

Plot 5, Sclater Street Buildings

GLA RMA SUBMISSION —
March 2024
Design Overview Statement



CHRIS DYSON
ARCHITECTS

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INTRODUCTION

*Sclater Street
London Borough of Tower Hamlets
London*

E1 6HT

PURPOSE OF REPORT

This Design Overview Statement has been prepared in support of a reserved matters application for part of Plot 5 within the overall Bishopsgate Goodsyards Masterplan.

In March 2022, outline planning permission (with all matters reserved) was granted by the Mayor of London for the comprehensive mixed-use redevelopment of Bishopsgate Goodsyards. This is with the exception of Plot 2, where full details were approved. The Outline Planning Permission (“the OPP”) sets the parameters for the layout, scale, access, appearance, and landscaping of the Proposed Development (“Approved Parameters”).

RESERVED MATTERS APPLICATION

This Reserved Matters Application is submitted in relation to part of Plot 5 and seeks approval for works comprising the demolition of part of the existing wall and extensions to the Mission Hall; refurbishment of the Mission Hall for retail / café use (Class A 1 / A3); demolition of the existing extensions to the Victorian building and refurbishment and use of the existing building for retail use (Class A1) with a new shopfront and 3 residential units (Class C3) on the upper floors; restoration and extension to the Weavers Cottages for use within Class B1, refurbishment of existing arches and provision of new gates and pedestrian access routes and new landscaping.

THIS DOCUMENT

This Design Overview Statement has been compiled on a building by building basis.

For each of the separate buildings we have a chapter which details the buildings current condition, the principals of development and any specific issues which will effect that building.

This Design Overview Statement should be read in conjunction with the rest of the submitted documents and drawings accompanying the reserved matters application.

HISTORIC CONTEXT

Sclater street was at the heart of the Spitalfields silk weaving district. The area developed over the seventeenth and eighteenth centuries, based around the skills brought by French Huguenots in the late seventeenth century.

THE BUILDINGS TODAY

This cluster of buildings offers an insight into how this part of London functioned in the late 19th century. It is illustrative of the evolving scale of Georgian and Victorian east London. Each building also was built for a different purpose, giving a snapshot of the changes in the area over time. The variety of building uses and styles reflect the working history of the area.

Weavers Cottages

The Weavers Cottages are last remaining buildings of what was once a terrace of similar cottages that were used for silk production. The cottages themselves are of a simple design with little decoration.

The cottages are in poor condition due to fire damage and are unused.

The external walls and some internal features survive, although much work is needed to restore these buildings.

Victorian Building

The Victorian accommodation block dates from the late nineteenth century. The accommodation block has been extended insensitively within the last 30 years, but the original Sclater Street facade is still in good condition. The building is residential units above ground floor commercial units

The Mission Hall

The Mission Hall dates from the late nineteenth century and was built as part of the Victorian goods station. It has fared better, with most of its original brick walls and its iron roof structure surviving, all-be-it hidden behind a twentieth century wall.

PROPOSALS

This application proposes to renovate these buildings to create a vibrant and active street which builds from and enhances the existing commercial activity on Brick Lane and Sclater Street.

The Weavers Cottages will be a co-working office building, the Victorian Building will become a retail unit with apartments above and the Mission Chapel will become a restaurant / cafe unit.

This is a heritage led proposal, our first priority in any work is to preserve the existent building fabric, wherever possible, and to secure the future of these buildings for generations to come.

Sclater Street, as existing



HISTORIC CONTEXT

As part of this application CDA has compiled a heritage recording document:

0368_CDA_BGY Heritage Recording_Plot 5_01

This Heritage Recording Document has been produced to meet *Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, May 2016)* Level 3 standard.

It includes drawings of the buildings as existing, photographs detailing the current condition of the buildings and a written account of the building's history including, where possible, drawings, maps and archive photographs.

The report illustrates the following:

- The Weavers Cottages are in a poor state of repair. It is not possible to fully assess the internal condition of these buildings until further temporary strengthening works are undertaken.

- The Victorian building's front facade retains its historic character and detailing. The building has been extended several times to the side and rear. Internally it retains no original historic details.

- The Mission Chapel retains much of its original brickwork and roof structure, but the building has been extended several times.

Bishopsgate Goodsyard Plot 5

HERITAGE RECORDING

SCLATER STREET BUILDINGS

February 2024



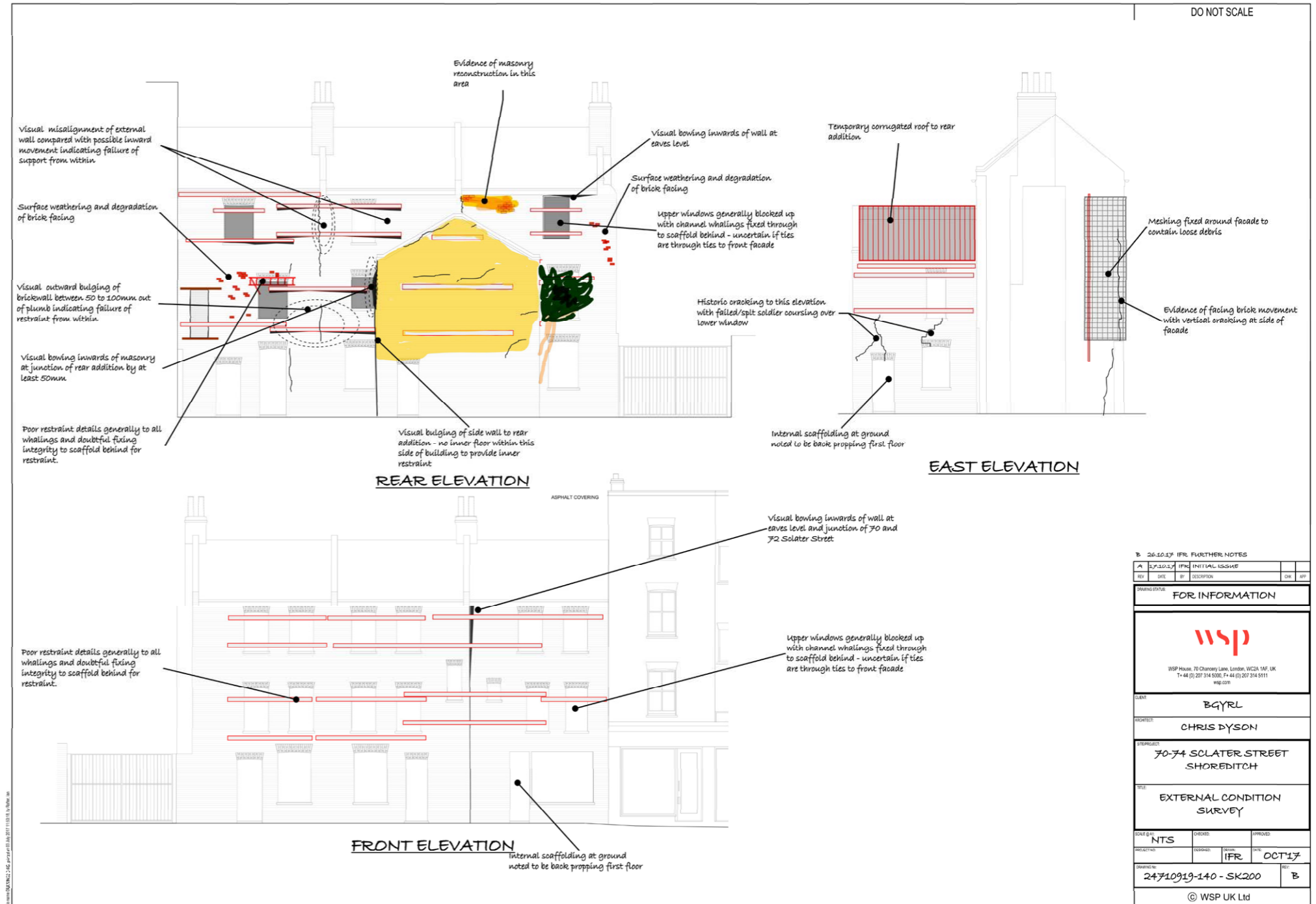
CHRIS DYSON
ARCHITECTS

WEAVERS COTTAGES CONDITION SURVEY

A structural condition survey of the Weavers Cottages was undertaken by WSP in 2017. This report was updated in 2024.

These reports concludes that the cottages are structurally unsound and need to be substantially rebuilt. One outrigger (behind number 70) has been lost, and the other (behind number 72 and 74) is unstable. The building is structurally supported by tie bars, which pass through the building, front to back, holding the front facade to the rear facade and the internal structures in place.

Our proposal works from these report. We propose to retain the front facade of the buildings and then carefully dismantle the rest of the buildings. All salvageable building fabric will be retained for reuse.



CONSULTATIONS

PRE-APP 1

25th November 2022

The design team met with the GLA and Tower Hamlets officers. Written feedback was received, see this page and the following page.

In summary, the officer's comments were as follows:

- The proposed massing, form, junction and materiality are acceptable,

- The cottages internal stairs and fireplaces should be retained or reinstated,

- Detailing and careful repair will be the key to a successful project. These should build on a full assessment of the condition of the existing fabric and structural survey,

- The loss of the rear wall of the cottages should be avoided if possible,

- The historic façades should be single glazed with double glazing acceptable to the new elements,

- Any infill in the station walls should be in brick to match the existing wall.

GREATER LONDON AUTHORITY

Conservation Officer Comments 1

GLA case reference number: 2022/0793/P3

Bishopsgate Goodsyard RMA 1 Pre App

London Boroughs of Hackney and Tower Hamlets

Case Officer:	Rachael Rooney
Heritage Officer:	Tim Walder
Site Address:	Bishopsgate Goodsyard
Application Stage:	Pre-Application on Reserved Matters post Stage 3
Meeting Date:	25 th November 2022

Proposal Description

Reserved matters submission for the development of Plots 4, 5 and 10a, b, c (up to 339 residential units), Plot 6 cultural building and the Eastern Consolidated Park.

Note

These comments relate to the conservation aspects of the proposed development only. The advice given by GLA officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of an application. The level of detail provided in these comments corresponds with the level of detail provided by the applicant.

Relevant known planning history

LPA refs: 2014/2425 PP and 2014/2427 LBC (Hackney) and PA/14/02011 PP and PA/14/02096 LBC (Tower Hamlets). GLA refs: 2014/1200c/S1, S2 and S3.

Significance of the building and area

The whole site contains two buildings which are nationally listed by Historic England: the Forecourt Wall, Oriol and Gates to the Goods Station (LEN: 1235316, listed Grade II in 1975 and in Hackney) and the Braithwaite Viaduct (LEN: 1063895, listed Grade II in 2002 and in Tower Hamlets).

The Hackney part of the site is not in a Conservation Area. There are no locally listed buildings within the Hackney part of the site. In the Hackney part of the site, Vaults V3 to V8 and part of V9 (the western vaults) and Roadway R1 and the parts of Roadway R2 and R5 are Non-Designated Heritage Assets.

In the Tower Hamlets part of the site, a small section of the site fronting Sclater Street lies within the Brick Lane and Fournier Street Conservation Area. Non designated heritage assets within the site include the surviving sections of the historic Goods Yard wall, the Weavers Cottages and the Mission Chapel on Sclater Street. These buildings form part of Plot 5 in the current scheme (Sclater Street Buildings).

GREATER LONDON AUTHORITY

The site is in the setting of five conservation areas: South Shoreditch (LBH), Brick Lane and Fournier Street (LBTH), Redchurch Street (LBTH), Boundary Estate (LBTH) and Elder Street (LBTH). There are two Grade II listed structures on site: Braithwaite Viaduct and the Forecourt Wall, Oriol and Gates to the Goods Station. There are also 272 listed buildings in the close vicinity of the site comprising of Grade I, Grade II and Grade II*.

Analysis of heritage benefits and impacts

These comments relate to the following documents:

- 0368 GLA RMA Submission – Sclater Street + Boundary Wall (55 drawings from Chris Dyson Architects)
- Presentation document: GLA MEETING 01 PLOTS 4, 5 & 10 PRESENTED 25.11.22 / UPDATED 02.12.22

These comments relate to development and works to locally listed buildings and non-designated heritage assets.

- The drawings for these buildings appear to be quite provisional and should be revised once all areas have been subject to internal inspection and a structural report has been finalised.
- There is an additional historic building to the west of the Weavers' Cottages, known as the Victorian Building. The retention of this building is welcomed.
- The proposed rear extensions to the Weavers' Cottages are large, but this was established in the outline permission. The proposed massing, form, junction and materiality are an acceptable response.
- The proposed outline works of refurbishment to the Victorian Building, the Mission Hall and the Weavers' Cottages appear appropriate.
- It is particularly important that the winding stairs and fireplaces of the Weavers' Cottages be refurbished, since this is a significant 18th century feature and highly characteristic of these dwellings, which were originally one room deep.
- Further detail will be required in terms of the proposed windows, rooflights, shopfronts, materials, boundary treatment (to the side) and rainwater goods.
- All windows in historic buildings should be multi-pane. The principle of the acceptability of double glazing within the conservation area is a matter for Tower Hamlets.
- The proposed works to the surviving parts of the Goodsyard boundary wall require revision. This wall was originally the side of an enclosed building and the "grillage" which partially remains, in very poor condition, is in fact the remains of historic iron windows. The openings are now to perform a range of new functions within the permitted scheme (Arch Types A to E) and this is acceptable. Arch Type B1 Corten Infill, Arch Type B2 Window and particularly Arch Type E are not appropriate. If the opening is to be infilled, this should be in a matching red brick (Types B1 and E, the grey brick in Type E is particularly inappropriate). If there is to be a window it should be a steel multi-pane window similar to the proposed doors in Types C1 and C2, not just a sheet of glass.
- Comments on Plots 4 and 10 are a matter for the UD Team at the GLA and Tower Hamlets.

PRE-APP 1*25th November 2022*

Contd -

Heritage Comments – Tower Hamlets

In terms of the park and any proposals attaching to it, parts of the viaduct structure are listed and are covered by a requirement for Listed Building Consent. These comments are specifically related to the additional drawings provided for the Sclater Street cottages, the Mission Chapel and the Boundary Wall.

Having reviewed these additional drawings for the proposals for the Sclaters Street weavers cottages, the Mission Chapel and the boundary wall, I agree with Tim's comments; essentially much of the success of the scheme will depend upon the careful repair of the retained elements and the detailing of the new works, much of which information will only become available following a full assessment of the condition of the existing fabric and a full structural survey. It would be helpful to have a full condition survey once this is available.

Elements such as shopfronts, windows, doors, skylights and rainwater goods will all need careful detailing.

In terms of the extent of demolition, I would query the loss of the rear wall of the cottages. This seems to be removed in its entirety, but there is no assessment of the age and quality of this wall or justification of why its wholesale replacement is necessary. It would be preferable from a conservation perspective to see the envelope of this non designated heritage asset retained and repaired. This would appear to be feasible as the wall appears to be rebuilt where it is currently situated.

In terms of replacement windows, the borough generally prefers new windows in the existing window opening of historic facades to be single glazed, however, scope exists for windows within the new extensions and other new openings to be double glazed.

In terms of works to the surviving part of the Goodyards boundary wall, these need some further consideration. In addition to Tims comments regarding the approach taken to blocking up, in particular the inappropriateness of the plain glazed windows Arch type B2 and grey brickwork of Arch type E, I would suggest that where blocking an arch is proposed it should be recessed from the existing arch, on the external wall reflecting the way in which arches have historically been blocked up when a window has been inserted, rather than being finished flush.

PRE-APP 2

March 2024

Meeting on site with GLA and Tower Hamlets officers

No formal comments or notes were issued. The key advice given was as follows:

- *Weaver's Cottages*. Due to their structural condition, most of the cottages will need to be dismantled. Surviving internal features should be surveyed and retained for reuse where possible.
- *Victorian Building*. Proposals are broadly acceptable
- *Mission Chapel*. Proposals are broadly acceptable. As much of the existing roof fabric as possible should be retained.
- *Station Wall*. Where they exist, historic iron window frames should be retained for reuse.



Mission Chapel roof structure, to be retained



Station Wall, example of surviving cast iron window frames, to be retained.

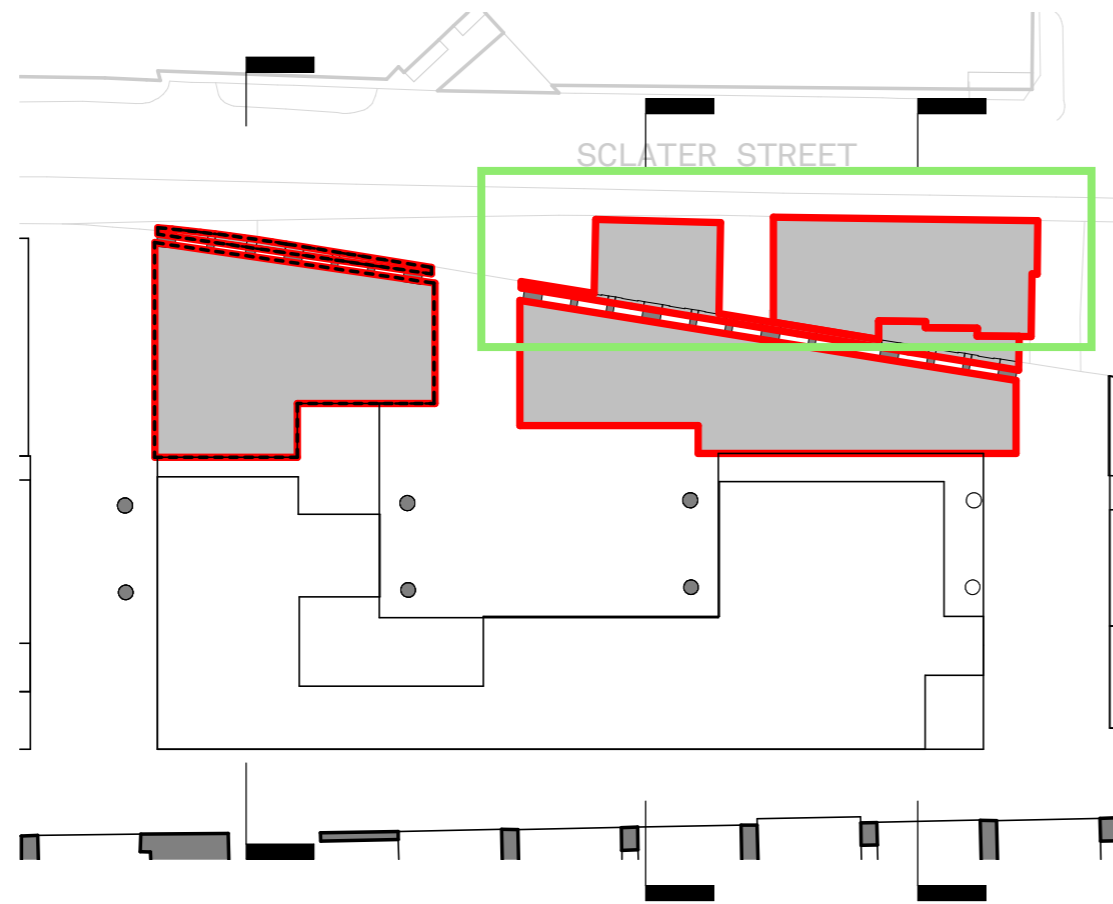
MIN / MAX PARAMETERS

OUTLINE PERMISSION

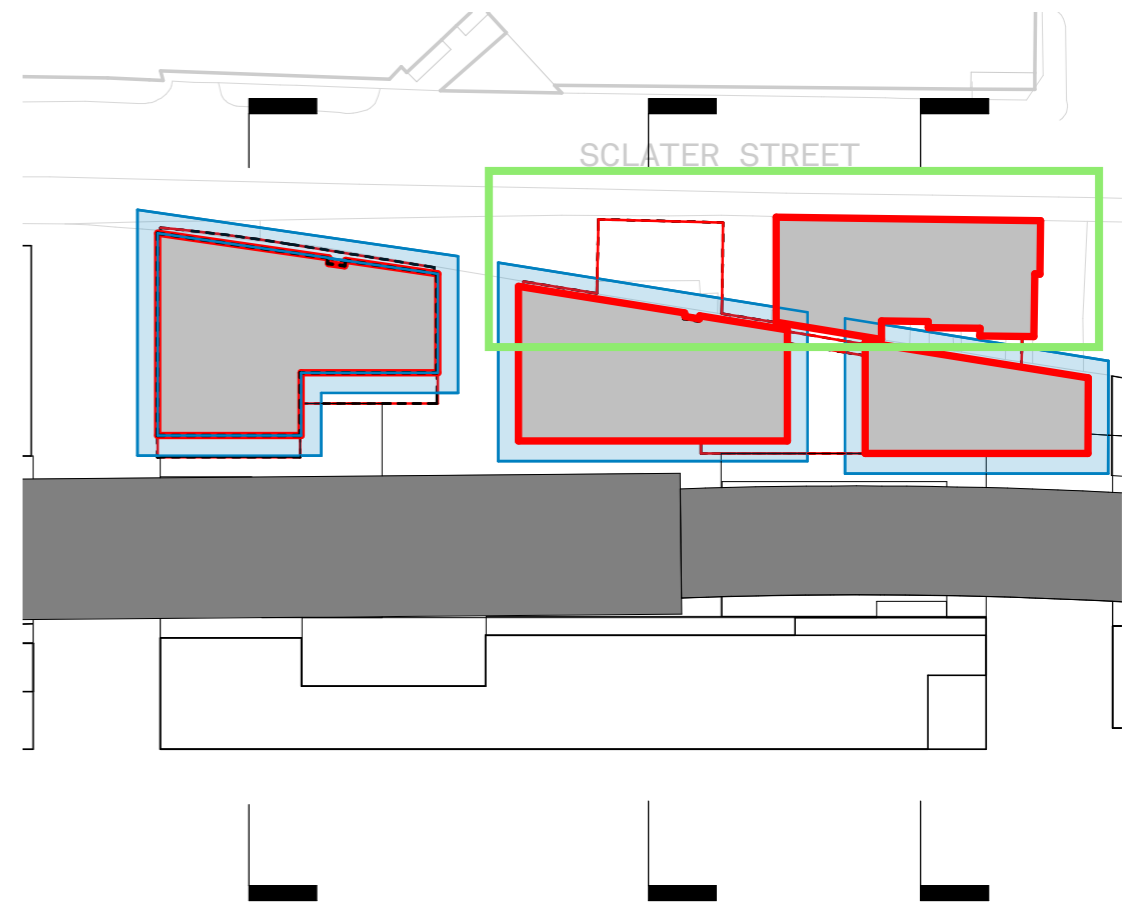
The Sclater Street Buildings were approved as part of Plot 5 of the Bishopsgate Masterplan.

The diagrams on this page show that the min / max parameters for the Sclater Street Buildings. These include extensions to the rear of all buildings, but no vertical extensions.

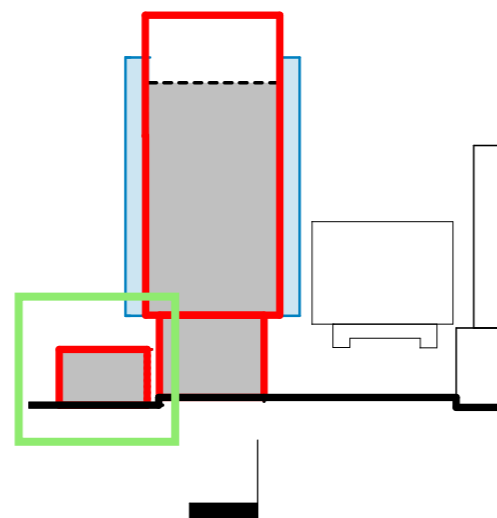
Our proposals are within the min / max parameters.



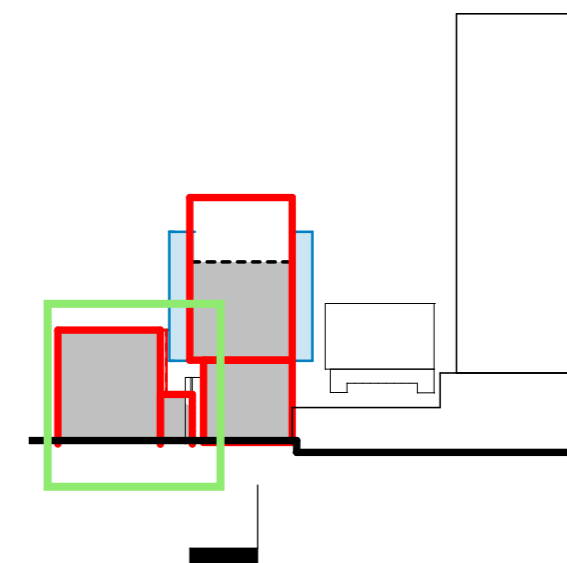
PLOT 5_GROUND
1 : 750



PLOT 5_PODIUM
1 : 750



PLOT 5_S2
1 : 750



PLOT 5_S3
1 : 750

Extracts from approved drawing - Parameters Plot 5 Maximum and Minimum - BGY-FBA-05-00-DR-A-00-0063
Sclater Street Buildings shown in green rectangles.

WEAVERS COTTAGES

Existing Condition

The cottages were built in the eighteenth century to be one room deep, to maximize daylight. They would have been occupied by one family per floor, living and working in the same space. Small outriggers were added to the rear, probably in the nineteenth century.

The buildings today are derelict, having been badly damaged by a fire some years ago.

A structural condition survey of the buildings indicates that front facade of the houses can be restored but that the internal structure and outriggers are beyond repair due. The full scope of demolitions is a subject to final survey, but this cannot be done without further temporary structural works.

This application shows the maximum necessary demolition work. Where possible, original features such as roof and floor structures, brick window arches, party walls, and chimney pots, fire places and staircases will be reinstated in their existing configuration.

The existing chimney stacks are to be reinstated using salvaged masonry. If possible, they will be retained in

situ and repaired locally. Historic fireplace inserts will be retained and repaired.

The existing winding staircases to the front of the buildings are to be retained, repaired and, if removed, reinstalled in their existing locations. If they cannot be salvaged they will be rebuilt to match existing.

The rear outriggers will be taken down and replaced with a modern, three storey extension.

The existing blocked-up windows are to be re-opened to allow for new single glazed sash windows.



Existing Cottages. Sclater street view



Existing Cottages. Front elevation



Existing Cottages. Rear elevation



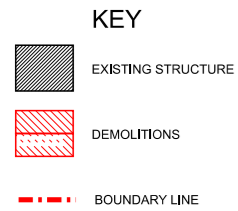
Existing Cottages. Rear elevation

WEAVERS COTTAGES Demolitions

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.

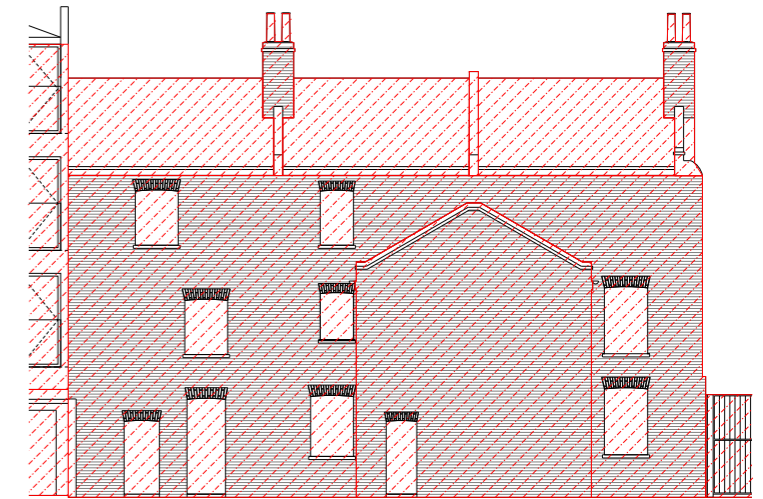
Our proposal retains the front facade of these buildings and dismantles everything behind, retaining all reusable fabric for reuse.



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 DISMANTLES EVERYTHING BEHIND, RETAINING ALL REUSABLE FABRIC FOR REUSE.

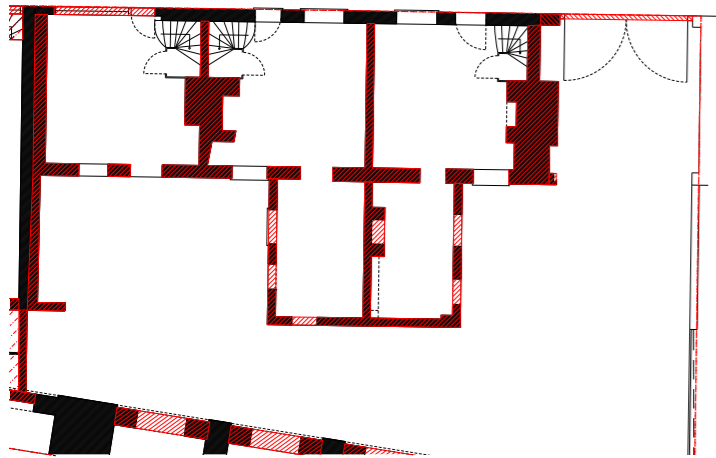


Weavers Cottages. Front - Retained Facade

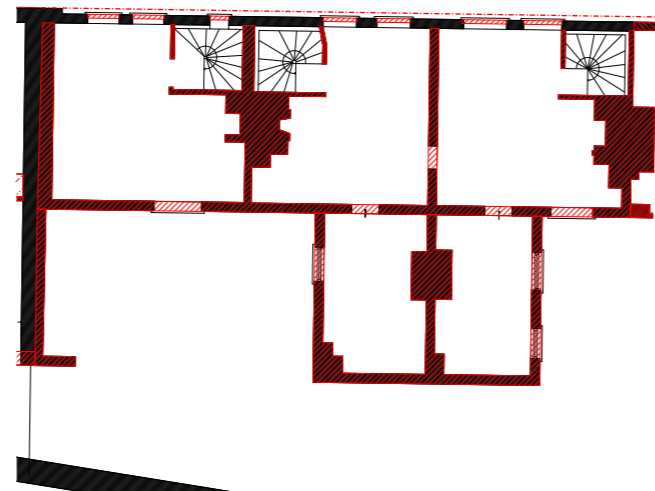


Weavers Cottages. Rear

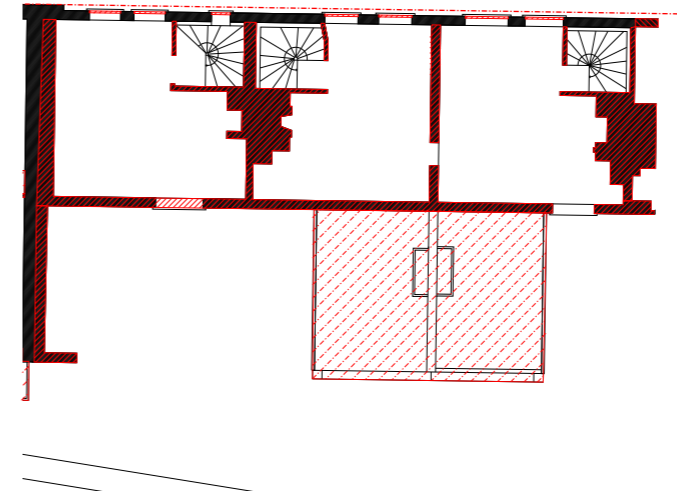
SCLATER STREET



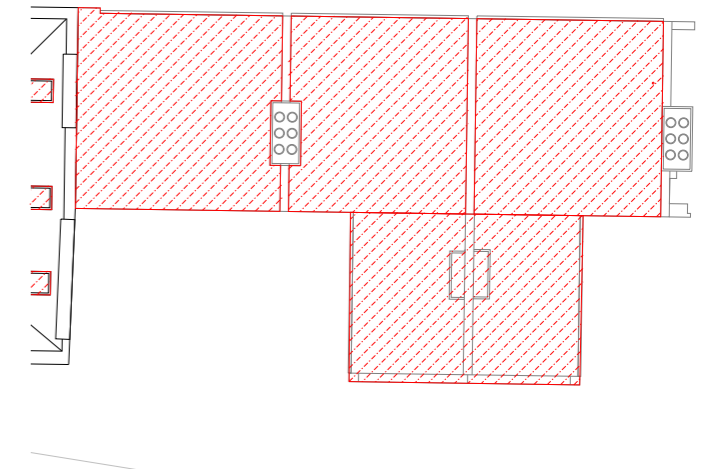
Weavers Cottages - Ground floor plan



Weavers Cottages - First floor plan



Weavers Cottages - Second floor plan



Weavers Cottages - Roof plan

WEAVERS COTTAGES Proposed Configuration

The Weavers Cottages are proposed to be restored and extended to the rear to create a co-working office space with a cafe on ground floor.

Behind the retained front facade, the main body of the cottages is to be rebuilt in its current configuration with a new, modern, three storey extension built behind it.

The existing shopfront on Number 70 will be used as the entrance to the co-working office and the existing entrances to numbers 70 and 72 will be used to access the cafe. By reinstating all entrances we will reanimate Sclater Street and create future flexibility for the buildings.

Internally, the reinstated rooms in the cottages will be kitchens, meeting rooms and break out spaces. Period detailing, such as timber paneling, timber stairs and cast iron fireplaces will be reinstated so that the rooms retain their character.

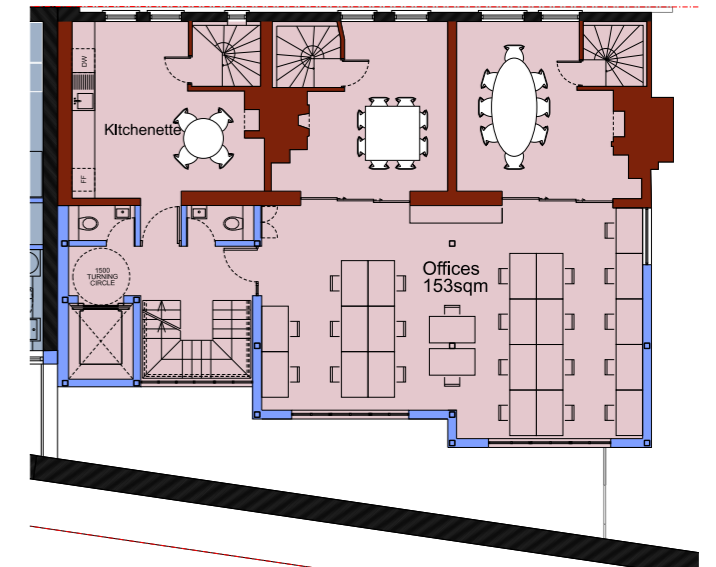
The rear extension will be an open plan communal office and will be used to provide modern circulation and amenities.

The rear extension has been designed to have the same massing as the existing weavers cottages but will be visually separated by a full height glass link between the buildings.

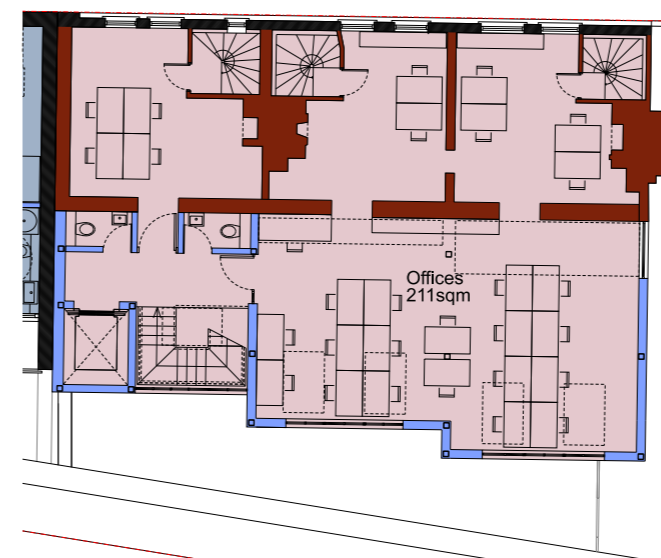
- KEY**
- EXISTING RETAINED STRUCTURE
 - EXISTING REBUILT STRUCTURE
 - NEW STRUCTURE
 - PAVEMENT / ROOF / NEIGHBOURING BLDGS
 - OFFICE
 - CAFE / RESTAURANT / RETAIL
 - RESI
 - BOUNDARY LINE



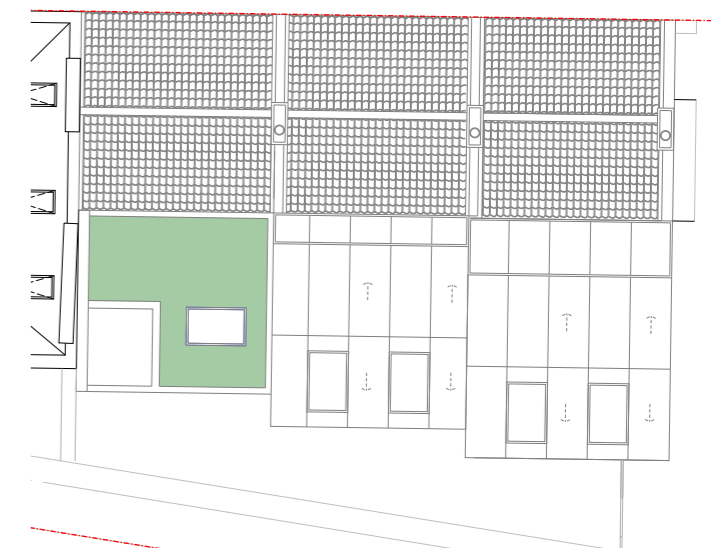
Weavers Cottages - Ground floor plan



Weavers Cottages - First floor plan



Weavers Cottages - Second floor plan



Weavers Cottages - Roof plan

WEAVERS COTTAGES

Proposed Façades

On the front facade, the existing brickwork will be cleaned, repaired and re pointed as necessary. All stone cills will be repaired or reinstated.

The new roof will be made of clay pan tiles, as is traditional for these types of buildings. All rain water goods will be made from cast iron painted black.

New windows in the existing openings on the Sclater Street facade will be single glazed, timber framed sash windows. We are proposing to use a split paned design, which is appropriate for a building of this period.

A surviving timber shopfront to number 70 will be reinstated in timber, using an appropriate design. Lost shutters will be reinstated on the ground floor windows.

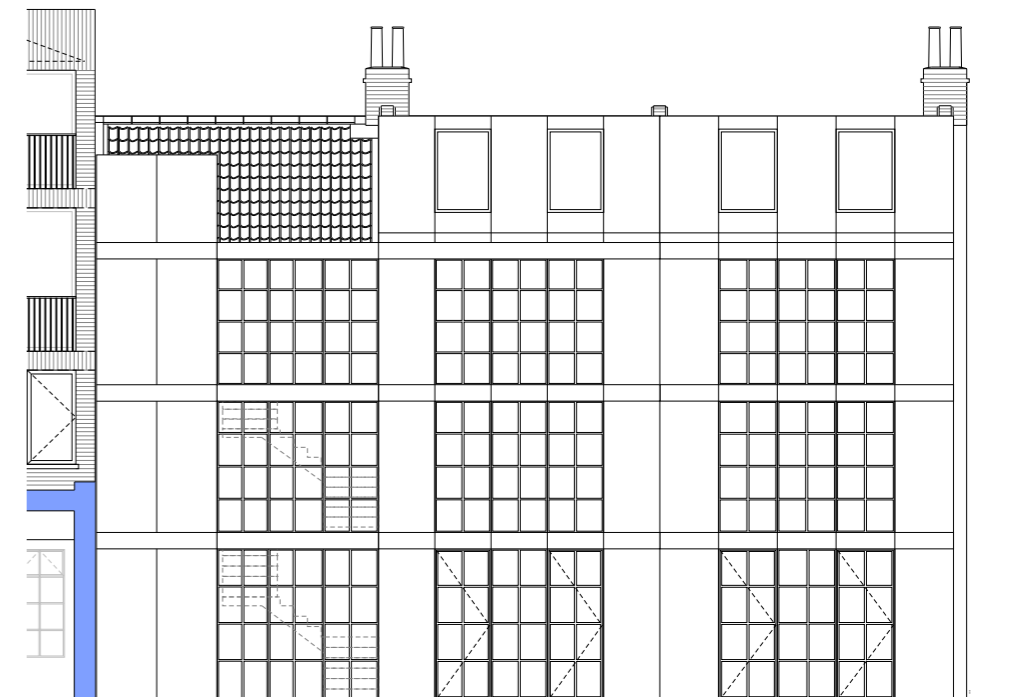
The exposed party wall to number 74 will be rebuilt in it's existing configuration with the chimney stack taken up to it's existing height.

The rear extension will be clad in panalised corten steel and fully glazed to the rear.

The rear facade will incorporate full height glazing. This will be small pane, double glazed, critttal type glazing, to maximise daylight in the office.



Weavers Cottages. Front



Weavers Cottages. Rear



Weavers Cottages. Sclater Street view

VICTORIAN BUILDING Existing Condition

The Victorian Building is 2 retail units at ground floor level with three residential units above it.

The front facade of the building survives in its original layout and is in reasonable condition but is in need of maintenance, with signs of water damage and graffiti.

The building has been extended substantially in around 2001. A three storey extension has been built to the west side of the building, the rear facade has been rebuilt and the back yard enclosed by building up to the station wall. All extensions are made from rendered masonry with gray and orange panels used for the front facade.

The ground floor shop fronts have lost all of their original detail. They are painted render surrounds with modern timber framed shopfronts.



Photograph of existing unsympathetic side extension on Sclater Street



Photograph of existing unsympathetic side extension on Sclater Street



Internal views of the Victorian Building.

Left - the station wall has been filled in with block work and painted.

Top Right - modern shopfront and roller shutters

Bottom Right - The rear yard has been filled in, the station wall can be seen to the right.



Existing front elevation



Existing rear elevation