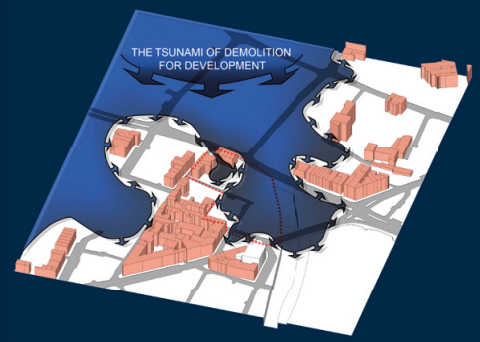


Original nineteenth-century grain and scale



Nineteenth-century fabric remaining today



After British Land's proposal

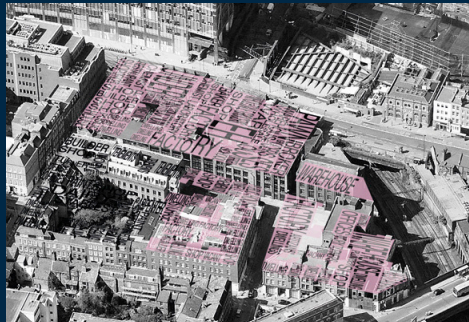
Encroachment

Norton Folgate is one of the last fragments of the distinctive Spitalfields streetscape, defined by a mixture of small-scale light industrial buildings, yards, shops and public houses, with a wide variety of trades and activities all cheek-by-jowl in the same street.

Loss of human identity and sense of place

With encroachment comes the loss of human scale and exclusion of small businesses, destroying the unique quality of the urban grain, which has evolved over centuries and is defined by the particular combination of buildings, the pursuit of trades in them, the culture of the owners and, above all, the presence of the people living and working there.

British Land's proposal obliterates the complex fabric and character of all these buildings, which have evolved for diverse uses over centuries, in favour of large corporate offices for single use. They want to impose buildings in which each undivided floor is the length of an entire street, with retail units at ground level tailored to chain stores.



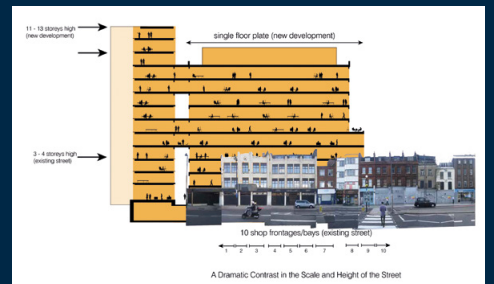
The diverse mixture of trades in nineteenth-century Norton Folgate



British Land want to impose blanket office space all across Norton Folgate



This map of Norton Folgate produced by Charles E. Goad Ltd in the eighteen-nineties lists all the businesses for insurance assessment



A single floor plate in one of British Land's office blocks is the length of ten shop fronts



This diagram shows the thirty-nine different entrances on the site



British Land want to create three blocks of offices and residential block with just 11 entrances

Loss of the life of the street

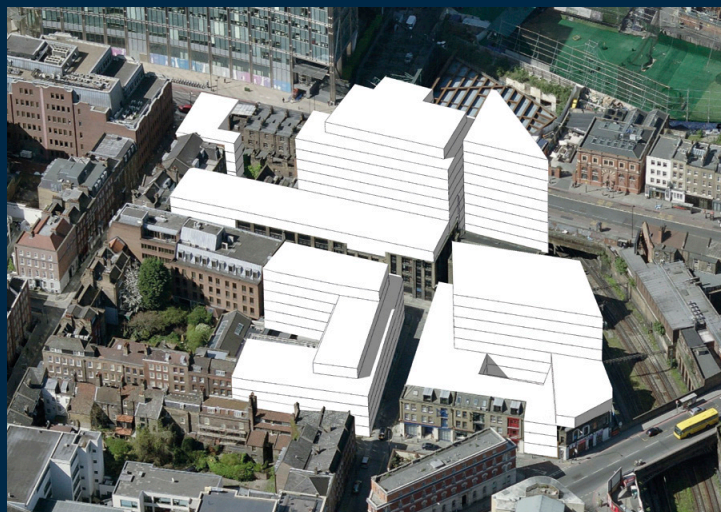
Currently, the Elder St Conservation Area is made up of small commercial buildings and private dwellings which all open directly onto the street, creating the visible bustle and social activity of the neighbourhood.

At present, the site where British Land want to build has as many as forty staircases which may be reached from street entrances, but in their new buildings they plan to reduce this to just eleven, serving large office floors of up to two thousand square feet.

British Land's proposal would kill the life of the street, replacing it with large blank corporate blocks with few entrances that will be closed off to all but the employees.



The current diverse architectural form of Norton Folgate, evolved over centuries



British Land want 11/13 storey office blocks comprising a 50% increase in mass

What British Land want to do to Norton Folgate

British Land want to demolish 72% of the buildings on their site, which sits entirely within the Elder St Conservation Area.

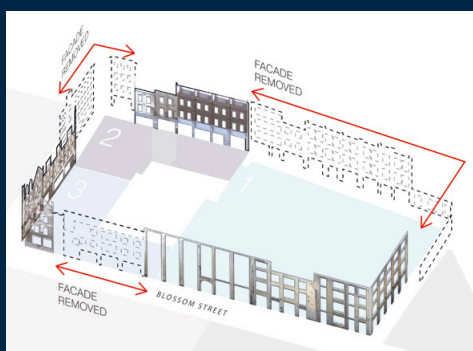
70% of the site will be dug out as deep as eight metres for a new concrete basement for service equipment and stores. This will extend beneath Blossom St at the north end where it meets the railway.

Of the few remaining buildings, only parts of their external walls will be left when they are shored-up in the midst of devastation.

The terraces on Folgate St and on Norton Folgate will have their rear walls demolished and interiors gutted and reconfigured.

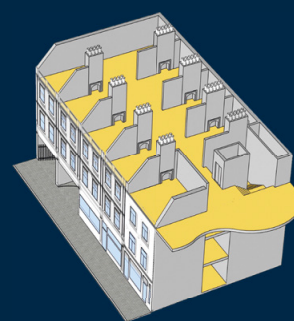


Sham Facades



Warehouses on Blossom Street

These appealing historic buildings comprise the last example of a warehouse and showroom at the fringe of the City of London. This diagram shows the warehouses that British Land want to gut and retain just the remodelled facades to disguise enormous open plan floors as large as forty by fifty metres behind.



Terrace on Norton Folgate

With disregard to the heritage of these eighteenth & nineteenth century buildings, British Land want to gut them completely, retaining only a fraction of their facades. Internally, their rebuilt floors will connect them to the vast open plan floors of the new office blocks. The former shops on the ground floor will be removed to create an open entrance to the eleven story corporate office behind.