



Planning Applications Sub-Committee

PRESENTATION

Date: TUESDAY, 22 NOVEMBER 2022
Time: 10.30 am
Venue: LIVERY HALL - GUILDHALL

4. **POULTRY MARKET AND GENERAL MARKET AND THE ANNEXE BUILDINGS
WEST SMITHFIELD LONDON EC1A 9PS**

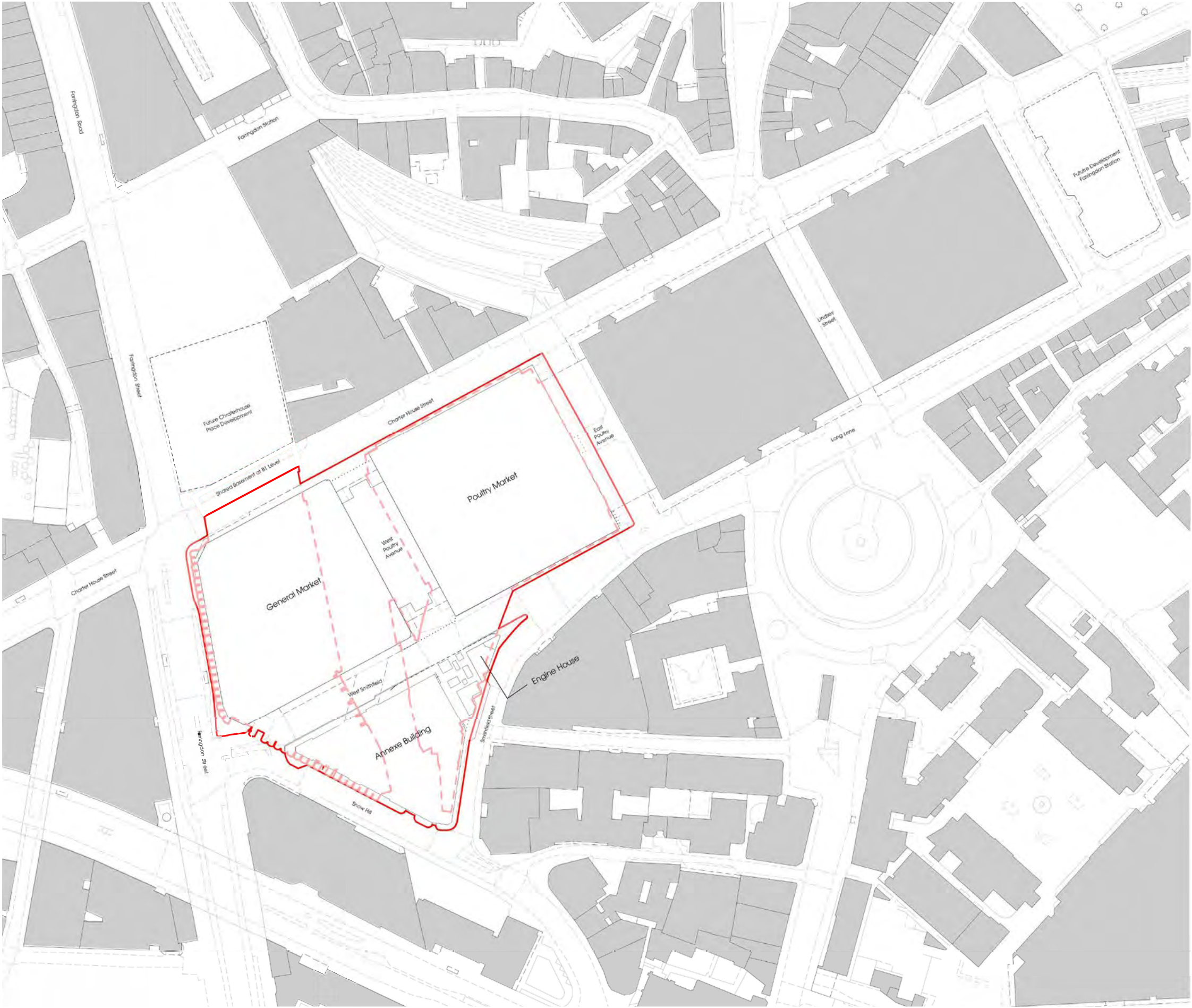
For Decision
(Pages 3 - 90)

John Barradell
Town Clerk and Chief Executive

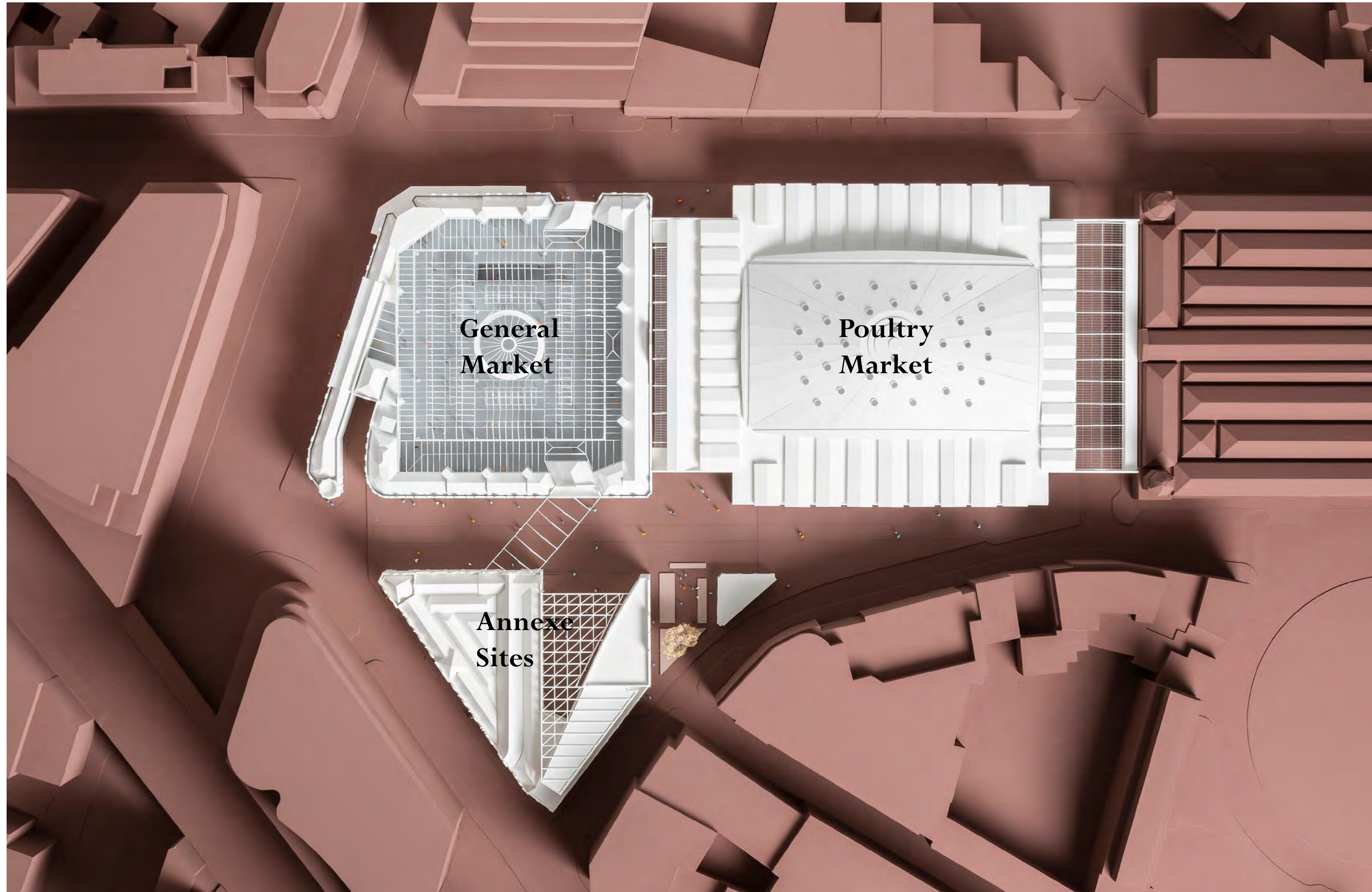
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Museum of London, West Smithfield
Planning & Transportation Committee
22.11.2022



Location Plan



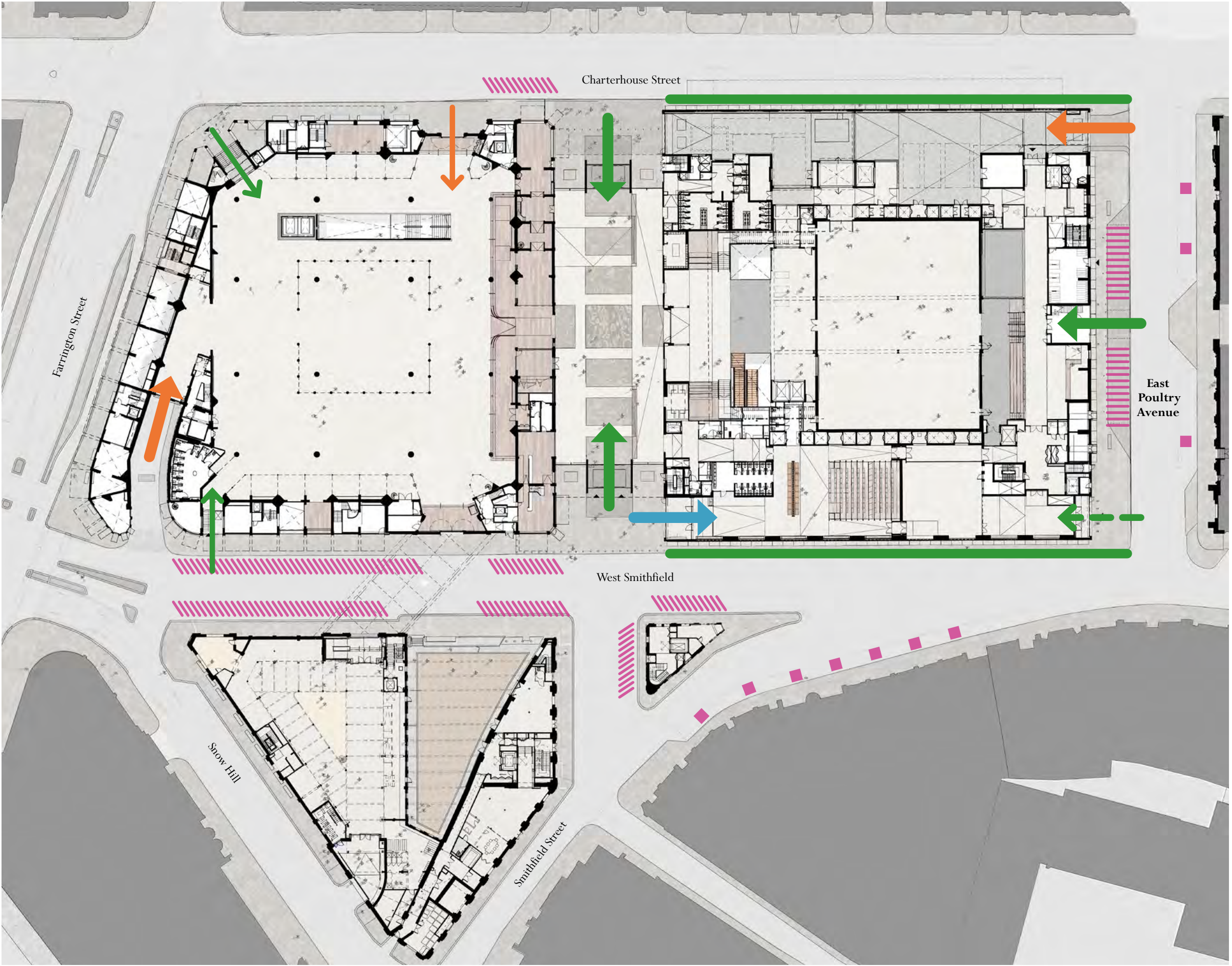


Site Aerial - Existing



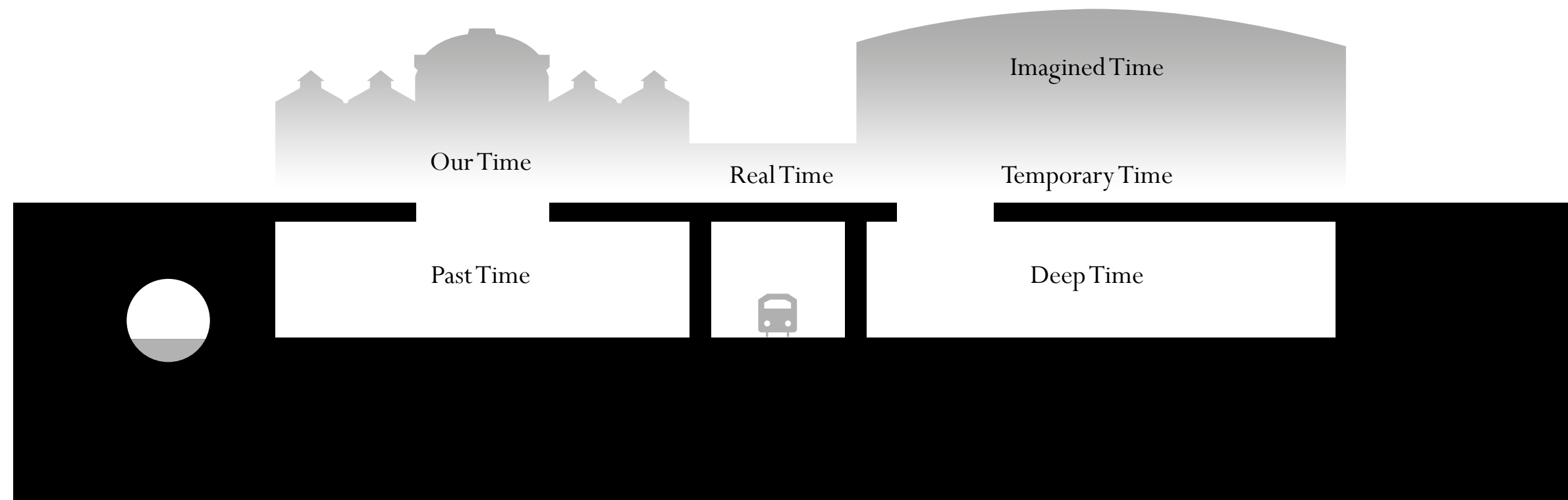
Site Aerial - Proposed

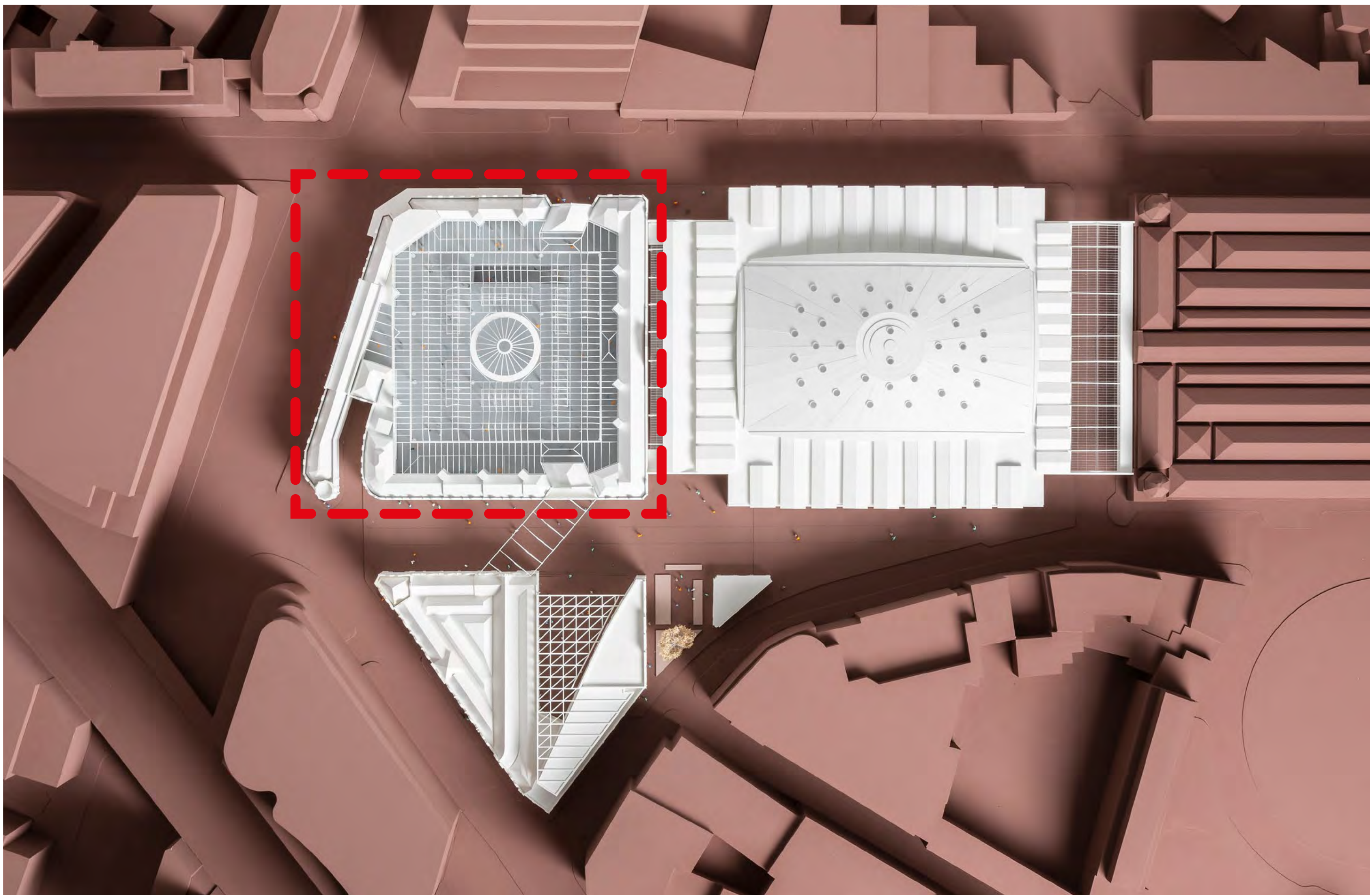
Museum of London West Smithfield



- ➡ Primary visitor entrance
- ➡ Secondary visitor entrance
- ➡ Lecture Theatre entrance
- ➡ Widened pavement
Existing Poultry Market
parking bays removed
- ➡ Schools' Arrival entrance
- ➡ Primary Museum vehicle
servicing entrance
- ➡ General Market ground
floor servicing entrance
- ||||| Museum and Market
shared loading
Day time coach drop off
/ night-time market use
- ||||| Night-time parking only
for Market use
- Retained existing Market
parking bays

Site Access Plan - Proposed

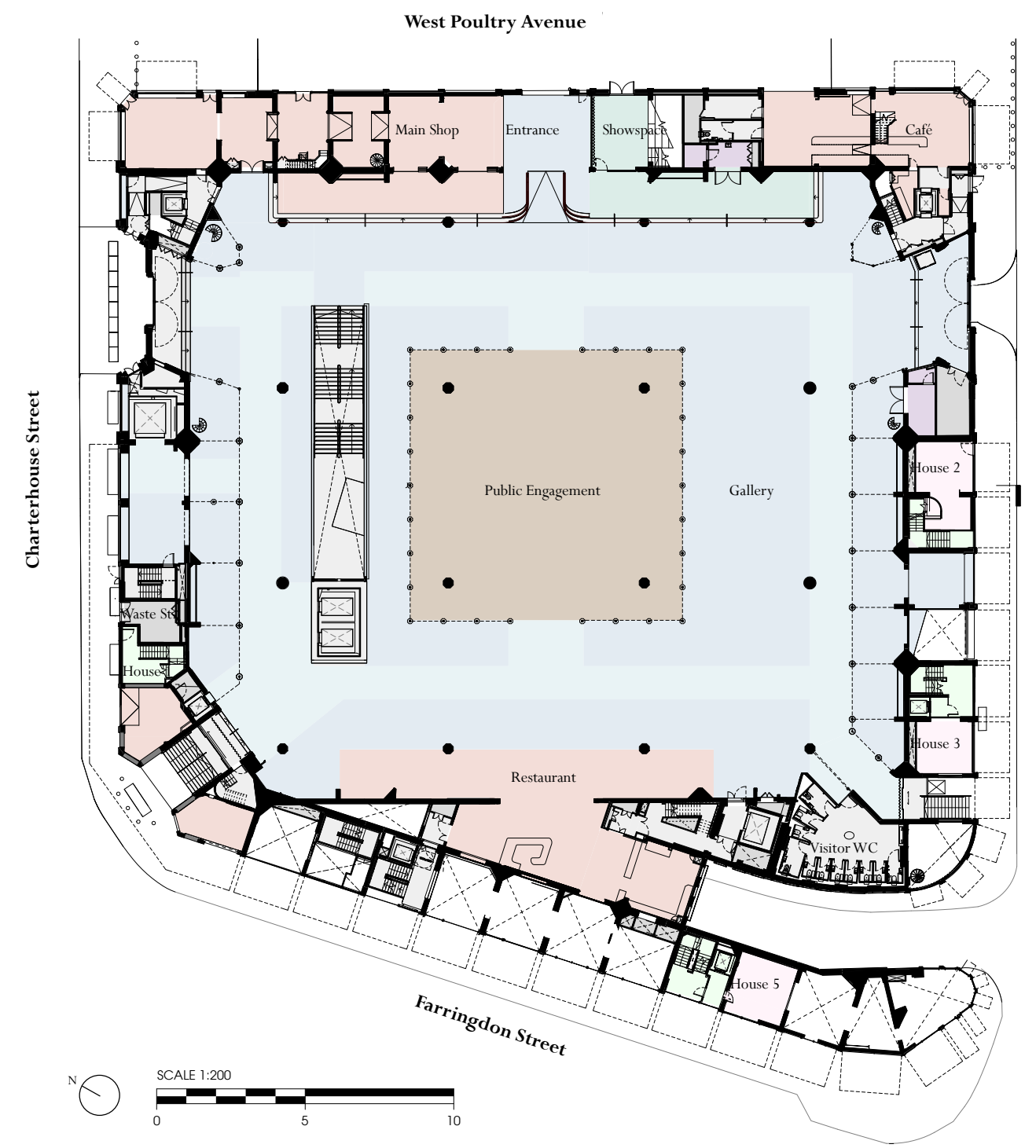
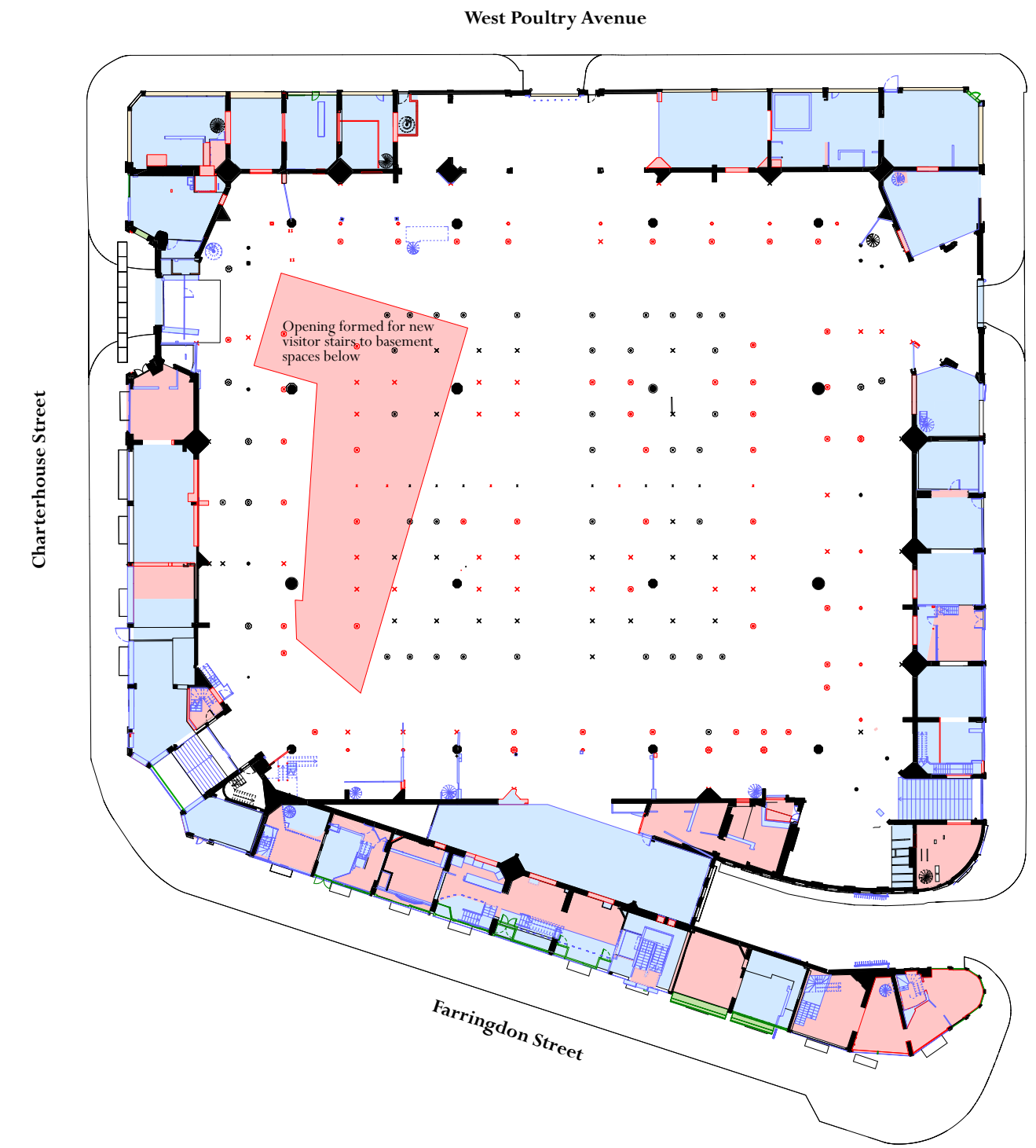






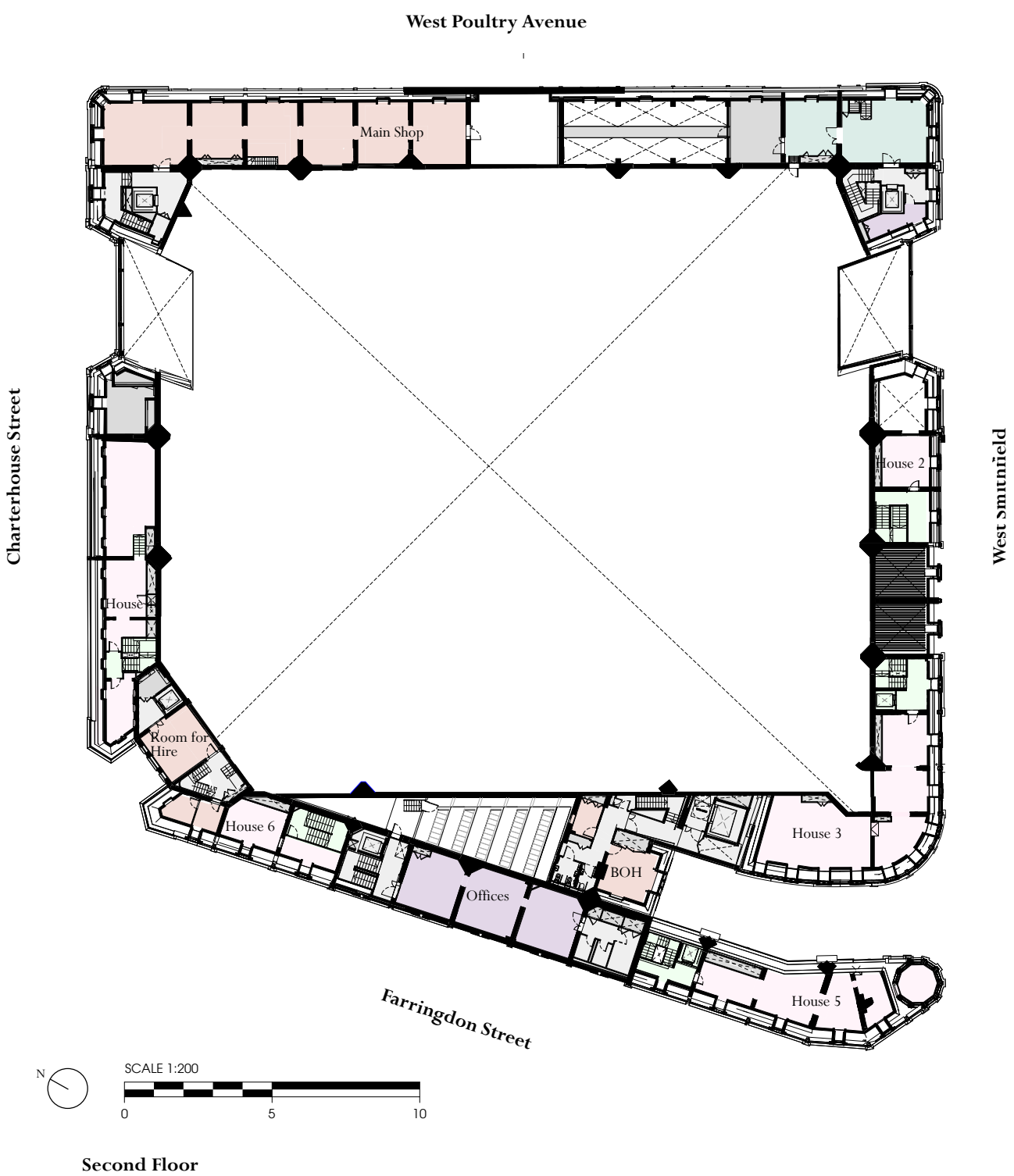
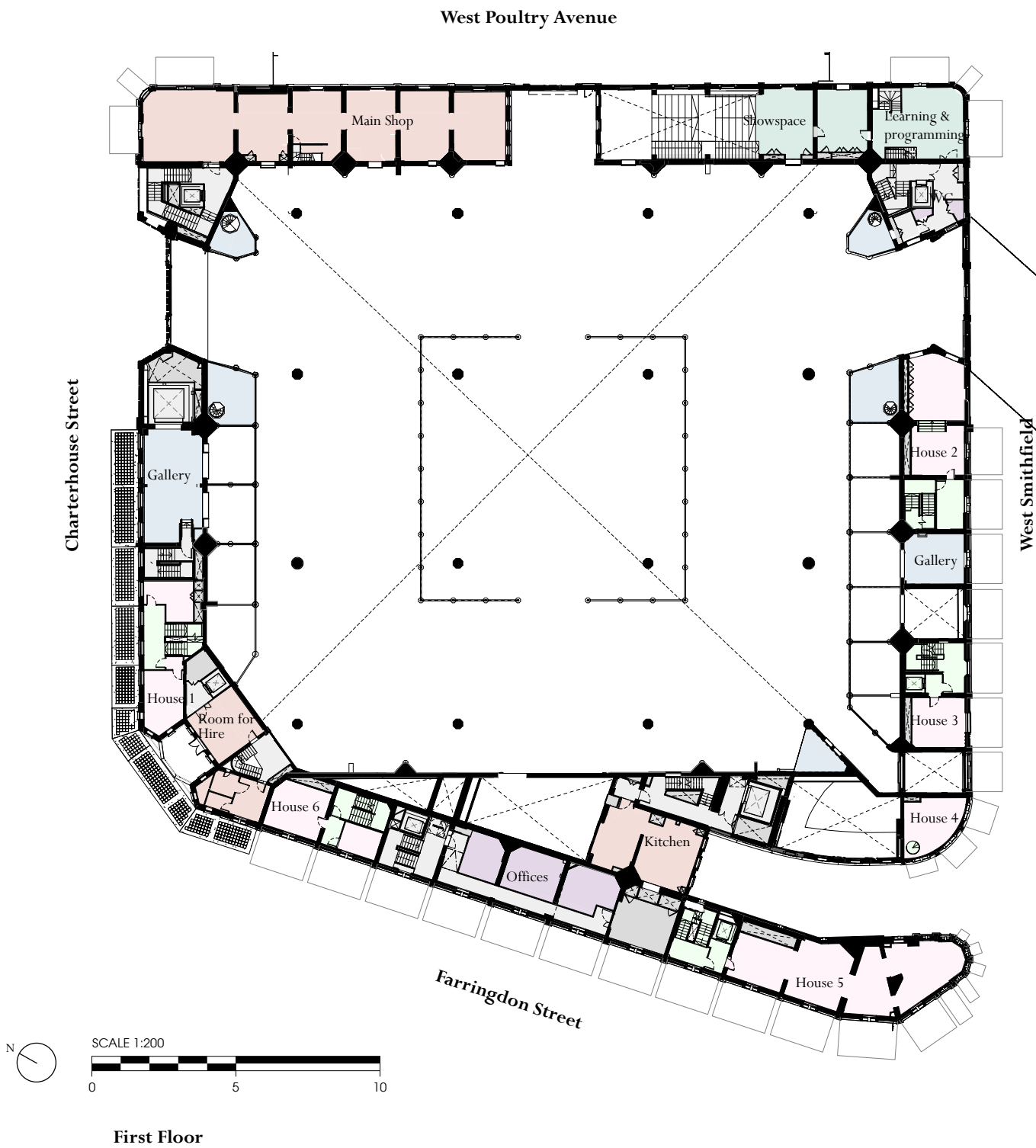
Museum of London West Smithfield

- Key**
- Demolition
 - Soft Strip
 - Remove and Replace/Restore
 - Works undertaken under a separate contract - not part of this application
 - Extent of Ground Floor



- Key**
- Back of House
 - Centre for Research
 - Circulation
 - Collection Storage
 - Commercial
 - Education and Learning
 - Front of House
 - Galleries
 - Plant
 - Public Engagement
 - Tenant Circulation
 - Tenanted

General Market - Existing and Proposed Ground Floor Plans



- Key**
- Back of House
 - Centre for Research
 - Circulation
 - Collection Storage
 - Commercial
 - Education and Learning
 - Front of House
 - Galleries
 - Plant
 - Public Engagement
 - Tenant Circulation
 - Tenanted

General Market - Proposed First and Second Floor Plans



General Market - Existing Ground Floor in 2019



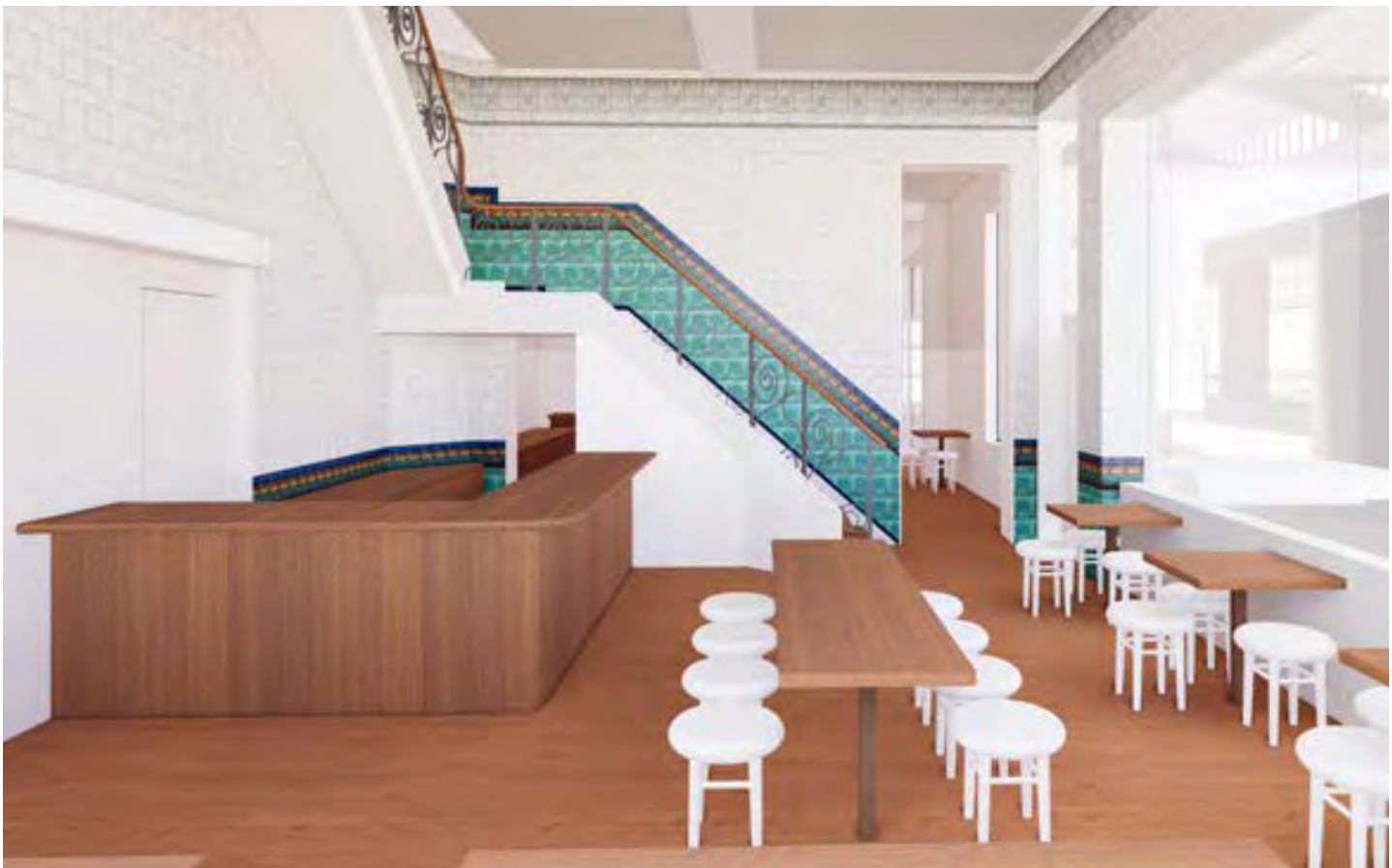
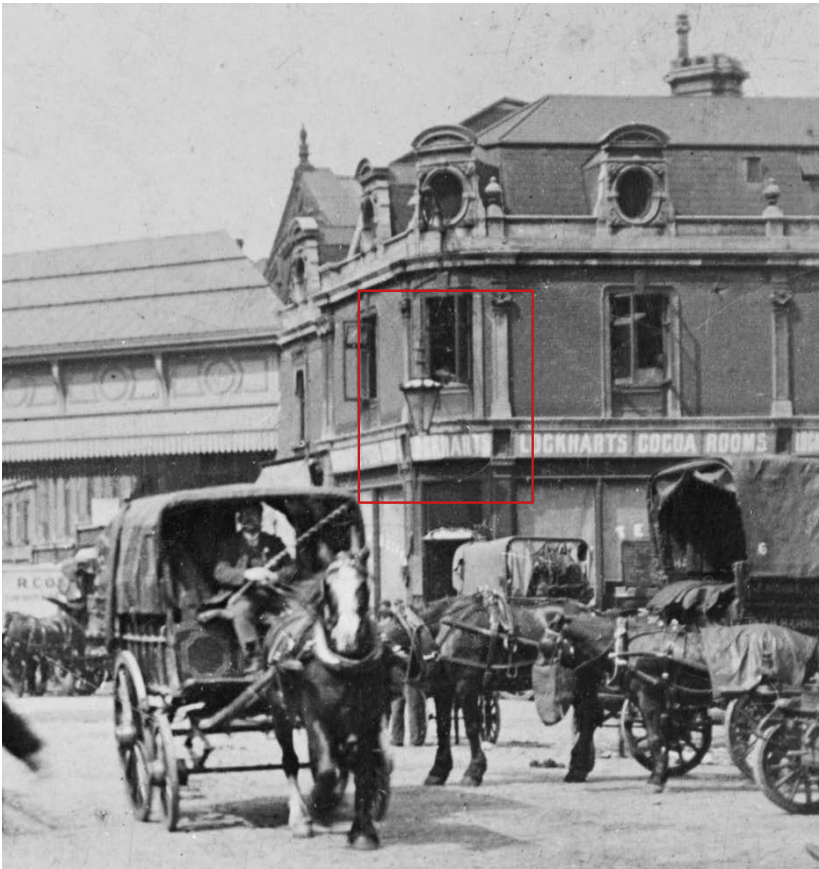
Central Square, proposed. (Display column arrangement in red)

General Market - Proposed Ground Floor

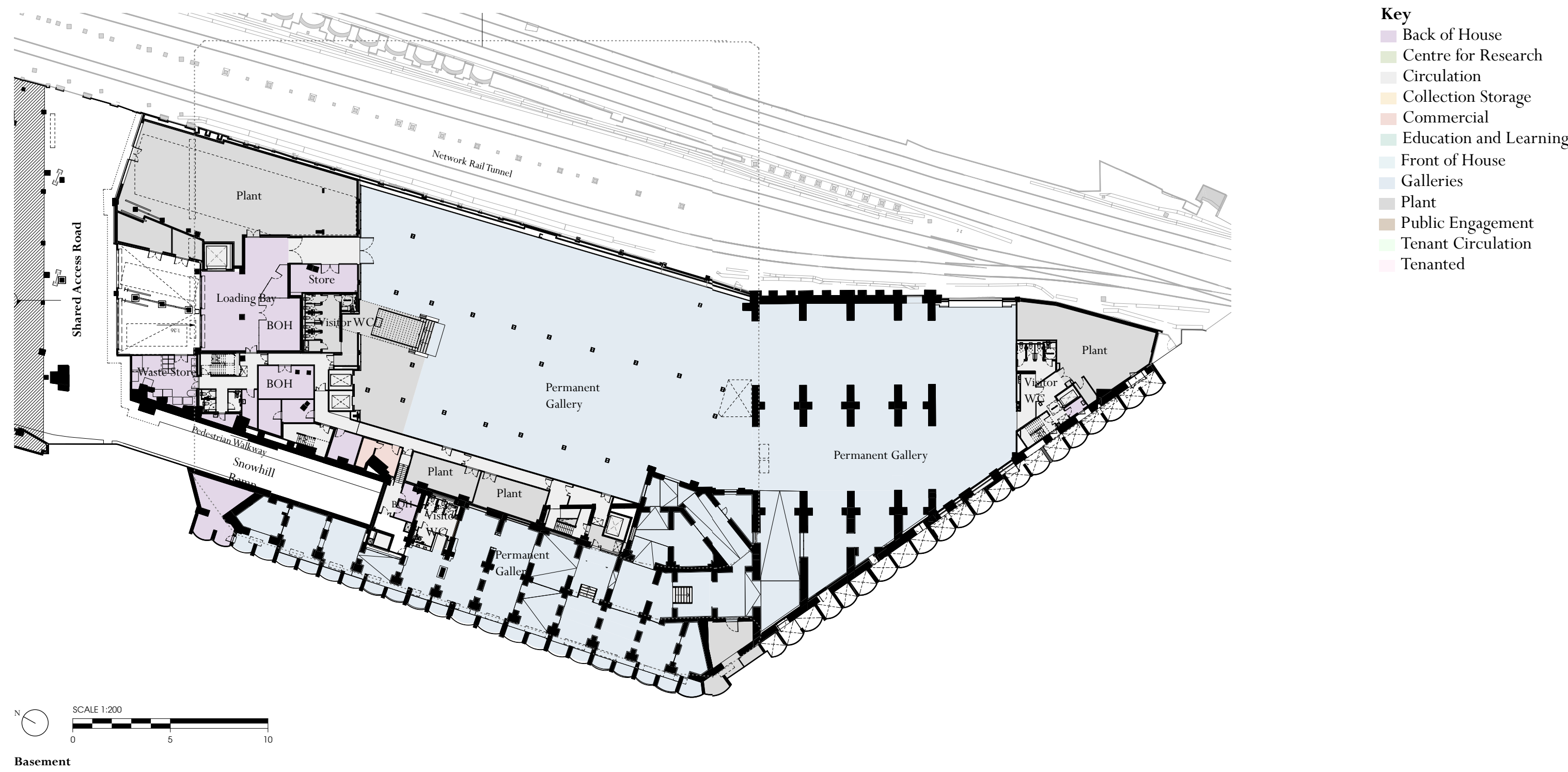


Visualisation of the proposed ground floor of the General Market at the Museum of London West Smithfield. The image shows the proposed ground floor of the General Market at the Museum of London West Smithfield. The image shows the proposed ground floor of the General Market at the Museum of London West Smithfield.

General Market - Proposed Ground Floor



Cocoa Rooms Cafe (Unit 319)



General Market Proposed Plan - Basement



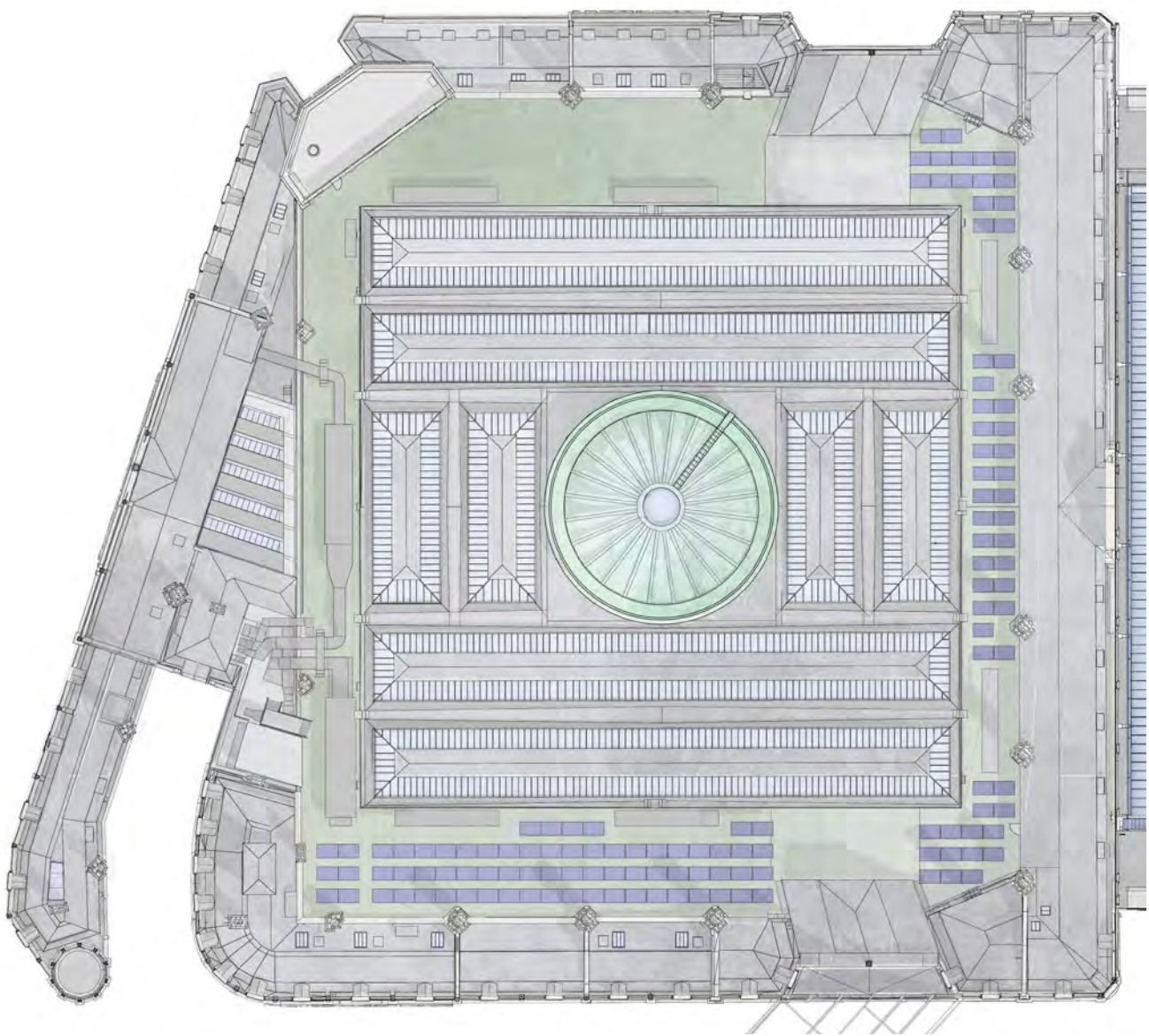
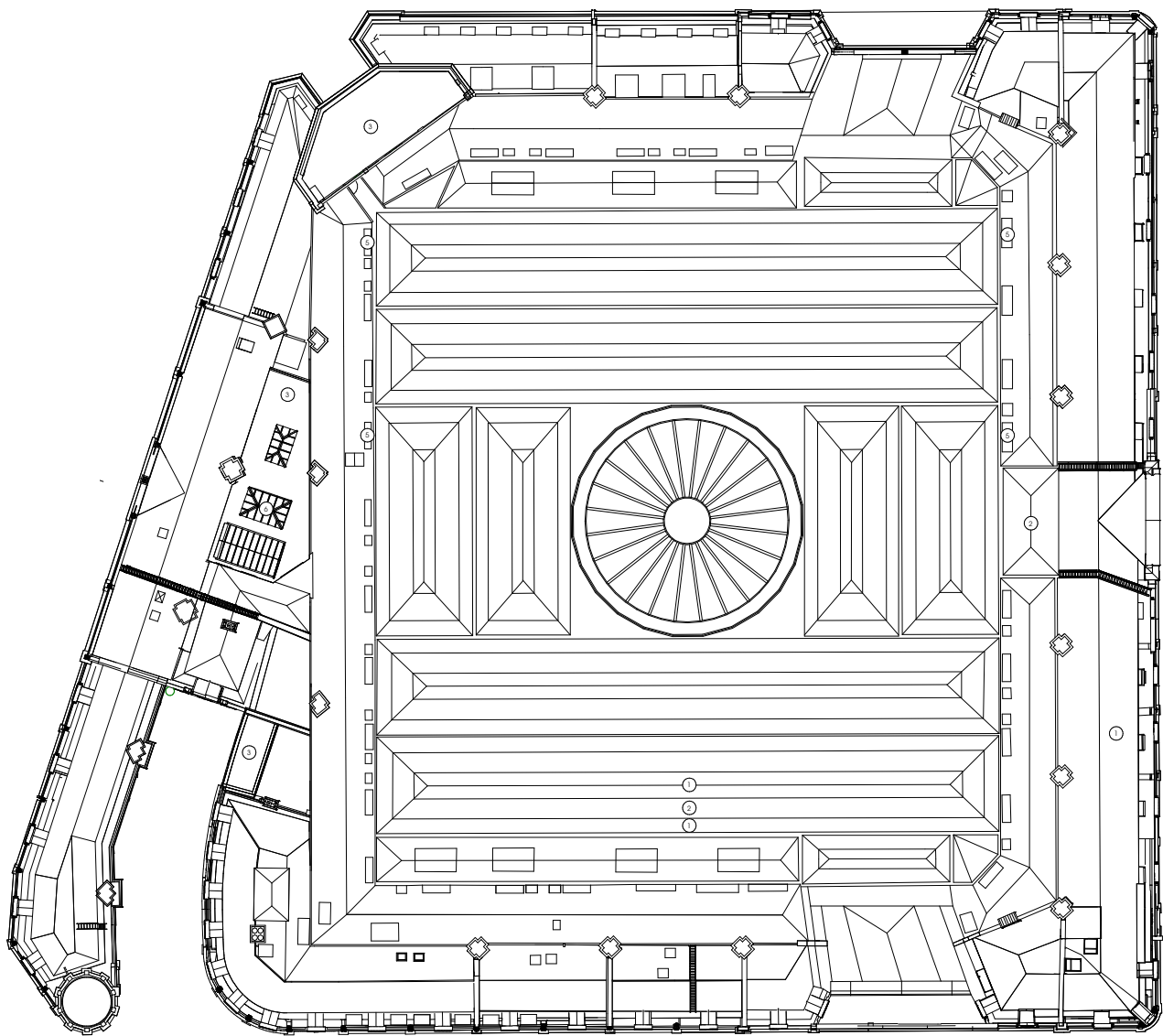
General Market Proposed Interiors - Basement

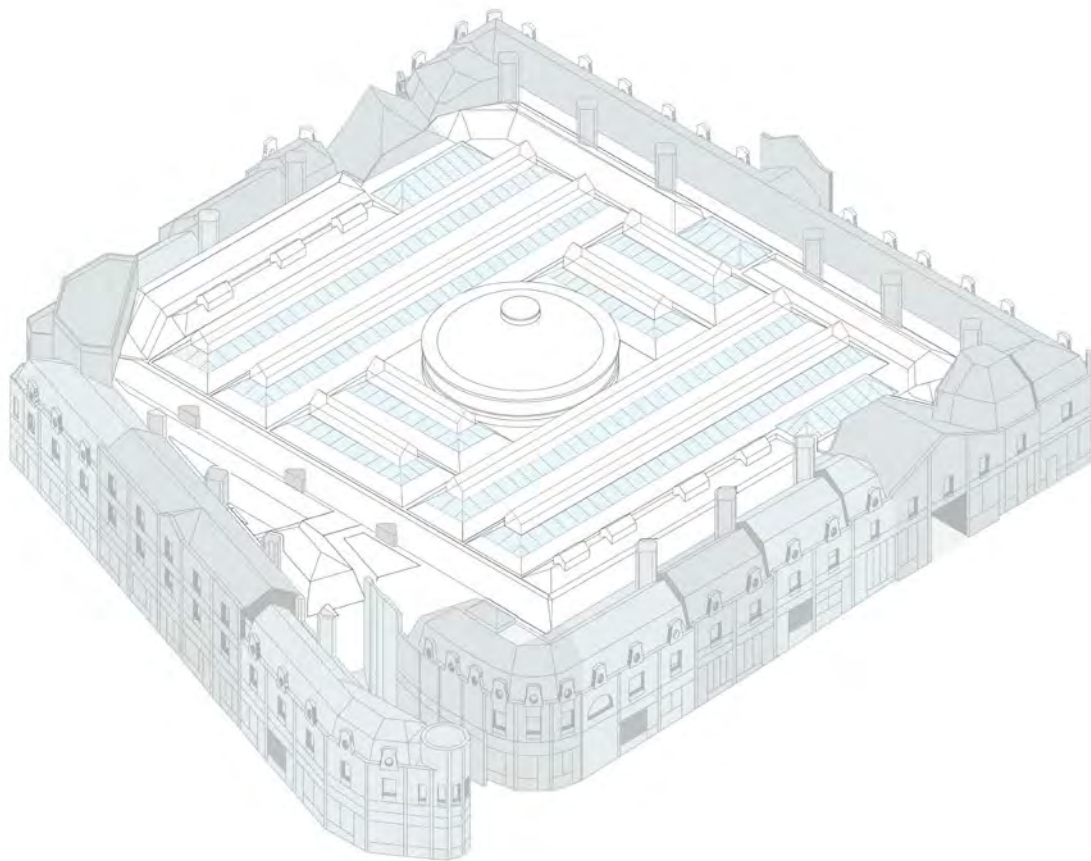


General Market Proposed Interiors - Basement

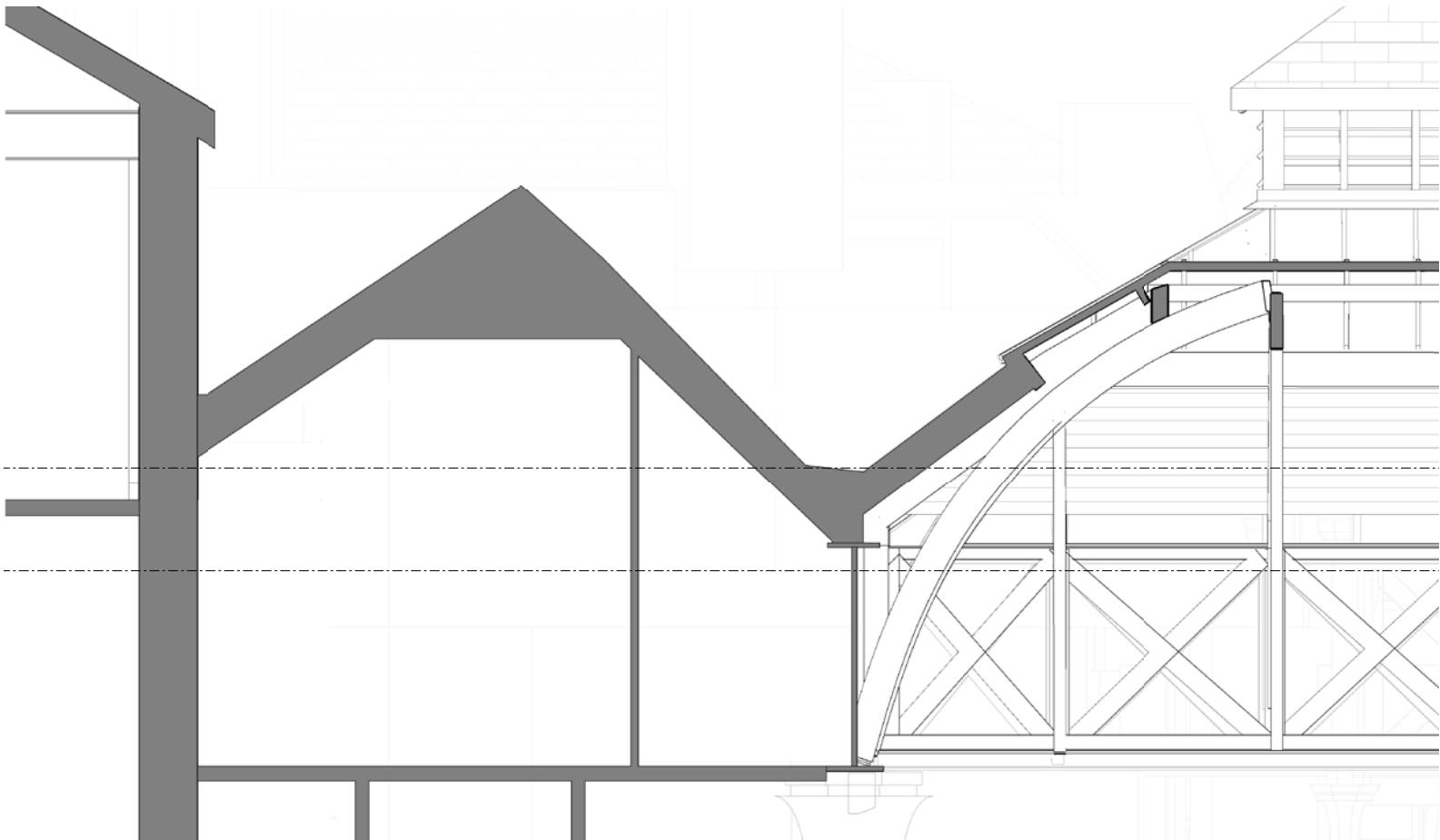




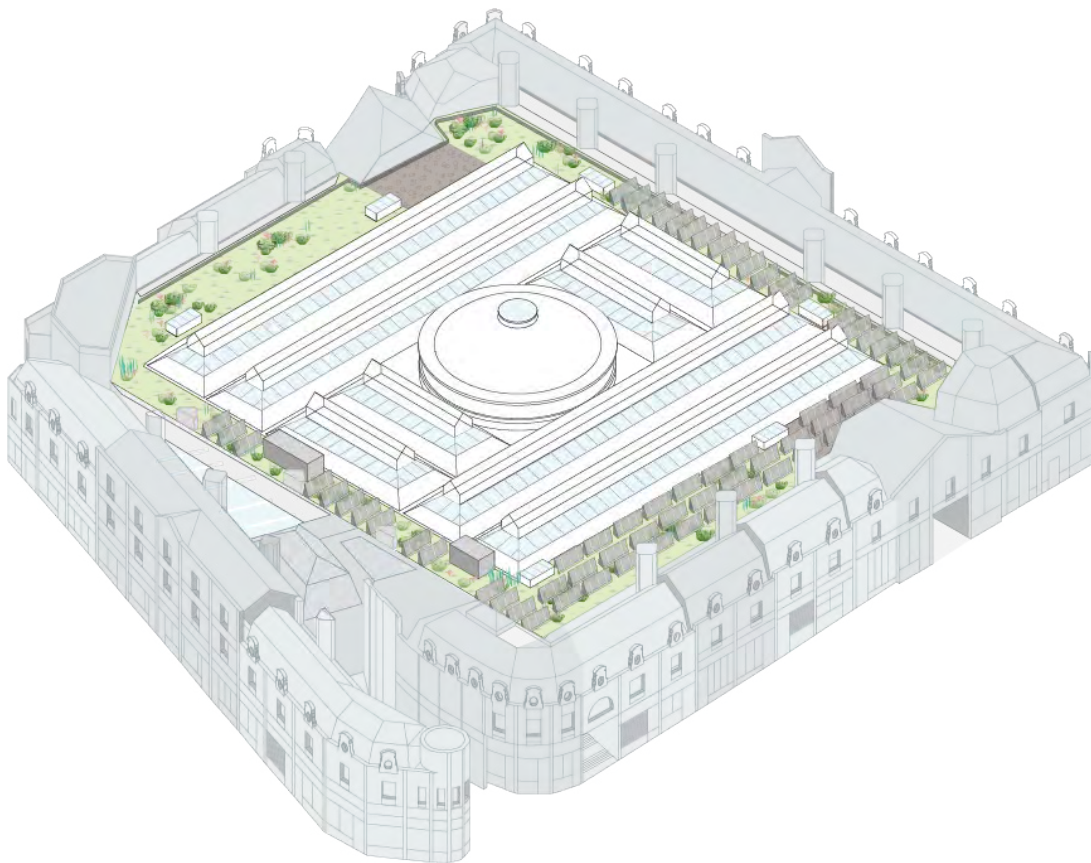




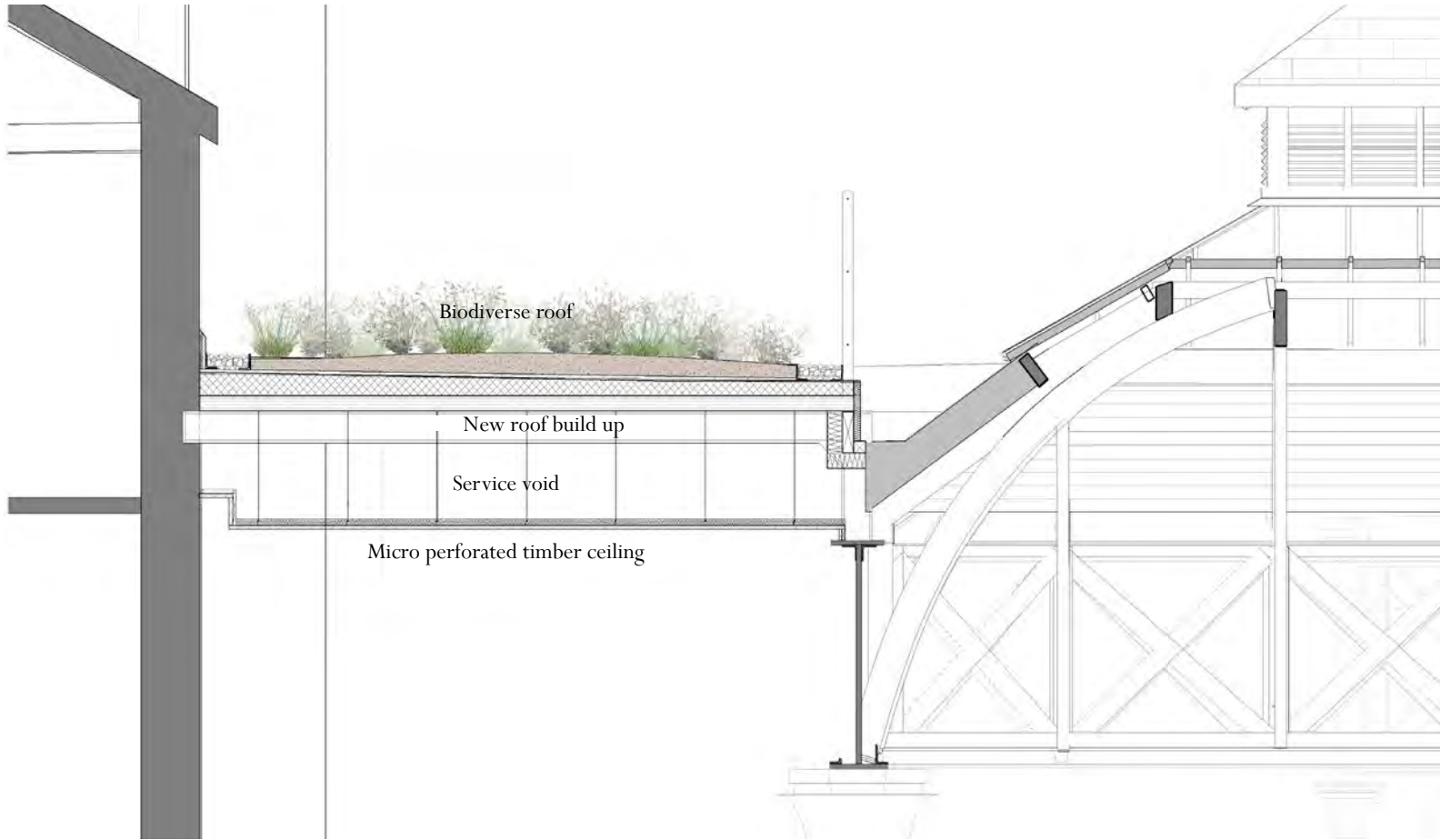
Existing Inner Crust Roof



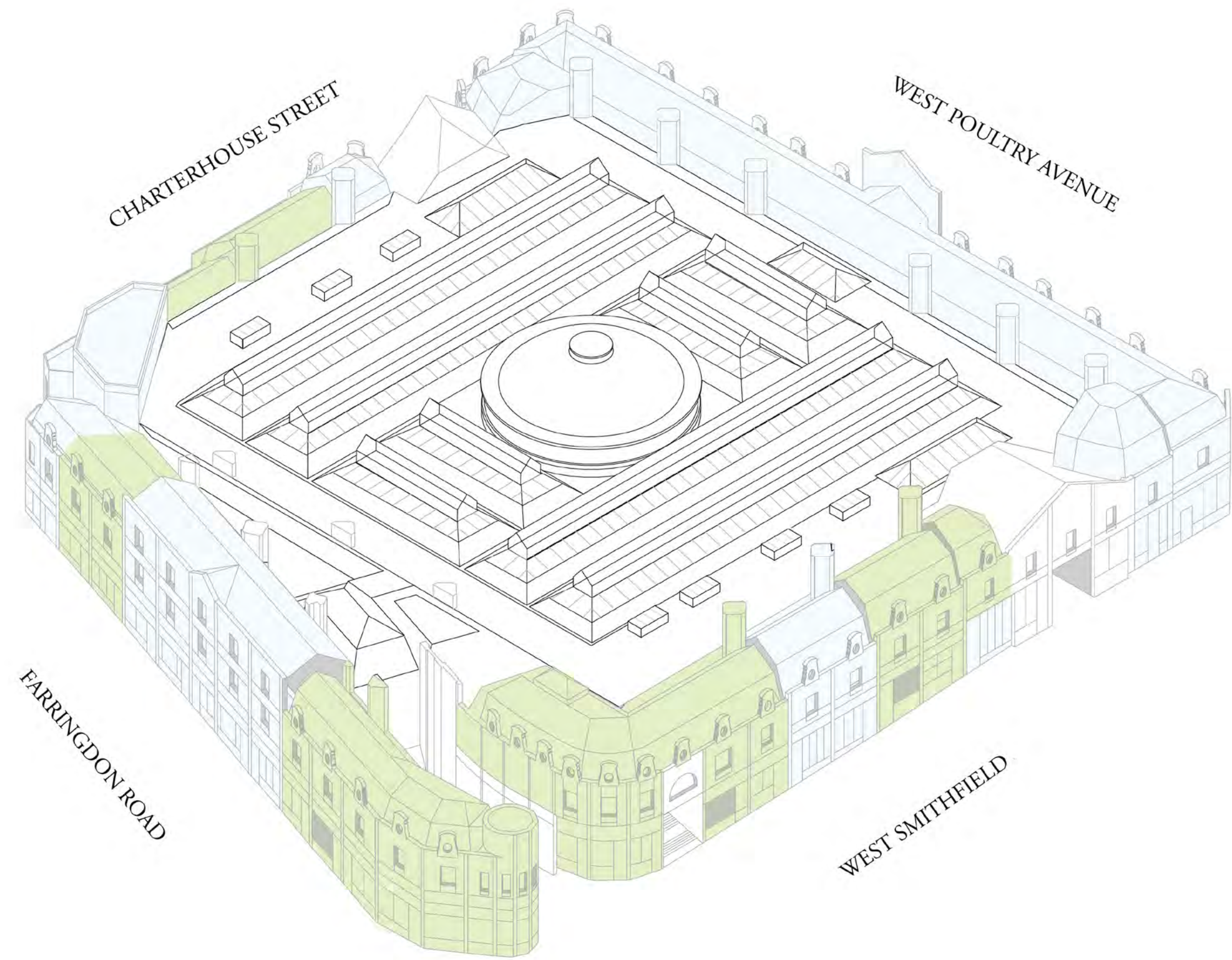
Existing Section



Proposed Inner Crust Roof



Proposed Section



Key
Museum House
Partner Institute House

Diagram of Houses in the Outer Crust



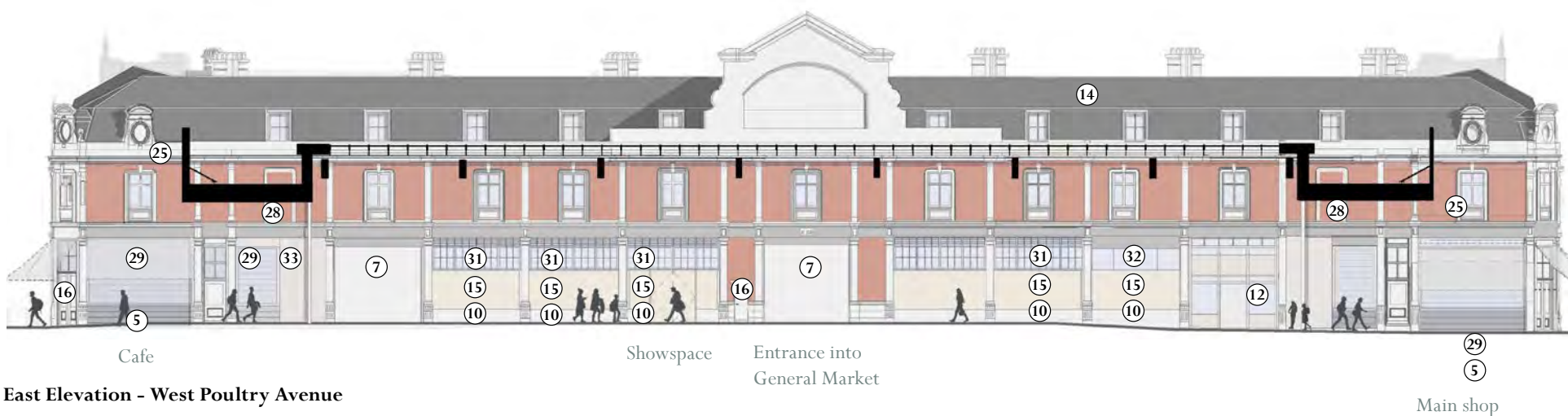
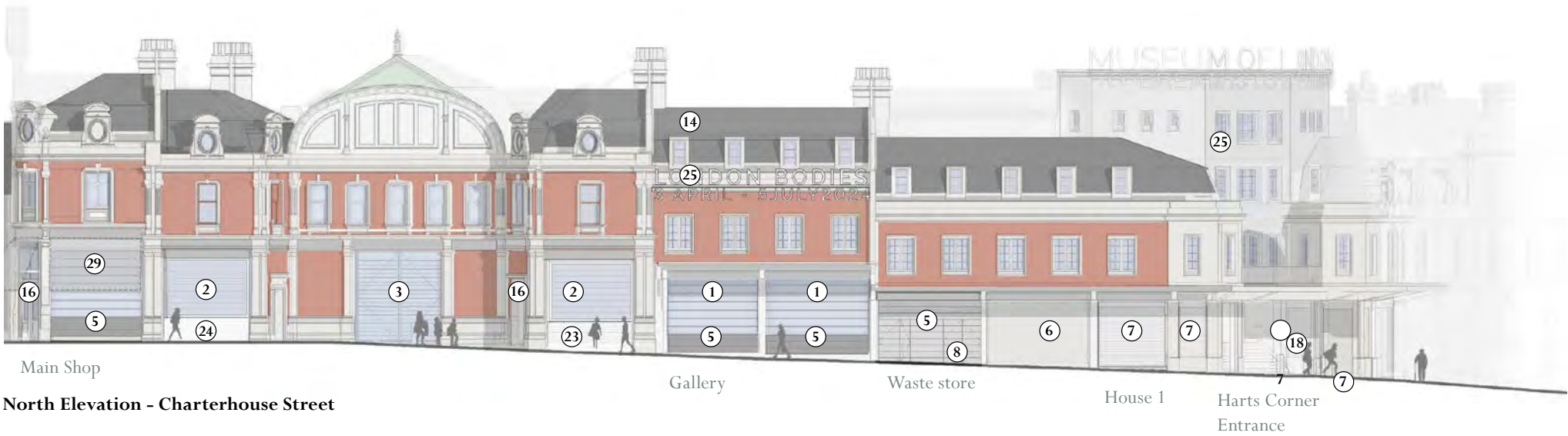
View along West Smithfield

Key

- 1 Proposed 'Museum Gallery Window'
- 3 Proposed 'Museum Doors'
- 4 Proposed infill, brickwork
- 5 Proposed stainless steel panels
- 6 Tenant shopfront
- 12 Restored historic shopfront
- 20 Proposed entrance stairs
- 21 Proposed platform lift
- 25 Proposed 'Art Canvas'
- 26 Proposed stained finish to existing brickwork
- 27 Proposed illuminated poster frame
- 29 Proposed 'Museum Window'
- 38 Existing brickwork rebuilt



Museum of London West Smithfield



Key

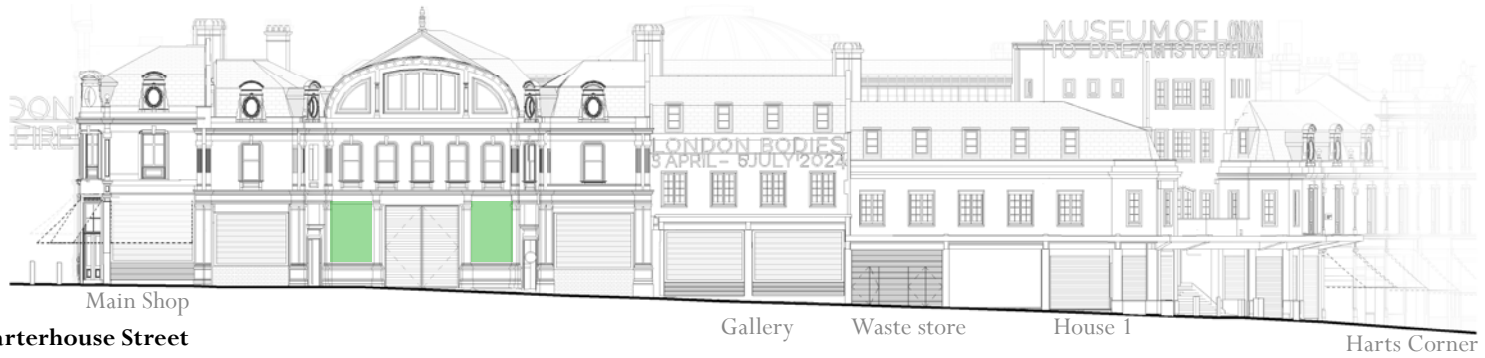
- 1 Proposed 'Museum Gallery Window'
- 2 Proposed 'Museum Vitrine'
- 3 Proposed 'Museum Doors'
- 4 Proposed infill, brickwork in stacked bond
- 5 Proposed stainless steel panels
- 6 Tenant shopfront
- 7 Open shopfront, with roller shutter
- 8 Proposed doors
- 9 Proposed escape door
- 10 Existing stone plinth restored
- 11 Proposed escape door
- 12 Restored historic shopfront
- 13 Existing brickwork
- 14 Existing slate roof repaired
- 15 New timber display alcove
- 16 Restored historic door
- 17 Existing stone work cleaned and repaired
- 18 Existing concrete canopy cleaned
- 19 Proposed roof extension/lift overrun
- 20 Proposed entrance stairs
- 21 Proposed platform lift
- 22 Existing entrance stairs
- 23 Existing tilework cleaned and repaired
- 24 Proposed tilework to match existing
- 25 Proposed 'Art Canvas'
- 26 Proposed stained finish to existing brickwork
- 27 Proposed illuminated poster frame
- 28 Blind brick window
- 29 Proposed 'Museum Window'
- 30 Restored timber panelling
- 31 Restored window
- 32 New high level window to match adjacent shopfront
- 33 Proposed portland stone infill
- 34 Window dormer
- 35 Louvre dormer
- 36 Metal gate to snow hill ramp
- 37 Metal louvred doors / panel
- 38 Existing brickwork rebuilt



Unit 310, Exterior as Existing (hoarding removed), 2019, JHA



Unit 310 as proposed, 2019, JHA



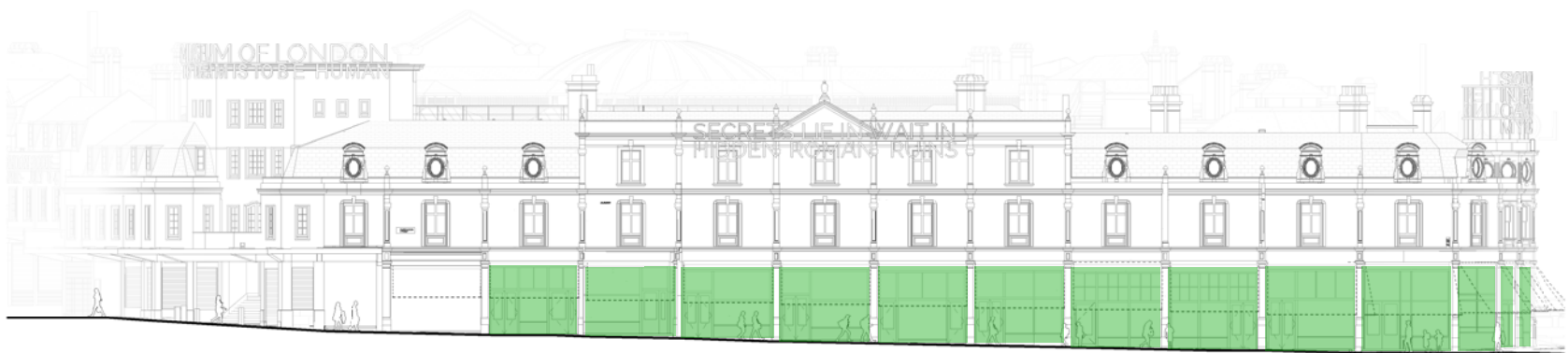
Charterhouse Street



West Poultry Avenue



West Smithfield



Farringdon Street

House 6

Farringdon Bar

House 5

Museum of London West Smithfield



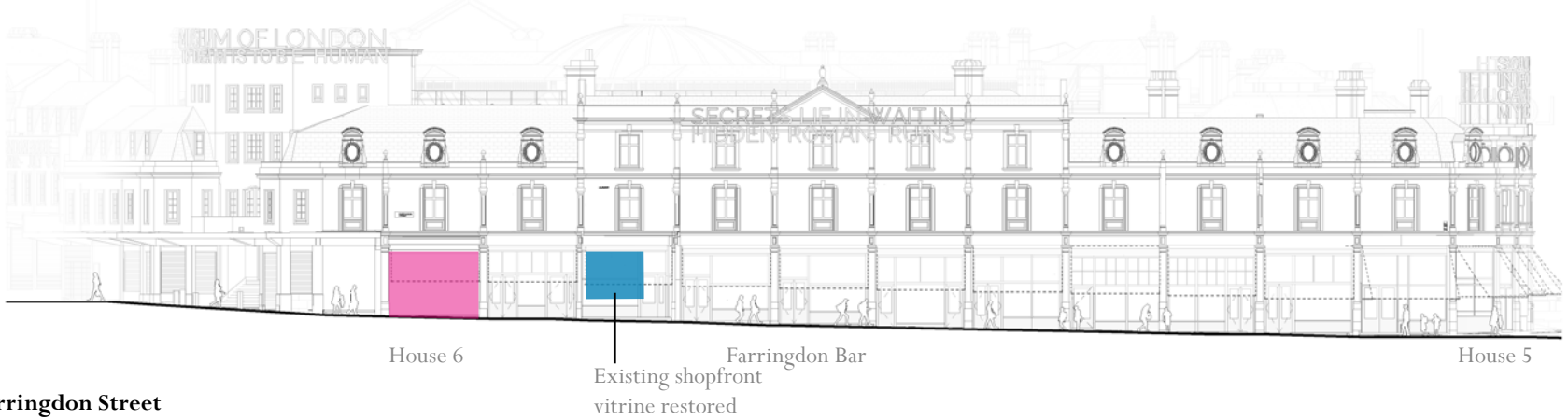
Charterhouse Street



West Poultry Avenue

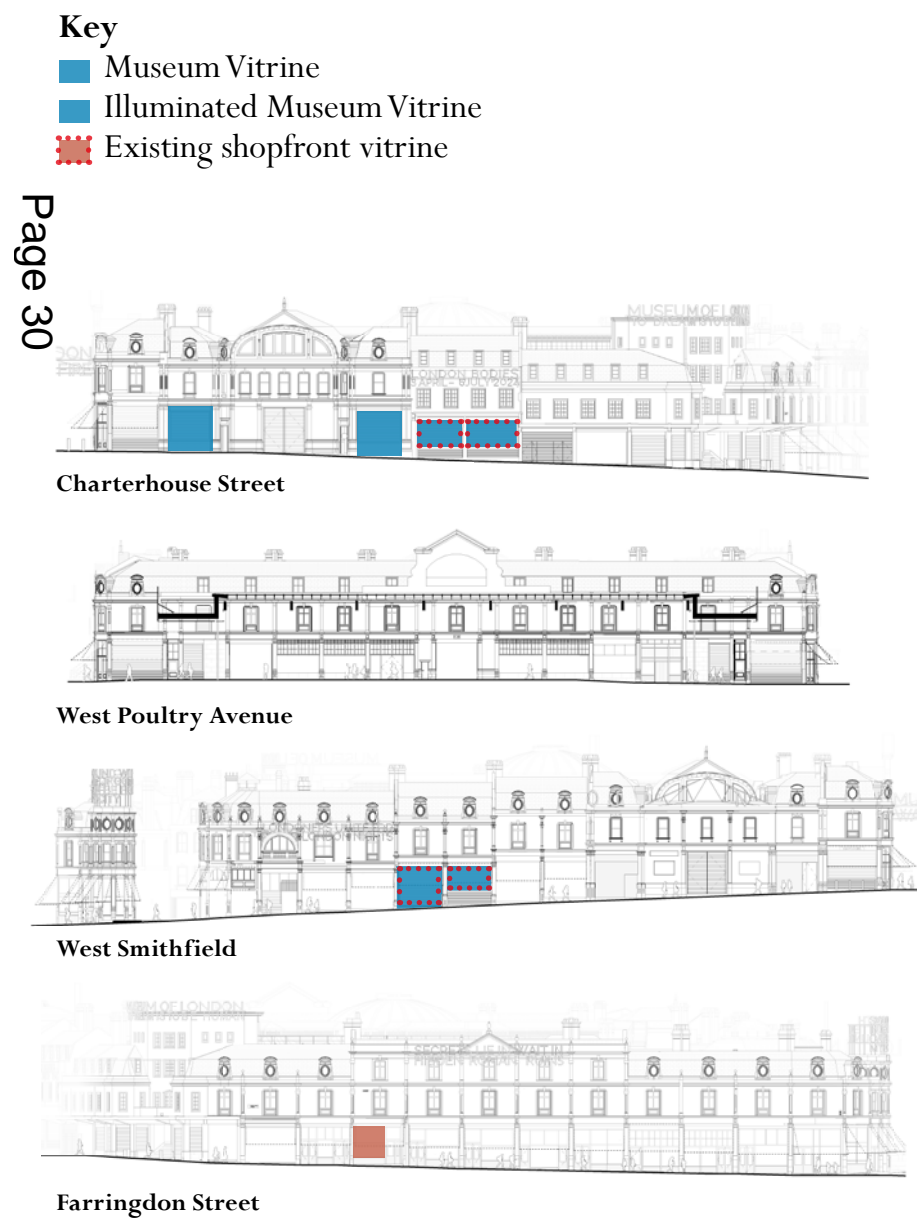


West Smithfield



Farringdon Street

- Key**
- Restored as Existing
 - Museum Window
 - Museum Vitrine
 - Tenant Design Shopfront
 - New brickwork, stack bonded
 - Perforated metal cladding
 - New stone infill



General Market Proposed Elevations - New Museum Vitrine

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Key

Brick restored as existing

New Brick Infill

New Stone Infill

Internal display walls

Charterhouse Street

West Poultry Avenue

West Smithfield

Farringdon Street



Museum Display Walls, West Smithfield



Original Course: Flemish bond Secondary Course: Running Bond Tertiary Course: English Bond New Infill: Stacked bond red brickwork

Key
■ Tenant Design Shopfronts

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Charterhouse Street



West Poultry Avenue



West Smithfield



Farringdon Street



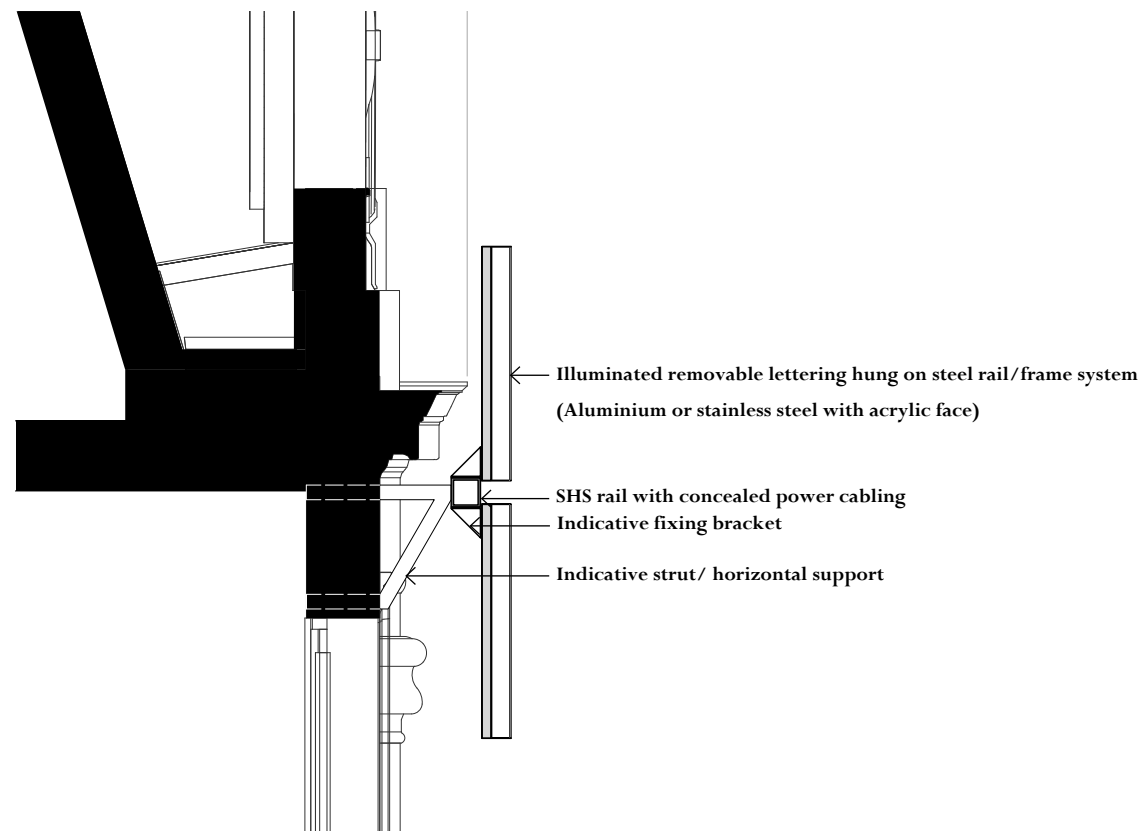
Pilaster, cornice and fascia define historical rhythm of the shopfront



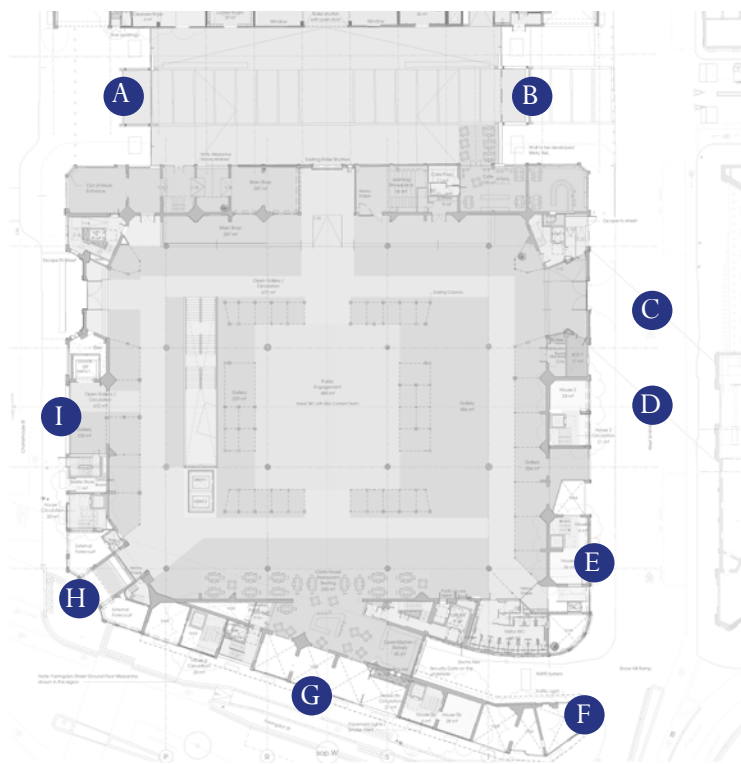
Proposed 'area for change' for Tenant Design Shopfronts bounded in red



Precedents: Bocca Di Lupo, Sweetings Bakery , Arthur Beale and Hans Hollein



Art Canvas design intent diagram



Location of the Art Canvas



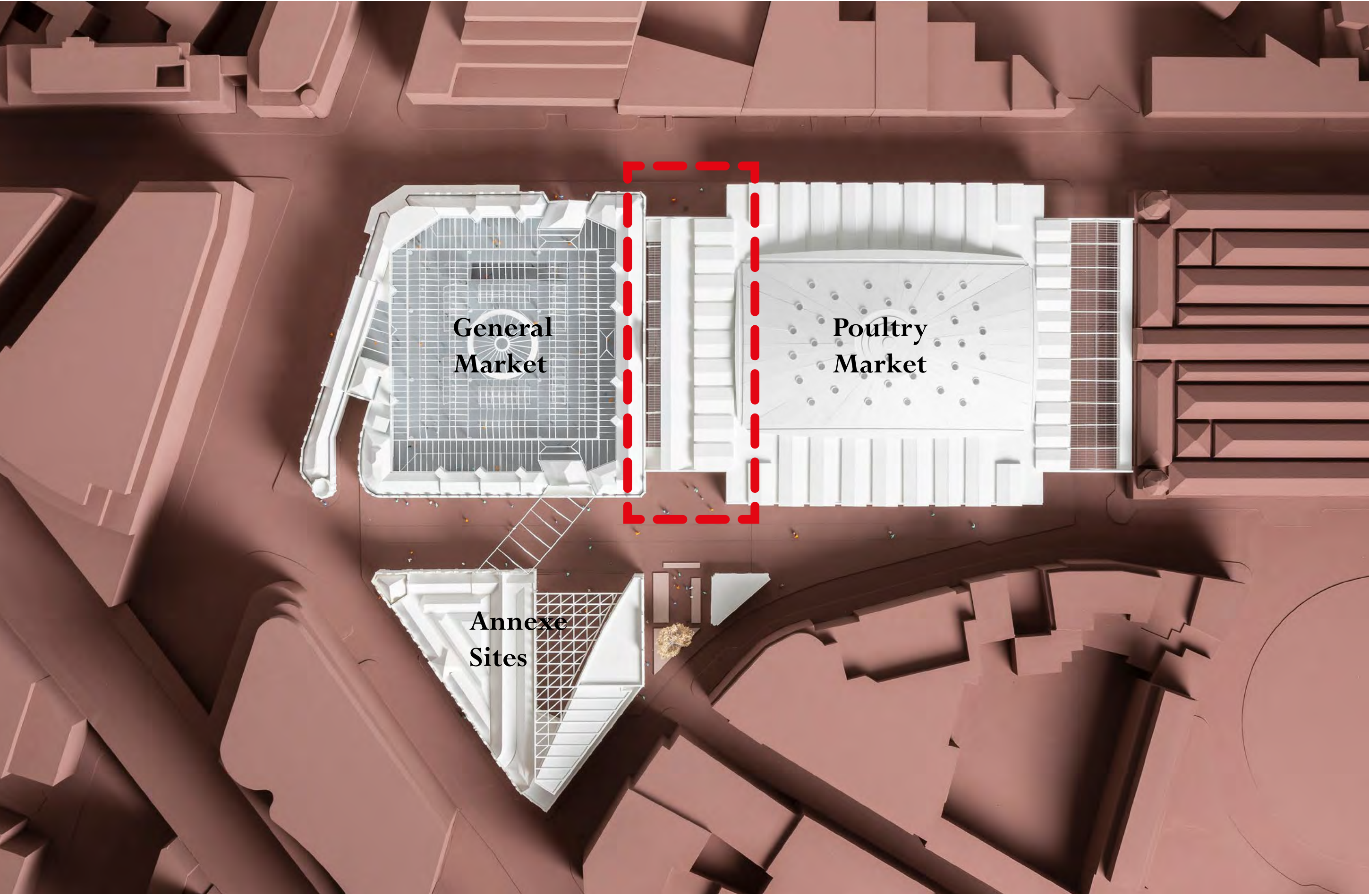
The 'Hinge' (F) with Snow Hill (E) and D (West Smithfield canopy) beyond



General Market Proposed Farringdon Road/ West Smithfield Corner



General Market Proposed Farrington Road/ Hart's Corner





Museum Entrance - Proposed West Smithfield/ West Poultry Avenue Corner



Museum Entrance - Existing West Poultry Avenue



Museum Entrance - Proposed West Poultry Avenue



Museum Entrance - Proposed Charterhouse/ West Poultry Avenue Corner



West Poultry Avenue Internal Street



Fragments found 'mudlarking' along the Thames



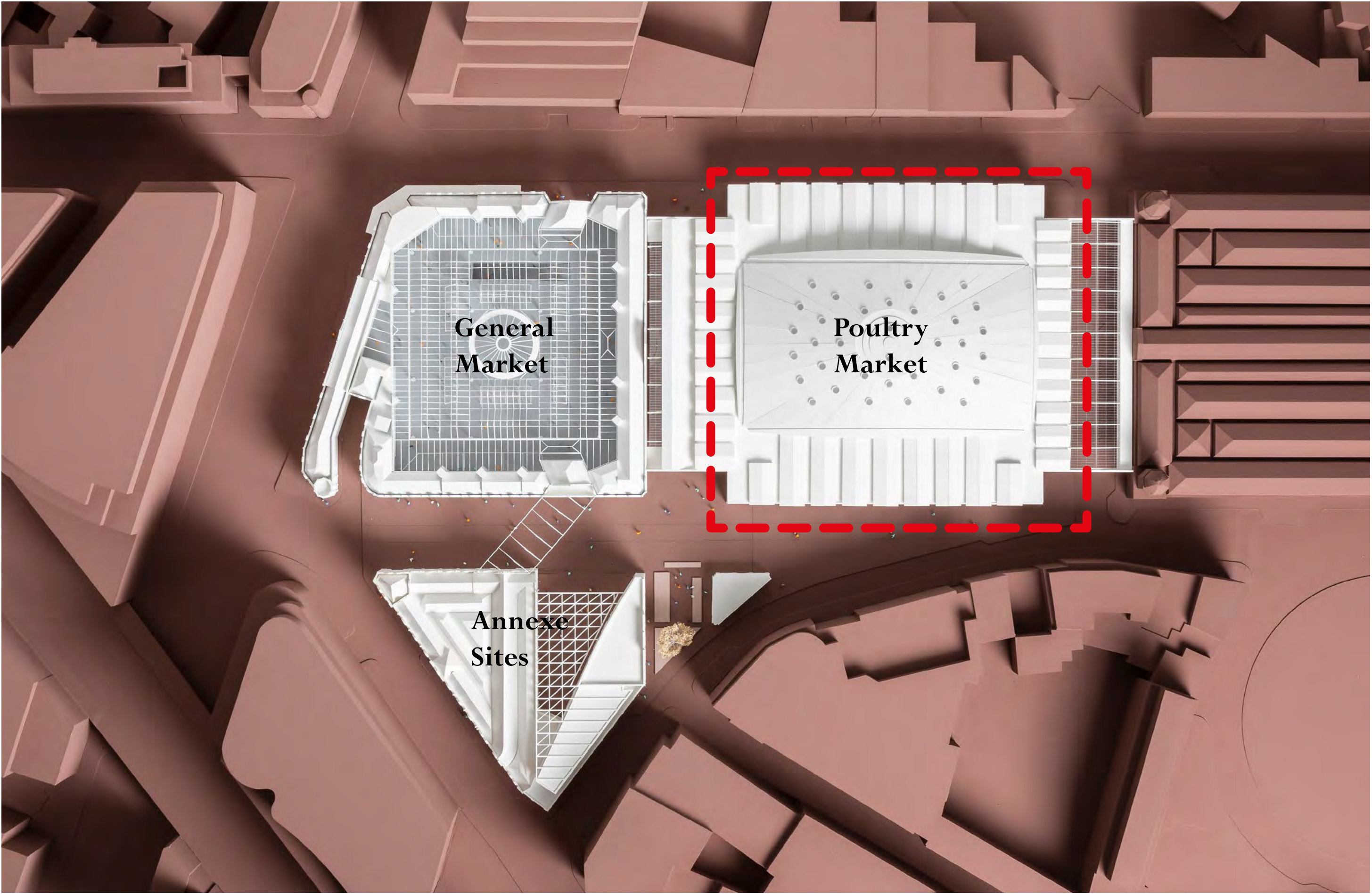
Development of concrete flooring with embedded objects



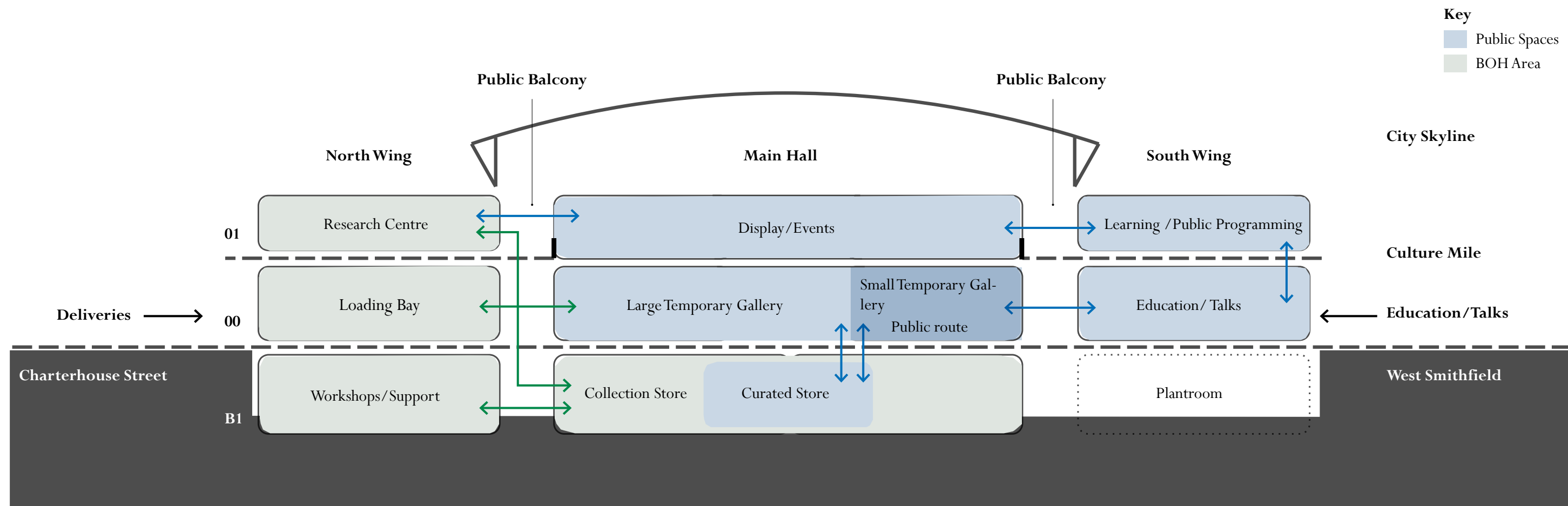
Pottery shards



Poultry Market Entrance from West Poultry Avenue - Existing and Proposed



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Poultry Market

Museum of London West Smithfield

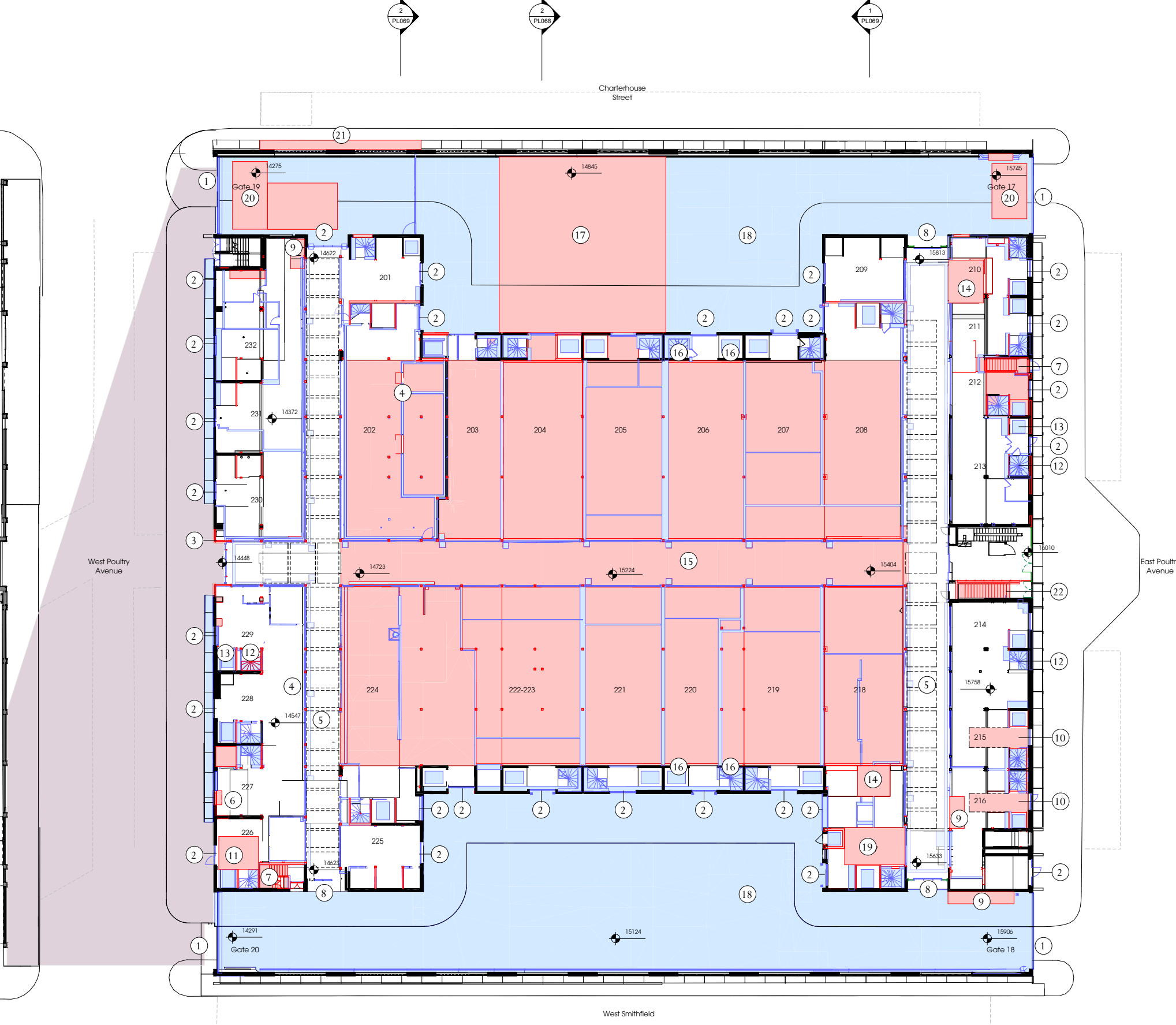
Key

- 1 Existing shutters replaced
- 2 Shutters repaired or replaced
- 3 West entrance widened and shutter replaced
- 4 Steel frame Market structures removed
- 5 Flooring panels to be removed and infilled
- 6 Entrance door widened
- 7 Stair core removed
- 8 Shutters removed
- 9 Floor slab demolished
- 10 Local trench for transformer
- 11 Floor area removed
- 12 Spiral stairs removed where shown in blue
- 13 Lift removed where shown in blue
- 14 Floor slab removed
- 15 Area of sloping floor slab removed
- 16 Spiral stairs and lift removed.
- 17 Area of floor slab removed
- 18 Removal of existing floor finish
- 19 Floor slab removed
- 20 Floor slab removed
- 21 Smoke vents removed
- 22 Stair removed

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- ☐ Retention/Local Repairs
- ☒ Removal
- ☒ Soft Strip
- ☒ Existing windows removed & replaced with thermally upgraded glazing to match existing
- ☒ Landscape finishes removed

Note: All rolling shutters to be repaired or replaced, subject to further survey of condition



Ground floor demolition plan

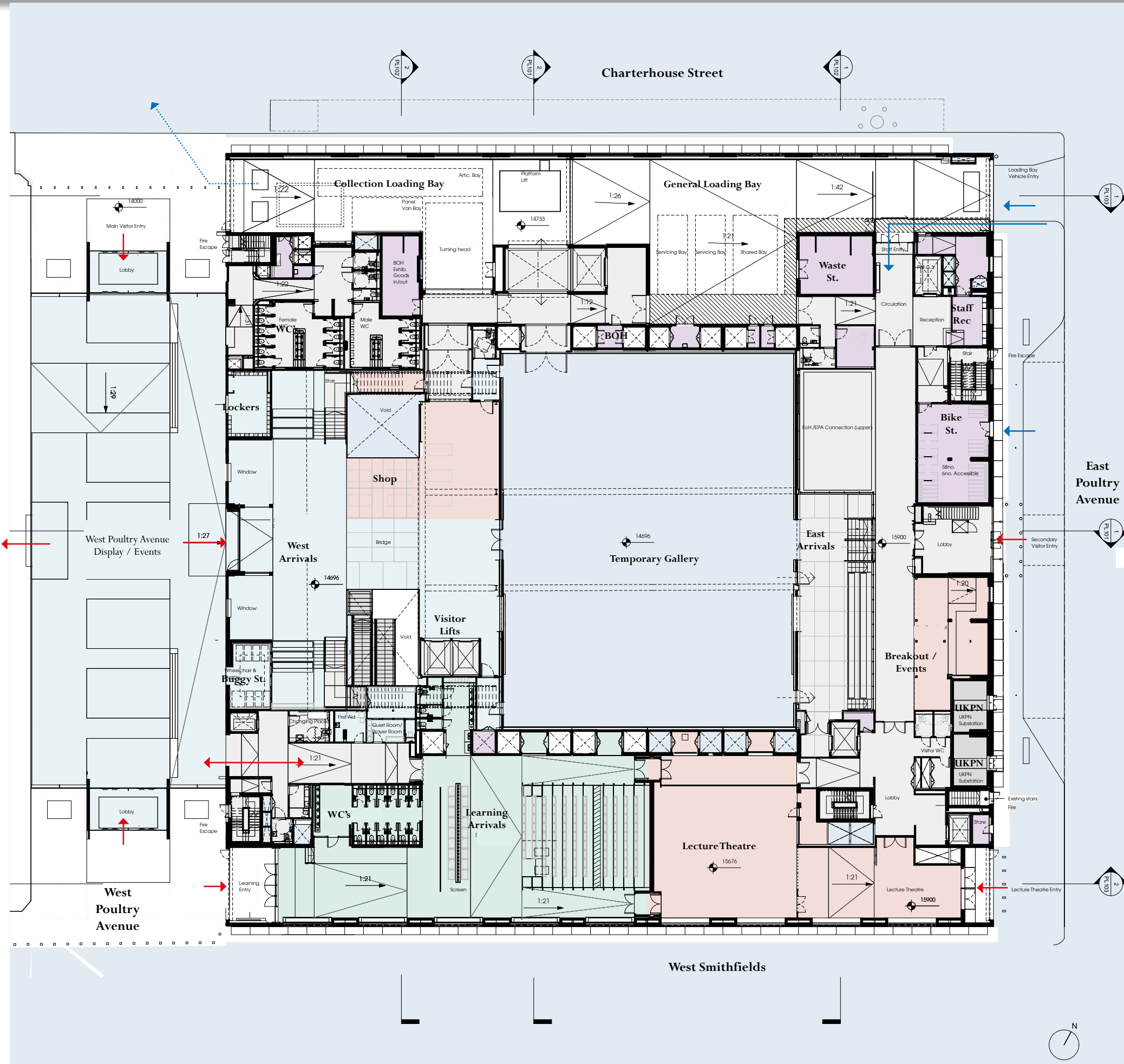
Poultry Market Existing Plan - Ground Floor

Museum of London West Smithfield

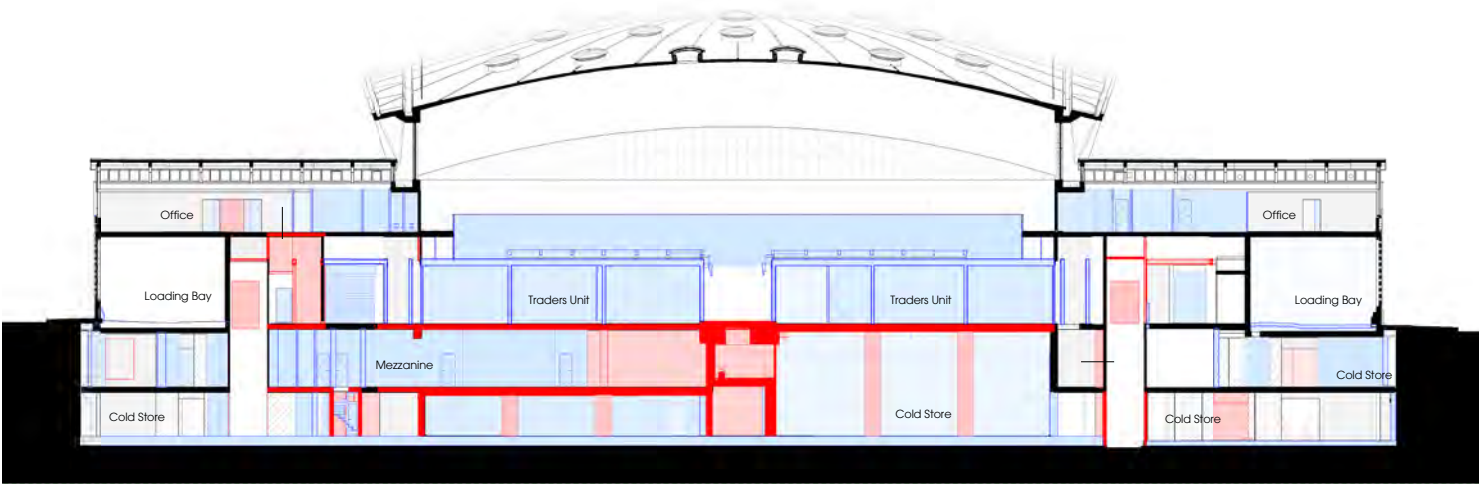
Key

- Back of House
- Centre for Research
- Circulation
- Collection Storage
- Commercial
- Education and Learning
- Front of House
- Galleries
- Plant

→ Staff / vehicle entry
→ Visitor entry



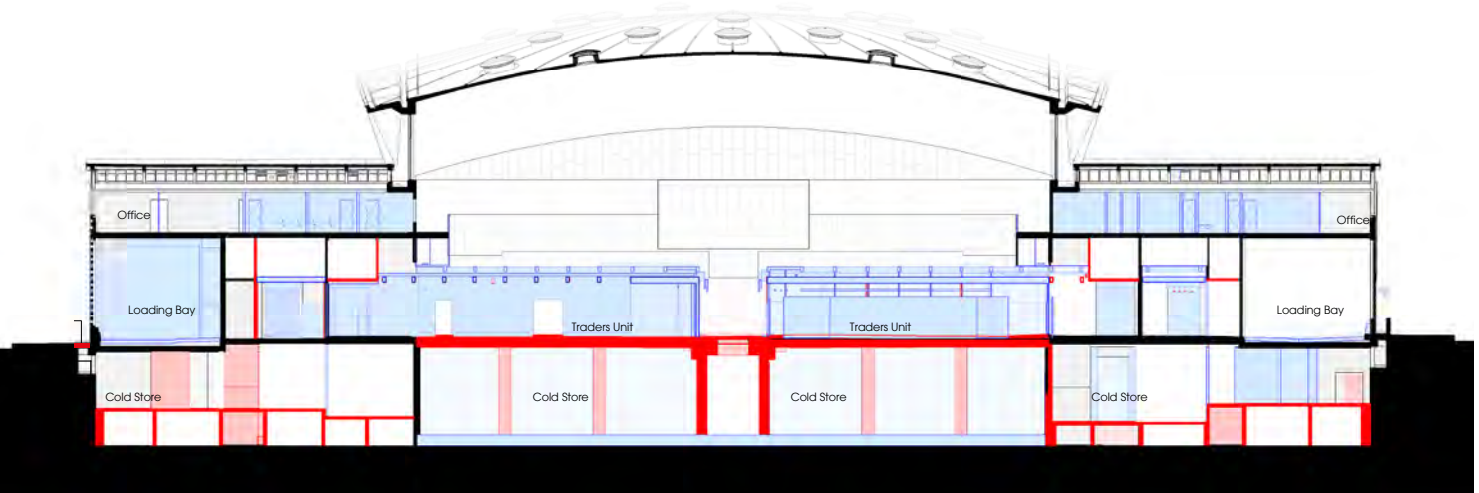
Poultry Market Proposed Plan - Ground Floor



Section through East Arrivals Area & Basement Mezzanine showing removal



North - South Section through West arrivals area



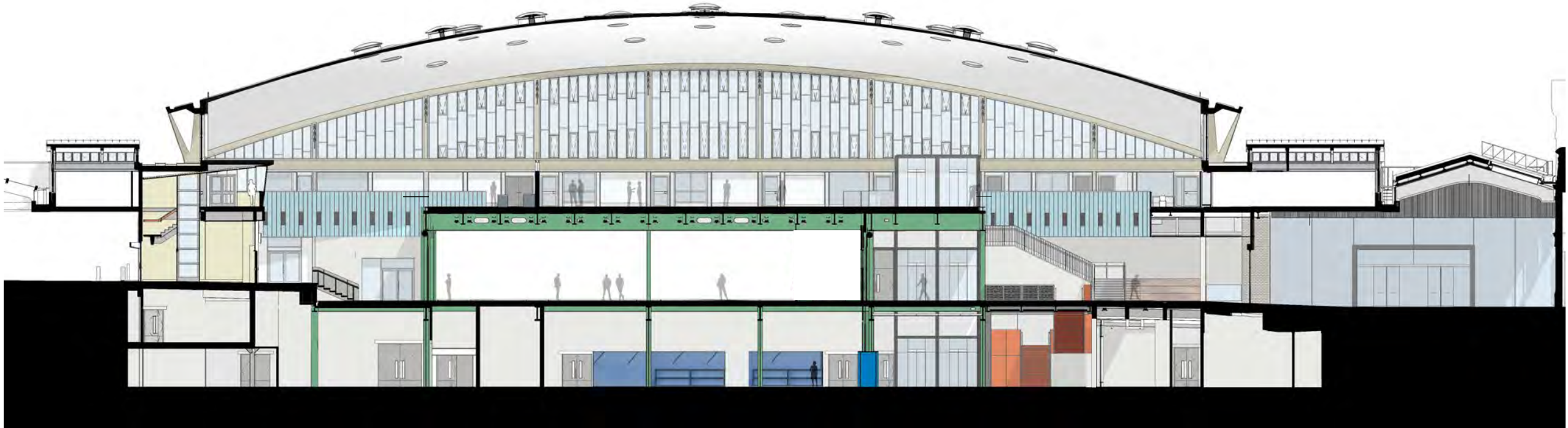
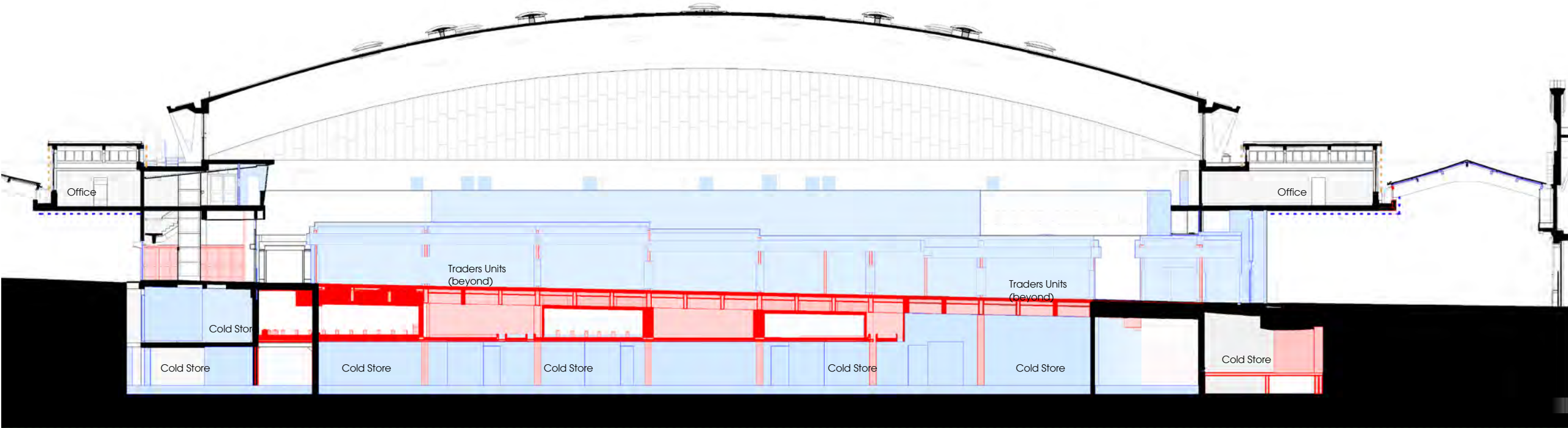
Section through West Arrivals Area showing removal



North - South Section through East arrivals area

EXISTING

PROPOSED

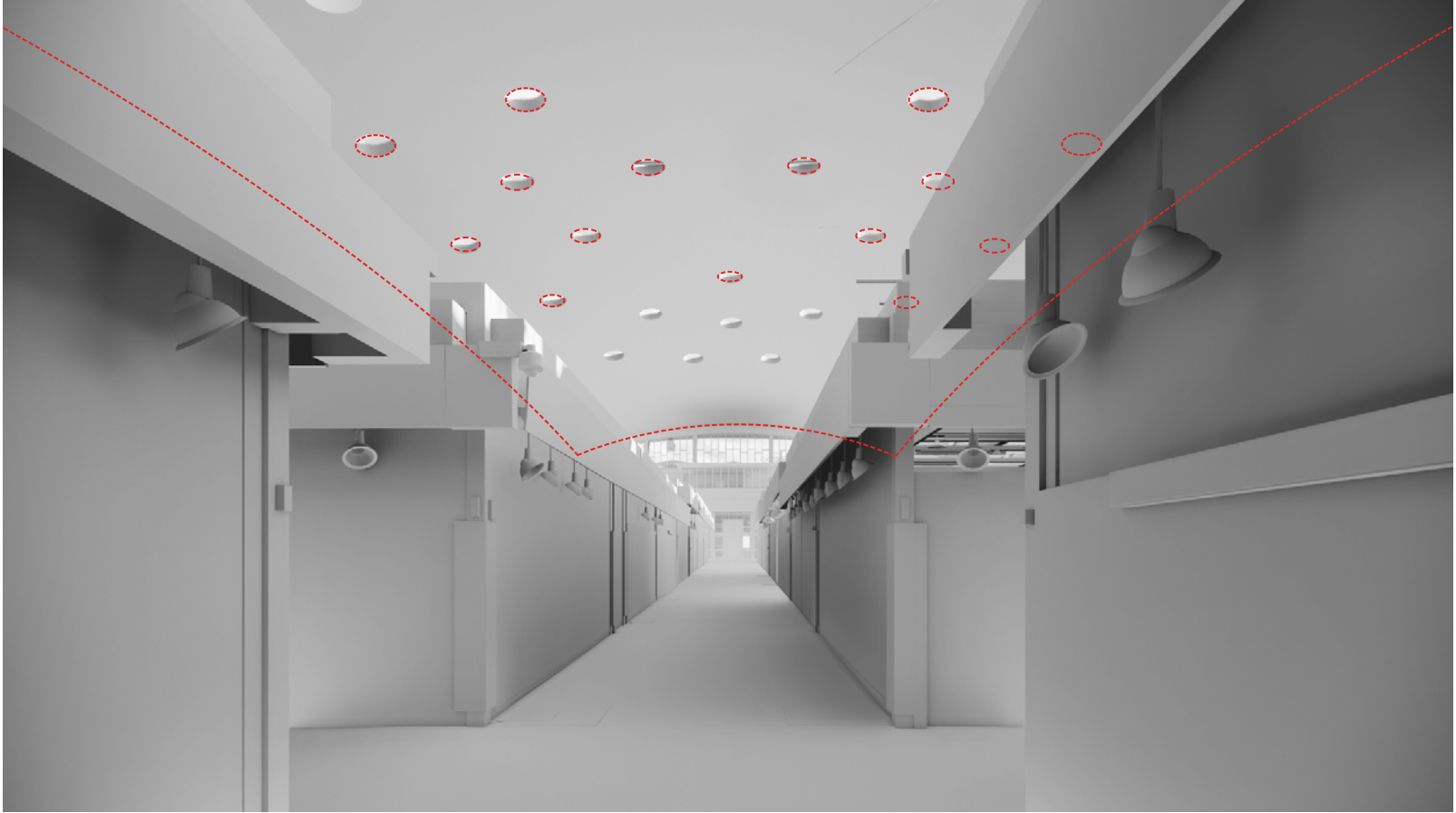


Cross Sections - Existing and Proposed



Arrivals Area to the West showing bridge to new Temporary Gallery insertion
(Illustrative only - balustrade and steps on bridge have been replaced with a level surface)

Key
----- Existing roof



Poultry Market: Appreciation of the Roof - Existing and Proposed





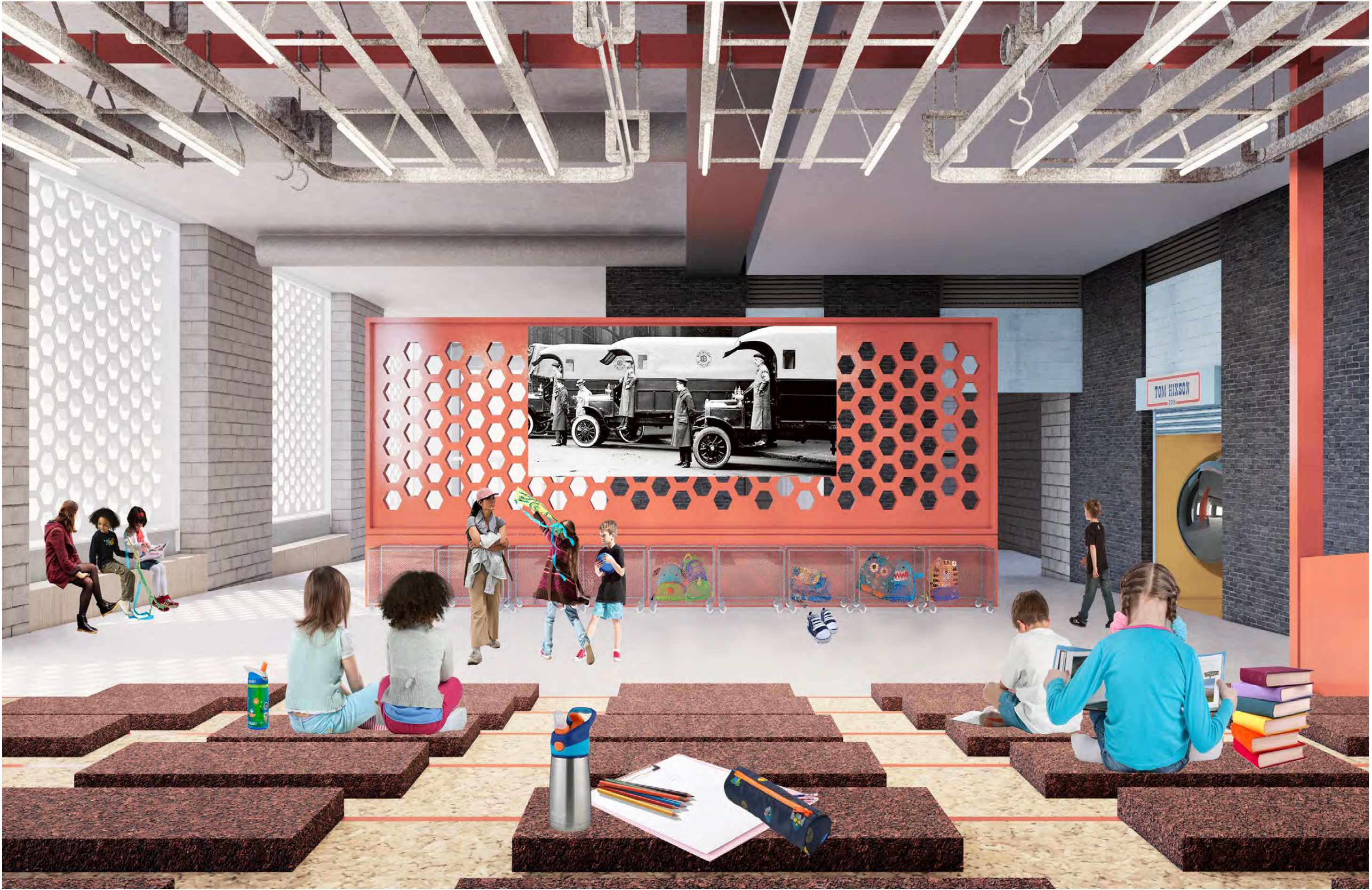
Poultry Market: East Arrivals Area - Flexible Space



Poultry Market - Proposed Schools Arrival Entrance



Poultry Market: Learning Arrivals - Former Loading Bay



Poultry Market: Learning Arrivals - Former Loading Bay



Poultry Market: East Poultry Avenue Lecture Space Entrance - Existing and Proposed

- Key**
- Back of House
 - Centre for Research
 - Circulation
 - Collection Storage
 - Commercial
 - Education and Learning
 - Front of House
 - Galleries
 - Plant
 - Staff entry

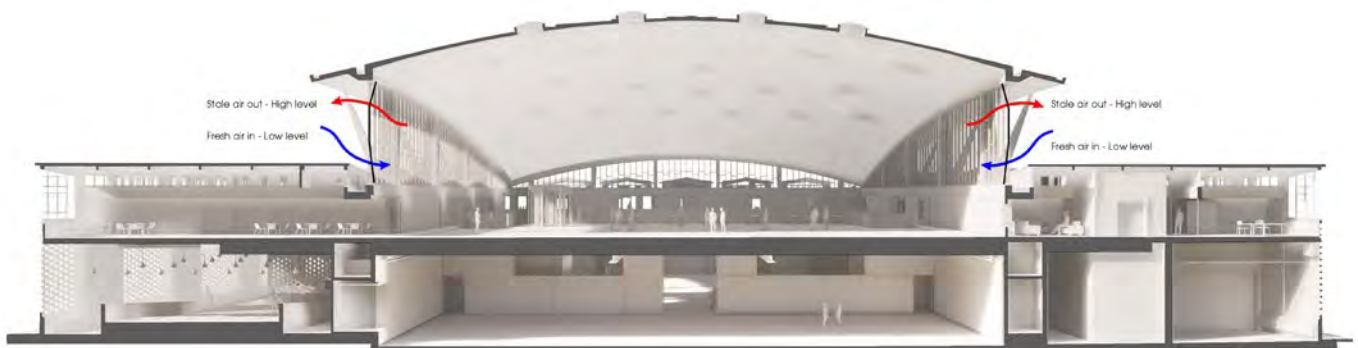




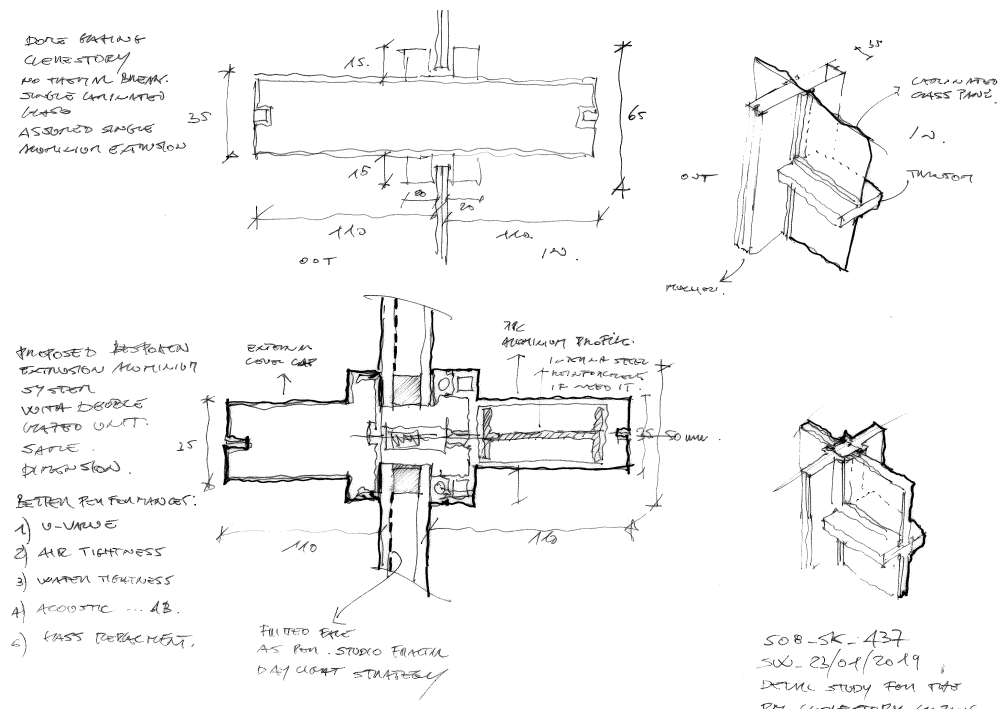




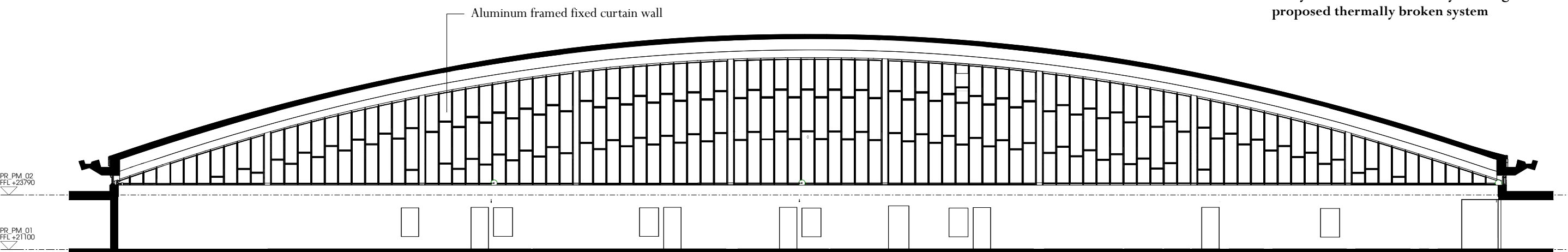
Poultry Market - First Floor



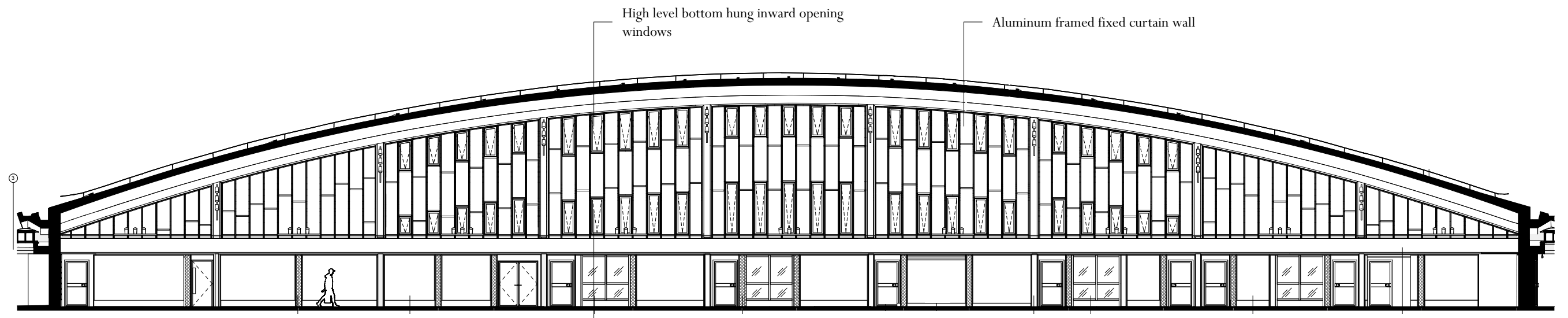
Dome clerestory Glazing - Internal section - Natural ventilation strategy



Study sketch of the clerestory existing facade detail and new proposed thermally broken system

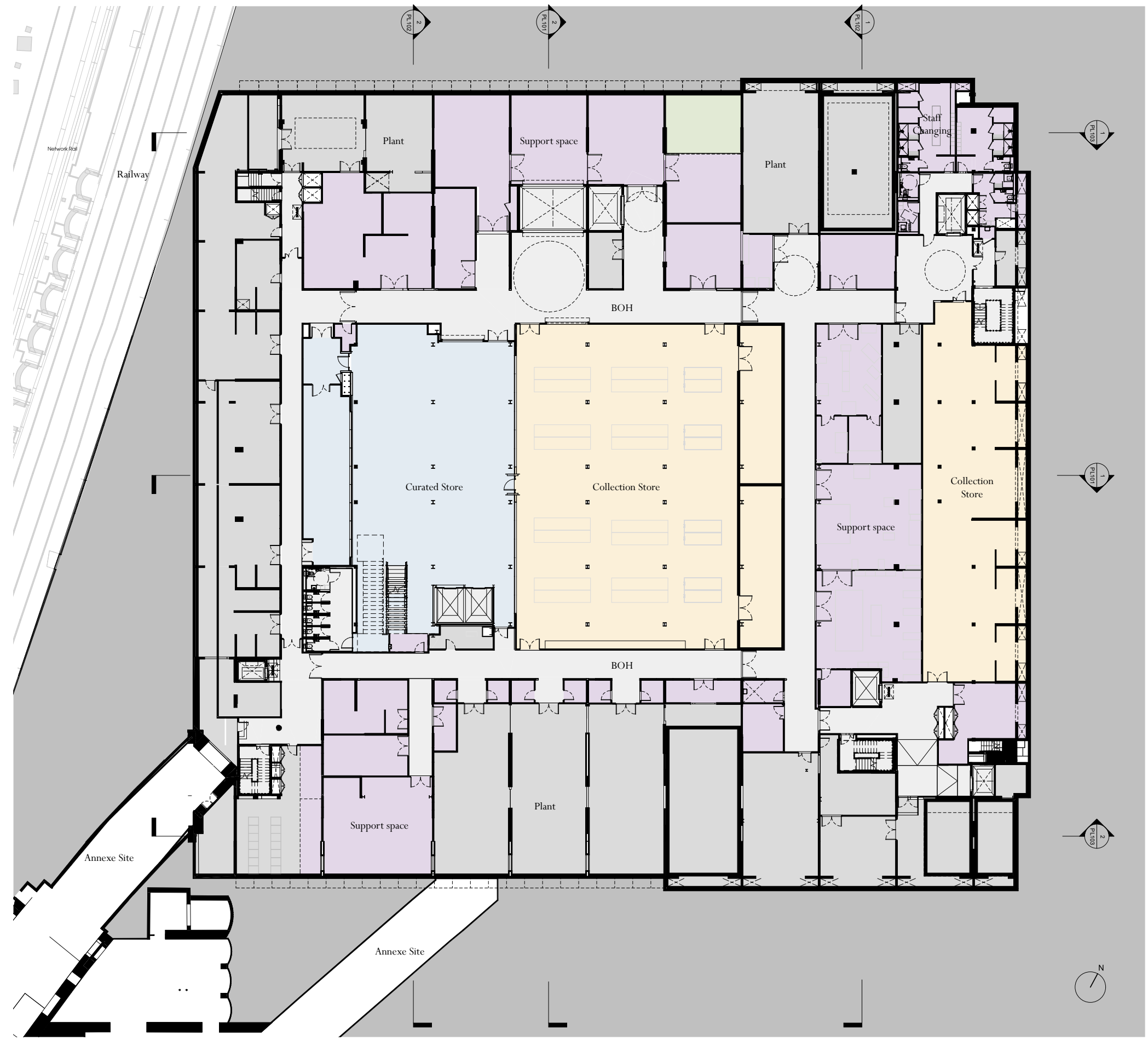


Existing lunette windows - Elevation



Proposed lunette windows - Elevation

- Key**
- Back of House
 - Centre for Research
 - Circulation
 - Collection Storage
 - Commercial
 - Education and Learning
 - Front of House
 - Galleries
 - Plant



Poultry Market Proposed Plan - Basement



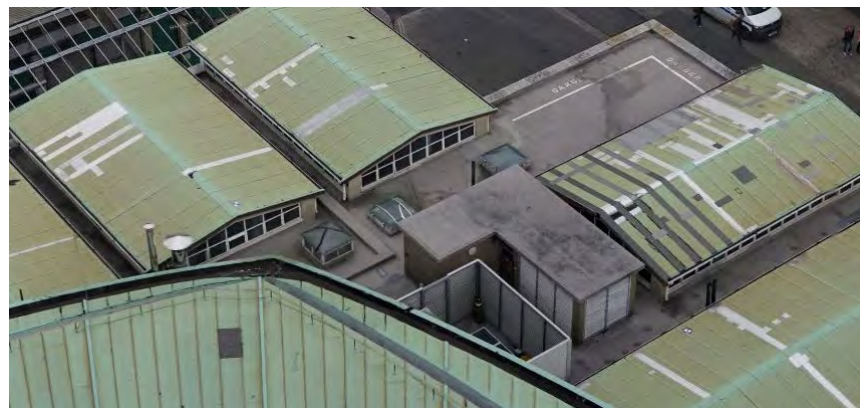


Poultry Market: Basement Collection Store - Deep Time

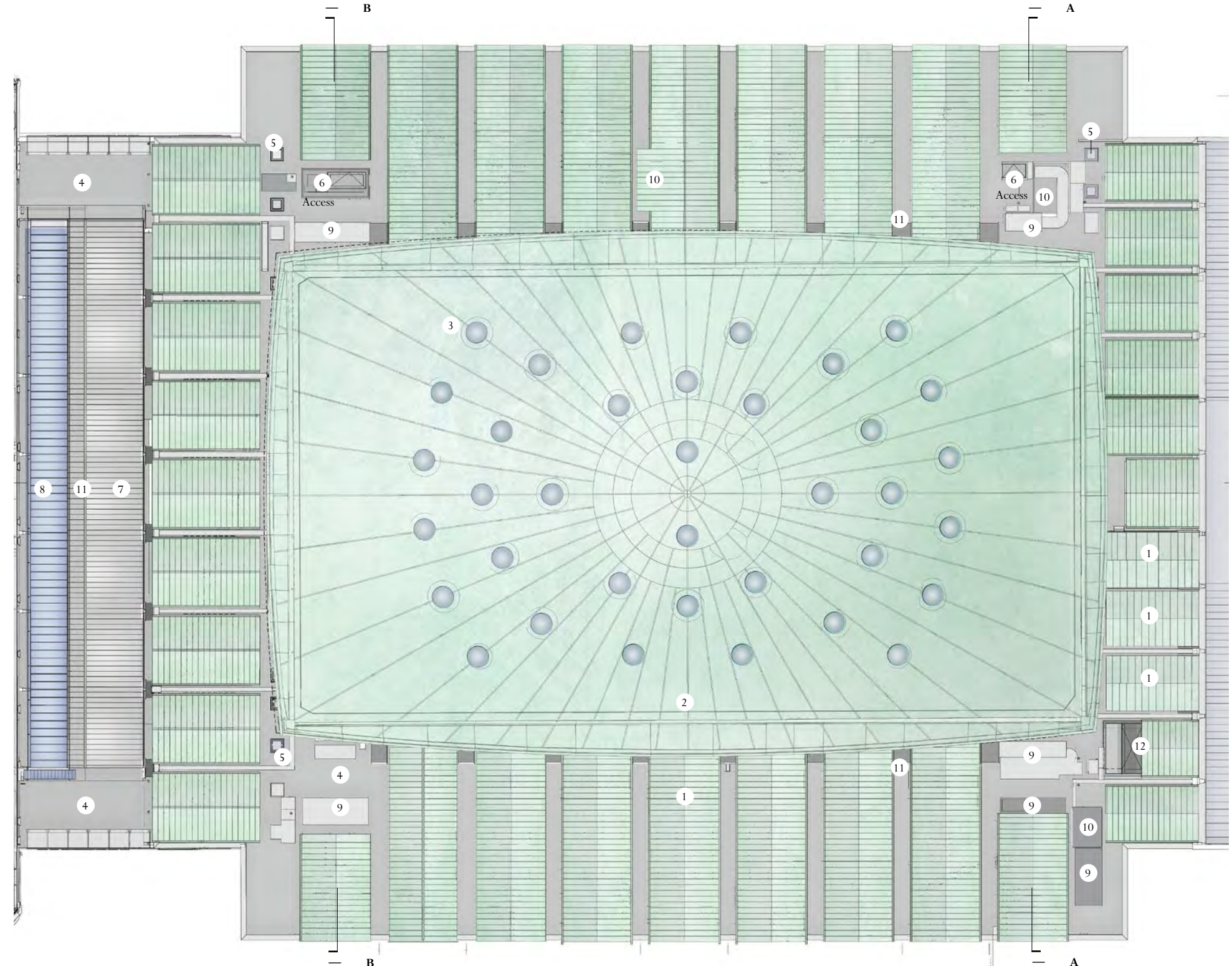
- Key
- 1 New standing seam copper cladding
 - 2 Metal balustrade (not part of planning application)
 - 3 New double glazed circular rooflights (not part of planning application)
 - 4 New bitumen type roof covering
 - 5 Repaired existing rooflight
 - 6 New roof access hatch
 - 7 New pitched standing seam zinc roof
 - 8 New pitched roof skylight
 - 9 New roof plant
 - 10 Lift overrun
 - 11 Access walkway
 - 12 Plant well



Archive photograph of East Poultry Avenue original roofscape showing precedent plant detail to monitor roof



Aerial photograph of North West corner showing typical existing stair enclosure and corner plant equipment location

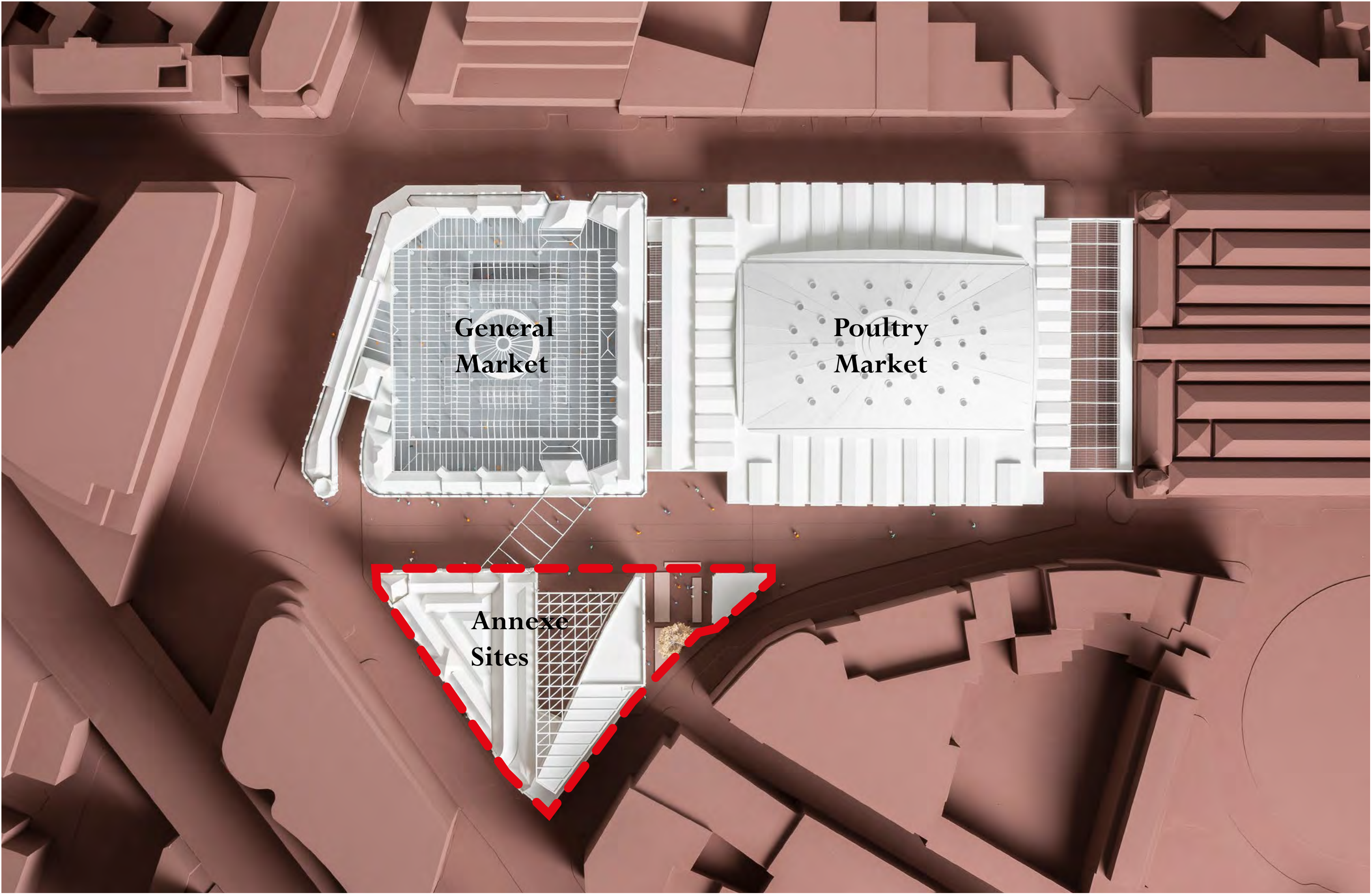


Proposed roof plan showing final patination colour (5 years)

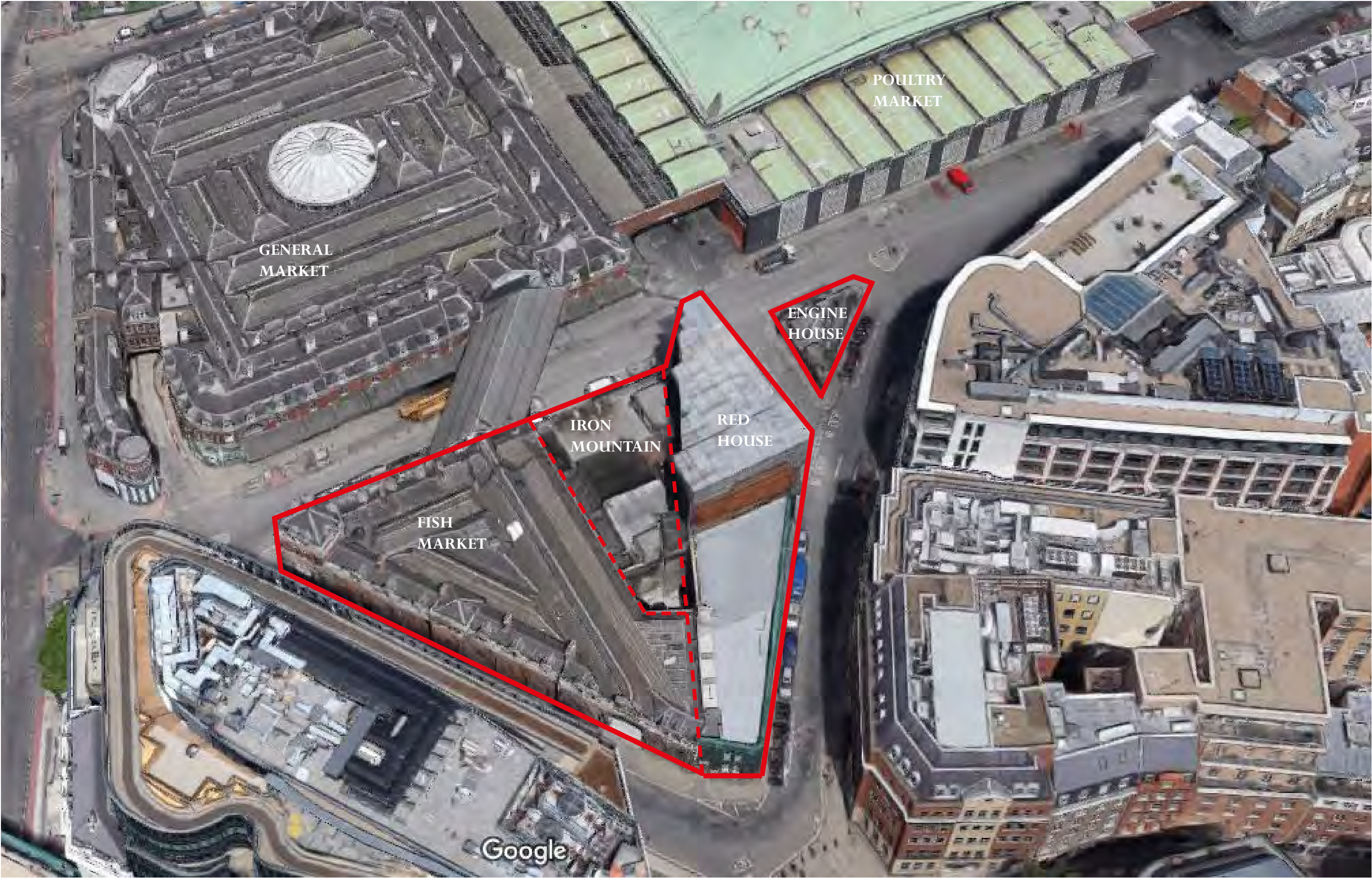




West Smithfield - South Entrance to the Museum

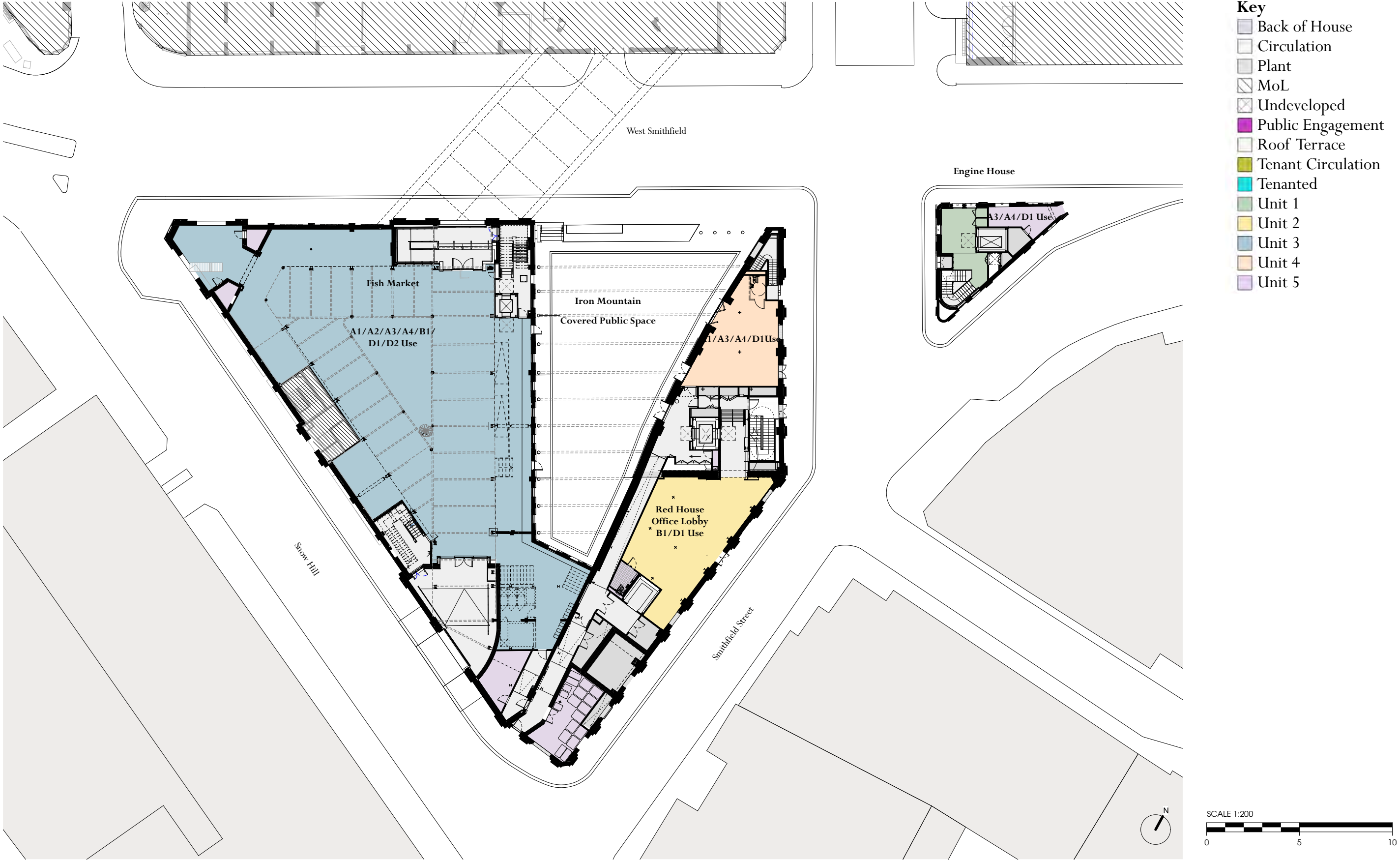


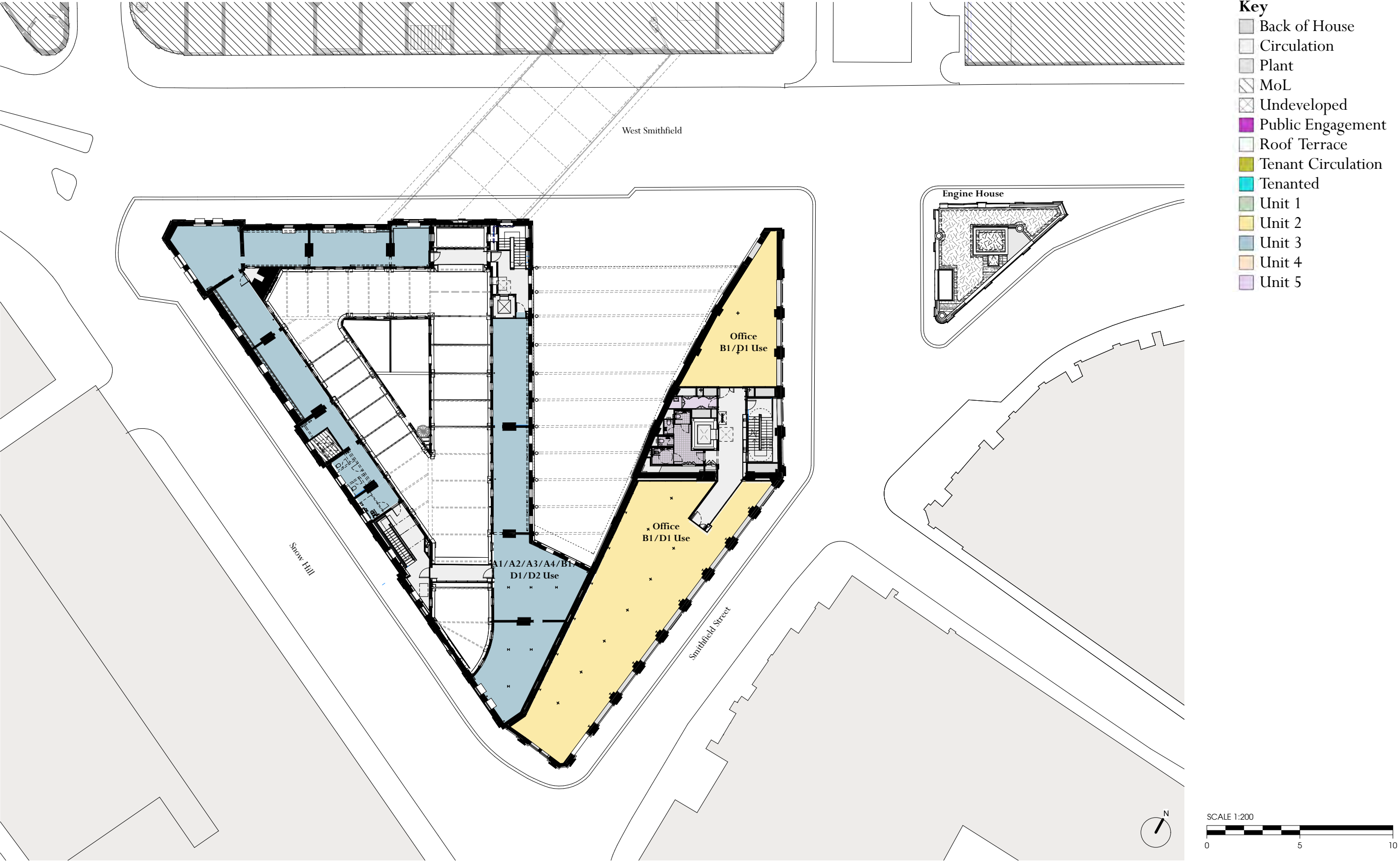
Annexe Site

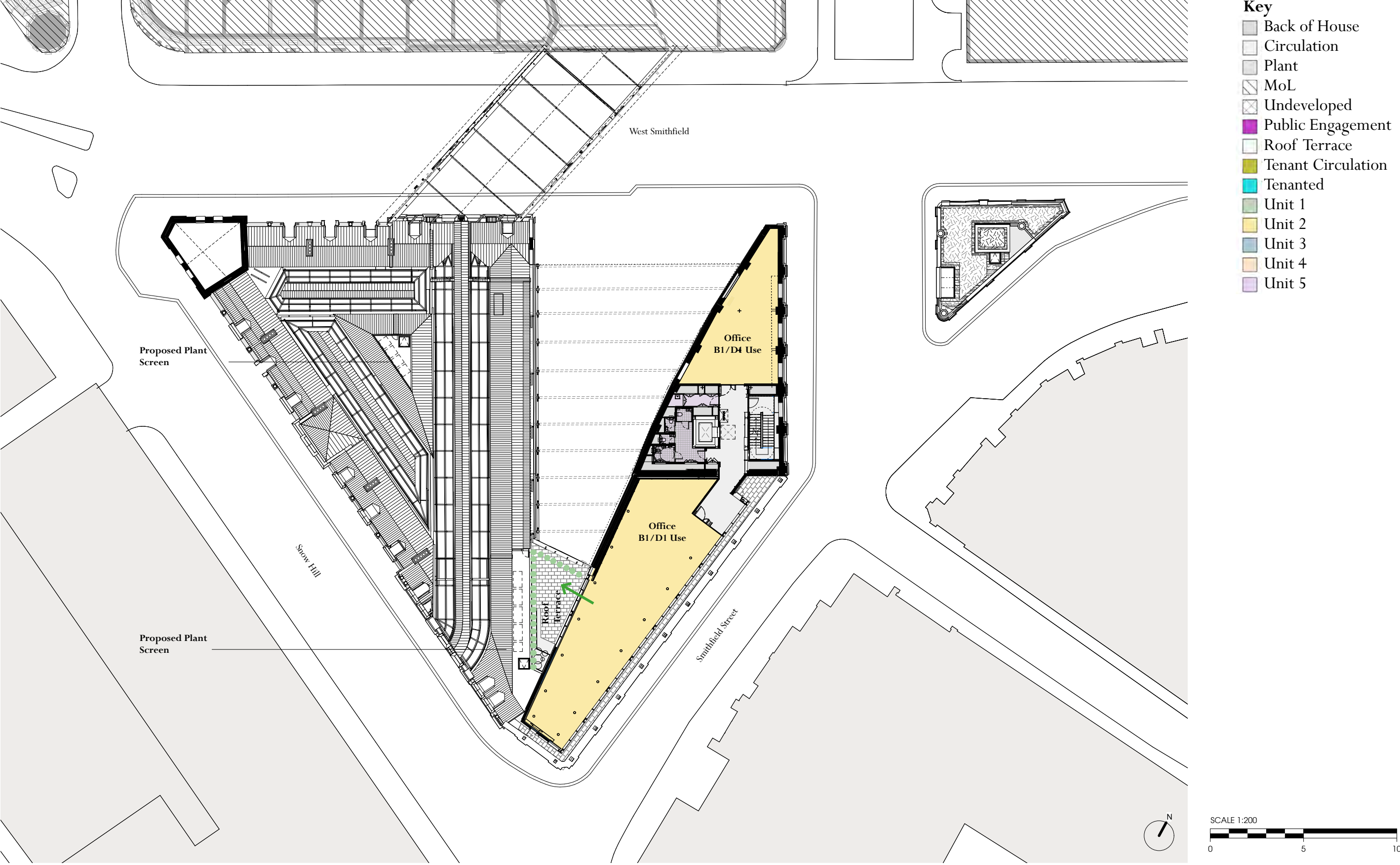


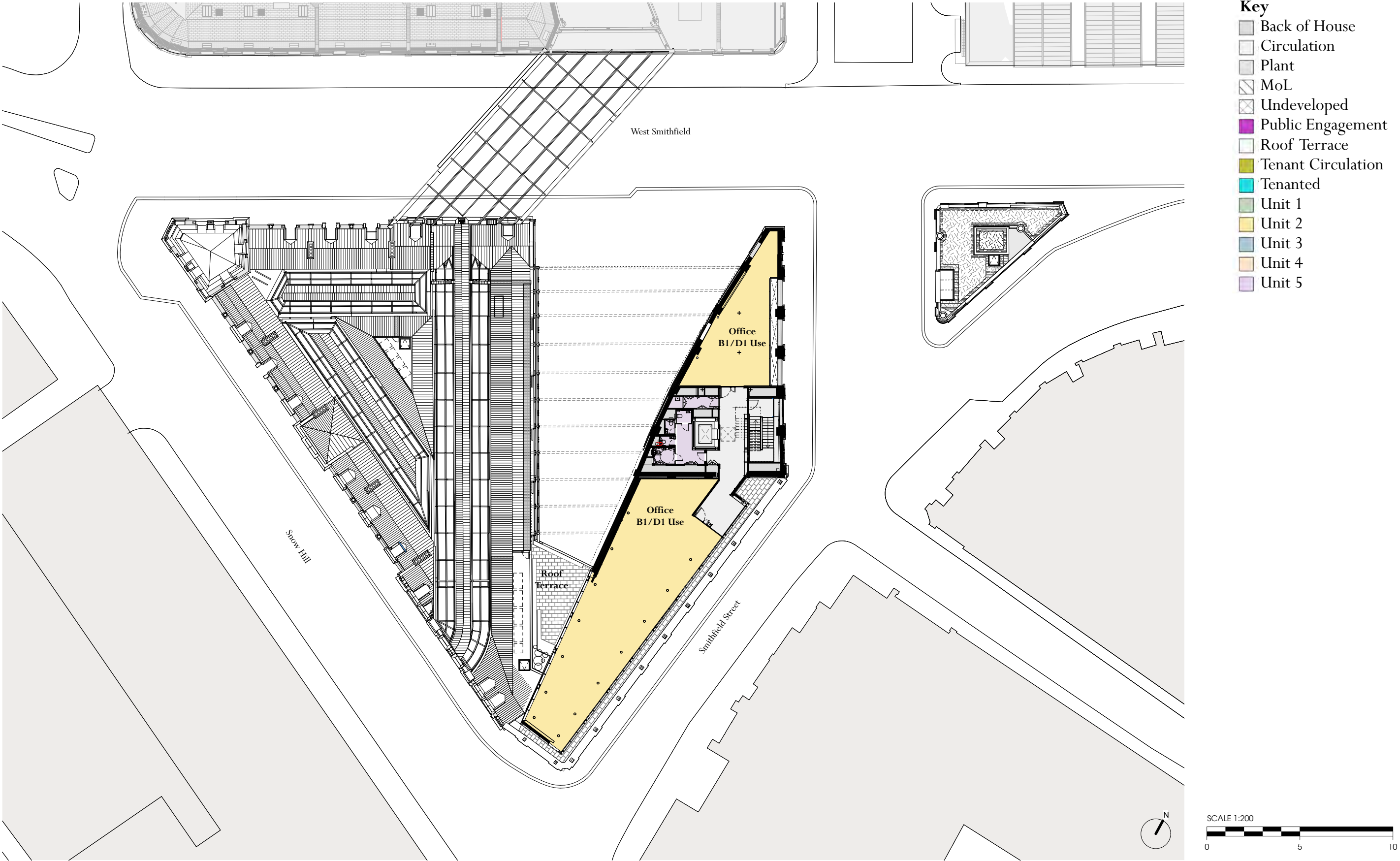


Annexe Site Proposed Plan - Basement









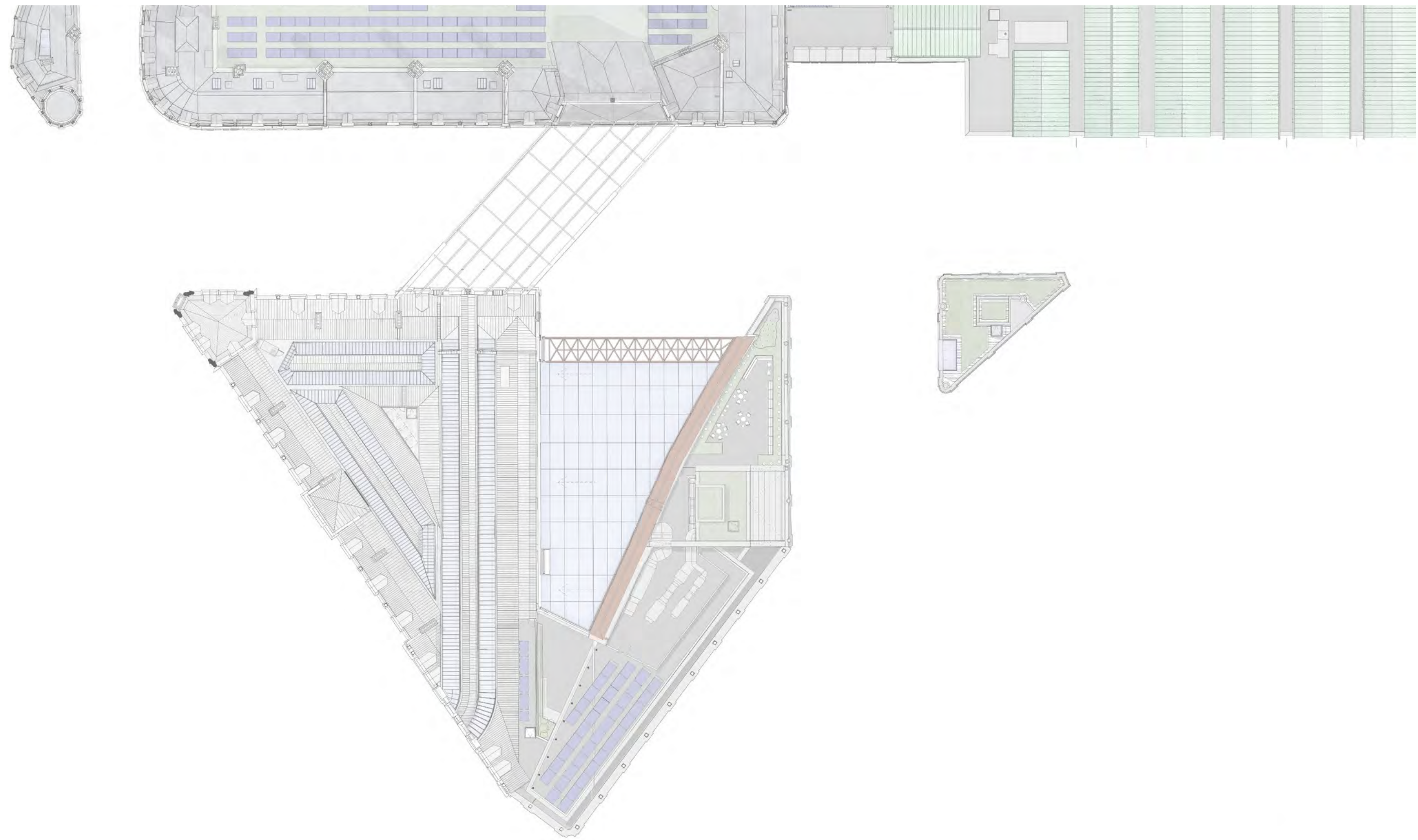
Annexe Site Proposed Plan - Third Floor



Existing Fish Market Interior in 2019



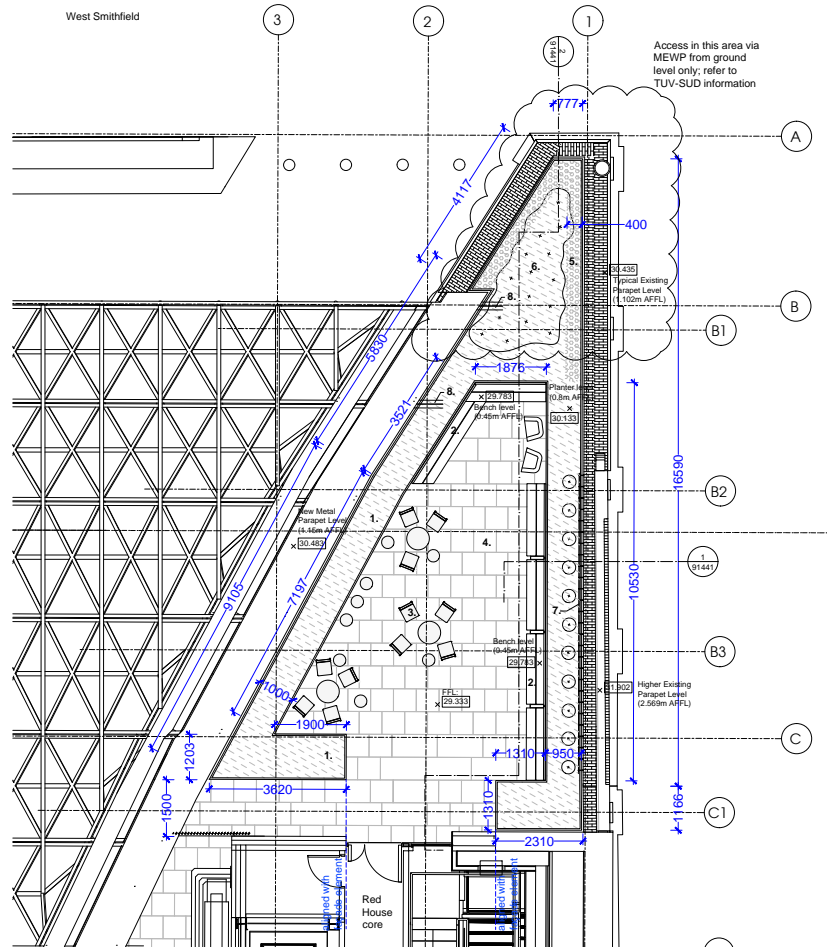




Annexe Site Proposed Plan - Proposed Roof Plan



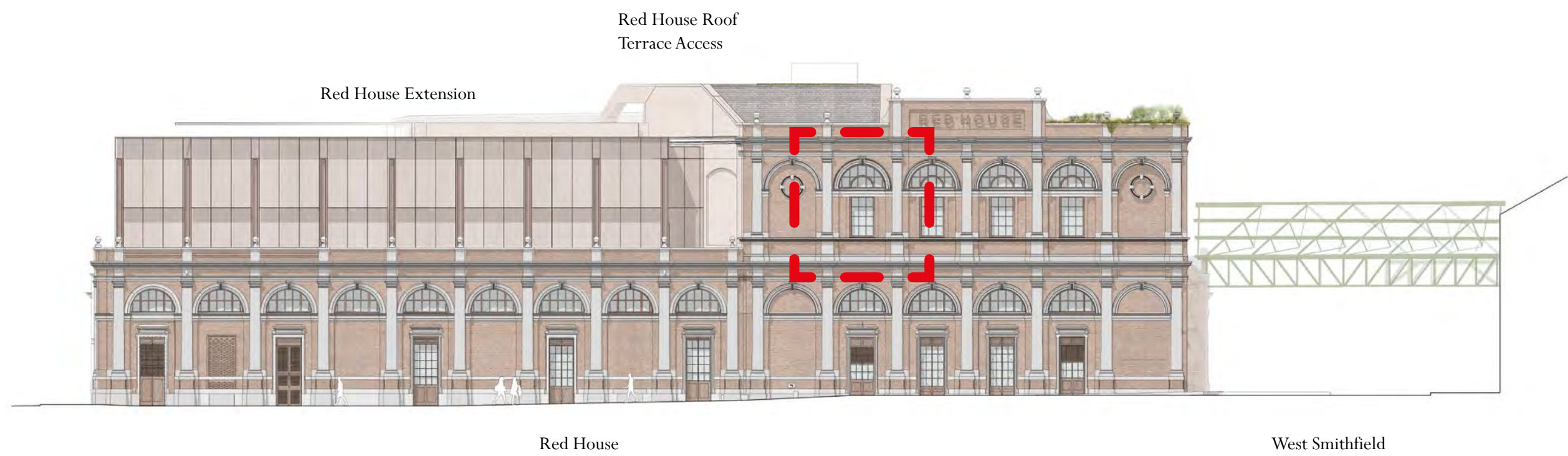
Roof Terrace Arrangement



- 1. Raised metal planter Q50/230
- 2. Bench with integrated lighting and power sockets Q50/220
- 3. Loose furniture FF&E provided by others
- 4. Roof terrace paving on pedestal Q25/195 Ceramic tiles 30 X 60cm 60 x 60cm and 60 x 120cm
- 5. Shingle edge J31/220
- 6. Shrub planting refer to planting plan and schedule
- 7. Climber support 'rope and rod system' H31/164
- 8. IM structural backspan: refer to SWA and AKT II info - Planter to be profiled accordingly
- 9. Red House core refer to SWA info
- Understorey planting refer to planting plan and schedule
- Climber planting refer to planting plan and schedule



Red House Upper Roof Terrace

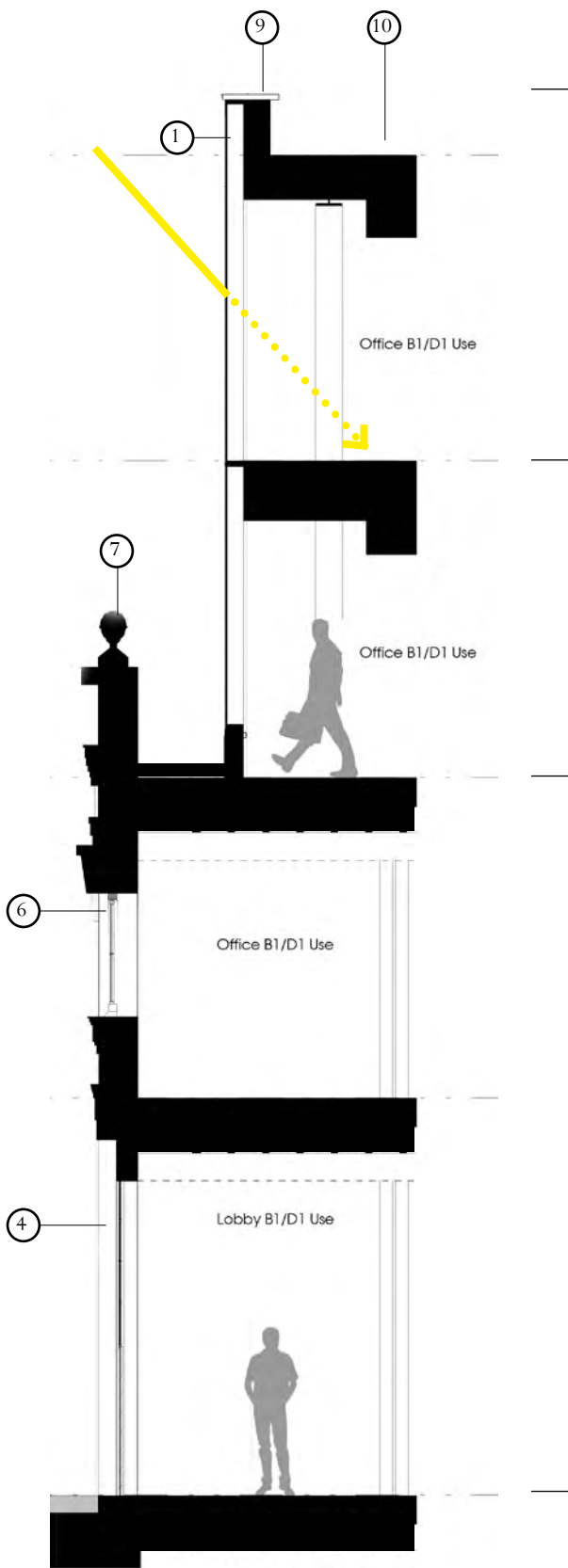




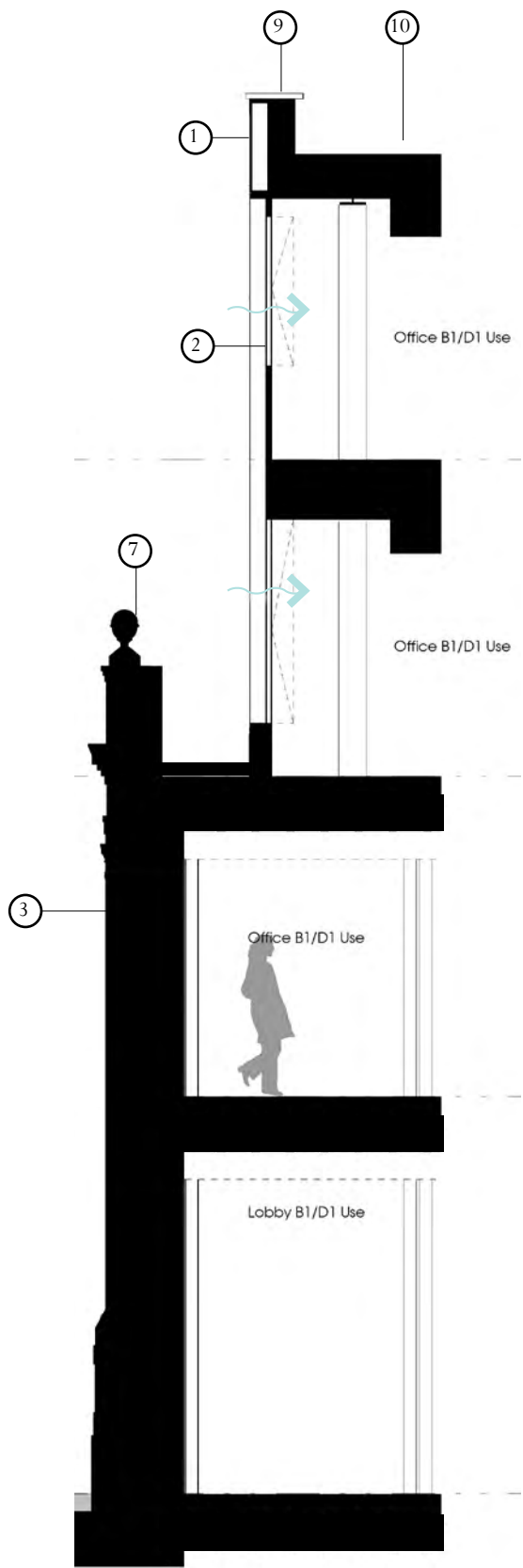
Red House: East Elevation (Northern Section) Second and Third Floor Bay as Proposed



East Elevation Detail of Red House South

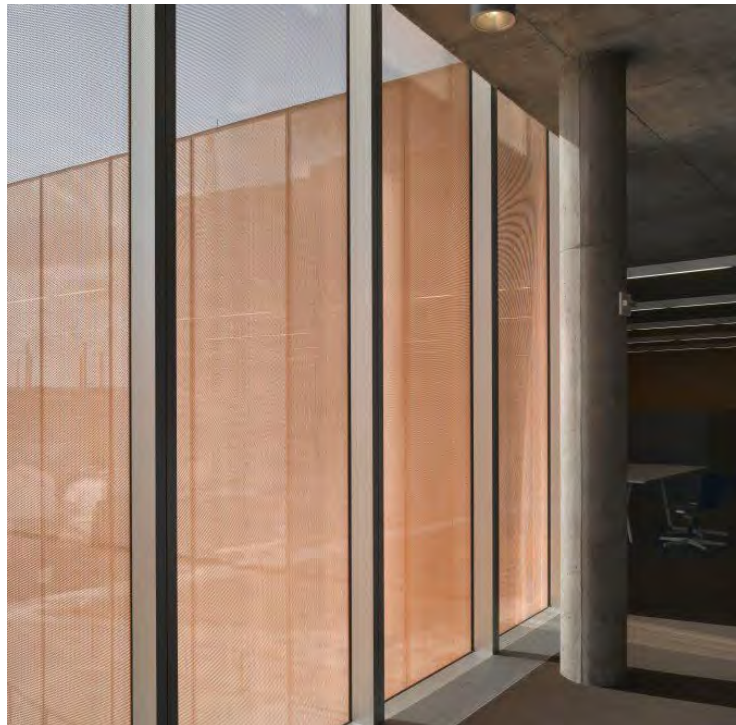


Section through Glazing



Section through Operable Panels

- Key
- 1. New large format glass panelling with expanded metal interlayer.
 - 2. New recessed metal operable ventilation panel.
 - 3. Historic elevation: stone and brickwork cleaned and repaired via Exchange of Letters.
 - 4. New metal doors with glazed sections, within existing openings.
 - 5. New metal doors with glazed sections within new openings.
 - 6. Existing brickwork opened up and new metal casement windows installed.
 - 7. Carved Portland stone bald finials to be reinstated (to match surviving existing) via Exchange of Letters.
 - 8. New Portland stone doorcase, including architrave and pediment, to match the detail of the existing doorways.
 - 9. New metal coping.
 - 10. New ballasted flat roof with PV's and Plant equipment.



View of the proposed Red House extension from Smithfield Street, by Secchi Smith

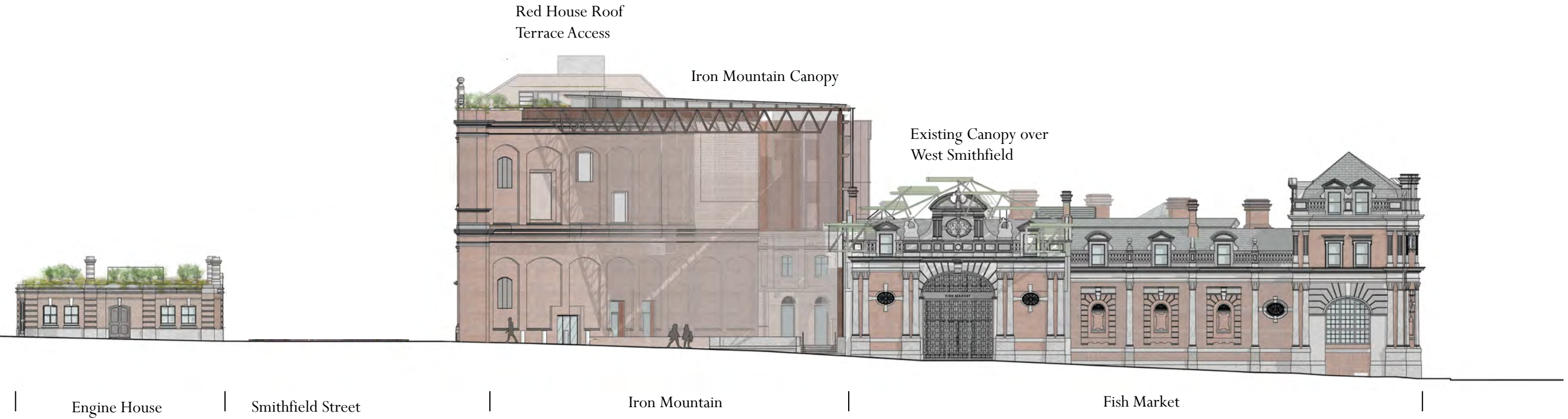
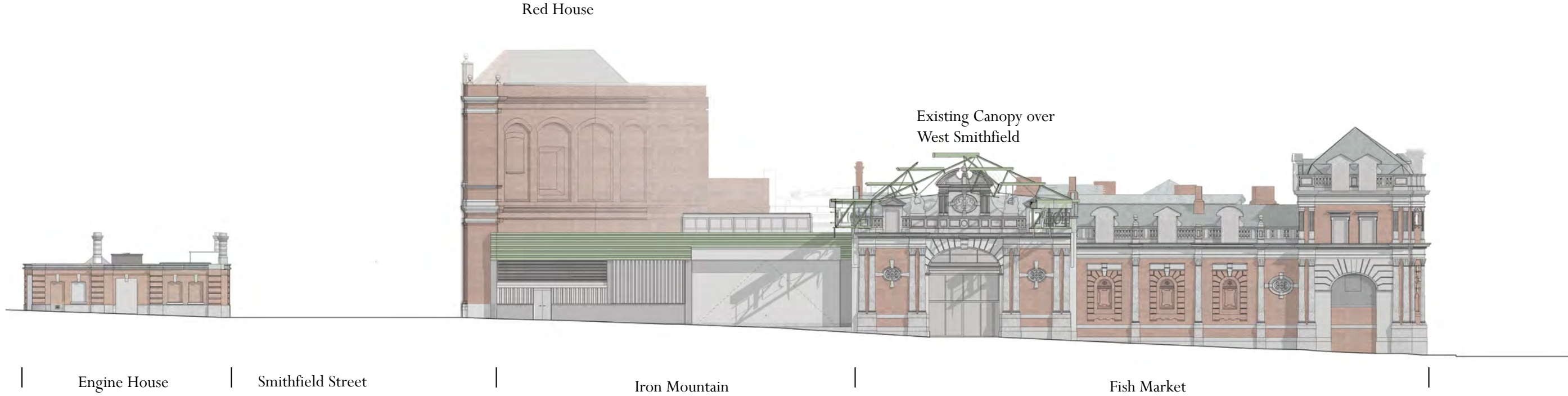
Red House Extension

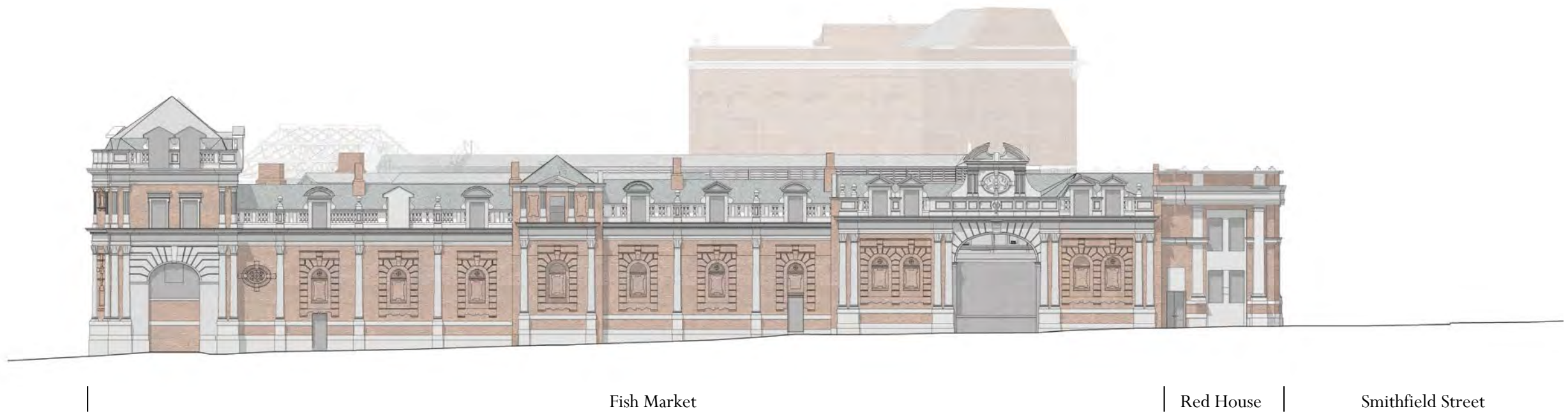


Red House Extension - Looking West

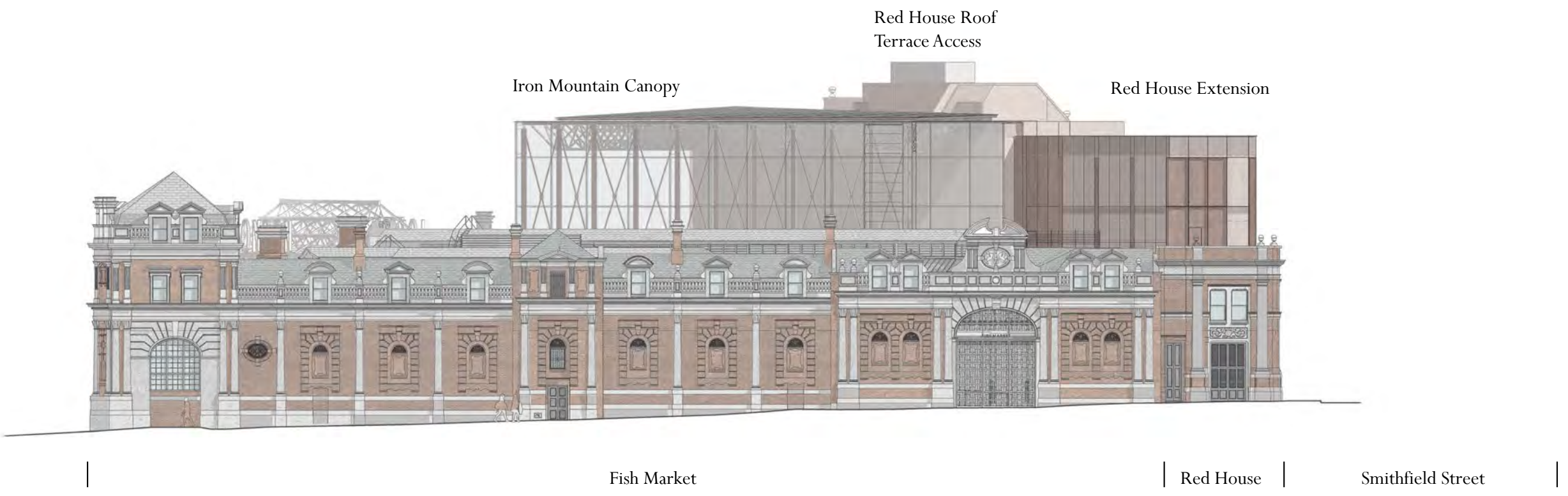


Red House Extension - Looking North East





| Fish Market | Red House | Smithfield Street



| Fish Market | Red House | Smithfield Street |



Iron Mountain Canopy



Existing Engine House in 2019



Site Aerial - Proposed

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