



4 Flitcroft Street Facade Alterations Planning Addendum

REVISION 02 - AUGUST 2018

Introduction

The following statement is submitted as an addendum to a previous application:
Application: 2018/2348/P

These proposals are further to previous applications concerning this building. For reference, please see
Application: 2012/6858/P granted 31 March 2015,

including Planning Addendum submitted July 2018.

The proposals outlined in this document aim to further adjust the proposed facade scheme following continued consultation with the Case and Conservation Officer to better retain the alignment of the historic facade at ground floor level.

An additional steel column fin has been shown. Two fins align with the reveal of the expressed vertical bay on the upper floors. Two steel transom fins have been introduced further emphasize the verticality of the central bay.

The proposed materiality is retained from previous applications;

‘Materiality is drawn from its original construction of stock brick with red brick details, with a red glazed brick base and reveal detailing. The proposed street frontage is reverential to these materials, and forms a vibrant, textural brick-red band.

4 Flitcroft Street is of local importance and sits opposite a Grade 1 listed church and, as such, the refined proposal is sensitive to this historic setting and the building’s original condition. The upper floors are to be restored and refurbished to reflect the building’s original materiality. The ground floor proposals follow the well established principle that the ground floor street front should facilitate the ongoing use of a historic building. They remain faithful to its industrial character while not imitating lost historic elements. ‘

Overview

The proposed works include the following - works that have been altered since the **July 2018** addendum are in **bold**.

- Demolish existing render/stucco frontage at ground floor.
- Remove existing render from upper building to reveal original brick facade. Brick condition to be assessed on site. To be repaired/replaced if necessary. Any new facing bricks to match existing.
- Introduce a new steel box frame to provide a central, generous opening to both restaurant and residential areas
- Insert **2 no.** new steel column fins on the line of the bay reveals of the upper floors.
- Rebuild two brick piers, clad in glazed brick.
- **Insert 2no. new steel fin transoms in side bays to instate primacy of vertical bay.**
- Extend Existing RWP to remain external to ground level. (As existing, external RWPs transfer into the building at ground floor level.)**
- Provide full height glazing to restaurant frontage with perforated metal shuttering screen, and solid metal cladding to access to residential stair.
- Replace existing windows with timber framed windows with fenestration to match existing.

The following updates have been made following feedback on Revision 1 of this document.

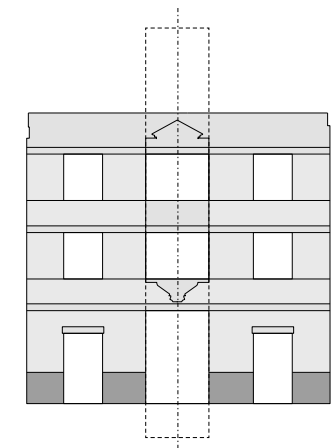
- Glazing to left hand bay is now shown as fixed.
- Metal screening above the transom line in the left hand bay is now openable.

1.0 Executive Summary



4 FLITCROFT ST. - 1908
SHORTLY AFTER CONSTRUCTION IN 1903

The building was originally built in 1903 as a commercial building in the Queen Anne style, with warehousing on the ground floor and offices on the floors above. The principal elevation to Flitcroft Street is on three storeys with a mansard roof with dormer windows added later, above.



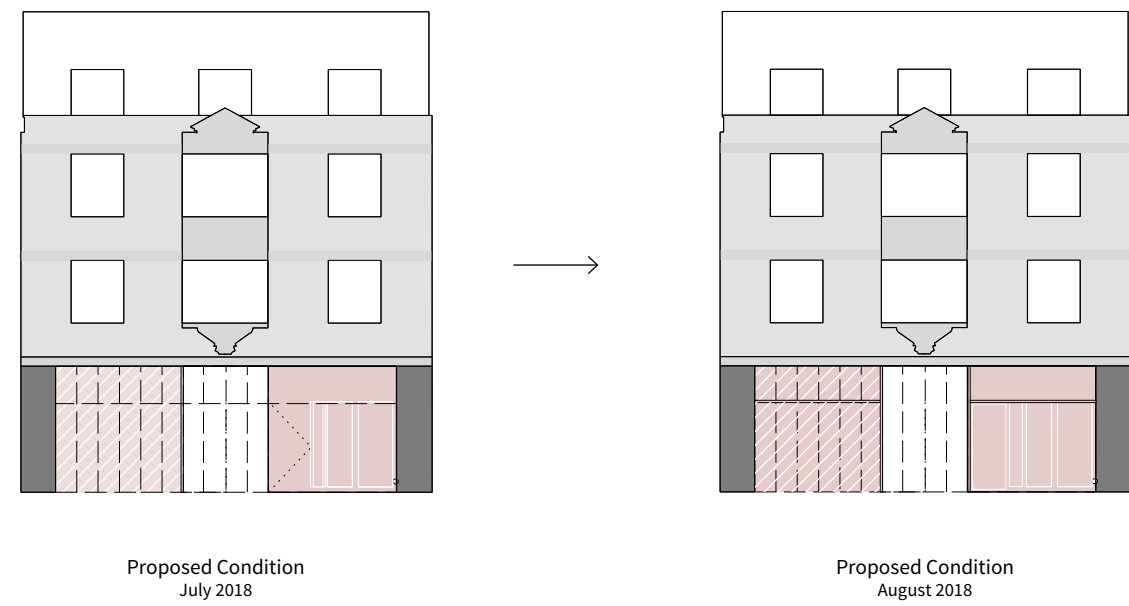
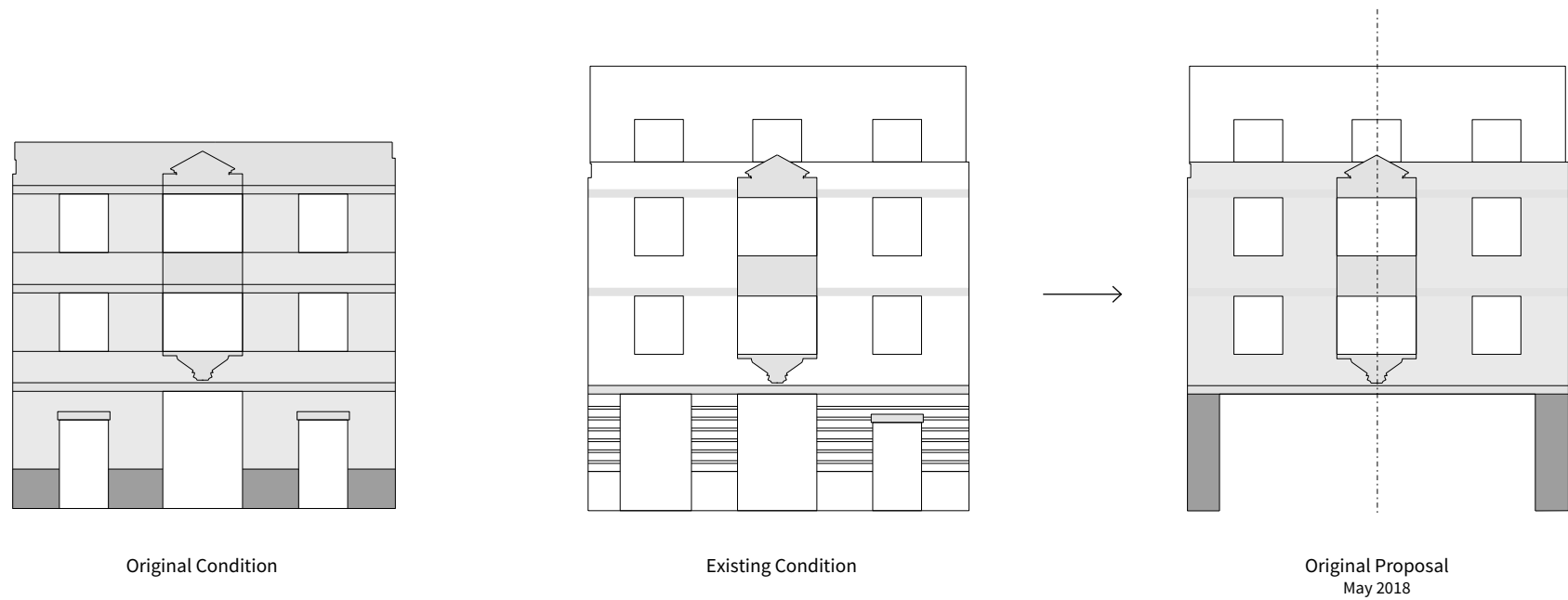
Symmetrical facade, windows arranged in a grid.

Brick facade with expressed brick banding.

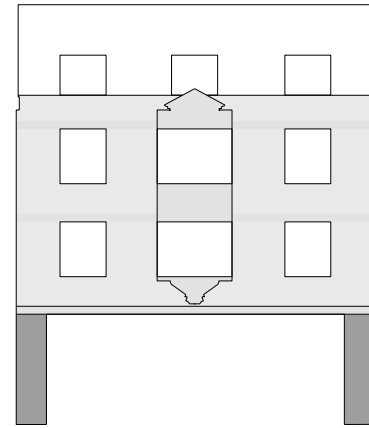
Expressed brick lintels to ground floor openings.

Dark glazed brick base.

2.0 Historic Condition

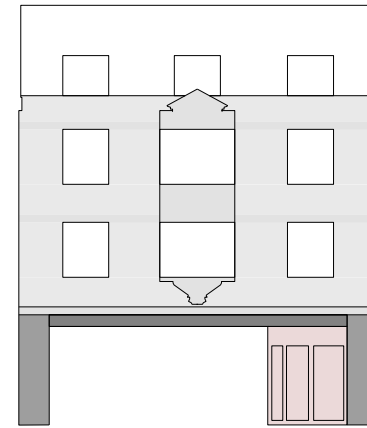


3.0 Design Considerations and Proposals

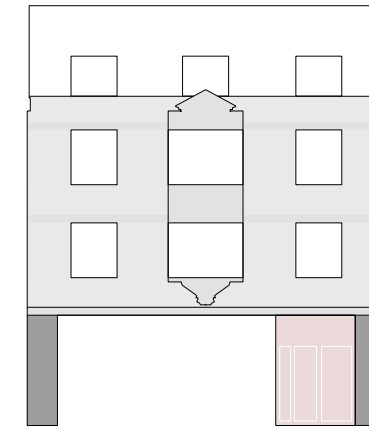


Form new box frame and construct new brick piers. Reinstate historic glazed brick base.

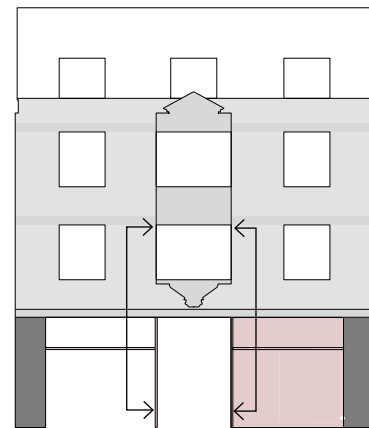
Remove render and repair/replace brickwork



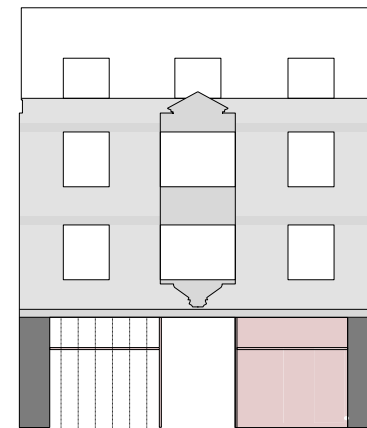
Solid infill panel to house access to residential stair, escape stair and gas meters.



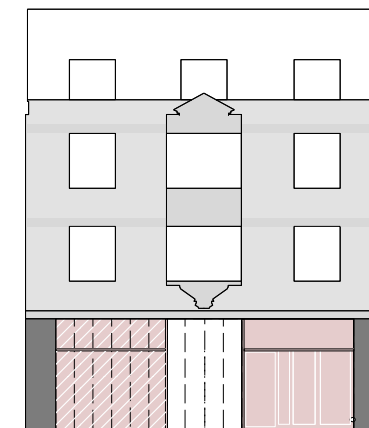
Set steel beam back from opening to affirm existing brick datum.



Two no. column fins introduced in line with reveals of central bay. Steel horizontals introduced to instate heirarchy of bay at ground floor.



Create typical entrance within solid zone in order to allow central glazing to be fully openable.



Articulate solid cladding and metal screening to delineate ground floor uses and reaffirm vertical bay.

ALTERED IN DESIGN ADDENDUM REVISION AUGUST 2018

3.1 Development from previous application



RENDER TO BE REMOVED FROM UPPER BUILDING. ORIGINAL BRICK TO BE REPAIRED AND REPLACED WHERE NECESSARY.

EXISTING BRICK BANDING TO BE CLEANED AND REPAIRED.

UPPER WINDOWS TO BE REPLACED WITH TIMBER FRAMES WITH FENESTRATION TO MATCH ORIGINAL CONDITION.

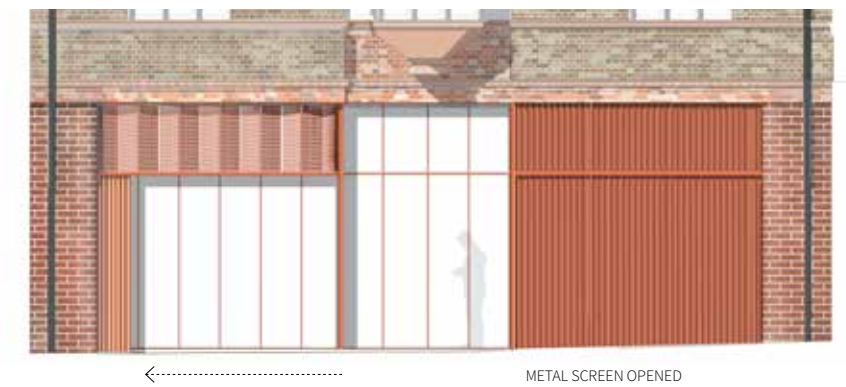
NEW BASE COMPRISED OF GLAZED BRICK PIERS, COLOURED METAL SCREENS AND GLAZING AND TWO STEEL COLUMN FINS AND TRANSOMS.



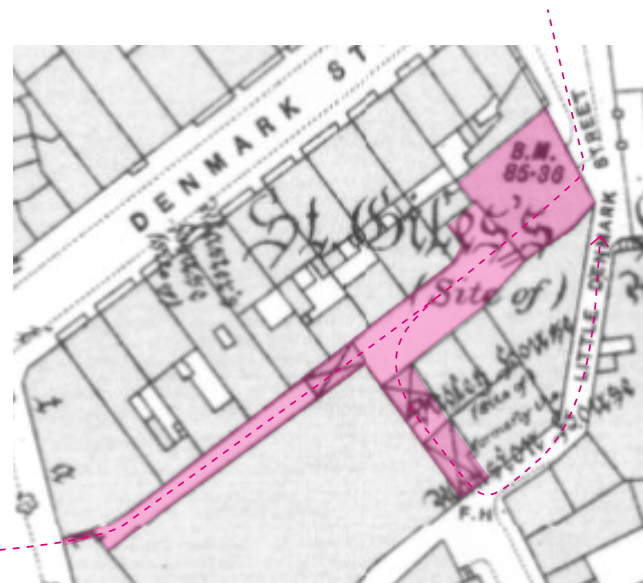
3.2 Proposed Elevation - Closed



3.3 Screening and Signage - Closed



3.4 Proposed Elevation - Open



Proposed works seek to reference the light industrial history of the yard. The new opening reinstates a through route from Flitcroft St. into the yard behind.



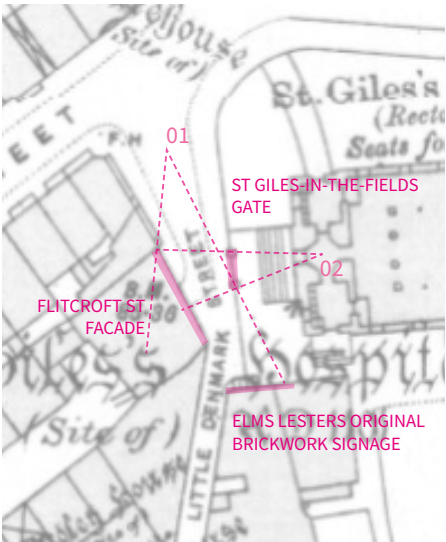
3.5 Screening and Signage - Open



01 Street View showing relationship between three key elements of the Flitcroft St. entrance.



02 View of proposals from the church, through the gate.



3.6 Context Study - Trio of Historic Elements