 5 is a significant contributor to the emergence of the form. The foundations to the East London line constrain the location for the vertical circulation through the scheme.



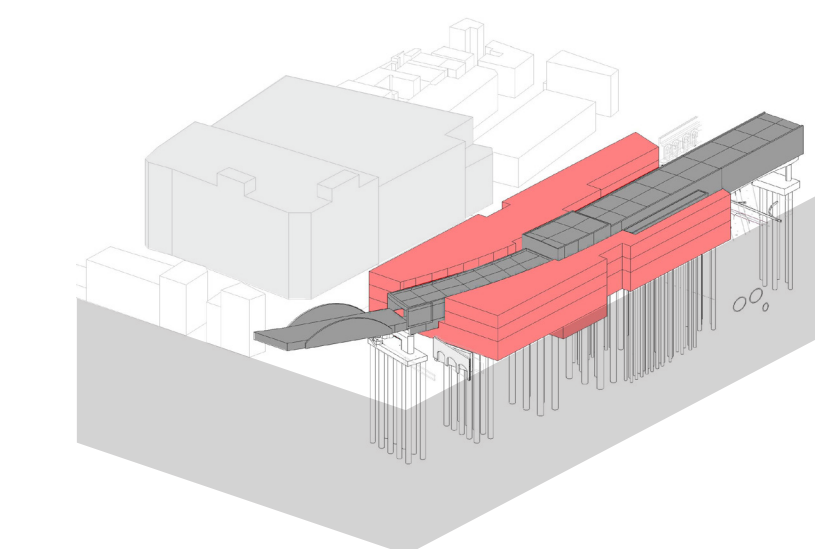
North South Section
GF- 04 Floor



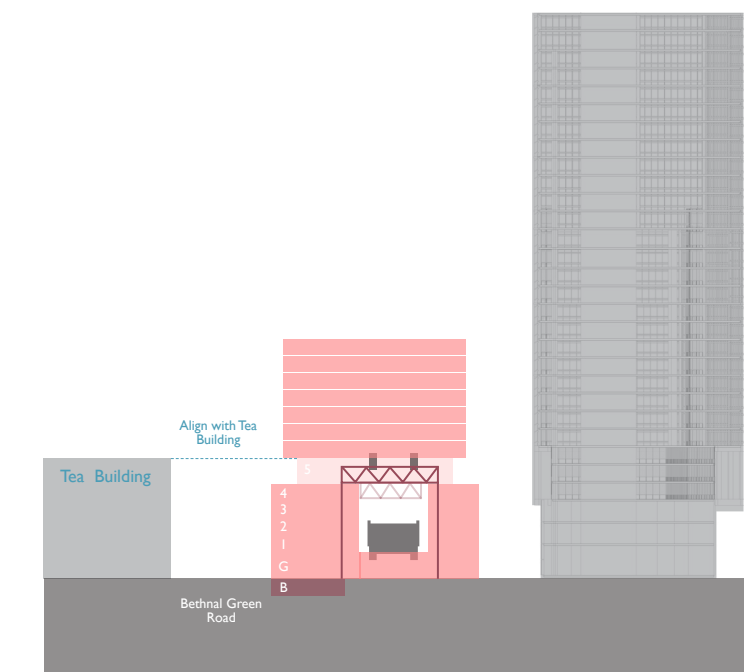
3D View
GF- 04 Floor



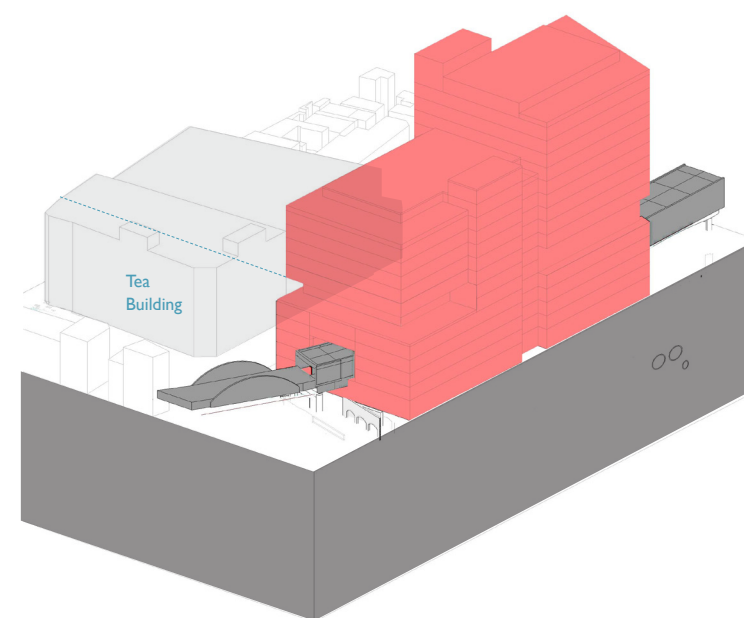
North South Section
05 Floor



3D View
05 Floor



North South Section
06-Upper Floors



3D View
06-Upper Floors

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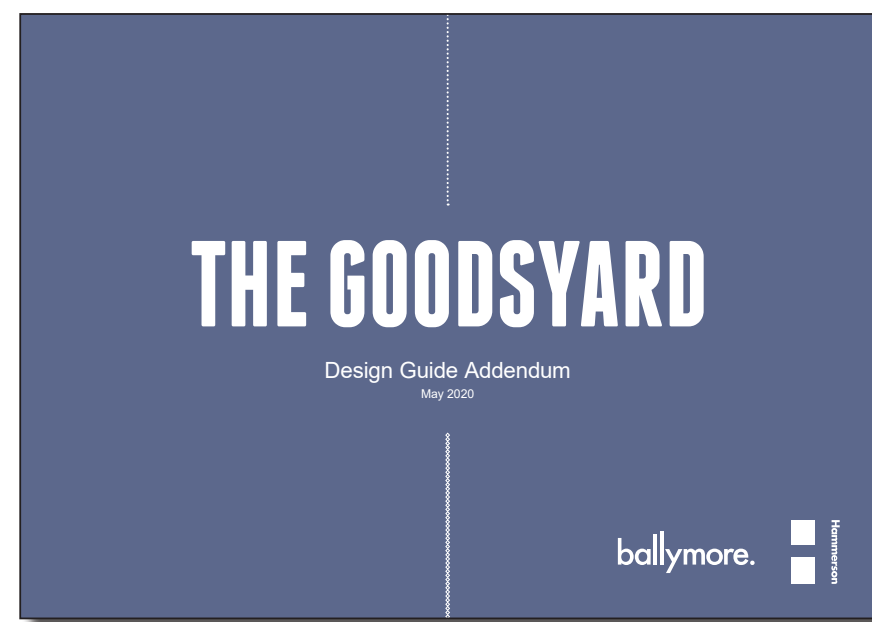
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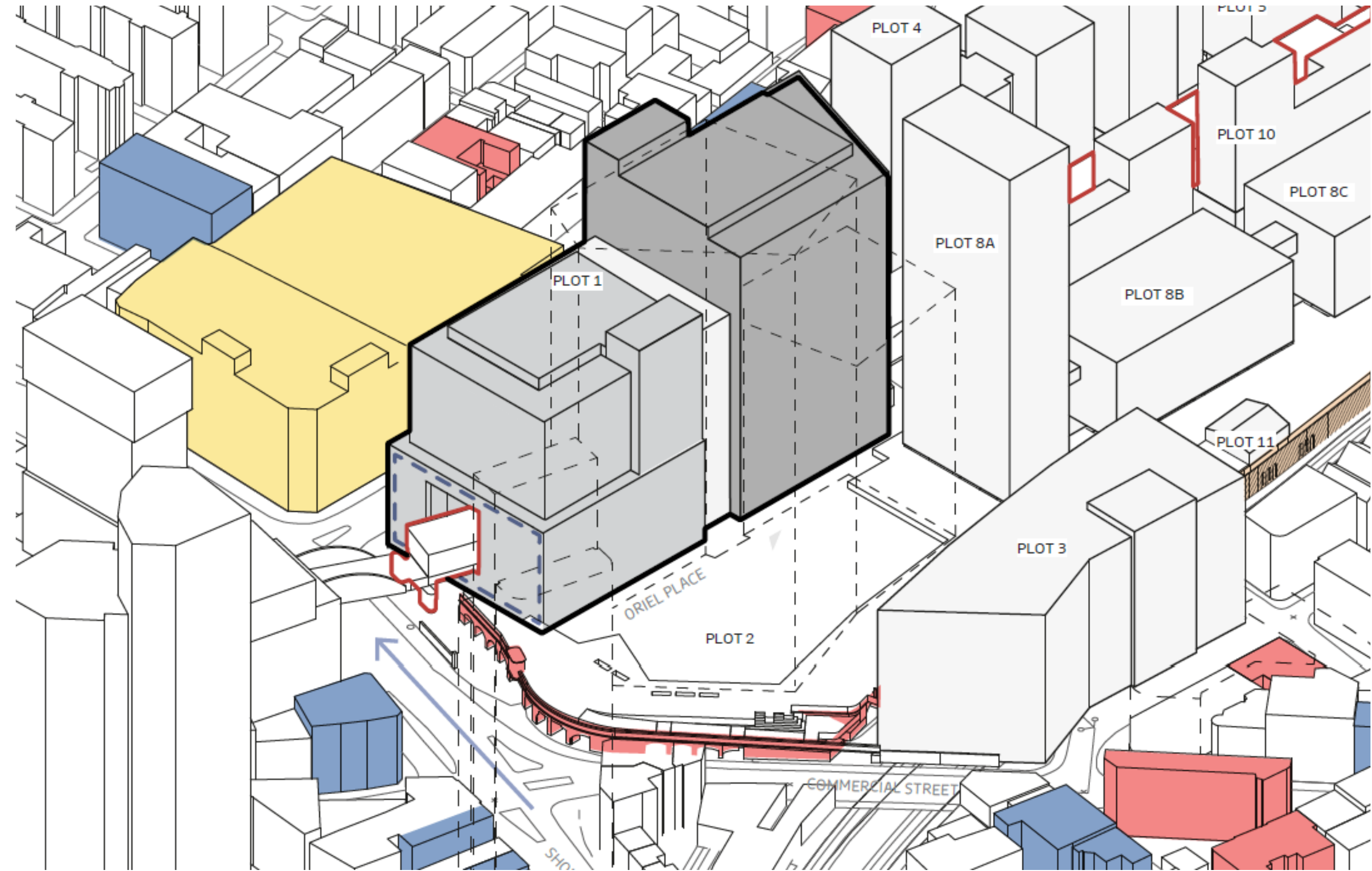
4.03 THE DESIGN GUIDE & PARAMETER PLANS

The Design Guide was established as part of the Planning Permission - it sets out the guidelines for the outline component Plots. Together with the approved parameter plans, these have been the starting point for the design and appearance of Plot 1. The Design Guide provides direction on key principles, which are outlined below and further explored on the following pages:

- Use and Quantum
- Quantum of Uses
- The Ground Level
- Plinth Levels
- Upper Levels
- Area Flexibility
- Scale and Massing
- Constraints and Influences
- Heritage Interfaces
- Building Maximum and Minimum Parameters
- Station Square
- Set backs
- Articulated form
- Composition and Materiality



The Goodsyard Design Guide



Constraints and Influences

- Statutory listed building (Grade II)
- Locally listed building
- Historically significant to be retained
- Tea building
- ← View to Tea building
- London Overground 2m exclusion zone

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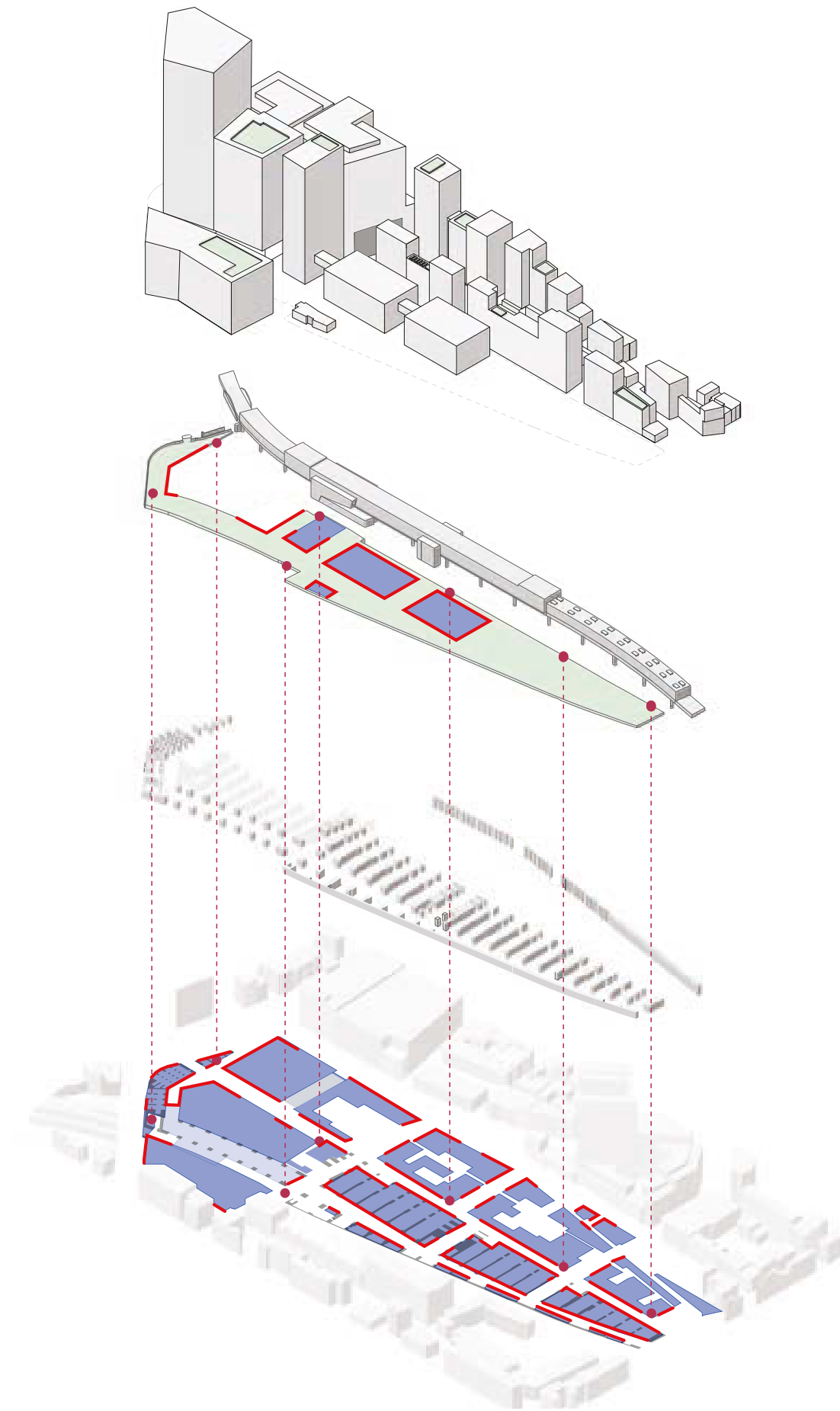
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4.04 THE DESIGN GUIDE - PLOT 1 KEY POINTS

- Plot 1 should respond to the influences of the Tea Building on Bethnal Green Road, in particular the parapet level at the junction with Shoreditch High Street. The top of the plinth level should not be at a lower level to the Tea Building parapet on the western block.
- The building must have an urban design relationship with the Tea Building and not detract from the prominent corner of the Tea Building on the approach from the south.
- The building should not appear as a continuous building in length along the street. The 'link' between the blocks should not be solid at street level and should not appear in the same building line as the main blocks.
- The building has to respect the following TFL constraints and restrictions:
 - A 2m zone around the London Overground viaduct in plan and section;
 - Allow for exit / entrance to the station and respect the current passenger flow and escape regimes generated by the station;
 - Avoid the restriction zones associated with the structural footings.
 - An additional zone will be left either side of the station entrance to allow further expansion of the station capacity with external escalators.
- The proposed building shall not exceed the maximum and minimum parameter extents in both vertical and horizontal direction. The building maximum and minimum parameters have been carefully crafted to respond to the existing and emerging architectural character of the surrounding area.
- The building shall consist of 3 key elements, namely, a plinth with a defined base relating to the existing Boundary Wall on Sclater Street, a body and a link.
- The building must articulate a set back between plinth and body on all sides of the block and should not align the two elements, revealing break out space from the office use and defining the shoulder height of the plinth. A set back must be included on the western facade.
- The plinth shall incorporate a base and shall not be solid in appearance at street level, contributing to the animation of the ground plane on all sides.
- The base of the plinth should touch the ground with consideration of the scale of the existing boundary wall to Sclater Street.
- The maximum height of the plinth is defined within the plot parameters. The immediate context should be carefully considered when determining the height at both sides of the building.
- The plinth expression will be of robust masonry material in keeping with the historic wall and context.
- The body element shall not be articulated as heavy in appearance and should have a clear fenestration distinction from the plinth upon which it sits. The body element shall integrate circulation cores where appropriate.
- Any external circulation core should not be expressed as a vertical solid but should be integrated into the architecture of its relevant block to minimise its impact from the street.
- The body element shall not appear flat or offer no depth or shading within its fenestration layout.
- Any link design that does not ensure a compositional split between the east and west blocks shall not be supported.
- The primary building entrance should be integrated within the link between the building blocks and should be highly visible.



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