

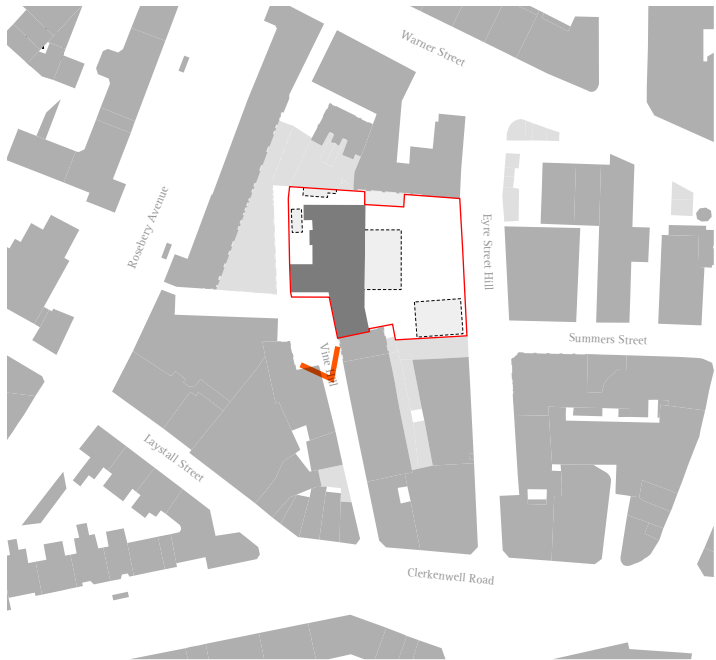


EXISTING VIEW



PROPOSED

5.3 Office: View from Vine Hill



Key Plan



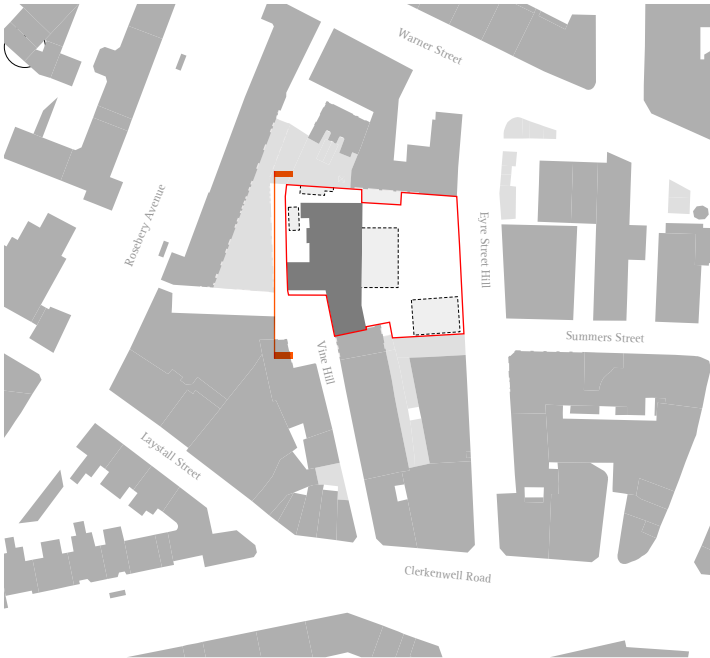
Proposed

NEW EXTENSION

5.4 Office: Vine Hill West Elevation

The new extension is conceived as a simple three-storey block that wraps round the north and west sides of the office building.

A warm toned palette of hardwearing brick is inserted between slender precast lintels and matches the red brick features of the existing building. The tall proportions of the proposed windows echo those of the Ragged School and the new lift shafts are clad in a London Stock brick to match the current facade (which is currently stained and will be cleaned).



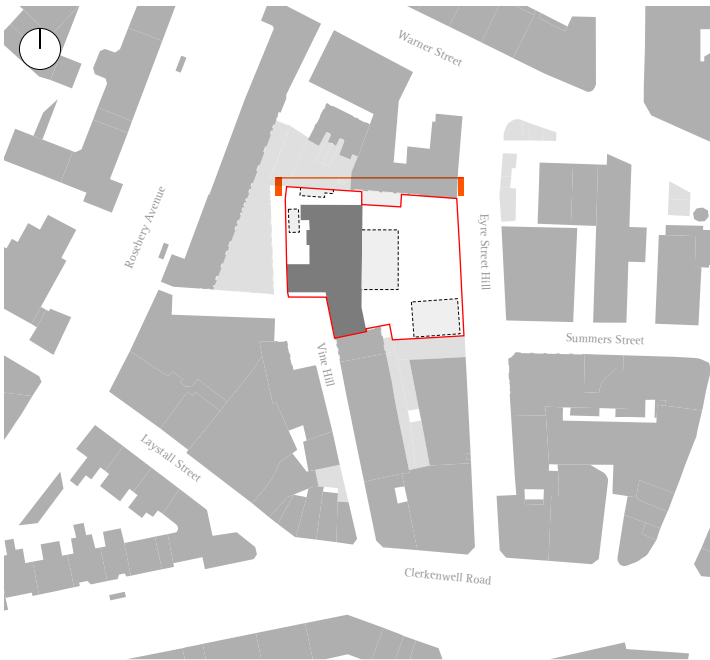
Key Plan



5.5 Office: Vine Hill North Elevation

Since the north elevation sits on the site boundary, we have proposed a largely solid facade of warm toned brickwork wrapping round from the western side.

Window positions, sizes and proportions relate to the sash windows on the Ragged School's existing northern facade.



Key Plan

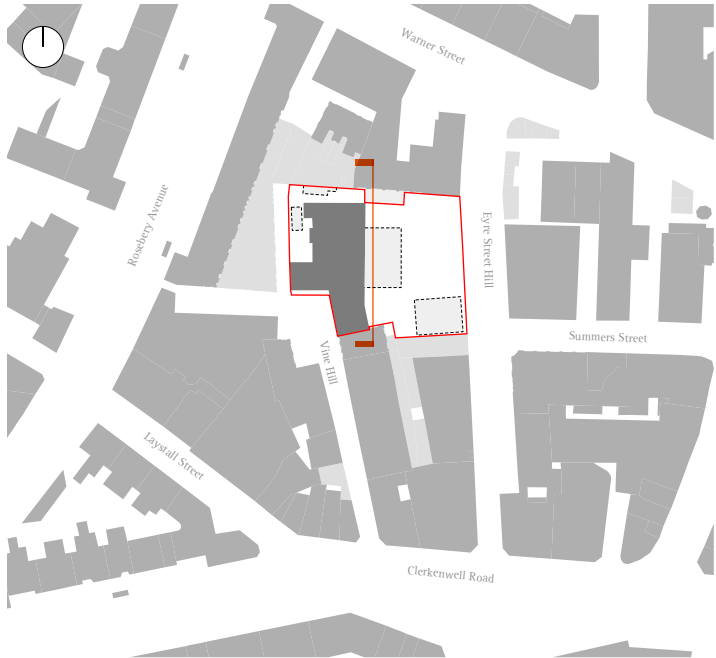


Proposed

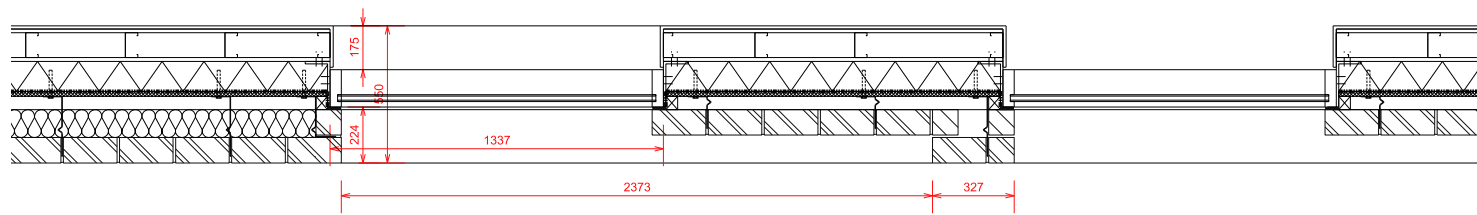
5.6 Office: Courtyard Elevation

The demolition of the existing office extension creates an opportunity to reinstate and restore the Ragged School building’s original east facade. New windows will be installed between the brickwork piers at the lower three floors. Unsightly elements such as SVPs and unnecessary rainwater pipes will be removed and the soot-stained brickwork will be cleaned.

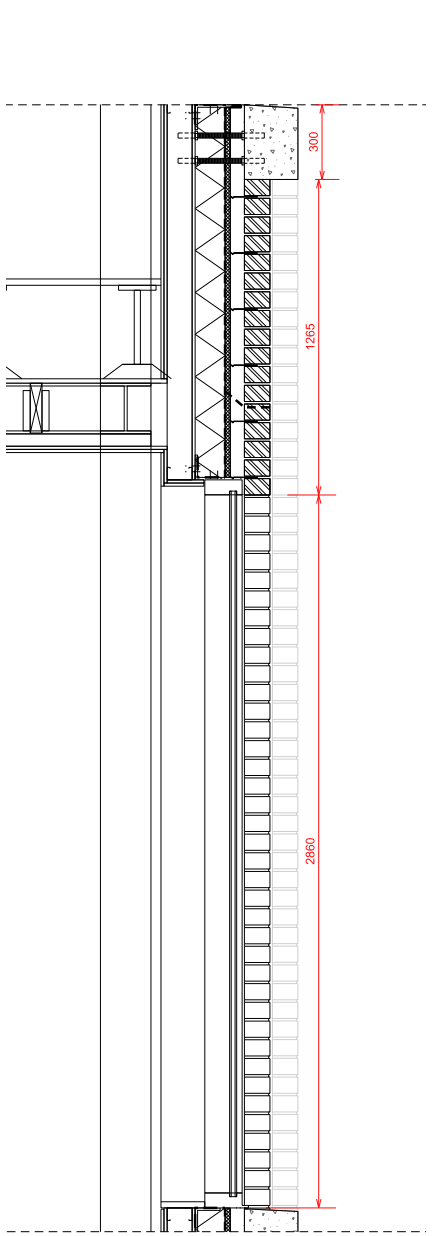
The small portion of new facade to the right of the elevation now has the same warm toned brickwork and pre-cast lintels as the other extension elevations. The amenity spaces are provided on the upper levels.



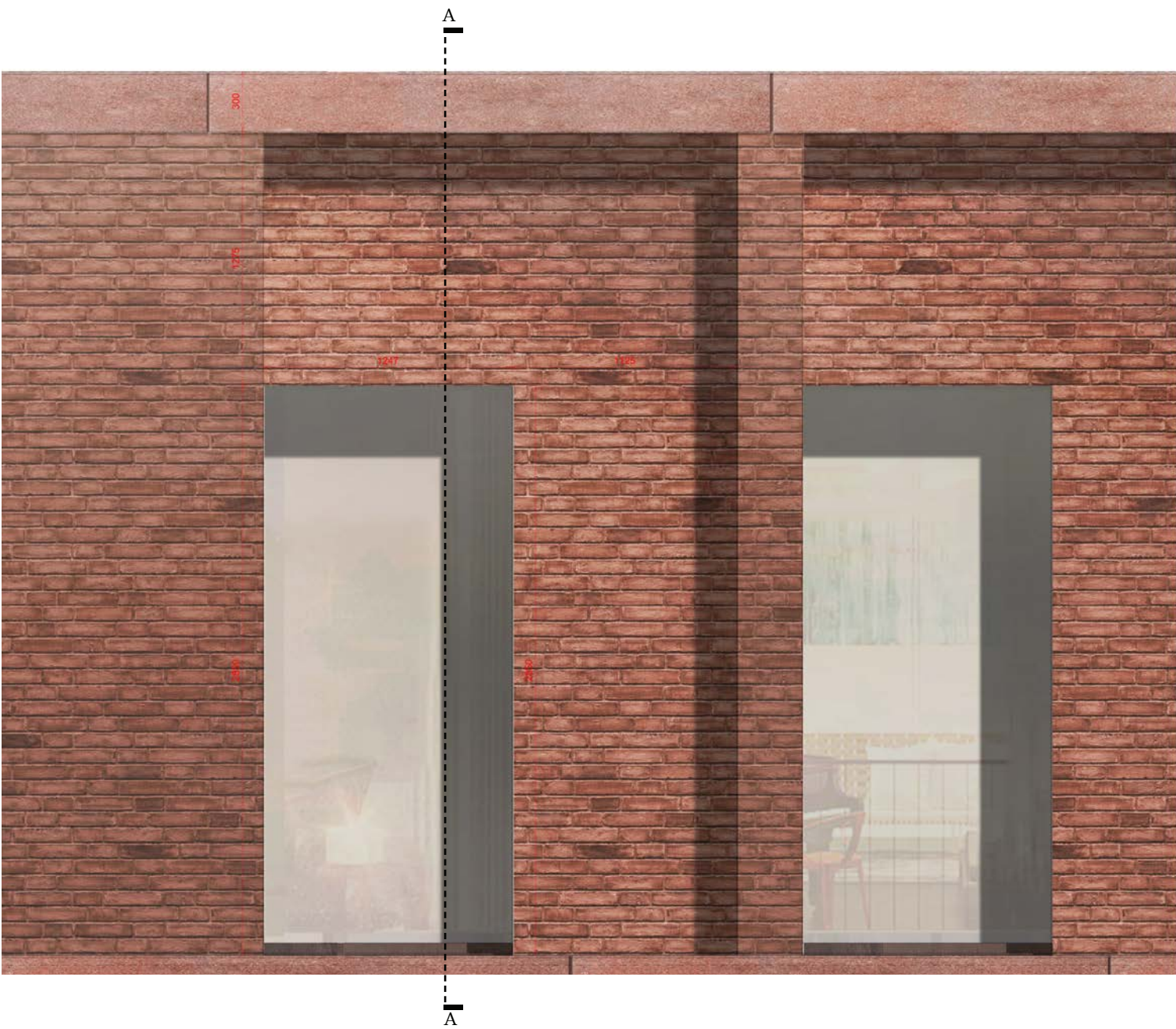
Key Plan



Plan



Section



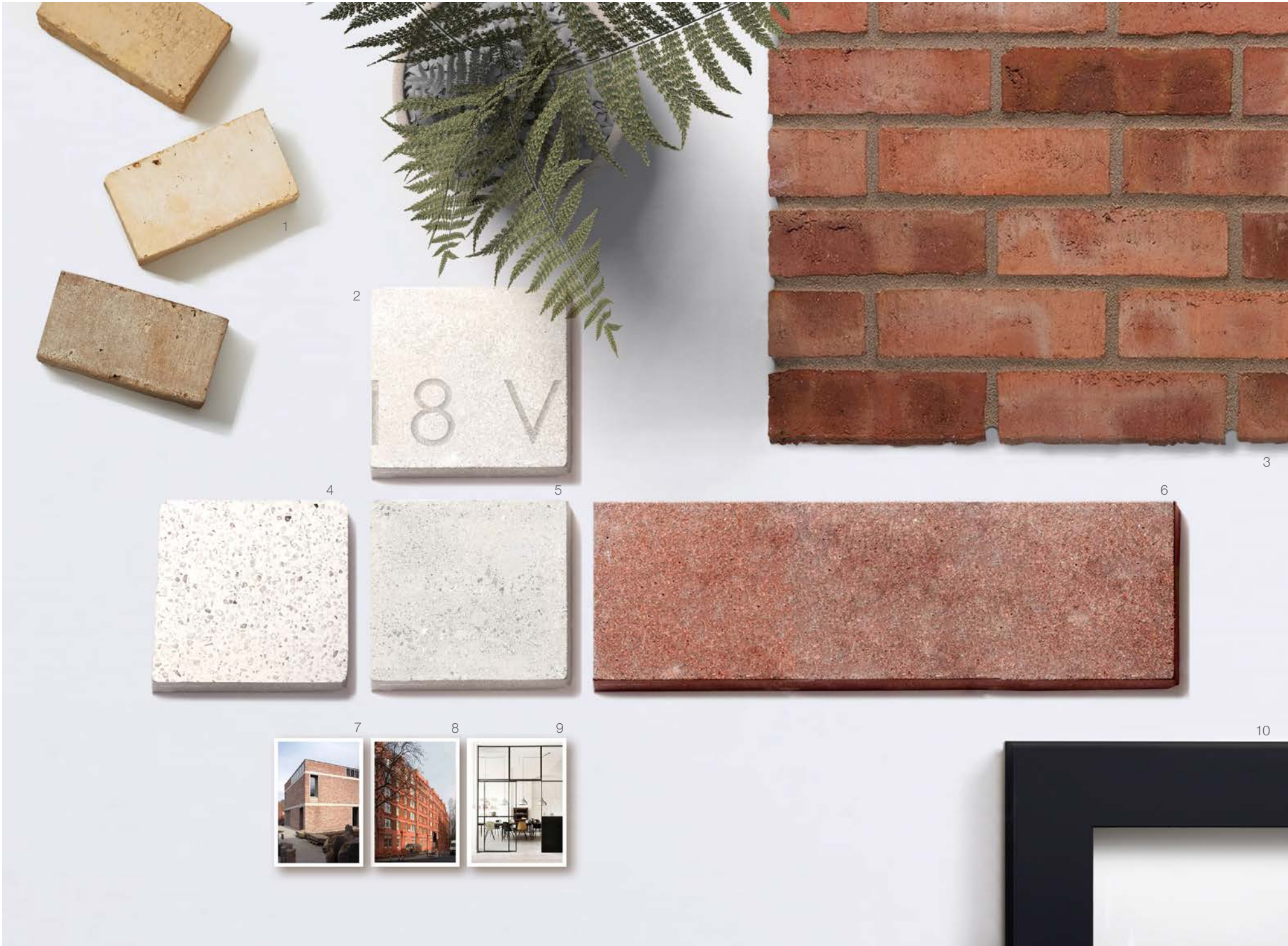
Elevation

5.7 Office: Bay Study

The primary Vine Hill elevations of the existing Ragged School office building are primarily of a London Stock brick, with decorative red brick arched lintels and white stone string coursing. The proposed extension adopts a textured red brick to offer a contrasting tone to the London stock brick whilst relating to the red brick detailing of the Ragged School. Horizontal pre-cast concrete banding hopes to draw parallels with the existing office, whilst relief in the brickwork aims to reduce the scale of the facade.

The intention is to retain the solid feel of the existing office, whilst echoing the scale and proportion of the existing openings.

5.8 Office: Materials

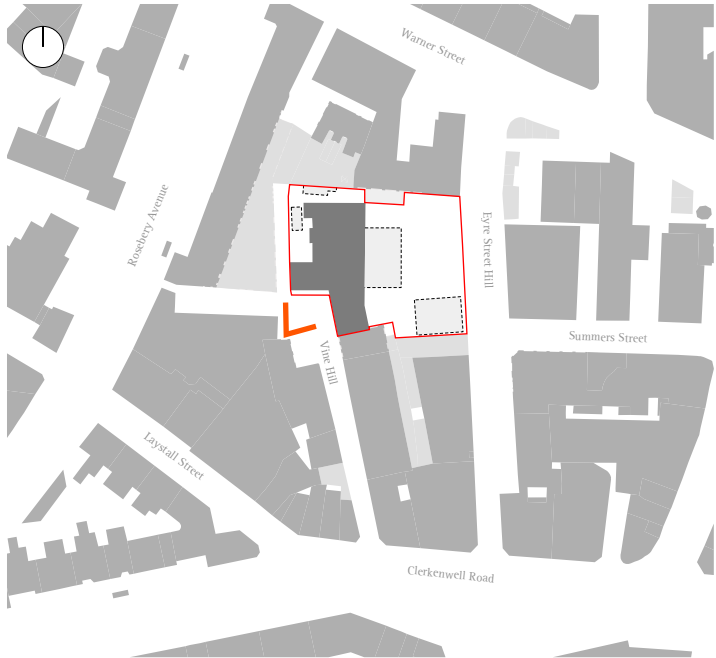


- 1. London stock brick
- 2. White concrete with engaving
- 3. Red tone brick and mortar
- 4. White terrazzo
- 5. Light grey concrete
- 6. Red tone precast concrete
- 7. Freek Dendooven, Raamwerk
- 8. Greys Inn Building
- 9. Crittal Door
- 10. Black window frame



EXTERNAL VIEW

5.9 Office: Entrance View



Key Plan

6.0 Architectural Design - Hotel

6.1 A History of Making in Clerkenwell

Precedent 01:

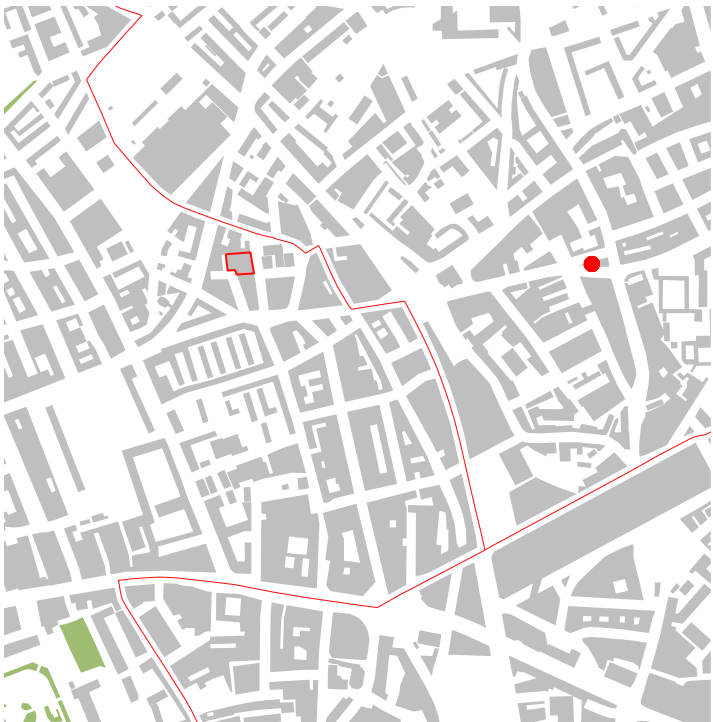
Lead & Glass Merchants

Farmiloe Building, 1868
St John Street
Lewis Henry Isaacs Architect

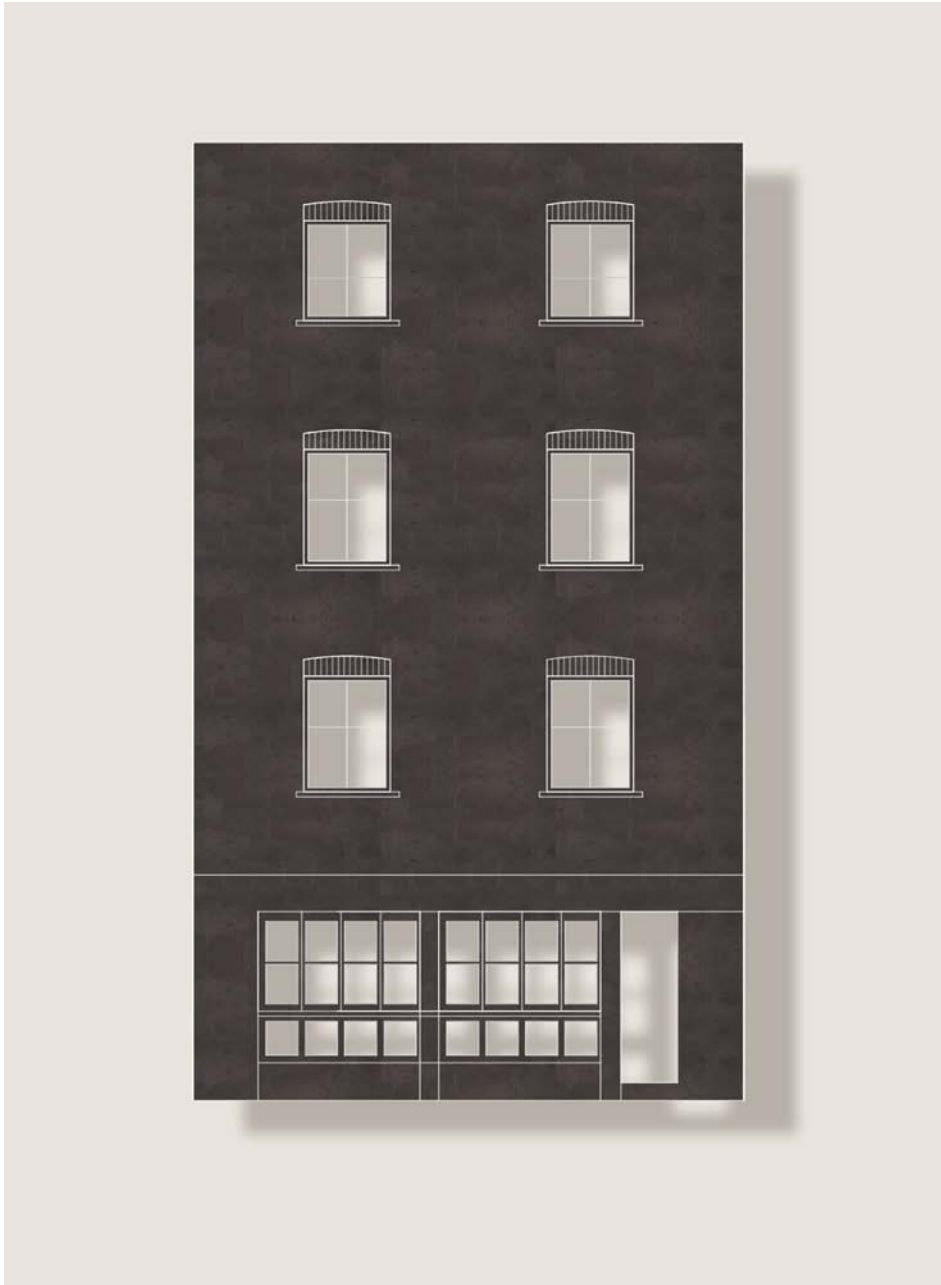




Precedent 02:
Gold Chain Factory
The Printworks Building, 1879
84 Clerkenwell Road
Ebenezer Gregg, architect

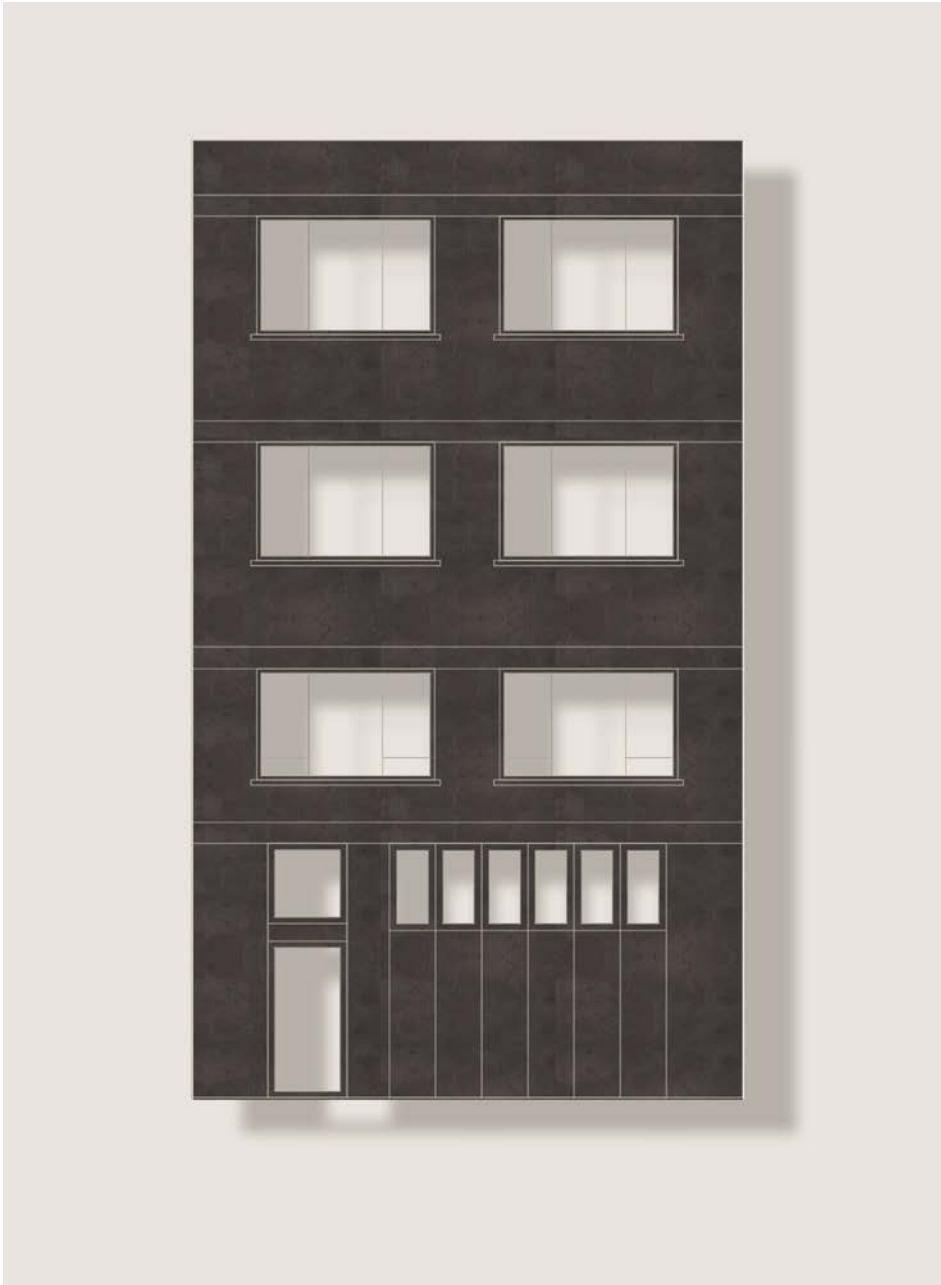


6.2 Facade Design: Typology



A: LOAD BEARING BRICKWORK & SMALL WINDOWS

Typically, pre-industrial revolution buildings in Clerkenwell were limited by brickwork lintel spans and maximum glass sizes. The result was predominantly solid masonry facades formed from load bearing brickwork with small punched apertures.



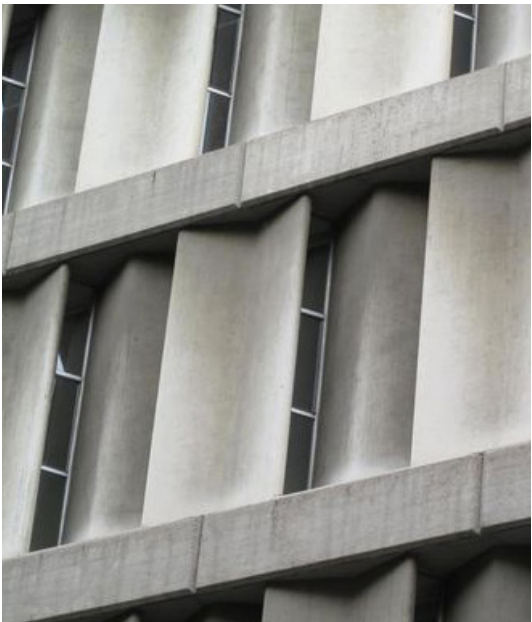
B: STEELWORK LINTELS & BRICKWORK PIERS

The industrial revolution brought with it hybrid brick and steel facades leading to larger windows spanned by steelwork giving appropriate levels of light to the large workroom spaces behind. The resulting facades typically featured vertical brickwork piers and wide landscape format glazing.



C: MODULAR HUNG FACADE

The proposed facade is an honest expression of a contemporary construction method. Shifting the repeated concrete pre-cast piers so that glazed windows sit under solid concrete elements shows that the facade is likely to be fixed back to a concrete frame behind rather than being load bearing. The repeated modular construction method is contemporary and efficient whilst offering a high quality of finish and potential for manufactured decoration.



6.3 Facade Design: Process

Pre-cast concrete facades represent a contemporary iteration of Clerkenwell’s rich history of manufacturing and making.

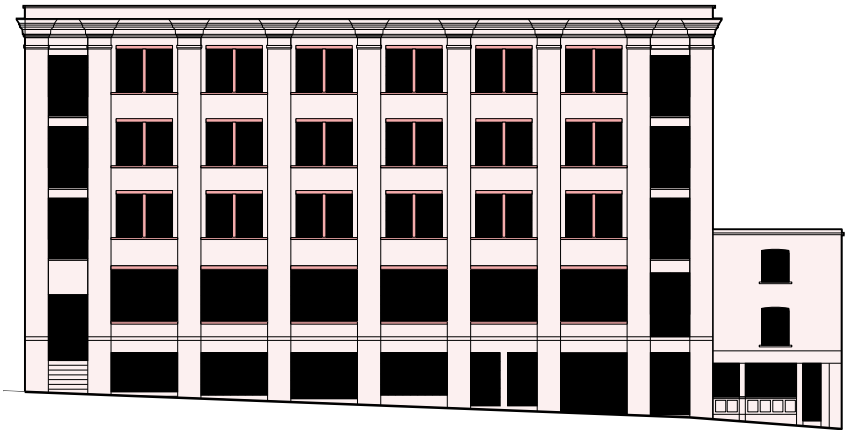
The pre-cast panel methodology offers the opportunity for a unique blend of craftsmanship with the efficiencies associated with repeat casts from a limited number of moulds.

As the hotel features repeated identical rooms a modular form of facade construction offers many benefits including potential programme and cost savings.

1	3	5
2	4	6

- 1. Chamfered precast concrete panel system
- 2. Linienstrasse 142, Berlin
- 3. Texture & patterning
- 4. Miguel Fisac, IBM office, Madrid
- 5. Precast concrete panel installation
- 6. Precast concrete panel example

6.4.1 Facade Grain Study - Commercial
(3-11 Eyre Street Hill)



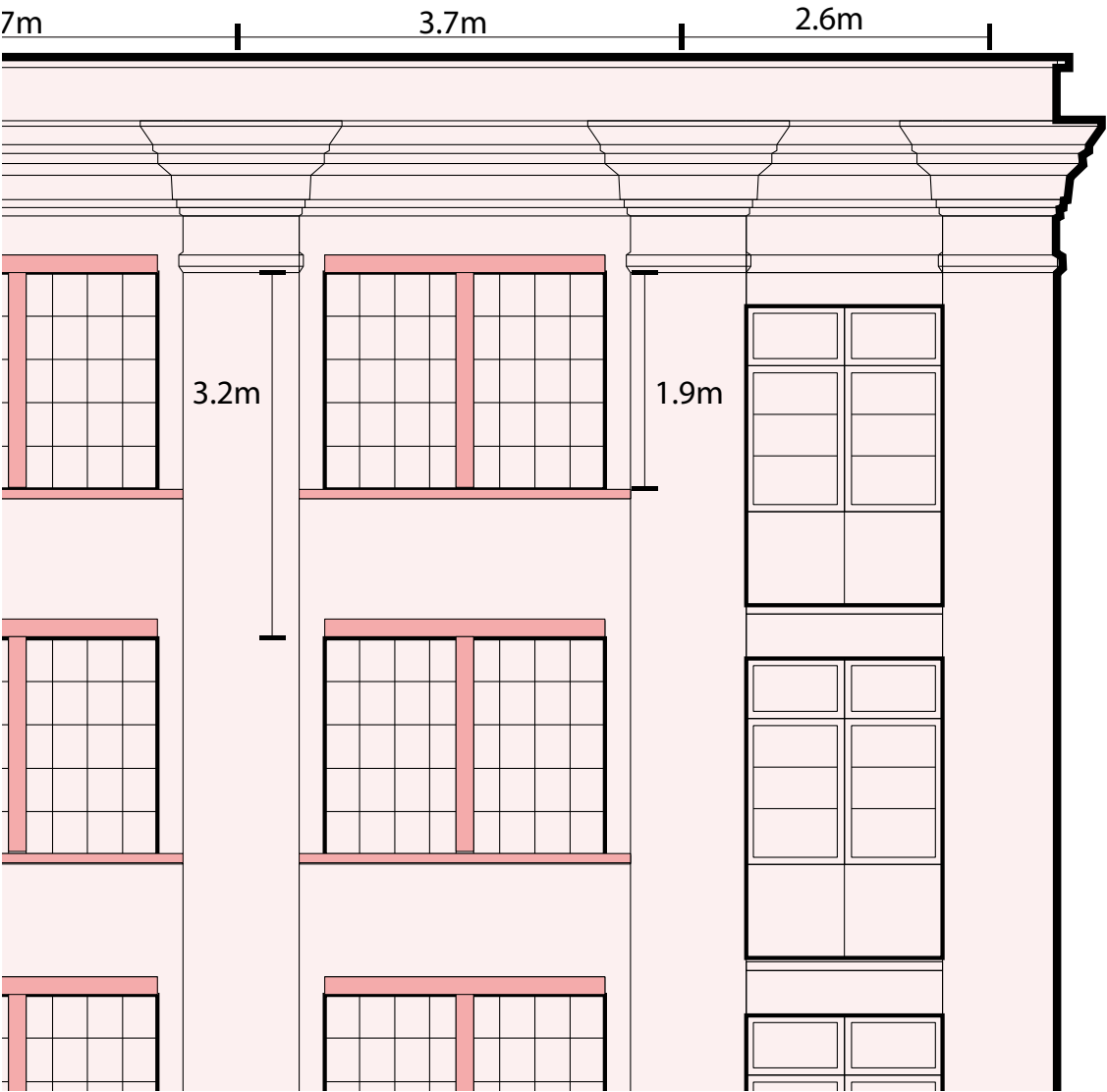
SOLID:GLASS



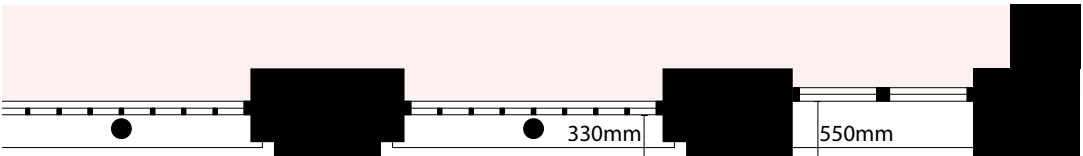
VERTICAL EMPHASIS - 3.7M BAYS



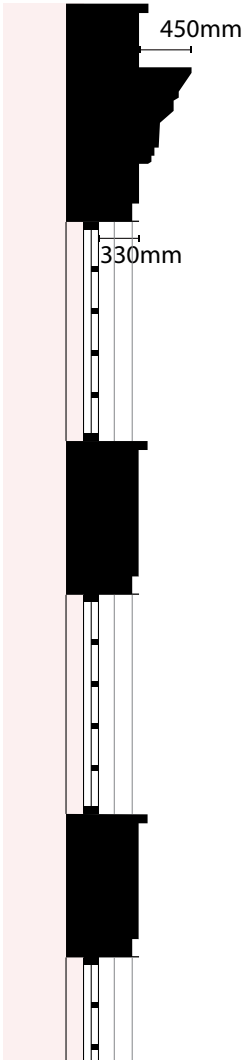
DISTINCT BASE & ARTICULATED TOP



LARGE INDUSTRIAL OPENINGS

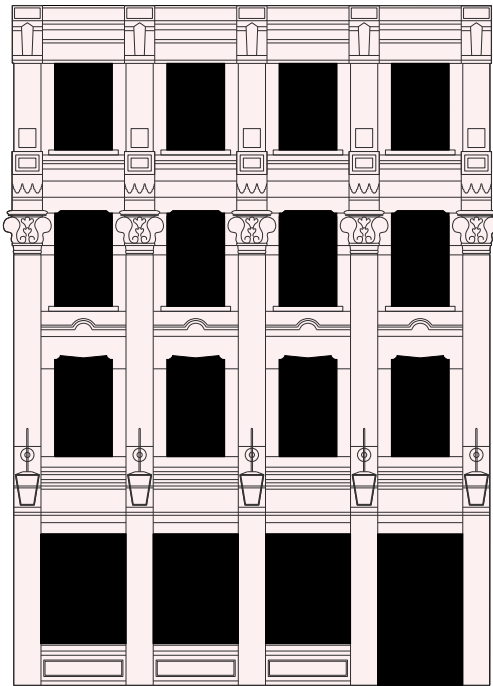


DEEP REVEALS

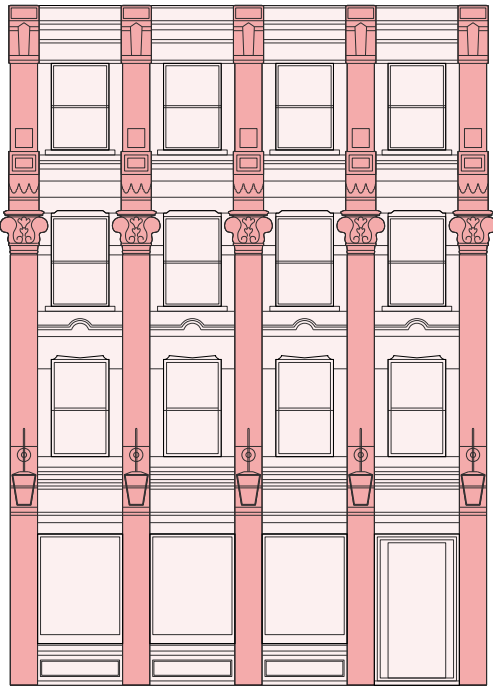


PRONOUNCED ARTICULATION

6.4.2 Facade Grain Study - Residential
(The Clerk and Well pub)



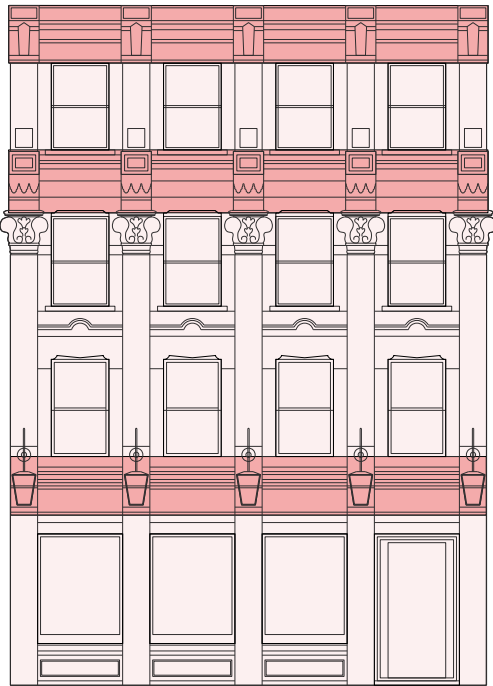
SOLID:GLASS



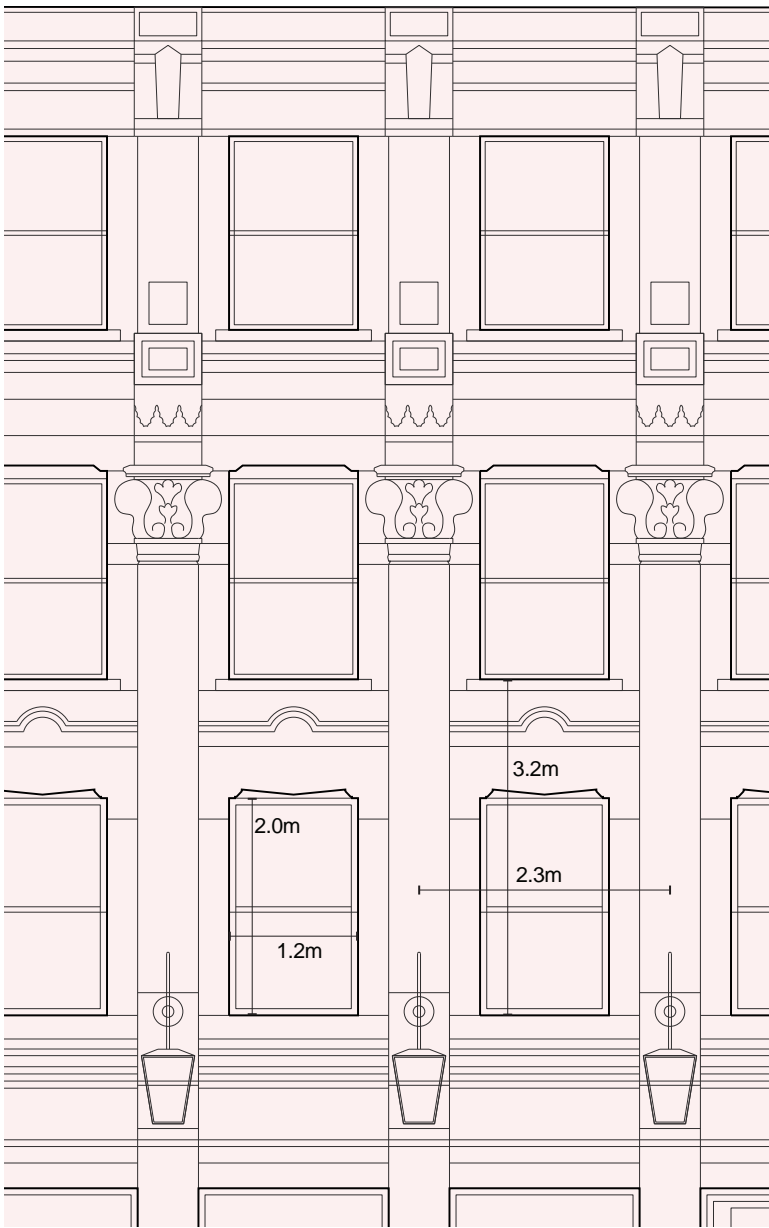
VERTICAL EMPHASIS - 2.3M BAYS



BASE - MIDDLE - TOP



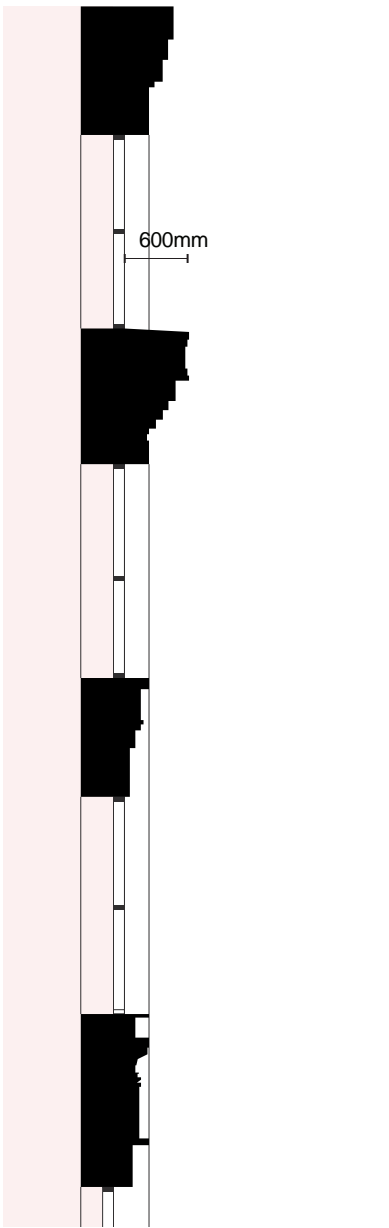
HEAVILY ARTICULATED HORIZONTALS



VICTORIAN PROPORTIONS



DEEP REVEALS



PRONOUNCED ARTICULATION



EXISTING - STRONG VERTICAL EMPHASIS ALONG EYRE STREET HILL



OPTION A: CONTINUE VERTICAL RHYTHM



OPTION B: HORIZONTAL STRATA & VERTICAL PIERS

6.5 Facade Design: Context

Our analysis of Clerkenwell’s historic warehouse and factory buildings, shown on the previous pages, demonstrates that their primary facades often feature accentuated vertical piers, deep relief and mouldings and a material palette of brickwork, stone and plaster.

Interestingly, the Eyre Street Hill elevation in which the hotel will feature contains several historic buildings whose facades have a distinct vertical emphasis. A further vertical accent is added to this composition by the Ragged School tower. Possible responses are either to continue or contrast with this vertical emphasis.

The revised massing creates a vertically orientated affordable housing block and a more upright hotel. Applying a vertical grain to the residential scheme and horizontal strata to the larger mass of the hotel creates a balanced overall street composition. Subtle variations in the hotel facade, which have been introduced since DRP01, mean that the concrete ‘folds’ are bookended with vertical piers.



Aerial Photograph

6.6 Facade Design: Tone

There are a number of light or white-toned buildings in the near vicinity of the site. These range in scale from large warehouse buildings (1-10 Summers Street and 33-37 Eyre Street Hill) to the two three-storey terraced houses at the base of Eyre Street Hill. The aerial photograph (left) and the context elevations in Section 7.0 Townscape also show a number of white buildings in the wider Clerkenwell context.

Light coloured buildings or buildings with significant light toned detailing features are present in all the existing key views replicated below. The light toned hotel facade proposal is therefore contextual and helps reduce the apparent mass of the scheme.



View down Eyre Street Hill



View down Vine Hill from Clerkenwell Road

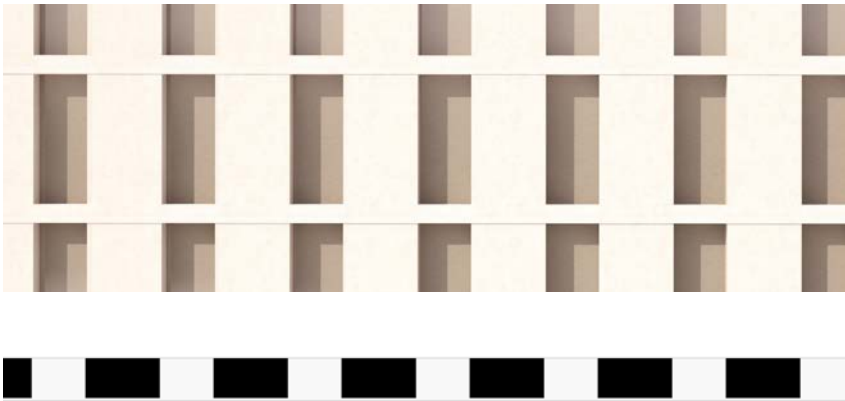


View from Summers Street

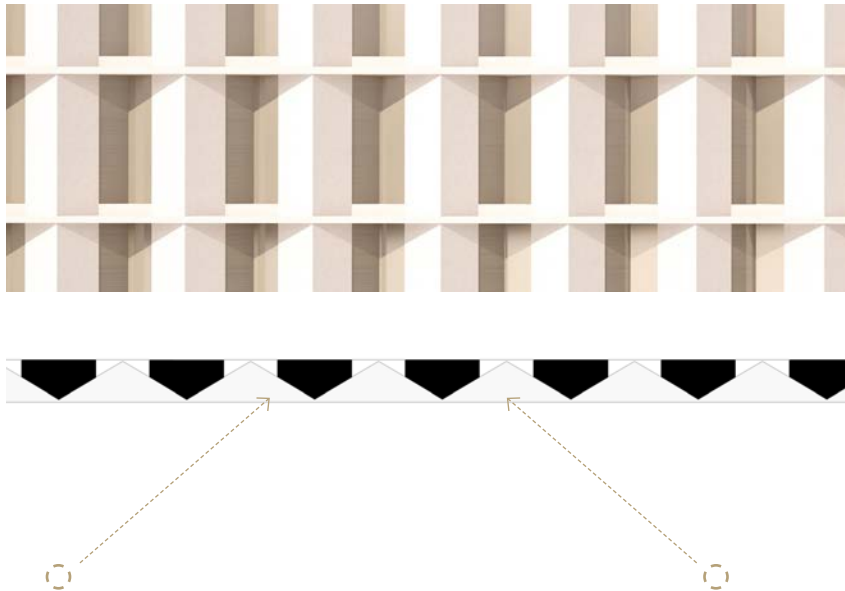


View up Eyre Street Hill from Warner Street

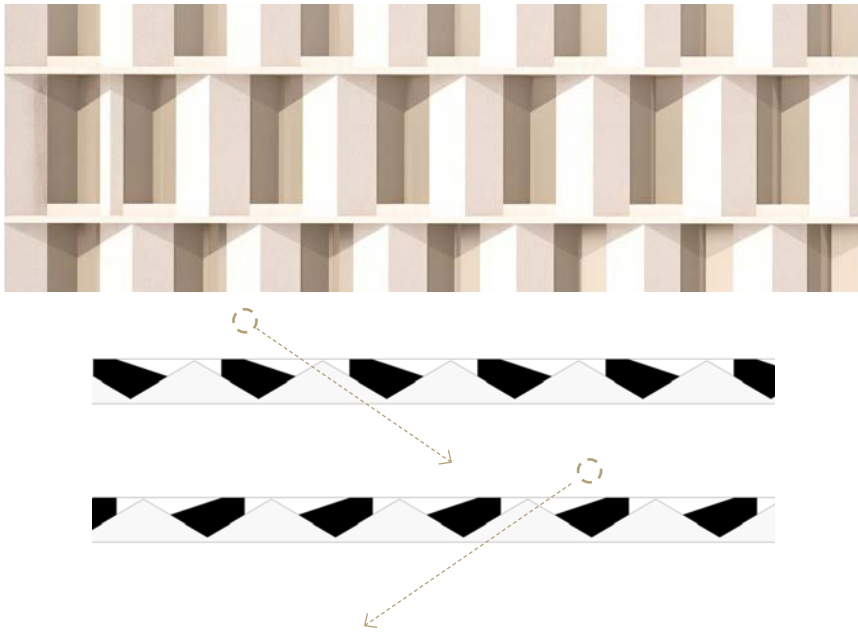
6.7 Facade Design: Composition & Articulation



A: FLAT GRIDDED FACADE
A simple 3m-wide gridded facade is overlaid on the principal hotel elevation. No facade depth is shown and due to the narrow module of the hotel rooms there is a vertical, slightly monotonous feel to the facade.



B: ADDED DEPTH
Angling the piers and windows creates modulation, depth and shadows in the facade. Oblique views to and from the building up and down Eyre Street Hill are addressed by the zig-zag plan of the elevation.



C: SHIFTING PANELS
The offsetting of panels floor-by-floor lends the facade an appropriate degree of interest and subtly accentuates the horizontality of the elevation.



Bay study

6.8 Hotel: Main Facade (Upper Floors)

The principal hotel facade facing Eyre Street Hill is a bold, large plane, redolent in its proportion and size of the historic warehouse and factory buildings found in Clerkenwell. Within this simple outline we have attempted to create a facade that has depth and shadows as well as a sense of lightness and movement.

The distinctive folded planes of the elevation sit between elegant projecting shelves set at floor level. By offsetting the solid and glazed elements floor-by-floor, the facade is given a lightness which is further accentuated by the pale material tone.

The piers and shelves will be formed from pre-cast concrete, given texture and interest by an exposed light aggregate. The tone will be light and since DRP01 we have tested a more textured, slightly warmer tone that picks up on the brickwork hues of neighbouring buildings. Following discussions with interested sub-contractors it is envisaged that the cills will be profiled to encourage water run-off and prevent staining. Methods of discouraging birds perching on the ledges are being considered by the client and design team.