

2.0 Design & Sustainability

2.1 Design Overview

The proposals include the following elements:

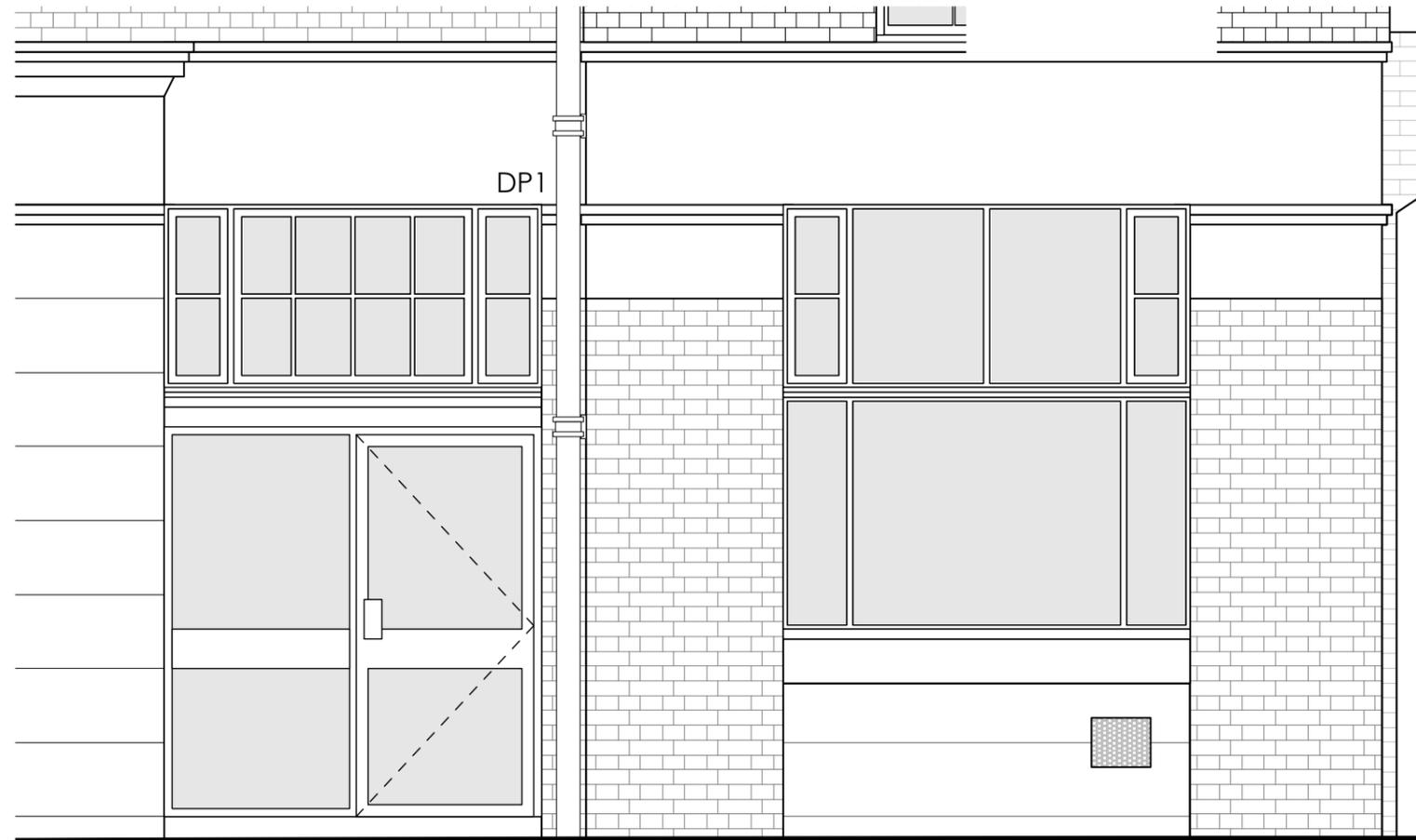
- Replacement of the existing ground floor shop front window and door units to the north elevation, facing onto Clerkenwell Road;
- Repairs to the existing ground floor window to the rear of No.123, including replacement of 3No broken glazing panes along with works to remedy the damaged original clinker lintel;
- Installation of a new internal timber staircase, linking the ground floor and basement levels.

Replacement of Shop Fronts

The existing shop front door opening to No.123 (which is currently boarded up for security reasons) has aluminium frames which are in poor condition, as well as a timber framed fanlight over the door opening. It is proposed that these are both replaced with a new aluminium framed door and fanlight unit to mirror the existing arrangement of transoms and mullions.

Unlike the existing shop front door, the existing ground floor window opening onto Clerkenwell Road has a timber frame. However, this is also in poor condition and in need of replacement. As such, it is proposed to replace the unit with an aluminium framed window unit, mirroring the existing arrangement of mullions and transoms.

These proposed changes will provide continuity across the door and window into No.123, which are currently have frames of differing materials.



Proposed Replacement Shop Front Window and Door to Clerkenwell Road Elevation

2.1 Design Overview

New Interior Circulation Stair

Currently there is no internal circulation stair between the ground floor and basement levels of No. 123, meaning access between the two floors can only be gained through using the existing escape stair, which is shared with the residential developments above.

As such, it is proposed that a new staircase is installed to provide access between the two levels for users of the property. These works will involve adaptations to the existing ground floor structure, including cutting and trimming of existing joists, along with removal of boards as required to form the proposed opening for the stair. Following this, a new timber staircase, with timber stringers to the edge of each flight, is to be installed. The proposed stair is of a simple design, with square profile balustrade and square newel posts with simple capping details.



Proposed Stair Between Ground Floor and Basement

2.1 Design Overview

Repair Works to Rear Window

3No of the existing glazing panes to the existing ground floor rear window to No.123 are broken and in need of replacement. In the completion of these works it is proposed the existing timber sash window frame, boxes, weights, rails etc are retained, and only the broken glass between the glazing bars is replaced. It is not clear whether the panes of glass are kept in place with timber beading or putty, however, works will aim to retain timber beading profiles where possible, and replace putty to match existing as necessary.

Along with this, the existing clinker lintel supporting the inner leaf of brickwork is showing serious signs of disrepair. As such, it is proposed that a new lintel is installed above the existing clinker lintel, preserving the fabric of the existing Listed Building, but ensuring its structural performance is completed by a new and undamaged structure. This will ensure no further damage occurs to the clinker lintel, or the external wall should it continue to degrade.

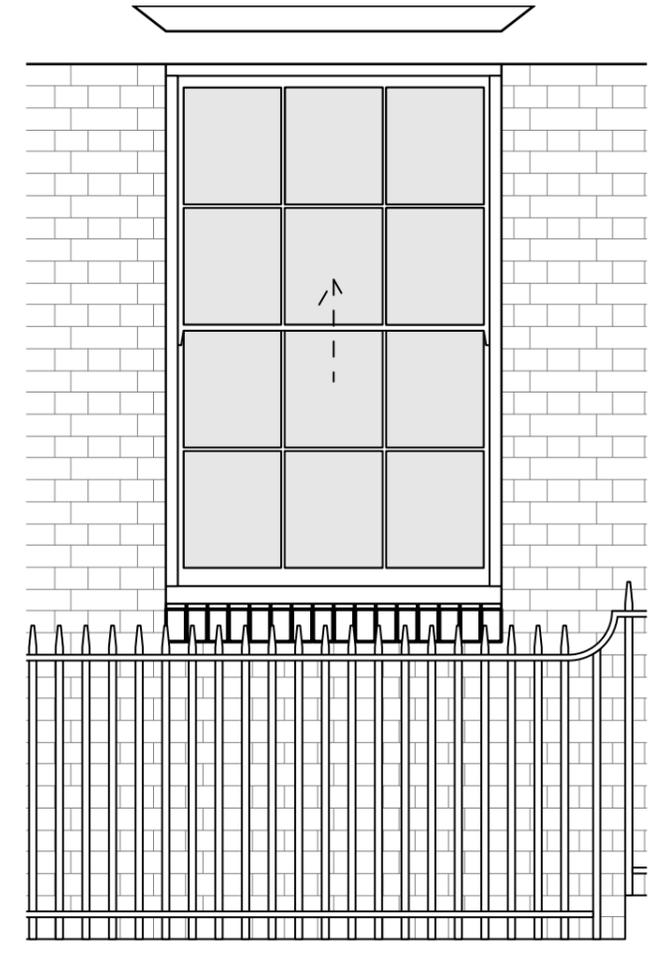
The proposed sequence of works is illustrated in the adjacent detail drawings, with annotations for each numbered label as follows:

1. Strongboy & acrow prop above window frame, below the lintel (post FosRoc repair, if it is viable);
2. Strongboy & acrow prop in the mortar bed 3 courses above the Clinker lintel. The walls in this area are solid brick, English bond, London Stock outer skin and London Red inner skins. The strong-boy pockets will be created to support the London Stock skin during the renovation process, but the outer skin will not be removed as part of the works. Any disturbed pointing will be replaced like-for-like;
3. Carefully remove the mortar beds and cut out bricks above the existing Clinker Lintel, retain for re-use post lintel installation;
4. Replace with 3 no. back-to-back, pre-cast, concrete lintels (Naylor R6, 100(W)x145(H)mm @ 1800mm to be trimmed on site, with a minimum end bearing of 150mm at both ends, for each lintel). Install one then the other, set in place, then reinstate the retained original bricks

5. above the lintels using matching mortar to the original spec (Hydraulic Lime mortar) and leave to set for 48hrs;
6. Dry pack and compact between the old and new lintels with a strong mix and leave for 48hrs;
7. Return after setting time, make good to old lintel using Sika 615 High Build and 620 fairing coat;
8. Remove propping and re-point the brickwork pockets using matching mortar to the original spec (Hydraulic Lime mortar).



Proposed Sequence of Works to Install New Lintel/Repair Existing



External Elevation of Ground Floor Rear Window

2.2 Materiality

New Interior Circulation Stair

The proposed stair is intended to be constructed out of pine timber. 3D model of proposed stair adjacent



Aluminium Frames to Shop Front Door & Window

New Aluminium door and window frames to the shop front door and window openings anodized or polyester powder coated to a dark grey finish



Rear Window Repairs

Existing timber sash window frame, boxes, weights, stiles etc to be retained, and broken glazing to be replaced with single glazed panes to match the existing. Beads/putty to be retained/replaced as necessary to match the existing.

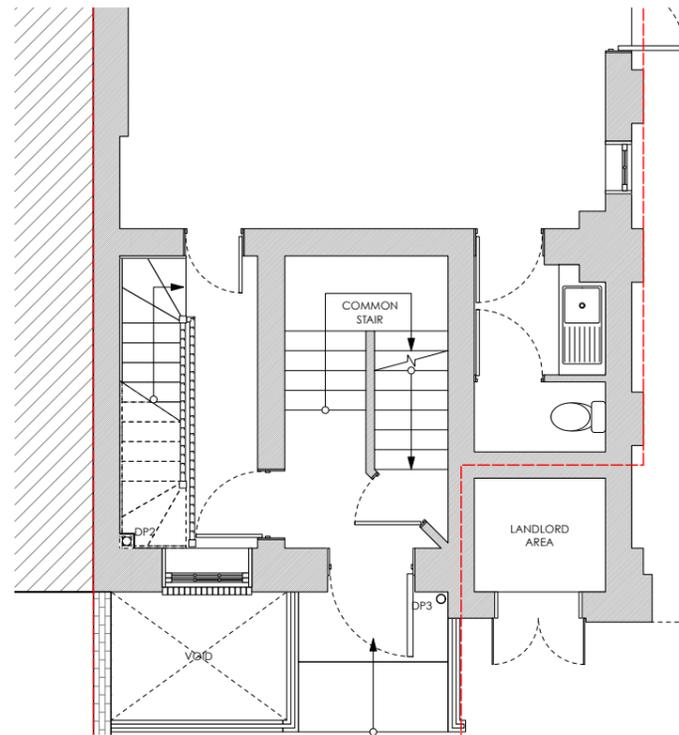


2.3 Layout and Accommodation

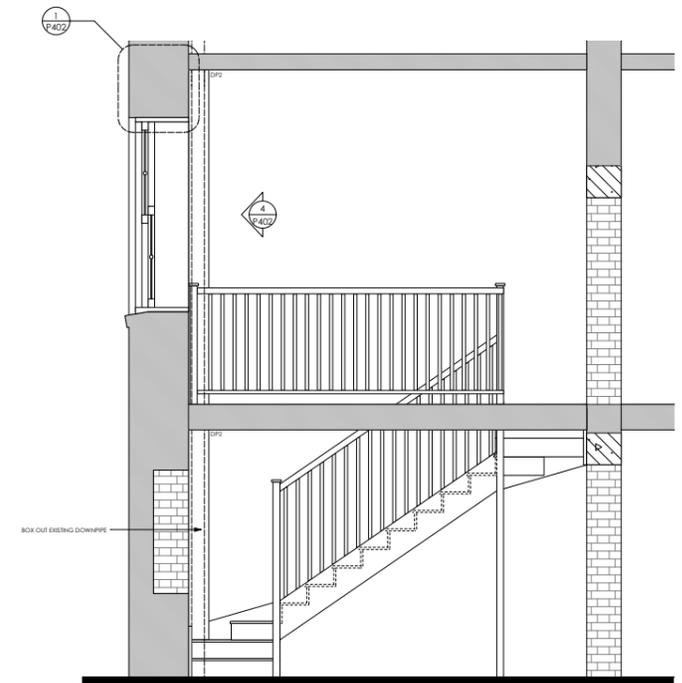
This application proposes to repair and replace the exterior window and doors of the title property and introduce an internal circulation stair so that the common stair is not required to navigate the two levels.

The interior works are limited to the proposed circulation stair, with the original arrangement to be unchanged.

This does not look to alter the existing scale of the Radcliff building and looks to maintain portions of the original exterior. Nor does it seek to change the existing Gross Internal Area (GIA), or Gross External Area (GEA).



Proposed Ground Floor Plan



Proposed Section - Stair

2.4 Heritage Impact

Heritage Impact

Replacement of Shopfronts

The existing retail frontage of the Radcliff Building along Clerkenwell Road demonstrates no consistency between the shop fronts, whether in material, colour or arrangement. As such, there is no precedent or overriding style to follow for the proposed replacement of existing shop front door and window.

Originally, No.123 would have had both timber windows and doors to the frontage. However, within the last decade, the door opening was changed to aluminium, much like the majority of the retain units at the ground floor of the Radcliff Building.

The proposed replacement of the shop front door and window will be more in keeping with the rest of the building, and make the facade more homogenous, with a single material to used across both the window and door opening, superseding the currently mismatched materials. Works are limited to these bays and the heritage facade of the Radcliff building will otherwise remain unchanged.

Although the change away from the original timber will impact on the heritage asset, a precedent of ground floor retail units utilising stand-alone and modern materials within the bounds of the opening - flanked by glazed brick piers and capped with a simple stucco pediment - as already well established along the elevation.



Other Shop Fronts In The Radcliff Building



Internal & External Views of Existing Shop Front to No.123

2.4 Heritage Impact

New Interior Circulation Stair

The proposed internal circulation stair will impact on the existing heritage asset through the works required to form the opening in the ground floor, providing access to the basement level. This will involve the cutting and trimming of the existing floor joists, along with the removal of a small area of floorboards to create the floor opening required.

There will be a small loss of heritage fabric resulting from this, however, where possible, the existing timber joists are to be re-used to trim the new opening, and the existing floorboards are to be reused in other areas of the property as far as possible.

As with alterations to shop fronts, there is also precedent for stairs being added to retail units along the Clerkenwell Road elevation of the Radcliff building. A review of some of the existing units found ground to basement circulation stairs had been added to at least 2No adjacent properties, including No.117-119 and No.121, photos of which are included adjacent.



Existing Stairs to No.121 (above) and No.117-119 (below)



Existing Floor Construction to Location Where Stair is Proposed

2.4 Heritage Impact

Rear Window Repairs

The rear elevation has fewer historic features and but is still referenced to within the Listing of the building, facing toward the rest of the Bourne Estate. The repairs on the rear window look to extend the life of the original window by replacing some broken panes. Some repairs to the lintel from the interior side will help maintain the original fabric around the opening. If left unattended, may otherwise result in more significant damage to the facade of the Listed Building.

The main impact on the heritage asset will result from the replacement lintels, which will be visible from the inside of the building within the inner leaf of brickwork. Although this will result in a jarring appearance internally, it avoids the replacement of the existing clinker lintel, which would not only result in the loss of heritage building fabric, but also possibly result in damage to the external facade surrounding the window opening.

Overall

Any heritage impact resulting from the proposals is extremely localised, and will not impact on the over heritage asset. Although these changes will result in nominal changes to the existing building fabric, these are required (in the case of repair works to the rear window) to prevent further damage to the existing building fabric, and provide suitable retail accommodation to the ground floor units to continue to allow for tenants to use and occupy the whole unit, maintaining the important active frontage along Clerkenwell Road.



External & Internal View of Window to be Repaired

3.0 Appendices

3.1 Drawings

1207-P001-0_LOCATION PLAN
1207-P010-0_SITE PLAN

1207-P101-0_EXISTING PLANS
1207-P301-0_EXISTING ELEVATIONS
1207-P401-0_DETAIL DRAWINGS - EXISTING

1207-P102-0_EXISTING PLANS WITH DEMOLITION
1207-P302-0_EXISTING ELEVATIONS WITH DEMOLITION

1207-P103-0_PROPOSED PLANS
1207-P303-0_PROPOSED ELEVATIONS
1207-P402-0_DETAIL DRAWINGS - PROPOSED

3.2 Schedules

-

3.3 Registers

-

