

VICTORIAN BUILDING Demolitions

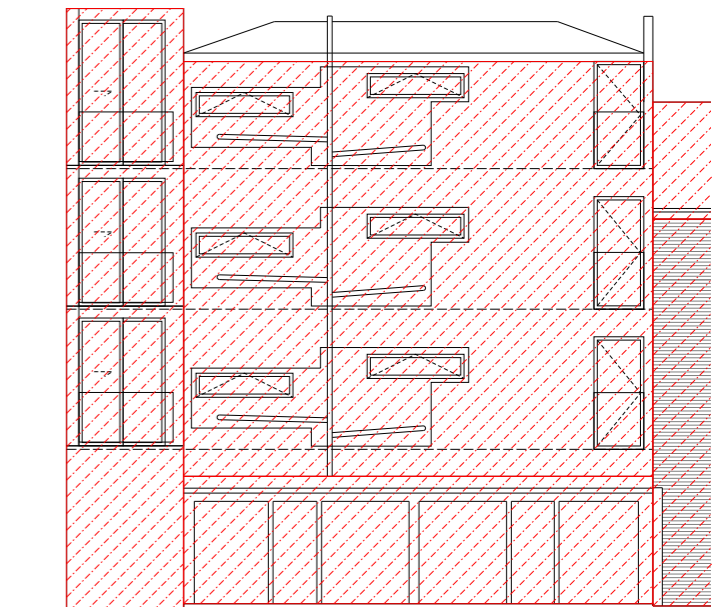
We proposed to retain this building, its roof and its Victorian facade above ground floor.

Modern extensions to the West and rear, and the modern rear facade to be demolished. The modern shopfronts at ground floor level will be replaced.

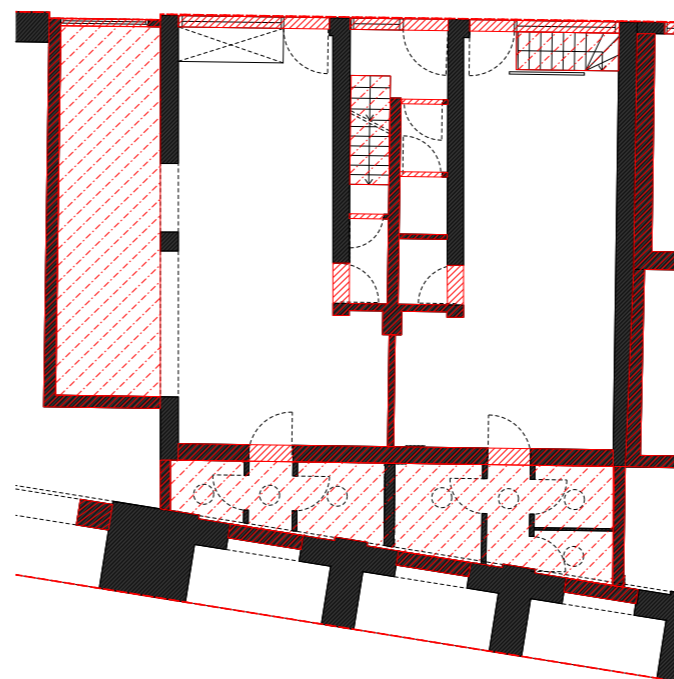
This will reveal the key surviving parts of this building, so that it can be sensitively restored.



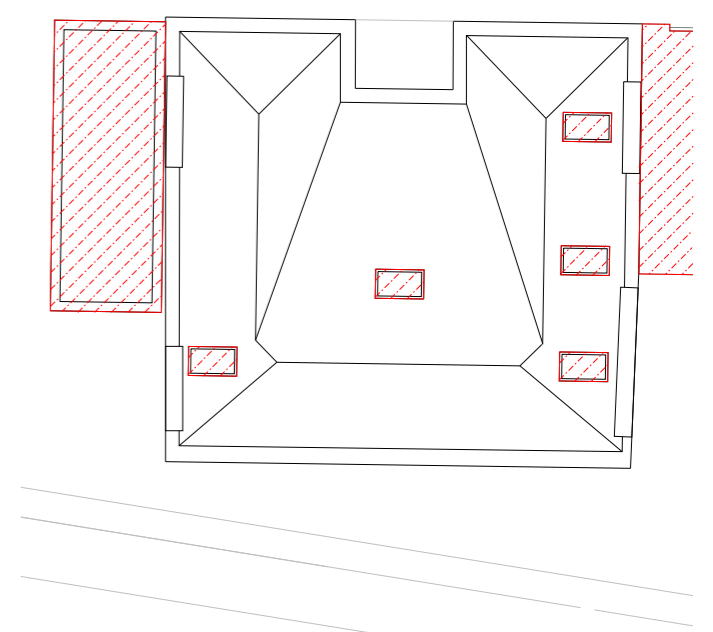
Victorian Building. Front



Victorian Building. Rear






Victorian Building - Ground floor plan



Victorian Building - Roof plan

KEY

-  EXISTING STRUCTURE
-  DEMOLITIONS
-  BOUNDARY LINE

WEAVERS COTTAGES:
 THE FULL EXTENT OF DEMOLITION IS TO BE CONFIRMED FOLLOWING TEMPORARY STRUCTURAL WORKS AND SURVEY.
 THESE DRAWINGS SHOW THE MAXIMUM EXTENT OF DEMOLITION. WHERE POSSIBLE, SURVIVING MASONRY, TIMBERS, STAIRS AND DECORATIVE CAST IRON FIREPLACES WILL BE RETAINED FOR REUSE.
 OUR PROPOSAL RETAINS THE FRONT FACADE OF THESE BUILDINGS AND DISMANTLE EVERYTHING BEHIND, RETAINING ALL REUSABLE FABRIC FOR REUSE.

VICTORIAN BUILDING Proposed plans

We proposed to remove all unsympathetic, modern extensions to the rear and west side of the building.

The Victorian facade above ground floor will be cleaned and locally repaired. Any inappropriate rainwater goods will be removed. The gable and rear wall of the building will be rebuilt using London stock bricks to match the existing.

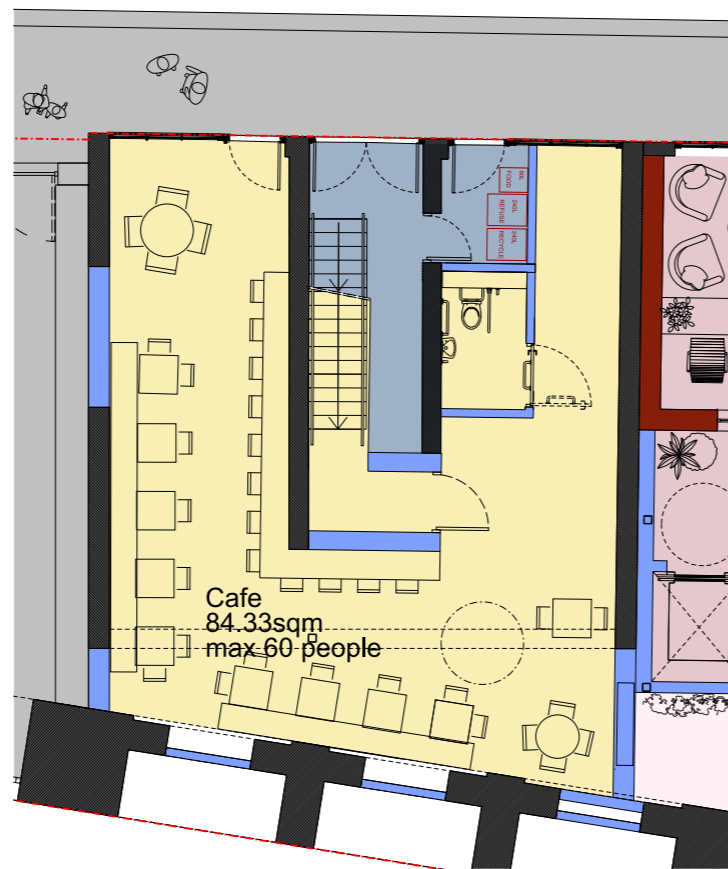
The Victorian shop fronts will be restored using existing shopfronts to the east of Sclater Street and Brick Lane as precedent.

The building will be reconfigured internally to provide three one bed residential units, one per floor. Each unit will be dual aspect, with the second and third floor apartments having south facing rear terraces.

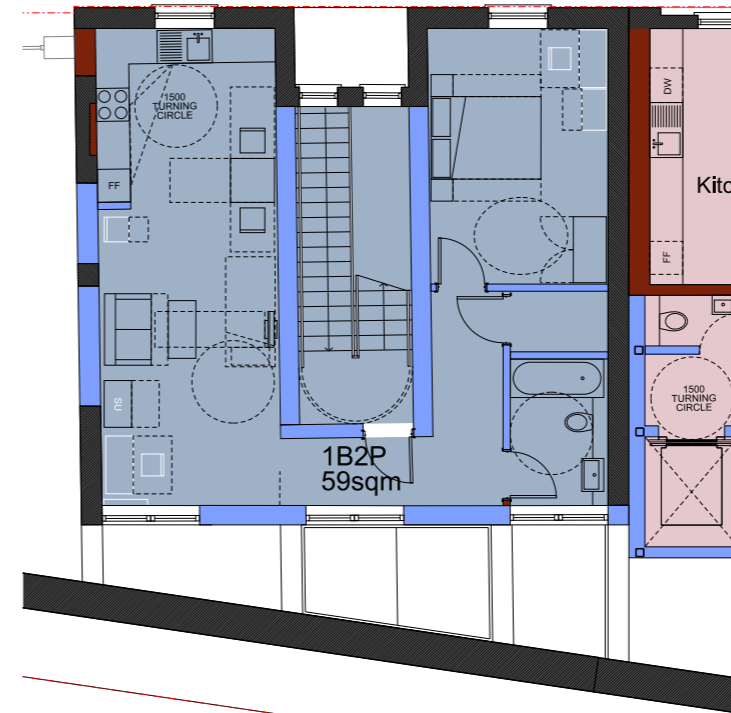
The ground floor and basement will become a commercial unit. The existing single storey rear extension will be replaced to provide a rooflight to get daylight into the back of the unit. The enclosed area of station wall will be cleaned and repointed as necessary.

The existing stair location will be retained as it is original to the building, with a modern stair inserted.

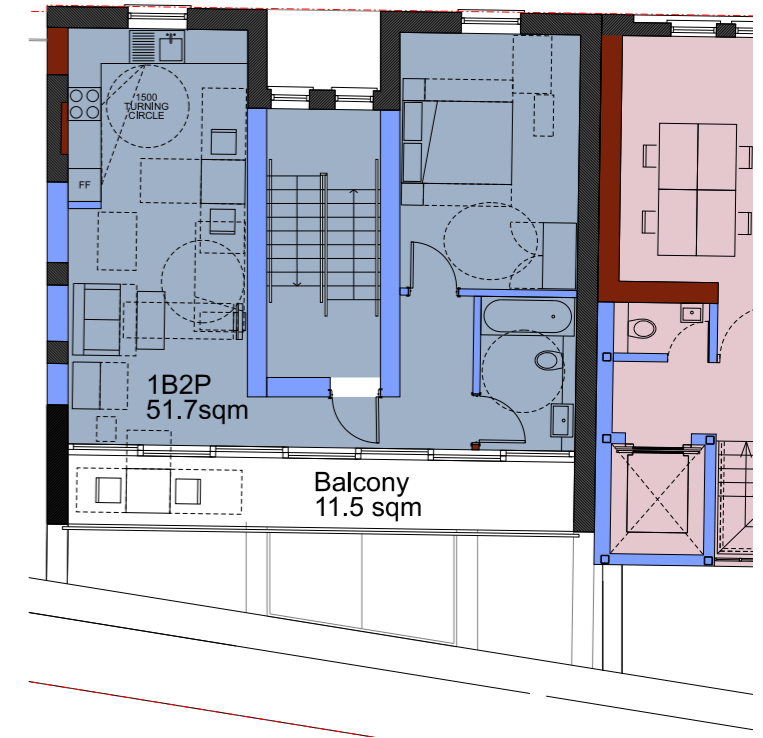
There will be new photovoltaic panels on the roof.



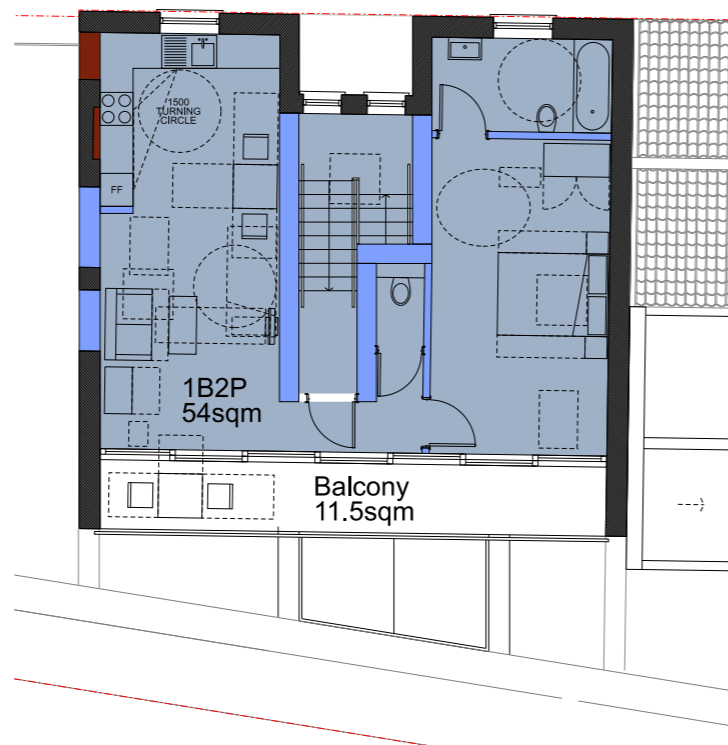
Victorian Building - Ground floor plan



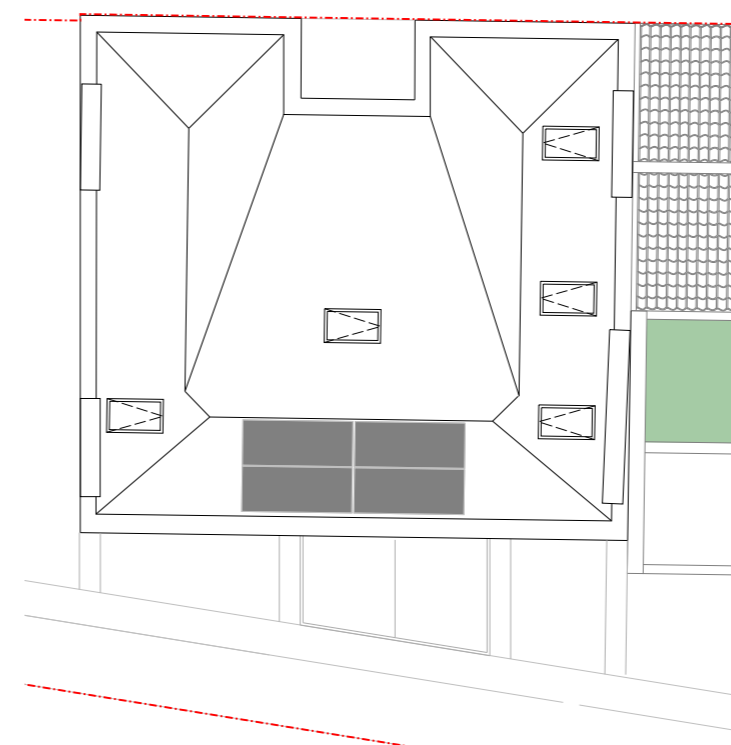
Victorian Building - First floor plan



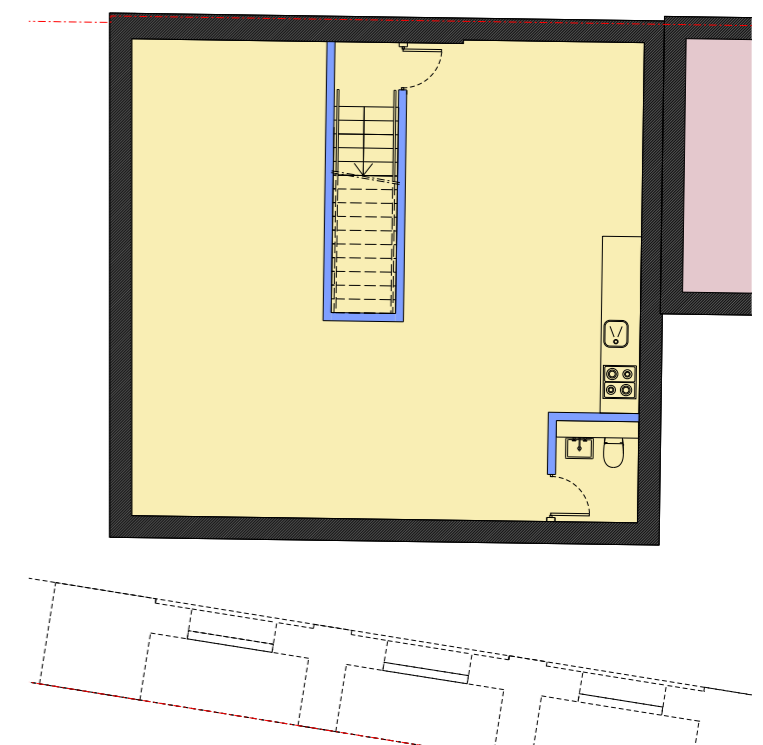
Victorian Building - Second floor plan



Victorian Building - Third floor plan



Victorian Building - Roof plan



Victorian Building - Basement floor plan

- KEY**
- EXISTING RETAINED STRUCTURE
 - EXISTING REBUILT STRUCTURE
 - NEW STRUCTURE
 - PAVEMENT / ROOF / NEIGHBOURING BLDGS
 - OFFICE
 - CAFE / RESTAURANT / RETAIL
 - RESI
 - BOUNDARY LINE

VICTORIAN BUILDING Proposed Elevations

We propose to recreate the lost Victorian facade of this building as part of the historic streetscape.

On the front facade, the building's brickwork will be cleaned, locally repaired as necessary and repainted.

Timber shopfronts, which are appropriate for a building of this era, will be installed. These shopfronts will respect the historic division of the ground floor, creating a central entrance to the upper levels, with symmetrical shopfronts on either side. These shopfronts will be made from timber with small pane glazing, decorative moldings and entablature and glazed timber panel doors.

The rear elevation will be rebuilt in London Stock bricks to match the existing. Recessed balconies at second and third floor levels will have painted metal rod balustrades.

The gable wall will be rebuilt using London Stock bricks to match existing.



An example of a reinstated timber shopfront, by CDA in Westminster



Victorian Building. Sclater Street view

THE MISSION HALL Existing Condition

The Mission Hall is a surviving fragment of the former goods station. The building dates from 1876 when it was built by the Christian Brethren. It is thought that it was designed to be used by construction workers, who were building the Bishopsgate Goods Station. It is notably outside the wall of the station.

By the early of the twentieth century the hall had ceased to be used for religious purposes and was used for various trades including, amongst other things, a monumental masons workshop and as a timber store. The hall is screened off from the street by 20th century brick wall, which bears testament to these later uses.

The original Mission Hall's brick walls and cast iron roof structure remain largely intact but are largely hidden from view. The building has been extended to the east, west and rear to create a reasonably large commercial unit.

The building has lost its slate roof coverings, which have been replaced by corrugated metal sheets, and its cast iron rainwater goods.



Photograph of the existing 20th century wall screening the Mission Hall off from Sclater street



Mission Hall - Photograph of existing iron roof structure



Photograph of the existing 20th century wall screening the Mission Hall off from Sclater street



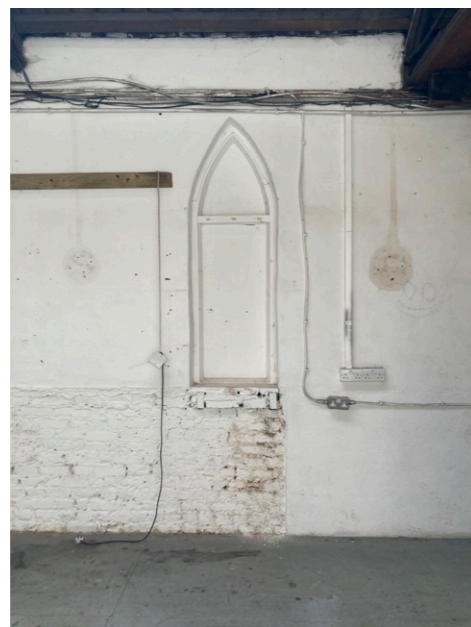
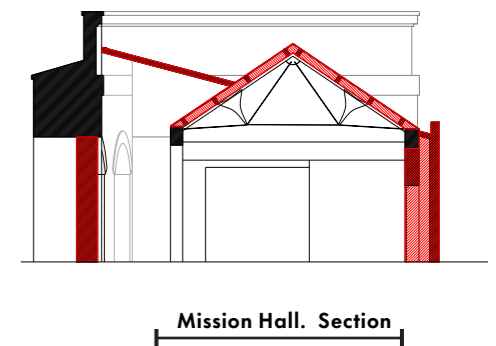
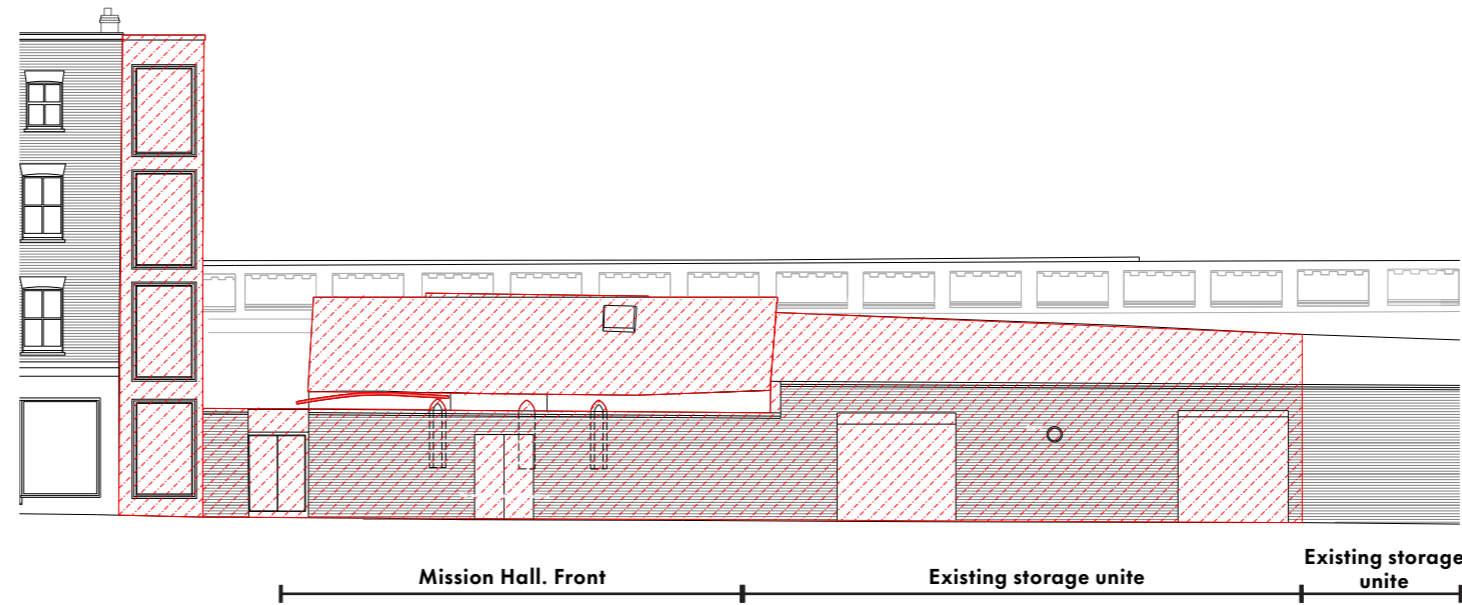
Mission Hall - Photograph of existing internal features

THE MISSION HALL Demolitions

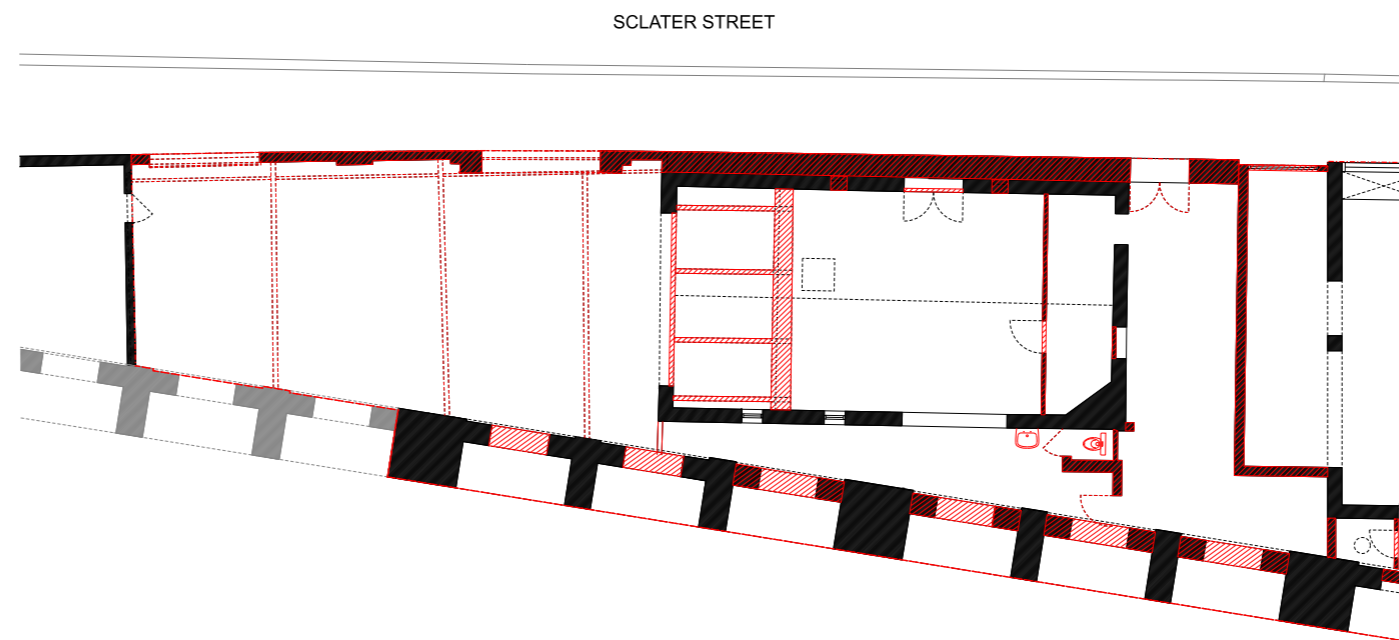
The Mission Chapel has been substantially extended at various points in the late twentieth century, including a single storey brick wall to the street. Extensions mean that the building is connected to the Victorian Building to the East and the Station wall to the South.

Our proposal removes the modern extensions and the modern street wall to reveal the original form of the chapel.




Modern roof coverings and windows will be removed. Historic roof structure will be retained.



Surviving Gothic Window in Mission Hall Wall



Mission Hall - Ground floor plan

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THE MISSION HALL Proposed

The mission hall is proposed to be a café.

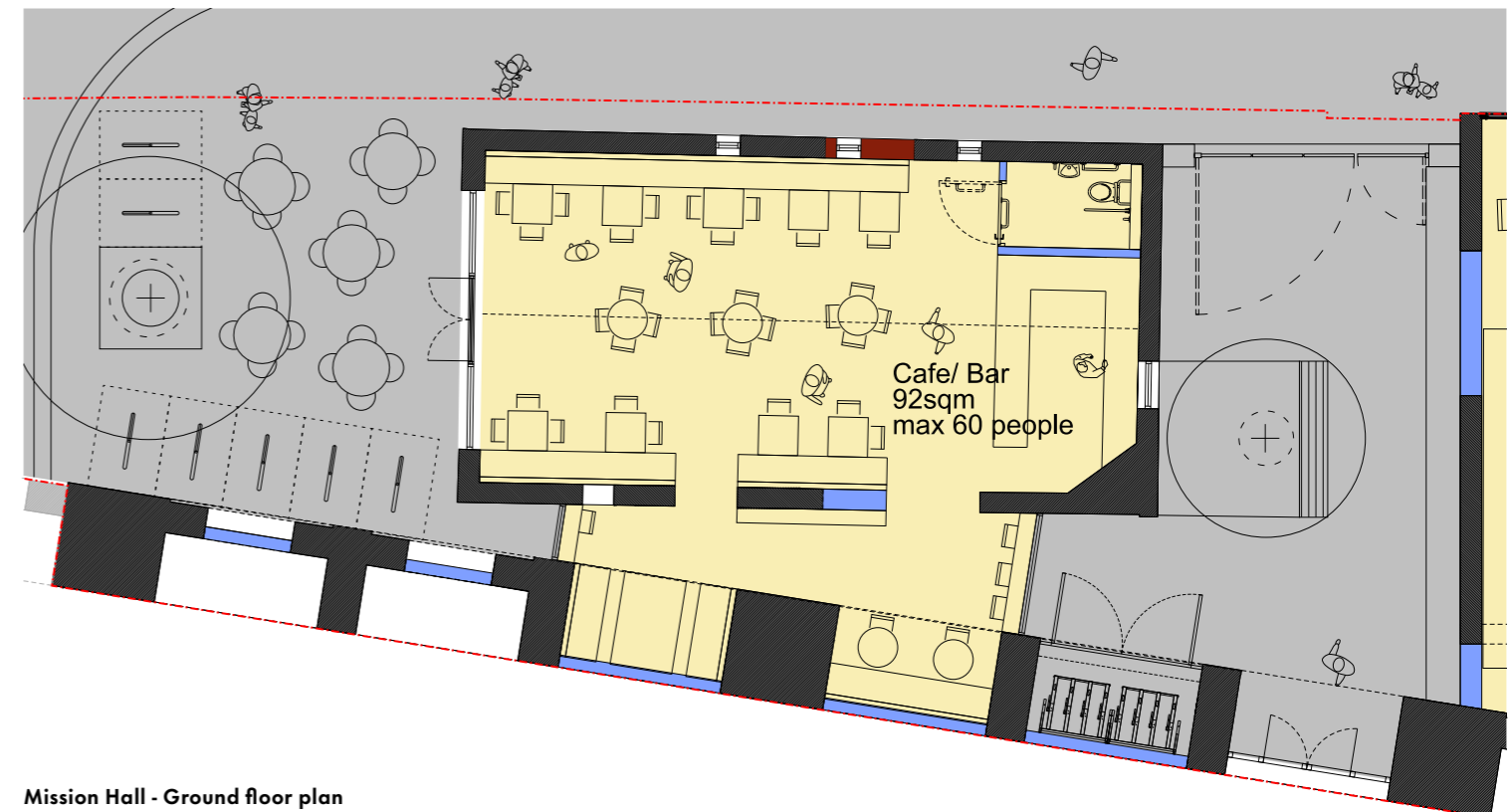
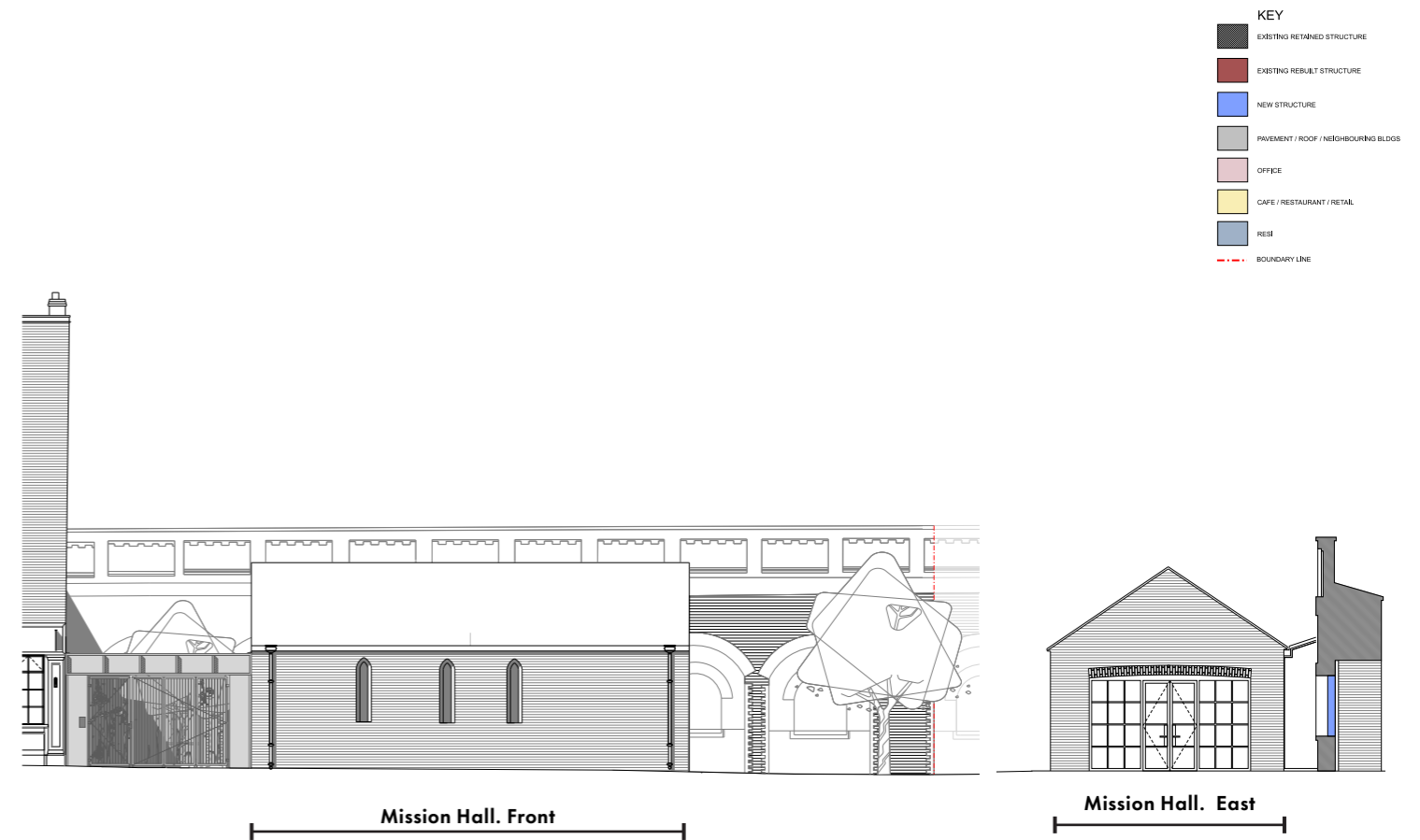
The existing brickwork walls will be cleaned and re-pointed as necessary. An existing opening on the west facade will be used as an entrance, the opening filled with Crittal type glazing and glazed doors.

The existing Gothic window openings will be retained, and where one is missing, reinstated. These openings will be glazed with timber framed, single glazed windows.

The repaired roof will be clad in slate. All rain water goods will be made from cast iron, painted black.

To increase the internal area of the cafe, the building will be connected to the station wall with a fully glazed link. This will be detailed using frameless glazing, to create a glass slot between the two historic structures. The area will be used as seating for the cafe.

The enclosed area of station wall will be cleaned and repointed as necessary. The two enclosed arches will have their infill brickwork removed, so that the depth of the wall can be used to create seating nooks. The new infill, to the rear of the arch will be made from the bricks taken from the wall and reclaimed bricks to match.



STATION WALL Existing Condition

A section of the station wall has been included in this application. In our proposals, the Mission Hall and Victorian Building, are connected to the station wall and a small yard is created behind the Weavers Cottages.

The brick wall is built from red bricks with details in London Stock brick. It is arranged as a series of infilled arches in a triplicate arrangement. Three arches in this wall match the width of a single arch in the now demolished station viaduct, which was once connected to the wall.

The station wall is in variable but generally poor condition. Structurally it is stable, but it is in bad need of maintenance.

Where it is exposed to the elements, behind the Weavers Cottages and above the extensions to the Victorian Building and Mission Hall, the wall has been heavily graffitied and is showing some signs of brick decay. In some of the open arches, the original cast iron window frames survive, but in most cases they have been lost.

Where the wall has been enclosed, behind the Victorian Building and Mission Hall, the arches have been infilled in a piecemeal fashion, using block work, brickwork or timber panels. The brickwork has been painted, and where it was necessary to do so, it has been hacked away to allow for the installation of structure or services.



Station Wall behind the Weavers Cottages. The arches retain some cast iron window frames, which will be set aside for reuse.



Station Wall behind the Weavers Cottages



Station Wall behind the Weavers Cottages showing the Victorian Building extension



Station Wall inside the Victorian Building



Station Wall inside the Mission Hall



Station Wall inside the Mission Hall western extension



The Station Wall can be seen behind the western extensions of the Mission Hall