

Spitalfields Neighbourhood Planning Forum



Spitalfields Neighbourhood Plan 2020-2035

Referendum Version

July 2021

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CHAIRMAN'S FOREWORD

Those of us who volunteered in 2014 to set up an Interim Steering Group to help local resident groups to produce this Neighbourhood Plan did so because we felt great affection for this area and were concerned for its future, whether we work here or have chosen to live here because of its unique mixture of qualities.

As we started to think about the Neighbourhood Plan process, we could see that the mix of its rich history and its diverse urban pressures were both the reason for the area being so fascinating, and also presented major complexities to the Neighbourhood Plan being able to deliver tangible benefits to our residential communities as well as finding ways to support business enterprise and increase commerce in this bustling business neighbourhood area.

In April 2016 the London Borough of Tower Hamlets designated the neighbourhood area as a business neighbourhood area and approved the neighbourhood forum. Fortunately for the forum a significant number of residents, businesses and local stakeholders took part in our public consultations between 2017 and 2020 across our very diverse community. Alongside this, a number of local organisations and individuals with specialist expertise helped us analyse our survey data, to develop our vision, aims and objectives, and have provided us with a robust foundation for this plan.

Several local factors have confirmed the importance of having a plan in place. The implications of poor air quality and development pressures on public realm and green spaces, the need to strengthen the protection given to our built heritage and make policy in this area more dynamic, and the impact of the Coronavirus pandemic, particularly on small and independent businesses, have started to impact on resident's and our commercial life more severely of late. This plan highly commends the bold and ambitious policies contained in the Tower Hamlets Local Plan designed to meet the housing needs of our ever-growing population. Under national policy, neighbourhood plans become an integral part of the overall development plan for the area and once adopted allow a real ground level influence on defining what development is needed and what gets built. So now is the right time for our policies to help shape land use, conservation, infrastructure spending priorities and the business environment for the next fifteen years and lay the foundations for the longer term.

Readers should remember that the policies in a plan of this nature will not automatically generate the types of developments we support or prevent the types of developments we oppose. However, they will provide a clearer guide for the local authorities, private landowners and developers about what is required locally, and what plans might be approved. They will also enable Tower Hamlets planning officers to be clearer with planning applicants about what conditions will need to be met for proposals to be acceptable.

So, this document does not provide a magic answer to long standing development problems, but it is one that will have considerable potential influence for good in some tricky areas of community life. I commend it to all readers and encourage those who are able to vote on its adoption to do so when the time comes.

I must finish by thanking the many people who have had a hand in producing the plan, and especially the small core group of volunteers who have put in so much work over a long period to make it happen.

James Frankcom, Chairman, Spitalfields Neighbourhood Planning Forum

Special thanks are due to the following people who have given their time, support and expertise over the years towards the development of this neighbourhood plan:

Tayo Abimbola	Stephanie Mathern
Yasmin Aktar	Junior Mtonga
Chris Bowden	Mike Nicholas
Toby Brown	Krissie Nicolson (Vice Chair, 2019-2020)
Cllr. Shad Chowdhury	Edith Okuth-Awuar
Dan Cruickshank	Saif Osmani (Vice Chair, 2019-2020)
Melanie Denyer	Heloise Palin
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Cllr. Tarik Khan (Vice Chair, 2015-2019)	

1 INTRODUCTION

Purpose of the plan

- 1.1 This document represents the Neighbourhood Plan for Spitalfields for the period 2020-2035. The Plan contains a vision for the future of Spitalfields and sets out clear planning policies to realise this vision.
- 1.2 The principal purpose of the Neighbourhood Plan is to guide development within the Spitalfields Neighbourhood Area. It also provides guidance to anyone wishing to submit a planning application for development within the neighbourhood area. The process of producing a plan has sought to involve the community as widely as possible. The different topic areas are reflective of matters that are of considerable importance to Spitalfields, its residents, businesses and community groups.
- 1.3 Some of the Neighbourhood Plan policies are general and apply throughout the Plan area, whilst others are site or area-specific and apply only to the appropriate areas illustrated on the relevant map. Nevertheless, in considering proposals for development, Tower Hamlets Borough Council will apply all relevant policies of the Plan. It is therefore assumed that the Plan will be read as a whole, although some cross-referencing between Plan policies has been provided.
- 1.4 The process of producing the Neighbourhood Plan has identified a number of actions which have been presented separately to the policies. This is because these are not specifically related to land use matters and therefore sit outside the jurisdiction of a Neighbourhood Plan. These actions will be addressed by the Neighbourhood Forum outside of the Neighbourhood Plan process.

Policy context

- 1.5 The Neighbourhood Plan represents one part of the development plan for the neighbourhood area over the period 2020-2035, the others being the Tower Hamlets Local Plan 2020 and the London Plan 2021. The National Planning Policy Framework is also a material consideration.
- 1.6 Tower Hamlets Borough Council, as the local planning authority, designated the Spitalfields Neighbourhood Area in April 2016 to enable the Spitalfields Neighbourhood Forum to prepare the Neighbourhood Plan. This is a business Neighbourhood Plan, reflecting the fact that business and related matters are considered to be the priority matters to be addressed through planning policy at the neighbourhood scale.
- 1.7 The Neighbourhood Plan has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011 and the Neighbourhood Planning Regulations 2012 (which were amended in 2015). The Neighbourhood Forum has prepared the plan to establish a vision for the future of the area and to set out how that vision will be realised through the planning of land use and development change over the plan period.
- 1.8 The map in Figure 1.1 below shows the boundary of the Neighbourhood Plan area. This covers part of Spitalfields and Banglatown ward.

- 1.9 The Neighbourhood Plan has two appendices – Appendix A on Local Character Area Appraisals and Appendix B on Non-Designated Heritage Assets - directly informing and containing detail relevant to Policy SPITAL1, and which should be read in conjunction with that Policy SPITAL1.

Monitoring the Plan

- 1.10 Spitalfields Neighbourhood Planning Forum, as the responsible body, will be responsible for monitoring the effectiveness and delivery of the plan. and periodically reviewing it to ensure its continued relevance.

2 LOCAL CONTEXT

History of Spitalfields

“Spitalfields is the oldest industrial suburb in London. it was already densely peopled and “almost entirely built over,” in 1701 when Lambeth was still a marsh, Fulham a market garden and Tottenham Court Rd a green. it owes its origins to those refugee traditions which, in defiance of the Elizabethan building regulations, and to escape the restrictions of the city guilds, settled in Bishopsgate Without and the Liberty of Norton Folgate. Spitalfields is a junction between, on the one hand, a settled, indigenous population, and on the other, wave upon wave of newcomer.” Raphael Samuel, 22nd July 1988¹

- 2.1 Spitalfields is a neighbourhood which sits just outside the ancient and long since removed walls of the historic City of London.
- 2.2 A recent archaeological excavation revealed an important Roman sarcophagus whose lead lining with its rich scallop shell decorations contained the remains of a petite Roman woman who had lain undisturbed for over a thousand years, She was dug up to make way for the kind of urban redevelopment that have sprung up across London and especially Tower Hamlets in the last twenty years. The recovery of ten well-preserved Roman burials and extensive evidence of the early urbanisation of Spitalfields during building works in Cobb Street in 2020 suggests that much more may yet be discovered.
- 2.3 The neighbourhood’s name derives from The New Hospital of St Mary without Bishopsgate founded in 1197 and which became known as St Mary’s Spital. The priory’s charnel house, circa 1320, once a store for the bones of those who died in the Great Famine of the 13th century can be glimpsed beneath the shiny glass and steel modern office block that towers above it.
- 2.4 On a field nearby, a market – the Spitalfields market – began in the 13th century, was licensed by Charles I in 1638 and moved into its current premises in the Grade II-listed Horner buildings in 1887.
- 2.5 On every street, there are layers of history.
- 2.6 Civil War defences ran through the area, approximately along the line of Brick Lane. Diarist Samuel Pepys visited the Old Artillery Ground in Spitalfields in 1669 to watch the testing of new guns. Gun Street, Artillery Lane, Artillery Passage are all echoes of this land use, but it was after the Great Fire of London, in 1666, that Spitalfields became a prime site for development. Elegant rows of Georgian terraced housing sprung up in the streets around the market and the houses in Elder Street, Folgate Street, Fournier, Wilkes, Princelet and Hanbury Streets all survive to this day remarkably intact after a vigorous campaign to save them from demolition by amongst others, contemporary resident, Dan Cruickshank.
- 2.7 Many of the first occupants of these early 18th houses were Huguenots fleeing from a hostile France. They brought with them their creative artistry as silk weavers and the Spitalfields

¹ Quoted in ‘Farewell to Spitalfields’, Spitalfields Life, 2010

reputation for creativity survives to this day. The Spire of Christchurch, the Hawksmoor masterpiece consecrated in 1729, dominated the roof line, its entrance facing Westwards along Brushfield Street towards Bishopsgate, the street named after one of the seven ancient entrances to the City of London. At the other end of Fournier Street the former French Protestant church, became a synagogue, when Jewish immigrants fleeing pogroms in Eastern Europe settled in the area. The building is now a mosque where the Bangladeshi community, who settled in the area in the later part of the 20th century, worship. The electoral ward was named Spitalfields and Banglatown in 1998 as a reflection of the important presence of the community around Brick Lane, the neighbourhood's north south spine, well known for curries but now offering an increasingly diverse cuisine.

"... the architectural, social and cultural history of Spitalfields is as rich and as extraordinary as that found in more apparently exotic locations."²

Dan Cruickshank

Spitalfields today

- 2.8 Spitalfields remains a unique and special place. The Spitalfields Neighbourhood Area contains an abundance of interesting and eclectic historic buildings; has several vibrant markets; houses; many small, medium and large businesses both creative and corporate. The area is home to many different communities and is of special cultural significance to the British Bangladeshi community who form a substantial proportion of the local residential population. What people love about Spitalfields is its relaxed diversity, its sense of community, and the appreciation of the layers of history that suffuse its streets, not uniform and stuccoed in a single past, but richly varied spanning from Roman times to the present day.
- 2.9 Businesses, residents and tourists all hope to thrive in this well-connected part of Central London, which counts as its neighbours the City of London – one of the world's top global financial and legal services hubs; Shoreditch - a vibrant night-time economy spot and an increasingly important technology hub centred around Old Street roundabout; and Whitechapel – the main east/west thoroughfare, richly historic neighbourhood and important administrative centre. The UNESCO World Heritage Site of The Tower of London is a short walk south from Spitalfields.

Pressures and challenges in Spitalfields

- 2.10 The area has come under intense pressure in recent years as an employment centre, reflecting the success and growth of the City of London. This has combined with a growing popularity of Spitalfields as a destination for local, regional, national and international tourists who come for the many markets, restaurants, pubs, bars, architecture and history. A successful commercial hub has been developed in and around the Truman Brewery with a strong fashion and creative focus and the tech industry around Shoreditch and Old Street roundabout is expanding at pace towards and into the Spitalfields Neighbourhood Area.

² Cruickshank, D., *Spitalfields: A History of a nation in a handful of streets* (2016)

- 2.11 The consultation exercise conducted by the Neighbourhood Forum, which included both a survey and a comprehensive set of interviews with key stakeholders identified the strong connection that everyone had with the character of the area: creative, dynamic, diverse, vibrant, lively, attractive, historic and relaxed. However, this very character is threatened by what many perceive to be over-development by businesses, both small and large, seeking to cash in on the neighbourhood's popularity.
- 2.12 The attendant pressures on space have created widespread affordability concerns for the small businesses that lend so much to Spitalfields' reputation, as well as for local residents, many of whom have been priced out of the homes they grew up in.
- 2.13 The arrival of Crossrail is likely only to increase these pressures and their impact on the residential population, which includes a high number of deprived households. The 2011 census shows 46,030 people living in 18,440 households within 800 metres of Brick Lane District Centre, making it the 4th most densely populated town centre in Tower Hamlets (ref. Tower Hamlets High Streets & Town Centres Strategy 2017 – 2022). The total resident population of the Spitalfields Neighbourhood Area has been estimated to be 6,572 people.³
- 2.14 Spitalfields, whose name derives from the fields which adjoined the new hospital of St Mary without Bishopsgate, suggests a green and leafy place. But the fields have long since disappeared under centuries of construction and the neighbourhood suffers from a lack of urban greenery. The poor provision of public open space combines with the thundering London thoroughfare, Commercial Street, which splits the neighbourhood in two. Commercial Street is also a red route and carries a huge weight of traffic seeking to avoiding the Central London Congestion Charge. The consequence is poor air quality and noise.
- 2.15 Three major areas of concern were identified during the consultation process – provision of local housing, litter and Anti-Social Behaviour.
- 2.16 The need for additional housing that is affordable is identified as a key issue in Spitalfields. The Tower Hamlets Local Plan 2020 has recognised this and has policies which seek to address the matter. Specifically:
- i. Policy S.H1 (Meeting housing needs) requires the delivery across the borough of at least 58,965 net additional homes by 2031, with at least 50% of these being affordable. It must also ensure that new housing provides for the range of needs of the community.
 - ii. Policy D.H2 (Affordable housing and housing mix) requires development to provide the appropriate mix of affordable housing (rented and intermediate housing) and of dwelling sizes.
- 2.17 These policies together are sufficient to improve the availability of housing of the right type in Spitalfields and the Neighbourhood Plan fully supports their implementation. Housing development is encouraged within the Neighbourhood Area, particularly where there are opportunities to deliver this as part of a mix of uses where housing schemes would otherwise be

³ Local Government Association, 'Basic Facts about Spitalfields Neighbourhood', based on 2011 National Census data at super output area level.

unviable. It will be important that any such development does not compromise the stated objectives of the Neighbourhood Plan.

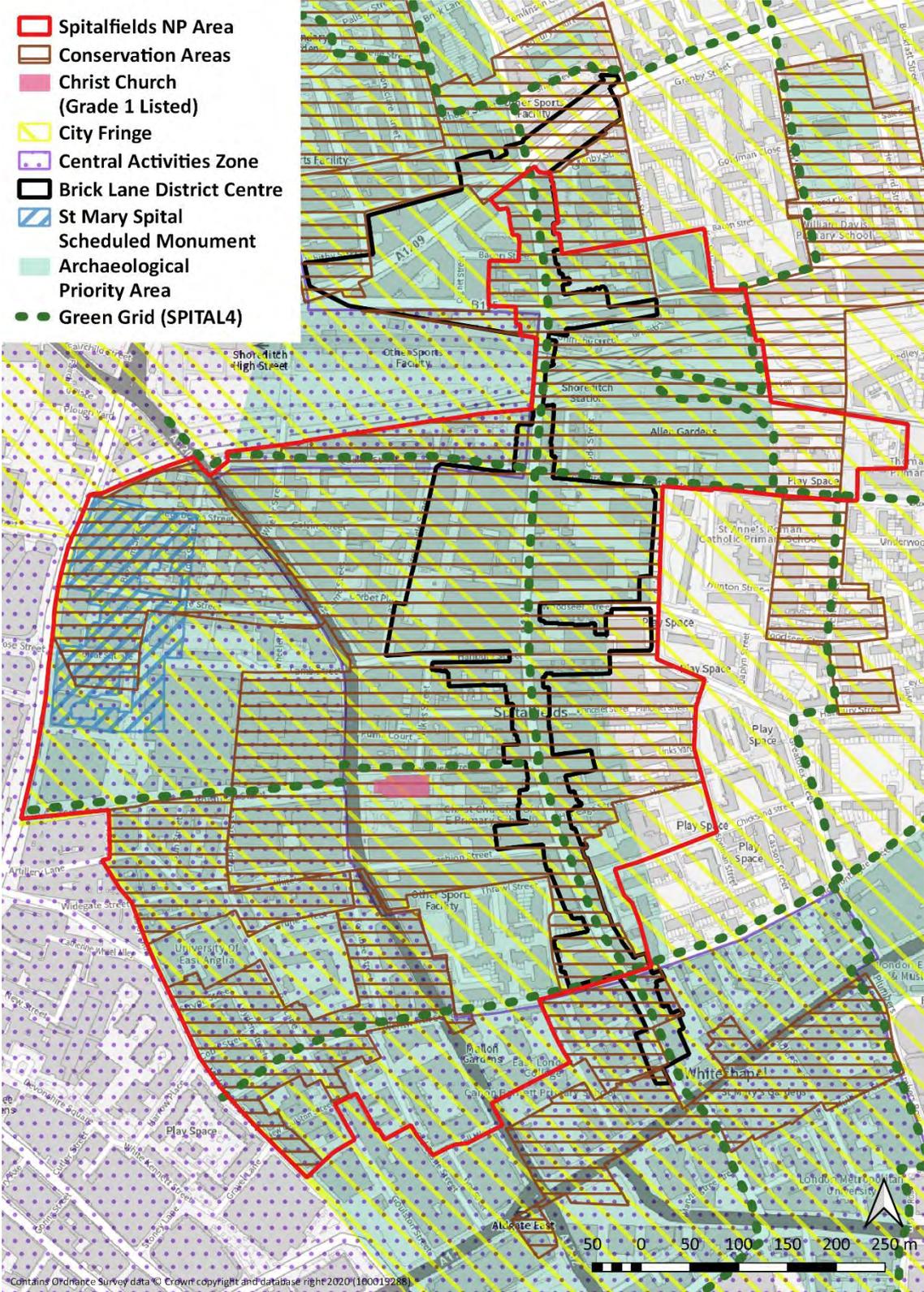
- 2.18 To address the litter problem, more bins have recently been provided by the Borough Council although there are still problems with the frequency of emptying. The Forum will continue to encourage the Council to enhance the refuse collection service in the Neighbourhood Area, but it is considered that any direct funding or involvement in rubbish, e.g. buying more bins, using CIL monies was beyond the scope of this plan.
- 2.19 Anti-Social Behaviour (ASB) issues are very difficult to fix when creating guidelines for new developments. Operating CCTV and the deployment of Council enforcement officers and police is not something a Neighbourhood Plan can demand. The area urgently needs public toilets. The Forum did consider a site allocation for the former toilets outside Christ Church and another one on Bell Lane, but we were advised this could end up being an impediment to getting new toilets delivered to the area.

Planning context

- 2.20 The area is covered by the Tower Hamlets Local Plan, adopted in 2020. It is made up of a patchwork of distinct planning zones:
- There are four Conservation Areas in the Spitalfields Neighbourhood Area:
 1. Brick Lane and Fournier Street
 2. Elder Street
 3. Artillery Passage
 4. Wentworth Street.
 - The Spitalfields Neighbourhood Area is part of the Tech City cluster in the City Fringe Opportunity Area given special status in the London Plan. "In the City Fringe, the Tech City cluster should be supported as one of London's nationally-significant office locations and complemented by Development Plan policies to enable entrepreneurs to locate and expand there and to provide the flexibility and range of space that this sector needs, including affordable space" (London Plan 2021, para 6.8.3).
 - The area west of Commercial Street is in the Central Activities Zone (CAZ) designated in the London Plan. This is classified as a preferred office location (POL) and split into secondary and tertiary POLs. The secondary POLs are locations where offices are the dominant use but some residential development is permitted. The tertiary POL - which makes up most of this area - has a more diverse range of uses although new proposals should predominantly provide employment floorspace.
 - The Brick Lane area is designated as a District Centre in the Tower Hamlets Local Plan and parts of it has its own identity as Banglatown.

Figure 2.1 (Planning context) shows the locations and boundaries of the above features.

Figure 2.1: Planning context



2.21 Parts of the area sit within the protected views of St Paul's Cathedral and The Tower of London set out in The London View Management Framework and the Grade I listed Christ Church is

recognised as an important local landmark, having a borough-designated view from Brushfield Street towards Fournier Street.

- 2.22 There are several active street markets in Brick Lane (along Brick Lane from Quaker Street to Bethnal Green Road, Sclater Street and Cheshire Street) and Middlesex Street (including Wentworth Street, Goulston Street, Castle Street, Middlesex Street, Strype Street and Bell Lane) (ref. Tower Hamlets High Streets & Town Centres Strategy 2017-2022), as well as privately run markets in Spitalfields Market, Old Spitalfields Market and the Truman Brewery.
- 2.23 Spitalfields is an area of very high archaeological significance with many layers of its history buried below modern ground level. As well as including the St Mary Spital Scheduled Monument, almost all of the Neighbourhood Plan area is an Archaeological Priority Area (APA), as identified in 2017, and is recognised as such in the Local Plan. Since 2017 further evidence has come to light which has increased the area's archaeological significance, including prehistoric and Roman finds as well as new research to define the route of London's Civil War defences and the location of the Brick Lane Fort.
- 2.24 Spitalfields contains a very large number of important national heritage listed assets. As noted in the City Fringe Opportunity Area Framework (2015), "The City Fringe includes a great number of designated heritage assets and many buildings and spaces of heritage value. These are very important for the character of the area and continue to make an important contribution to the attractiveness of the area for creative industries."

3 VISION AND OBJECTIVES

Vision for Spitalfields

The Neighbourhood Plan's vision is to conserve and improve all the ingredients that come together to make Spitalfields such a distinctive and attractive neighbourhood. Throughout the period to 2035 we want to maintain the delicate balance between businesses - large or small, corporate or creative - local residents, and local, national and international visitors. They all compete for the 21st century's scarce urban resource - the space to live, work, rest and play. We want to ease the many pressures of inner city living which impact both publicly and privately held indoor and outdoor space. We want to enable the different parts and peoples of the area to work together harmoniously by conserving the cherished sense of place; protecting the distinctive urban grain; maintaining the vibrant cultural character; and helping local commercial and retail enterprises thrive as they welcome visitors into a safe, clean and entertaining environment with the broadest of offerings.

Objectives

- 3.1 Following an extensive consultation exercise in which key stakeholders were interviewed and a broad opinion survey was carried out, we have identified the key areas of concern for those who care about Spitalfields and Banglatown. We have grouped our policies under three objectives which reflect these areas of concern:

1. Environment
2. Urban Heritage
3. Business Mix

1. Environment

Objective 1: To provide as much greenery as possible in this deeply urban area

- 3.2 The area has precious little green space and this must be protected. The public benefit of even the small patches of open space available in this neighbourhood cannot be underestimated and it should be improved, better maintained and kept litter and debris free. Any opportunities for further planting of both trees, pocket parks and innovative green environmental solutions in new developments will be encouraged. We want to increase biodiversity, improve air quality, and ensure that healthy and fulfilling outdoor living and leisure activities are encouraged, facilitated and promoted.

2. Urban Heritage

Objective 2: To protect and enhance the historic built environment

- 3.3 The charm of Spitalfields' historic built heritage must be preserved and conservation area policies and regulations, including archaeology, should be adhered to and defended. The plan seeks to preserve the unique character of Spitalfields and we have divided the neighbourhood into 17

Local Character Areas which provide more detail on the built environment and which further elaborate the existing conservation area character studies published by the council.

- 3.4 Opportunities to enhance the existing built environment should be encouraged. The Plan formally identifies and protects a series of 'Non-Designated Heritage Assets', these being interesting historic buildings and artefacts. The atmosphere of a neighbourhood is created by its buildings and their facades and fabric as well as the spaces in between.
- 3.5 The Plan recognises that it is not possible or desirable to preserve the area in aspic. New developments, especially larger scale developments must respect the distinctive urban grain and street pattern which are a widely appreciated defining characteristic of the neighbourhood. Change and adaptation should not be allowed to impose new buildings with an excessive height and scale compared with their surroundings. The strategic role of the City Fringe, while welcomed for its economic benefits, should not be allowed to overwhelm the character and mostly low-rise charm of Spitalfields. Future developments should not cause an unacceptable deterioration of sunlight.

3. Business Mix

Objective 3: To maintain the special and diverse business mix that has settled in the area whilst maximising the employment opportunities that result from the neighbourhood's prime location and to support the small scale creative and artisan businesses that have always been part of the Spitalfields story.

- 3.6 New development should have a positive effect on the business and residential mix of the neighbourhood. Affordability is a concern and where appropriate, affordable business units should be delivered.
- 3.7 New businesses should be encouraged to respect the existing population of the area. Existing, small scale local businesses should be nurtured and supported. The retail offering should be broad and spread across the area. It should not become monolithic or monocultural. The policies in this plan seek to preserve a mixture of business uses occupying its premises.
- 3.8 The Plan lists a number of projects which will be prioritised in collaboration with the council and seek to improve and enhance the layers of story and history which lie across the neighbourhood.

Broader objectives

- 3.9 The Forum wants the Plan to help improve the communications between key stakeholders and groups in the area to allow a freer, democratic structure to voice local concerns and enhance the dialogue with the local authority and neighbouring wards and boroughs. Throughout the period of the plan the sense of community spirit and cohesion will be fostered and increased. The neighbourhood will continue to support a diverse range of communities and life for all ages and incomes and this is a consideration for all the policies.
- 3.10 The Forum also wishes to enhance the flow of visitors, residents and workers and passers-by through the area, with better signage and improved connectivity. We will continue to work with the statutory authorities to ameliorate the detrimental effect of heavy traffic in the neighbourhood.

- 3.11 Pollution, noise, anti-social behaviour and crimes against property and people have a detrimental effect on the quality of life in the area and should be mitigated. Initiatives to improve safety and cleanliness of the streetscape will be encouraged.
- 3.12 This Plan will make Spitalfields a cleaner, less cluttered and less congested place. The Spitalfields neighbourhood will be easier to access, be safer and more welcoming to visit. The Plan aims to provide a better quality of life for workers, businesses, visitors and residents, whatever their abilities, income, or cultural background.
- 3.13 The Neighbourhood Plan has been assembled during the global Covid-19 outbreak, whose impact will have far reaching and as yet unknown consequences. The many challenges it will be present can also bring opportunities to strengthen the local community support that has been manifest during Spring 2020 and to continue to support local businesses as they re-emerge from lockdown.
- 3.14 There is a strong desire to keep Spitalfields:
- green - the clean air from less traffic is welcome;
 - peaceful - the noise reduction from fewer cars is beneficial;
 - safe - the police presence on the streets is comforting;
 - open for business - supporting local business with improved tenant/landlord communications;
 - historic - recognising the importance of conservation policy in the built environment;
 - creative - providing space for artistry, craftsmanship and culture to flourish.

4 URBAN HERITAGE

- 4.1 The historic environment plays a huge part in people's understanding and appreciation of Spitalfields. Its heritage brings tourism and business but is also fundamental to the lives of thousands of people who live or work in the area.
- 4.2 Spitalfields is an area of outstanding heritage value, with a complex and varied history covering many centuries, from Roman and medieval origins, through 18th century development, and successive waves of immigration from Europe and Asia, right up to the contemporary cultural heritage of Banglatown and the area's world-renowned street art. Its heritage significance encompasses all four aspects of value identified in Annex 2 of the National Planning Policy Framework, namely archaeological, architectural, artistic and historic, and in all these respects the significance of Spitalfields is very high. Paragraph 184 of the National Planning Policy Framework explains that the significance of heritage assets can vary from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised.
- 4.3 Spitalfields has many heritage assets identified as being of national significance. A great many buildings within the area have statutory listing, some at the highest level of Grade I and Grade II*, and some sites have been designated as Scheduled Ancient Monuments and Areas of Archaeological Priority. Recently there have been finds of prehistoric and Roman artefacts and new research has been undertaken to better define the route of London's Civil War defences and the location of the Brick Lane Fort. The potential presence of these undesigned assets of national importance only increases the area's archaeological significance. Most of the area covered by the Spitalfields Neighbourhood Plan lies in one of four long-established Conservation Areas, namely Artillery Passage, Brick Lane/Fournier Street, Elder Street and Wentworth Street. There are also a number of locally listed buildings, which the Plan seeks to protect although their preservation carries less weight than for listed buildings.
- 4.4 The Forum recommends that when consultations on new development proposals in the Spitalfields Neighbourhood Area are being undertaken the appropriate planning authorities should endeavour to consult relevant heritage groups with a key interest in Spitalfields including, for example, the Spitalfields Historic Buildings Trust, the East End Preservation Society, The Georgian Group and the Victorian Society.
- 4.5 There is a strong existing policy framework covering the Spitalfields Neighbourhood Plan Area. These comprise:
- Government policy, as set out in the National Planning Policy Framework 2019, notably Section 12 'Achieving Well Designed Places' and Section 16 'Conserving and Enhancing the Historic Environment', and national Planning Practice Guidance.
 - The London Plan approved for adoption by the Minister for Housing, Communities and Local Government in 2021.
 - GLA City Fringe Opportunity Area Planning Framework 2015.
 - Borough-wide policies contained with the Local Plan for Tower Hamlets, adopted in January 2020, notably Section 3 'Creating Attractive and Distinctive Places' including Policy S.DH3

‘Heritage and the Historic Environment’, and Section 4 ‘City Fringe Sub-Area’ which identifies Spitalfields as a character place.

- The Town Centre Hierarchy in the neighbourhood, including Brick Lane District Centre and Wentworth Street CAZ Retail Frontage.
- Appraisals and Management Guidelines for Artillery Passage Conservation Area 2007, Brick Lane/Fournier Street Conservation Area 2009, Elder Street Conservation Area 2007 and Wentworth Street Conservation Area 2007.
- London Borough of Tower Hamlets Shopfront and Roller Shutter Guide (non-formal guidance).

Figure 2.1 (Planning context) shows the locations and boundaries of a number of these features.

- 4.6 The Spitalfields Neighbourhood Planning Forum considers that additional policies are needed to support, reinforce and supplement the existing policy documents listed above because those policies do not always address the specific characteristics of Spitalfields. They are considered to be in general conformity with the hierarchy of existing policies but are intended to be specific to the Spitalfields Neighbourhood Plan Area as a whole and appropriate for the sensitive and sustainable preservation and enhancement of its remarkable heritage.
- 4.7 The Forum is aware that policies for the protection of the historic environment have to be balanced against other policies in the NPPF, London Plan and Tower Hamlets Local Plan for economic growth, housing provision, transport and sustainability, and with the presumption as set out in the NPPF in favour of development. However, in any balancing exercise in a place such as Spitalfields, great weight should be afforded to heritage considerations, in line with the NPPF. There are opportunities for new development to enhance the character and appearance of the heritage assets through a high-quality design led approach which is informed by the local character appraisal.
- 4.8 The data collected in the Neighbourhood Plan public survey (Commonplace Outreach Survey in 2018) showed that, with the exception of the provision of more public waste bins, the protection of local heritage was the single highest ‘improvement’ local people who took part in the survey wished to see across the whole Neighbourhood Plan Area. The main *positive* responses chosen by people taking part in survey when commenting on any particular place were, in descending order, that the area was ‘historic’, ‘welcoming’ and ‘attractive’. People who live, work and visit Spitalfields value highly the heritage of large parts of the area and the way neighbourhood appears. This sense of urban heritage is manifested in the historic buildings and characterful places in Spitalfields which they see and appreciate being immersed within. The Plan therefore has policies that protect the physical fabric of the neighbourhood and conserve and enhance its rich urban heritage.
- 4.9 The second most commented on location in the survey was around Fournier Street in the historic Georgian centre of Spitalfields. The most frequent ‘positive’ and ‘neutral’ comments recorded in this area were focussed upon ‘general praise’ for the character of the area and calls for the preservation and conservation of its heritage. The single largest improvement people chose when commenting on this area was the ‘protection of heritage’. This demonstrates strong support for the conservation and enhancement of historic areas of character. This desire to enhance and

celebrate the urban heritage of Spitalfields is reflected in the many calls to restore historic road surfaces (cobblestones).

- 4.10 The third most commented on specific location in the survey was the Old Truman Brewery site and again, the aspect of the site which people appreciated most was that it was 'historic' but there was also strong support for this area to be further developed as a commercial space with well-designed buildings. This shows that whilst people who live in, work in and visit Spitalfields appreciate its general sense of history and heritage, there is not a uniform view about the character or potential across the whole neighbourhood and people understand different parts of Spitalfields as having contrasting characters which should be reflected in variations in the type of development that is permitted.
- 4.11 The data collected in the Neighbourhood Plan survey of key local businesses and other major local stakeholders in 2017 and 2018 showed that the second most appreciated attribute of Spitalfields for them was the 'architectural heritage of the area'. Historic residential streets, examples of grand architecture, and the impressions made by different ethnic communities on the physical fabric of the area were also noted by a broad range of respondents.
- 4.12 The idea that the area had a varied character was also reflected in the stakeholder research. Respondents commented on the 'mixed use' of the area with its overlap of commercial and residential uses, as well as overlap of old and new buildings.
- 4.13 In order to gather more detailed evidence on these heritage matters, the Neighbourhood Forum commissioned a comprehensive survey of the area from acknowledged experts in the field, namely Dan Cruickshank and Alec Forshaw, to provide a street-by-street inventory of buildings and structures, including street furniture, that were considered to be of local architectural and/or historic interest. This was carried out in April/May 2020 and comprised visual recording and fieldwork and recourse to existing reference documents. It did not involve internal building inspections. Appendix B and the evidence base document 'Assets of Historical Interest' are the result of this work.

Protecting the physical fabric of Spitalfields

- 4.14 It is important that all applicants and decision makers have a good understanding of the heritage significance and townscape qualities of Spitalfields and the potential impact of any proposed development. There are Character Appraisals and Management Guidelines for all four conservation areas which are within or partly within the Spitalfields Neighbourhood Plan Area as well as the Local Character Area appraisals in this plan (Appendix A). These appraisals contain detailed analyses of the history, character and appearance of each individual area. Figure 4.1 shows the boundaries of the Character Areas, with Appendix A showing more detailed maps of each individual area.
- 4.15 The urban grain and the height of the different parts of Spitalfields should be contextually respected as detailed in the Local Character Area appraisals.
- 4.16 The importance of carefully controlling the scale, mass, footprint and materials of new development is already recognised in generic terms in the Local Plan (Policy S.DH1) but these need to be applied with regard to the special and specific character and appearance of Local

Character Areas in Spitalfields. They should reinforce recommendations that already exist in the Management Guidelines for the four conservation areas which encompass most of Spitalfields and particularly as detailed in the Local Character Area appraisals.

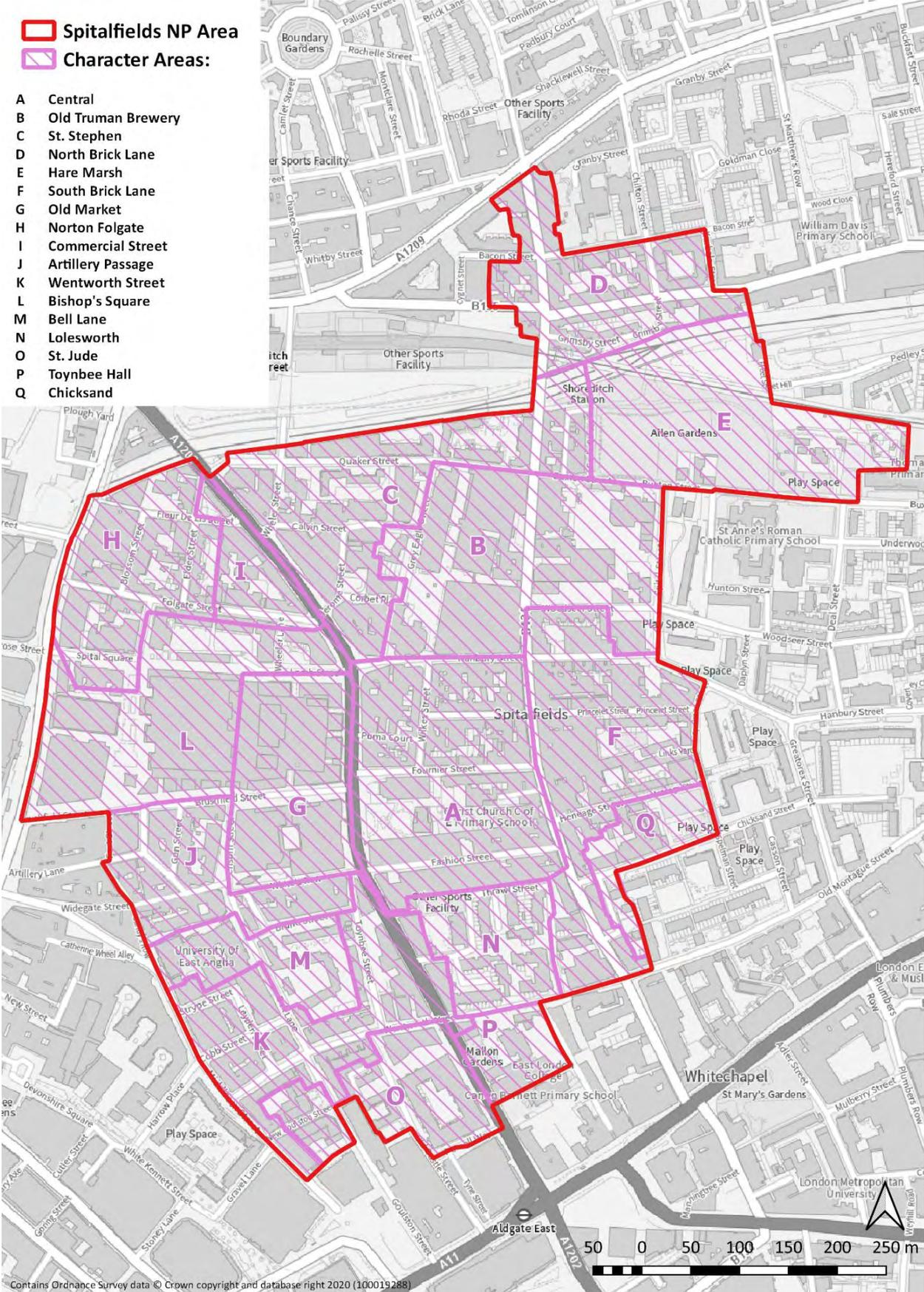
- 4.17 The Local Plan and the NPPF recognise the importance of the setting of heritage assets, and the character area guidance included in Appendix A provides important context for understanding the setting of heritage assets within the neighbourhood area. When decisions are made on proposals located outside the neighbourhood area, but which are identified as potentially impacting the setting of heritage assets within the neighbourhood area, the character area guidance is a relevant consideration in understanding the setting of the heritage asset.
- 4.18 The Conservation Area Appraisals and Management Guidelines for the four conservation areas identify a number of important views of particular landmarks or street vistas, although these are not always particularly specific or detailed. Policy D.DH4 of the Local Plan states that “Development will be required to demonstrate how it preserves and enhances local views identified in conservation area appraisals and management guidelines”.
- 4.19 There is scope and encouragement for high quality contemporary design, which respects context and meets the requirement to preserve and enhance the character and appearance of the Local Character Areas whilst making the best use of land and meeting the need for housing and employment floorspace. The aim should be to reinforce and strengthen the existing local distinctiveness of Local Character Areas in Spitalfields, including the appropriate materials and colours for new buildings and extensions.
- 4.20 There will be situations where the use of contrasting materials and/or colour in a development would make a positive contribution to Spitalfields, and there are existing examples of this. As with all proposed developments, this would be assessed on a case by case basis and would depend on the Local Character Area in which it is located as well as its immediate context.
- 4.21 There were calls through the stakeholder research to attempt to preserve the ‘unique visual culture’ of areas of the neighbourhood associated with the British-Bangladeshi community, in particular, the recognition of particular heritage assets important to that community which are not designated or given any formal protection and are found in some areas of the neighbourhood, particularly on Brick Lane.
- 4.22 Whilst across the Neighbourhood Area there are already many statutorily listed buildings and a number of locally listed buildings, there are also many other buildings and structures that contribute positively to the character and appearance of Spitalfields. The most important of these buildings and structures that are not already statutorily or locally listed have been identified in Appendix B. It is important that these are recognised and identified so that their heritage value can be retained and enjoyed by all. This includes items of street furniture or surfacing, which are not controlled by planning applications, but can too easily be lost or eroded if their significance is not recognised. This is compatible with Policy S.DH3 (Heritage and the historic environment) of the Local Plan which recognises the importance of both designated and non-designated heritage assets, and a presumption in favour of retaining unlisted buildings that make a positive contribution. A comprehensive survey was carried out in April/May 2020. Every street, building or structure visible from the public realm was visually inspected, and assessed in terms of:

- Age and condition
- Architectural design
- Historic fabric
- Quality of materials and workmanship
- Use and function
- Historical association
- Social history, and
- Townscape importance.

The most important 40 historic assets based on the above criteria were selected for inclusion in Appendix B: Non-Designated Heritage Assets.

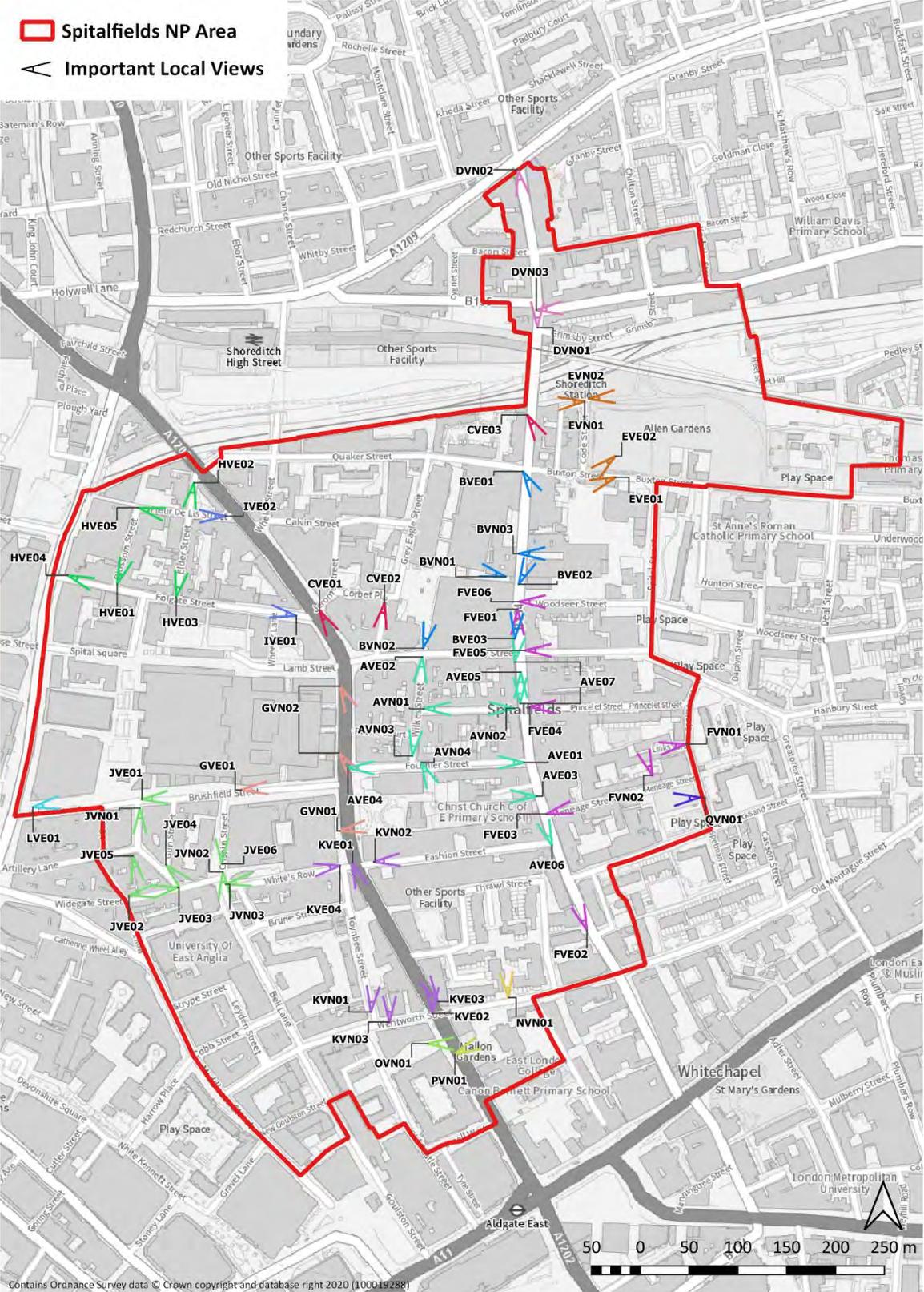
- 4.23 Significant archaeological remains survive in the area and this is recognised by the designation of the St Mary Spital Scheduled Monument and the inclusion of almost all the Neighbourhood Plan area within an Archaeological Priority Area. It is now known that human activity was drawn to the area on the watershed between the Wallbrook and the Black Ditch more than 5,000 years ago, a significant time depth. The better-known Roman, medieval and Huguenot heritage of the area is only part of the time span. This will be an important consideration in any construction work that disturbs potential archaeological remains, potentially almost anywhere within the area.
- 4.24 Historic England, with information provided by local authorities, maintains a register of Heritage at Risk. In 2019, Wentworth Street Conservation Area and a number of other designated assets within the Spitalfields area were included, as shown in Appendix A. The NPPF requires local planning authorities to follow a positive strategy for the historic environment and to target heritage assets at most risk from neglect and decay. The Forum will work with the London Borough of Tower Hamlets to identify assets at risk and promote opportunities to address risk either through refurbishment or enhancement of settings.
- 4.25 A list of ‘assets of historical interest’ is provided in the evidence document described in paragraph 4.13 above. Although not subject to any policies in this plan, these items were noted by conservationists as being of local historical interest.
- 4.26 A subject raised by some local people as a concern is the presence of illegal street art/graffiti on certain buildings across the Neighbourhood Area. Such activity is not specifically a matter that can be controlled by planning policy and therefore cannot be controlled by this Plan. Further, while graffiti or street art on a building which has not been authorised by the owner of that building is illegal, street art on a (non-statutorily listed building) which is authorised by the owner of that building is not illegal. Certain types of authorised street art are considered to enhance the townscape of an area, and indeed street art is an element of the character of certain parts of the Spitalfields area, but it is felt by the Neighbourhood Plan that there should be a balance, with street art being in appropriate locations and not being painted illegally.
- 4.27 Figure 4.2 shows the significant views within the Spitalfields Area. The number assigned to each view corresponds to the numbering presented in the narrative in Appendix A: Local Character Area Appraisals.

Figure 4.1: Spitalfields Character Areas



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Figure 4.2: Significant views within the Spitalfields Area



The significant views include (1) views already identified as important in the existing adopted Conservation Area Management Guidelines; and (2) additional views considered important because they give views of a specific identified landmark eg. the spire of Christ Church or the Old Truman Brewery chimney, or because they offer good general street and townscape views.

POLICY SPITAL1: PROTECTING THE PHYSICAL FABRIC OF SPITALFIELDS

- A. All development, including new buildings and extensions or alterations to existing buildings, shall be of a high quality of design, which complements and enhances the local character and identity of Spitalfields.
- B. All applications for development within conservation areas, identified in Figure 2.1, should demonstrate that they would not have a harmful impact on the character or appearance of the area. Development proposals should not have a negative impact on listed buildings or other designated heritage assets, or their settings.
- C. All applications which have an impact on the significance of heritage assets, including archaeology, or their setting must be accompanied by a Heritage Assessment or a programme of archaeological investigation.
- D. All applications for development should take account of their impact on the Local Character Areas identified in Figure 4.1 and Appendix A, within which the application site sits or adjacent to it. New development should interact and interface positively with the street and streetscape described in the Local Character Area in which it is located⁴, including respecting existing or, where possible, historic street facing building lines and frontages.
- E. Development should contribute positively to the character of existing and nearby buildings and structures, and should have regard to the form, function and heritage of its Local Character Area.
- F. Development should be sensitive to its setting and should respect the scale, height, mass, orientation, plot widths, and grain of surrounding buildings, streets and spaces. This applies within the Local Character Area within which the site is located, and, where relevant, where it directly impacts an adjacent Local Character Area.
- G. Development should have regard to any impact on the local views identified in the relevant Conservation Area Appraisal or Character Area Appraisal, and shown on Figure 4.2.
- H. New development should generally favour a palette of materials and colours that is sympathetic and harmonious within the context of its Local Character Area.
- I. Development should secure the sustainable management of archaeological heritage, including undesignated archaeological remains of demonstrably equivalent significance to a scheduled monument.
- J. The buildings and structures in Appendix B are considered to be non-designated heritage assets (NHA) which contribute to the character and appearance of Spitalfields. There should be a presumption in favour of their retention and of the protection of the elements of each NHA which contribute to that character and appearance.

⁴ The Local Character Area Appraisals are presented in Appendix A.

K. New development which would prevent or reverse the neglect and decline of heritage assets defined as at risk by English Heritage, or enhance their settings, will be supported.

Land use, activities and frontages

- 4.28 The range of uses and activity in Spitalfields are integral to its character, just as its buildings and structures are integral to its appearance. The overriding character of the area is of a wide mixture of business, leisure and residential uses, often cheek-by-jowl, which gives the area diversity, vitality and a rich and varied community focus.
- 4.29 Section 3 of the Local Plan, 'Creating Attractive and Distinctive Places', recognises that land use is a vital component for heritage protection. The retention of active and attractive street frontages is essential to the preservation and enhancement of Spitalfields.
- 4.30 The existing characters and appearances of the Local Character Areas of Spitalfields, including their grain and scale, and the rhythm of their frontages should be respected. Where appropriate with respect to that local character, any proposals to consolidate small, ground floor level commercial units must ensure that the design does not detract from the width of the original properties so that this important character is retained.
- 4.31 Shop fronts and signage are an important contribution to the character and vitality of the area. Well-designed frontages and signage enhance the function and vitality of streets. Attractive and historic shop front features should be retained, and reinstated where missing.
- 4.32 Equally, new commercial shopfronts should be informed by the existing commercial shopfront features in that Character Area and should also be informed by the Borough Council's Shopfront and Roller Shutter Guide. Solid security shutters on commercial property can result in an unattractive, sterile and hostile environment when premises are closed, which harms the character and vitality of the area. This must be balanced against the need for security to protect commercial businesses from burglary and vandalism.
- 4.33 Various local stakeholders, through the Neighbourhood Plan research, cited the consolidation of small commercial units into larger ones as being detrimental to the local area in terms of its character. This relates to the impact that poorly designed, large shopfronts have on the rhythm of certain streets in particular which have a fine grain. Such proposals for consolidation must be designed with particular care to ensure that they do not represent a visual break to this architectural rhythm.

POLICY SPITAL2: LAND USE, ACTIVITIES AND FRONTAGES

- A. New development should maintain and create a positive relationship between buildings and street level activity, including the provision of appropriate activities at ground floor level facing and fronting the street as set out in the Local Character Area appraisals.**
- B. Any consolidation of ground floor commercial, business and service (Class E uses) units must respect the rhythm of the street and ensure that there is no detrimental impact on the appearance of the Local Character Area.**
- C. New or altered shopfronts and signage should demonstrate a high quality of design that preserves and enhances the character and appearance of the Local Character Area within which the application sits.**
- D. Original features such as recessed doorways, pilasters, mouldings and fascias should be retained and repaired where damaged.**

Public realm

- 4.34 Both Section 3 of the Local Plan, 'Creating Attractive and Distinctive Places' and Section 4 'Protecting and Managing Our Environment' seek the provision of attractive and sustainable public realm. The historic street plan of Spitalfields is an integral part of its character and appearance and there may be opportunities to reinstate elements that have been lost as part of more recent development.
- 4.35 The London Plan 2021 (Chapter 10) seeks a shift from car use to more space-efficient travel. It aims to secure a rebalance towards walking, cycling and public transport use and also to minimise freight trips on the road network. Policy T1 of the London Plan aims for 80% of all London trips to be made by these sustainable modes by 2041. Policy T2 – Healthy Streets expects development plans to promote and demonstrate the application of the Mayor's Healthy Streets approach. Section 16 of Tower Hamlets Local Plan also aims for a more efficient and connected transport network with reduced need to travel and incentives for modal shift towards cycling, walking and public transport usage. This Healthy Streets approach in Spitalfields should contribute to visual improvements to the streetscene, better air quality, and a safer and cleaner environment. These outcomes are consistent with the underlying aim of Policy SPITAL3, to preserve and enhance the historic public realm of the area.
- 4.36 Historic surfacing materials, such as York stone paving and granite setts and kerbs, and historic street furniture such as bollards, coal hole covers and street signs are important to the character and appearance of the area and must be retained. The existing Conservation Area Management Guidelines already reference opportunities to expose and repair areas of granite setts that are currently hidden beneath tarmac or damaged by trenching.
- 4.37 In new areas of public realm and in renewal and enhancement schemes the materials used should be appropriate to and respect their context. For most of the Spitalfields area this will mean traditional materials should normally be used. The aspiration to repair existing historic paving,

carriageway surface and street furniture on public land is intended to apply specifically to incidences where the asset has been damaged by roadworks (e.g. utility works) or by road traffic accidents and efforts should be made to return the said asset so far as is reasonably practicable to its previous state.

- 4.38 Such is the importance of heritage to the community that lives and works in Spitalfields that the Forum consider it appropriate to outline a range of projects to be funded by CIL receipts which are designed to improve or enhance the urban heritage value of Spitalfields and are detailed in the project list in Table 4.1.
- 4.39 These policies are supported by 17 Local Character Area appraisals including descriptions of local views, a list of non-designated heritage assets and a CIL Project List.

POLICY SPITAL3: PUBLIC REALM

- A. The existing layout of streets, alleys and passageways in Spitalfields should be retained.**
- B. Where new development takes place, street space for walking, cycling and leisure purposes will be maximised. Public transport routes will be protected and enhanced where necessary. Freight trips on the road network will be minimised where possible, and managed to promote safe, clean and efficient freight functions.**
- C. Existing historic paving, carriageway surface and street furniture which are on public land should be retained and, where appropriate, repaired to a high standard.**
- D. Where the opportunity arises in new development, the reinstatement of historic building lines and former streets, alleys or passageways will be encouraged, provided this does not materially increase the risk of crime.**
- E. Where practical and viable, major new development should seek to create new areas of public realm which are accessible to the local community.**
- F. Where appropriate new development that provides public realm should do so in a way that responds to the archaeological heritage of the site and its surroundings.**

Heritage projects

- 4.40 Table 4.1 below provides a list of heritage projects which are important to address the objectives of the Neighbourhood Plan. For the avoidance of doubt the list of projects is not in order of priority. They are also projects which CIL funding should be used for where possible.

Table 4.1: Priority heritage projects to be funded and delivered

No.	Project name	Description
1	Restore and reinstate the historic cobbles on Wilkes Street, Princelet	Carefully remove tarmac, fill in gaps with new cobble setts where roadworks have removed

No.	Project name	Description
	Street (west), Fournier Street and Fashion Street.	historic cobble setts. There has been consistent strong support from residents of these streets for this and is a recommendation on the Brick Lane & Fournier Street Conservation Area guidelines adopted by LBTH to reintroduce historic street surfaces.
2	Restore street furniture outside Christ Church Gardens	Reconnect the drinking fountain outside Christ Church Gardens to a drinking water supply. Repair the telephone box and seal the door shut to prevent misuse.
3	Restore and reinstate the historic cobbles on Grey Eagle Street, Corbet Place, Jerome Street and Calvin Street.	Carefully remove tarmac, fill in gaps with new cobble setts where roadworks have removed historic cobble setts.
4	Restore and reinstate the historic cobbles on Brushfield Street, Gun Street, Steward Street and Artillery Lane.	Carefully remove tarmac, fill in gaps with new cobble setts where roadworks have removed historic cobble setts.
5	Pavement project in in Local Character Area A	Where appropriate, replace concrete and tarmac pavements in Local Character Area A with York Stone. This will help enhance the Conservation Area. There has been consistent strong support from residents of these streets for this and is a recommendation on the Brick Lane & Fournier Street Conservation Area guidelines adopted by LBTH to reintroduce historic street surfaces. Also, where possible, to locate, repair and repaint in correct manner any “Christ Church Spitalfields” parish bollards held by Tower Hamlets in storage and return them to suitable locations within the aforementioned conservation area.
6	Provide Outdoor Public Seating on main shopping and market streets	In suitable locations place outdoor public seating along Commercial Street, Wentworth Street, Brick Lane and Hanbury Street. We recommend these seats should have a bespoke design that celebrates the local heritage of Spitalfields and Banglatown.
7	Street light project in Local Character Area A	Replace the lighting or adjust down the colour temperature of existing light fittings/source in lamp-posts, in Local Character Area A to provide a softer, more yellow tone of lighting appropriate for the historic character of that Local Character Area.

5 OPEN SPACES AND ENVIRONMENT

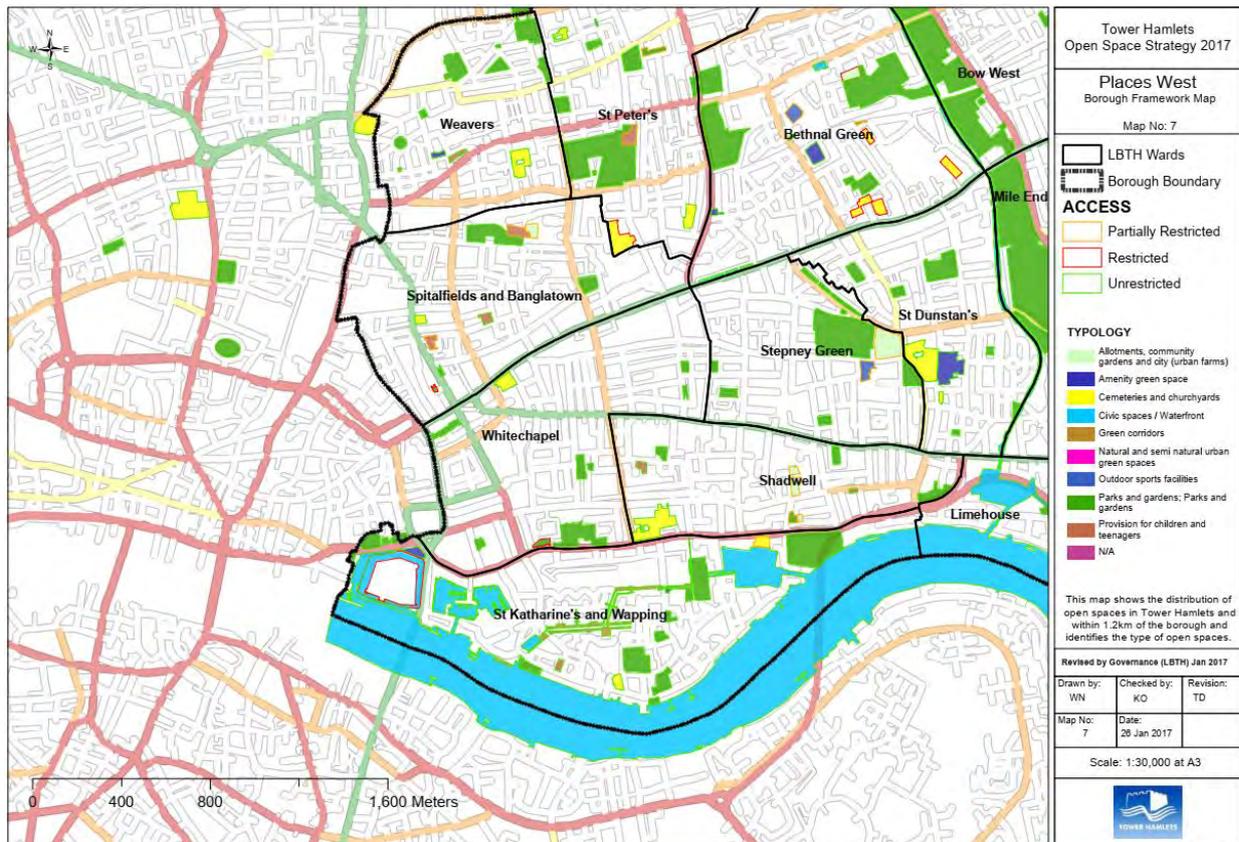
- 5.1 Spitalfields is a densely inhabited part of Inner London. The proportion of homes with private gardens is unsurprisingly low. Over recent years it has become apparent how access to green spaces has a significant benefit on our health, both physical and mental. Not only do green open spaces provide places for leisure and general enjoyment, but they also reduce the direct impact of air pollution (mainly produced by vehicles), exposing people to lower levels of nitrogen dioxide and particulate matter for shorter periods of time. Exposure to air pollution is a significant issue in Spitalfields.
- 5.2 The Neighbourhood Plan research shows that green spaces, the environment and open space are priority issues for local people.

Facilitating urban greening

- 5.3 Large parts of Spitalfields have a significant deficiency of open space (in particular in the south and west), based on the recognised standard for the required level per 1,000 population. The Tower Hamlets Open Space Strategy 2017 projected that in 2020 Spitalfields and Banglatown ward, within which the Spitalfields Neighbourhood Forum Area sits, would have approximately 0.2 hectares of open space per 1,000 population⁵, where less than 0.5 hectares means that an area is classified as having a high level of deficiency. This makes it one of the three most open space deficient wards in the borough. Figure 5.1 shows that the City Fringe area generally lacks the quality and range of open space of locations such as Mile End and Bow West.
- 5.4 The Open Space Strategy 2017 identifies the provision of a pocket park as one of the principal ways that this deficiency may be reduced. This will help to provide improved connectivity to existing open spaces. Local Plan Policy S.OWS1 (Creating a network of open spaces) specifically identifies Spitalfields and Banglatown ward as a location where such opportunities must be maximised. This is set against a backdrop of development sites have limited opportunities to provide conventional open space due to their limited size.

⁵ LB Tower Hamlets (2017) *Parks and Open Spaces: An open space strategy for the London Borough of Tower Hamlets 2017-2027* – Figure 48

Figure 5.1: Open spaces in the western Tower Hamlets area, by type



Source: Tower Hamlets Open Space Strategy 2017

- 5.5 The Green Grid, as shown in Figure 5.1 (Open spaces in the western Tower Hamlets area, by type) and in Figure 2.1 (Planning context), is defined as an integrated network of high-quality open spaces, streets, waterways and other routes that aim to encourage walking within Tower Hamlets. ‘Green’ means both places where trees and vegetation should be planted and also routes where people can walk and cycle more, thus improving health and reducing emissions due to lower car use. The Allen Gardens area is identified in the Open Space Strategy as one of the strategic projects for improving the Green Grid. This is part of the strategy to enhance permeability for pedestrians between Bethnal Green to the North and residential areas located south of the Greater Anglia railway line towards Whitechapel, passing through Spitalfields. Specifically it proposes to link St Matthews Row with Allen Gardens over the existing footbridge linking Cheshire Street and Pedley Street and down the existing pedestrian/cycle path. The proposals are to create a high quality walking environment through extensive renovation, including improvements to materials, lighting and visibility on the footbridge and seating and planting in Allen Gardens and way finding to it. This would contribute towards the Mayor of London’s ‘Healthy Streets’ concept which seeks to improve health through increased levels of walking and cycling.
- 5.6 The Spitalfields community also identified a number of other locations where improvements to green infrastructure could be made. These are identified as projects for investment, specifically through the use of CIL funding.

- 5.7 Generally there is a need to maximise the opportunities for urban greening. This is particularly important in areas of open space deficiency such as the south and west parts of Spitalfields, where the lack of green space increases the risk of experiencing the urban heat island effect, a phenomenon which is expected to worsen with climate change. Increasingly, more creative ways are being demonstrated about how greening can be achieved even in highly urbanised locations and on new development sites where space is at a premium. Local Plan Policy D.ES3 (Urban greening and biodiversity) requires all development to protect and enhance biodiversity. This includes through the maximisation of ‘living building’ elements such as green roofs, walls, terraces and other green building techniques.
- 5.8 There are ways in which such urban greening can thrive. For example:
- orientating buildings so that green walls face north reduces maintenance;
 - ensuring green roofs are designed to allow the maximum practical depth of the substrate;
 - opportunities are taken to plant trees in natural soils.

Urban Greening Factor

- 5.9 The London Plan 2021 has devised an ‘Urban Greening Factor’ (UGF) model⁶, to assist plan makers and developers in determining the appropriate provision of urban greening for new developments. The factors making up the UGF are a simplified measure of various benefits provided by soils, vegetation and water based on their potential for rainwater infiltration as a proxy to provide a range of benefits such as improved health, climate change adaption and biodiversity conservation. A UGF score for a new development will be between 0 (worst) and 1 (best). In the absence of a target in a lower tier plan, London Plan 2021 Policy G5 (Urban greening) proposes a UGF score of 0.4 for predominantly residential development and 0.3 for predominantly commercial development (excluding B2 and B8 uses). This only applies to major developments⁷. Bespoke approaches are encouraged although the Local Plan does not include its own UGF.
- 5.10 The Urban Greening Factor for a proposed development is to be calculated in the manner set out in the London Plan, currently being in the following way:
- (Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. divided by Total Site Area*
- 5.11 So, for example, an office development with a 600m² footprint on a site of 1,000m² including a green roof, 250m² car parking, 100m² open water and 50m² of amenity grassland would score the following:
- $$(0.7 \times 600) + (0.0 \times 250) + (1 \times 100) + (0.4 \times 50) / 1000 = 0.54$$
- So, in this example, the proposed office development exceeds the interim target score of 0.3 for a predominately commercial development.

⁶ See London Plan, pp.364-368

⁷ ‘Major development’ is defined in the NPPF as: for residential development, where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more; for non-residential development, additional floorspace of 1,000m² or more, or a site of 1 hectare or more.

- 5.12 It is therefore considered that a UGF for Spitalfields is appropriate. The London Plan is clear that this should take into account local circumstances in respect of matters such as poor air quality and deficiencies in green space. Given that these are both issues in Spitalfields, then it is considered that, as a minimum, using the London Plan's working UGF is justified. It is expected that development will be predominantly commercial but that residential development will still be significant.
- 5.13 Given the built characteristics of Spitalfields, it is considered that a number of high scoring urban Greening Factors could be delivered on many developments in the Neighbourhood Area:
- Designs for taller buildings can make significant contributions to a target score by including green roofs and green walls or by vegetating balconies and other features on upper floors.
 - Given that street level in Spitalfields is not completely shaded by very tall buildings, planting of trees which are large at maturity and provide more biomass, shade and amenity is an option.
 - For the same reason, planting of flower-rich perennials (which are biodiversity-rich habitats) and hedges, are capable of flourishing.

POLICY SPITAL4: FACILITATING URBAN GREENING

A. Development is expected, insofar as is reasonable and practical, to maximise on-site urban greening and to support the enhancement of green infrastructure in Spitalfields. Features such as green walls, green roofs and tree planting must be designed in a way to minimise maintenance and maximise the longevity of the green infrastructure feature.

B. All major residential development proposals must seek to achieve an Urban Greening Factor (UGF) score of at least 0.4 and all major commercial schemes (excluding B2 and B8 uses) a UGF score of at least 0.3, based on the factors set out in London Plan Policy G5. Where it is demonstrably not reasonably and practically possible to achieve the relevant score, provision towards off-site urban greening will be required. Such provision should firstly address the urban greening projects identified in Table 5.1.

C. Proposals to enhance the quality and accessibility of the Green Grid network through Spitalfields will be strongly supported.

Local Green Spaces

- 5.14 Under the NPPF, Neighbourhood Plans have the opportunity to designate Local Green Spaces which are of particular importance to them. This will afford protection from development other than in very special circumstances. The NPPF says that the Local Green Space designation should only be used where the green space is:
- i. in reasonably close proximity to the community it serves;
 - ii. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - iii. local in character and is not an extensive tract of land.
- 5.15 The following five areas, shown in Figure 5.2, are considered to fulfil all of the criteria of the NPPF:
1. Allen Gardens
 2. Spitalfields City Farm
 3. Elder Gardens
 4. Christ Church Gardens
 5. Chicksand Street Ghat
- 5.16 Detailed maps and information about each space including details of how each area fulfils the Local Green Space criteria is included in the supporting evidence base.

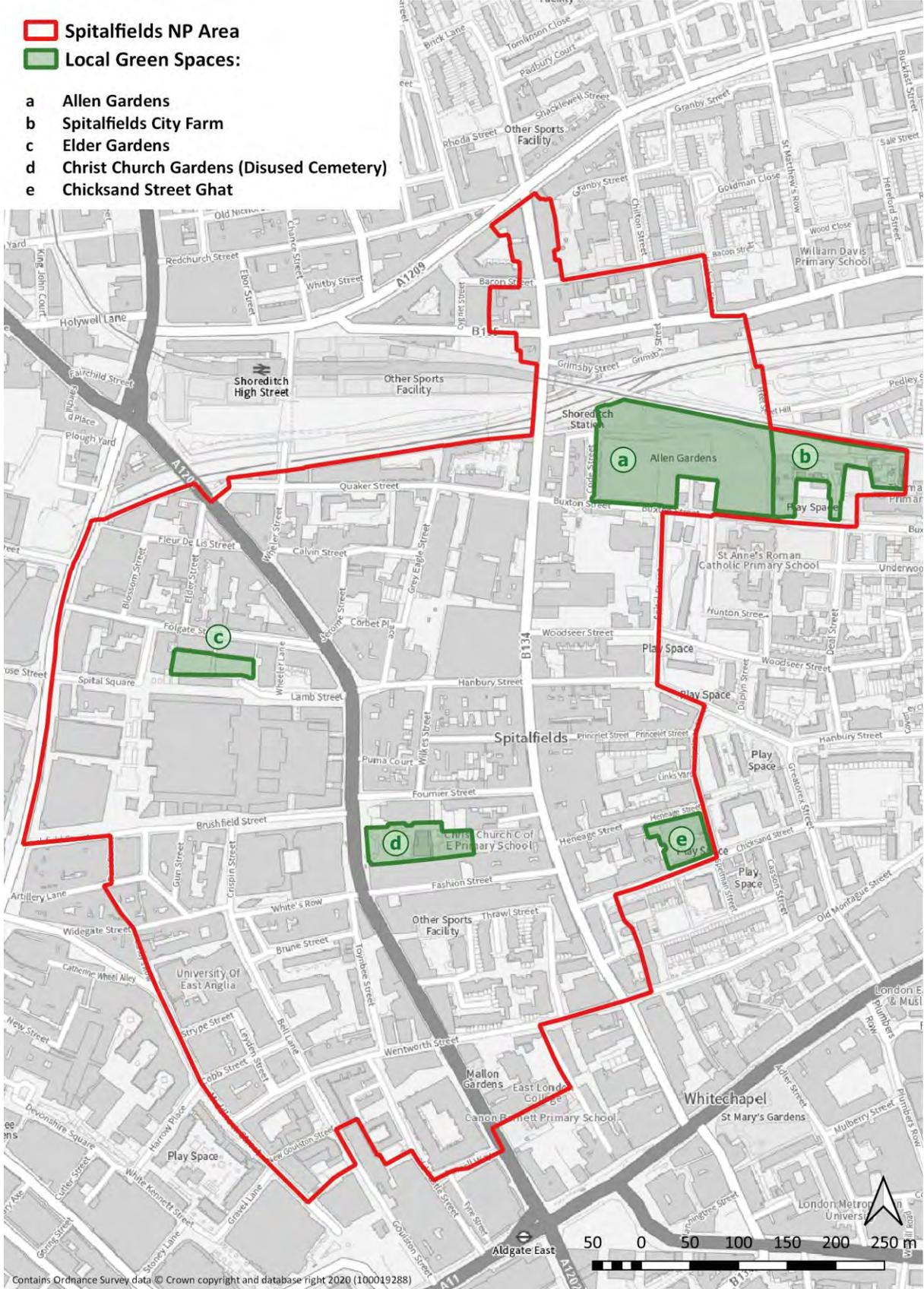
POLICY SPITAL5: LOCAL GREEN SPACES

A. The following 5 areas shown on the Policies Map and in Figure 5.2 are designated as Local Green Spaces:

- a. Allen Gardens
- b. Spitalfields City Farm
- c. Elder Gardens
- d. Christ Church Gardens
- e. Chicksand Street Ghat

B. Decisions on planning applications for development on a Local Green Space should be consistent with national planning policy for Green Belts. Proposals for built development on Local Green Spaces will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space or that very special circumstances exist, for example where it is essential to meet specific necessary utility infrastructure and no feasible alternative site is available.

Figure 5.2: Local Green Spaces



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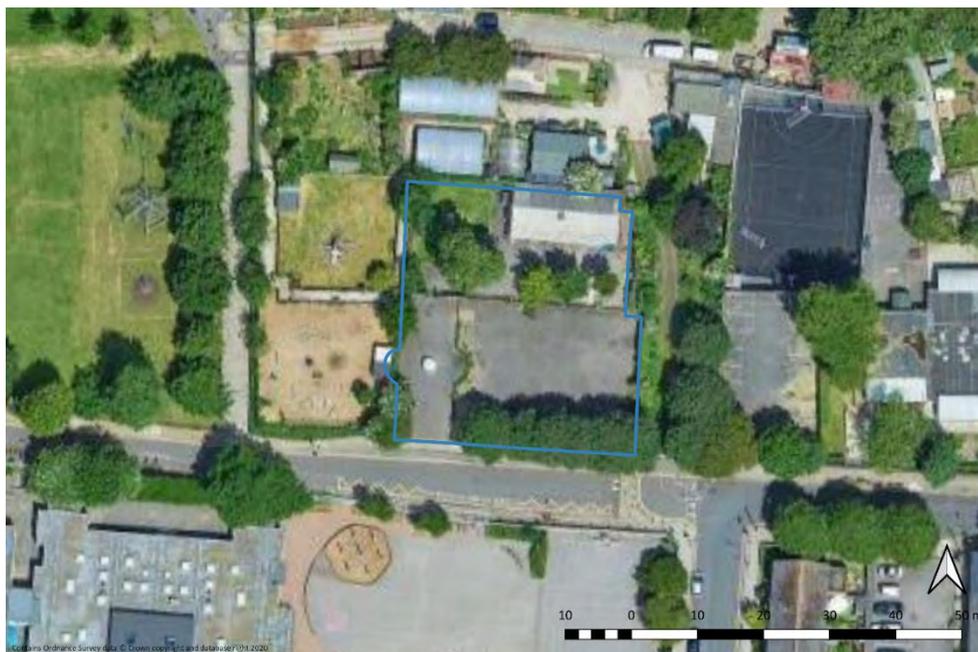
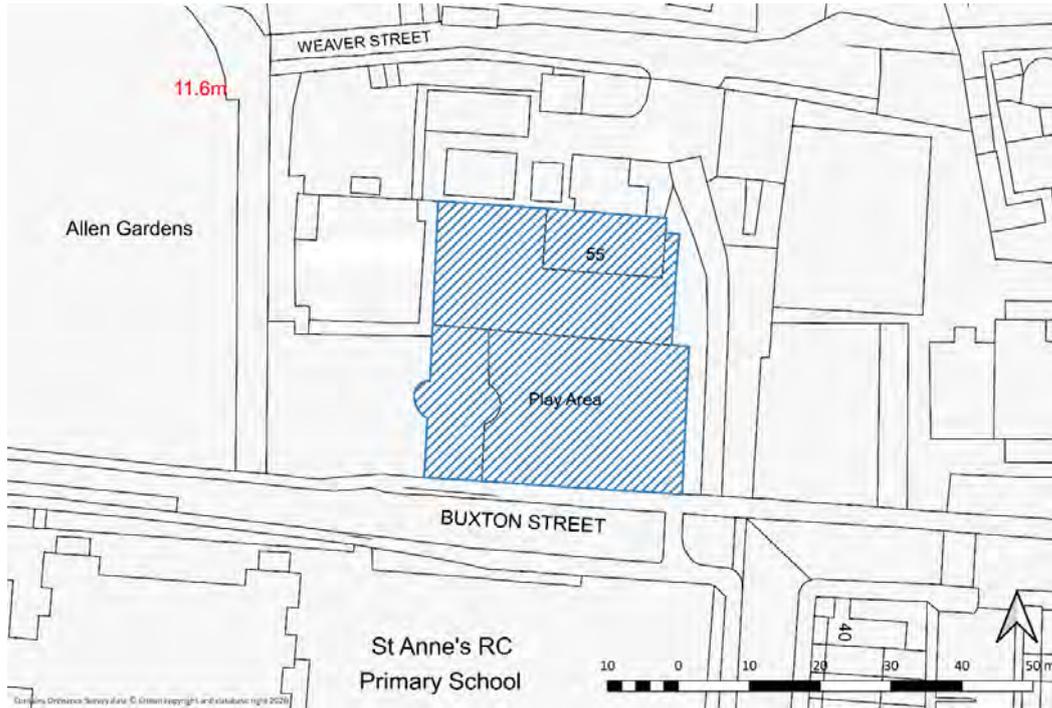
Ram & Magpie site

5.17 The Ram and Magpie site is named after a sculpture of a ram and magpie that is here on this site, having been commissioned under the Bethnal Green City Challenge in 1996. The sculpture remembers a pub of the same name which was located nearby in the early 20th century. The Ram and Magpie site was part of a Victorian cul-de-sac called North Place which was destroyed by enemy action



during the war. Currently on the site is a nursery facility; a temporary building used by Allen Gardens Playgroup (55 Buxton Street) and an adjacent play space. The hut used by the playgroup and the adjacent play space are located behind fences and reserved for the exclusive use of children enrolled at that playgroup. On the main part of the site, the largest part right alongside Buxton Street, there had been some publicly accessible play equipment, but this was removed to discourage anti-social behaviour and recycled as a climbing frame by the neighbouring Spitalfields City Farm for use by its goats. Despite this, serious anti-social behaviour continues on the main part of the site where the public play equipment had once been. This area is accessible from Buxton Street and is largely hardstanding.

Figure 5.3: Ram and Magpie site



- 5.18 Whilst not owned by Spitalfields City Farm, access to the site has been provided for its use via a gate direct from the farm. The space has been used in the past by the farm to exercise its donkeys and provide donkey rides on community event days. This includes its most important annual fundraising event, the 'Oxford and Cambridge Goat Race', which enables it to safely host food vendors with generator requirements. The Farm wishes to retain and formalise the access and use of the site to further its activities, mainly as a paddock space. It also wishes to use the space to provide wider benefits such as the creation of an accessible Forest School space to run workshops but also somewhere clean, safe and green to simply be enjoyed by the public during the farm's opening hours.

- 5.19 Policy SPITAL6 therefore identifies the priorities for this publicly accessible open space, namely to genuinely create an important opportunity to green the space, facilitate the activities of Spitalfields City Farm and reduce anti-social behaviour principally activity associated with drug use and prostitution.

POLICY SPITAL6: RAM AND MAGPIE SITE

Proposals to use the open space at the Ram & Magpie site (approximately 0.15 hectares as shown on the Policies Map and in Figure 5.3) for activities associated with Spitalfields City Farm will be strongly supported. Any such proposals must retain the open nature of the site.

Urban greening projects

- 5.20 Table 5.1 below provides a list of urban greening projects which are important to address the objectives of the Neighbourhood Plan. For the avoidance of doubt the list of projects is not in order of priority. They are also projects which CIL funding should be used for where possible.

Table 5.1: Priority urban greening projects to be funded and delivered

No.	Project Name	Description
1	Tree planting on Brick Lane	Trees to be planted on streets should preferably be native deciduous species with a preference for London Plane trees where space permits. London Planes are synonymous with iconic London locations and these trees already exist at 91 Brick Lane.
2	Planting suitable climbing plants on Calvin Street, Jerome Street and Grey Eagle Street	Wisteria, jasmine, honeysuckle and other fragrant and/or flowering climbing plants have been shown to be popular with the community. They would require wire supports and the identification of suitable locations. Suitable plots should be identified through a dialogue between LBTH and property owners facilitated by the Neighbourhood Forum.
3	Planting Wisteria in other suitable public locations, e.g. Brick Lane, Flower & Dean, Holland Estate	Wisteria is a successful climbing plant which has been shown to be popular with the community. It would require wire supports and the identification of suitable locations. The areas we recommend are the ends of terraces and boundary walls. Suitable plots should be identified by through a dialogue between LBTH and property owners facilitated by the Neighbourhood Forum.
4	Ponds in Allen Gardens for endangered amphibians and increasing biodiversity	The pond/s shall be specially designed for breeding amphibians with gently sloping sides and absent of any fish should be located in the eastern side of Allen Gardens either in the north east corner, or between Old St. Patrick's School and the children's play area (with suitable fencing around) or in the middle of eastern area where the existing wild area is. The ponds should also be surrounded by an area of wild terrestrial habitat suitable for amphibians to hibernate and forage in.

No.	Project Name	Description
5	Re-wilding project on part of Allen Gardens to encourage birds	Planting of hawthorne, rowan and blackberries (brambles around the boundary wall of the Old St. Patrick School and adjacent building (35-37 Buxton Street) as well as around the perimeter of the envisaged pond area. This is to discourage graffiti and painting on that wall which is harmful to wildlife and provide food and cover for birds.
6	Re-wilding project on part of Allen Gardens to encourage butterflies and other invertebrates	Providing further space for wild grasses and flowers. Planting honeysuckle and flowering buddleia to provide food source for adult butterflies. Allowing an area to be set aside where nettles can grow and common buckthorn can be planted which will provide a food for several species of butterfly noted to be in their larval stage in the Borough biodiversity report.
7	Tree planting on Cheshire Street and Sclater Street	Trees to be planted on streets should preferably be a native deciduous species, flowering and climbing plants could be added to walls and should contribute to increasing biodiversity.
8	Tree planting in Wentworth Street, Bell Lane and adjoining side streets	Trees to be planted on streets should preferably be a native deciduous species and contribute to increasing biodiversity.

Mural of a pair of *Great Crested Newts* displayed at the farm to celebrate local biodiversity



6 COMMERCIAL MIX

- 6.1 Small and micro-businesses are the lifeblood of the Tower Hamlets economy. Over 95% of the borough's businesses are defined as small businesses, employing fewer than 50 people⁸. Its 15,000 micro-businesses (10 or fewer employees) creating annual turnover of £6.7 million⁹. Spitalfields accounts for over 300 of these small and micro business employers. Meanwhile, industrial floorspace in the borough declined by 43% to 800,000m² between 2000 and 2012, above the Inner London average¹⁰. Employment is increasingly being focused in the service, retail and light industrial sectors.
- 6.2 Spitalfields' location in the City Fringe has created additional demand from larger corporate businesses spreading out from the traditional core locations in the City. The result has been to increase rents which has impacted the existing small businesses. As an example, the Fruit and Wool exchange contained over 100 small, local businesses but was forced to close because the building was redeveloped. It has since been replaced by a single corporate employer. The Tower Hamlets Employment Land Review¹¹ estimated that the pressure on the West of the Borough will only increase in time due to the new Crossrail station at Whitechapel and recommended taking decisive action to protect businesses which directly service the residential population, including trade counters, building supplies and car sales and repair garages together with associated local waste, recycling and transport uses.
- 6.3 Yet Spitalfields still has much diversity to its commercial activity. Brick Lane is home to a diverse mix of fashion, art, entertainment, retail and start-up businesses. The richness and complexity of the area's character today is due to many factors, not least the overlapping cultural legacy of three successive groups of immigrants, each of which has made a unique contribution to the area. These businesses are served predominantly from shops, pubs, restaurants and cafés at ground floor level, with offices, storage and residential uses above. The Truman Brewery now contains cultural venues, art galleries, restaurants, nightclubs, start-up spaces and shops. There are many clothing shops scattered through the area, with the rest of the mainly residential area also being home to some light industry, warehouse retail, art galleries, museums, health centres and educational buildings. 'Diversity' and 'vibrancy' are two words regularly used to describe the commercial feel of Spitalfields.
- 6.4 Testimonials from existing businesses and stakeholders in the area revealed the overwhelming concern was rising rents pricing small businesses out of the area¹². As a whole this was considered to be having a detrimental effect on the Spitalfields area, making it more generic. This was cited by all types of businesses, including retailers and restaurateurs, with an increasing number of chain retail stores occupying space in Brick Lane. For instance, a representative from the Brick Lane Restaurants Association said: "The rents are just creeping up, creeping up, every year and so are the rates now. I don't see a bright future for us restaurateurs, especially in Brick Lane". Similarly, a guide organising local walking tours said, "Rising rents...people [are] being priced out

⁸ Source: Tower Hamlets Local Plan 2020

⁹ Source: Office for National Statistics

¹⁰ Source: Peter Brett Associates (2016) *Tower Hamlets Employment Land Review*

¹¹ See footnote 9

¹² Commonplace (2019) *Spitalfields Commonplace Outreach Report 2018/19*

of the area and as a whole that [is] having a detrimental effect on the Spitalfields area and as the area becomes more generic, becomes less unique as a lot of smaller businesses and independents and creative people are forced out.”

- 6.5 Research conducted in 2017-2018 by the East End Trades Guild (EETG)¹³ with its Spitalfields members shows presently that 2 out of 4 businesses have had to close down or relocate due to the high rents. A second survey¹⁴ conducted in 2020 by the EETG with small and micro businesses in the Spitalfields area showed that 85% of respondents found it likely or extremely likely that they would have to relocate or close down their business in the next 5 years if nothing is done to provide more affordable workspace. Specifically, restaurants, cafes and shops struggled with increasing rents, as they paid on average around 24% of their turnover towards rent. Long-term commercial residents of Spitalfields that had traded in the area for more than 10 years, had on average experienced a rent increase of over 200% since moving to their current premises.
- 6.6 The impact of Covid-19 is expected to significantly exacerbate the above-mentioned issues. The survey conducted by EETG in 2020 found that 67% businesses in Spitalfields would have to dissolve or relocate their business if they were asked to re-start or continue paying the same level of rent as they did before the Covid-19 outbreak. Furthermore, 50% reported that this would force them to let go some of their employees. 69% of the respondents stated that it will most likely take them more than a year to return to normal levels of trading.
- 6.7 Clause 4 of Local Plan Policy D.EMP2 (New employment space) requires major commercial and mixed-use development schemes to provide at least 10% of new employment floorspace as affordable workspace. Paragraph 10.25 says that this space should be let at an affordable tenancy rate, at least 10% below the indicative market rate for the relevant location, for a period of not less than ten years.
- 6.8 Draft London Plan Policy E3 (Affordable workspace) outlines that planning obligations may be used to secure affordable workspace at rents maintained below the market rate for that space for a specific social, cultural or economic development purpose. It states that consideration should be given to the need for affordable workspace in areas identified in a local Development Plan Document where cost pressures could lead to the loss of affordable or low-cost workspace for micro, small and medium-sized enterprises. An area where this applies is considered to be the City Fringe.
- 6.9 Given the high concentration of small and micro-businesses in Spitalfields, the Neighbourhood Plan considers that it is justifiable for this affordable workspace to be let at a cost which is at least 45% below the indicative market rental value at the time of letting. This reflects the need to be in general conformity with the Local Plan policy and the importance of addressing this issue in Spitalfields, a location rich in such business needs whilst also facing the pressure of high rents in a City Fringe location. Sensitivity tests conducted as part of the Local Plan Viability Assessment¹⁵ reported that the delivery of affordable workspace at 50% of the market rent was found to be

¹³ East End Trades Guild (2017-2018) *Affordable Business Rents*

¹⁴ East End Trades Guild (2020) *Spitalfields Neighbourhood Plan: affordable workspace and business mix*

¹⁵ BNP Paribas Real Estate (2017) *London Borough of Tower Hamlets Local Plan Viability Assessment*, for London Borough of Tower Hamlets

viable (paragraph 7.22), indicating that the affordable workspace policy in the Neighbourhood Plan can be feasibly implemented.

- 6.10 This policy approach is justified by the evidence base which supported the Borough Council's Local Plan Policy EMP2, clause 4¹⁶ which found that some major development schemes could viably support 10% of new employment floorspace at a 40% to 50% discount in market rental rates. It also has similarities to the approach in neighbouring Shoreditch, with a similar policy in the draft Hackney Local Plan (Policy LP29 – Affordable Workspace and Low Cost Employment Floorspace) for the Shoreditch Priority Office Area (POA). This was supported by a viability assessment of the policy¹⁷ which found that such a policy would still result in residual land values exceeding existing use values 'by a significant margin'¹⁸. The employment profile in Shoreditch is similar to Spitalfields, with both being in the City Fringe and subject to the strategic growth proposals in the City Fringe Opportunity Area, as well as the major investments such as Crossrail 2 that will attract new investment but also put pressure on rents, particularly for small and micro-businesses in the cultural and creative sectors which are the lifeblood of Spitalfields' economy.
- 6.11 A discount of at least 45% on the indicative market rent in the local area for a period of at least 12 years is therefore considered to represent an appropriate balance.
- 6.12 The affordable workspace should be secured in the usual way through legal agreement with the Borough Council. As advised in paragraph 10.25 of the Local Plan, applicants should work with the Council's Growth and Economic Development Service and recognised affordable workspace providers to determine the nature of the affordable workspace provision on a case by case basis. Applicants can manage the space either themselves or in association with a provider, whether chosen from an approved list prepared by the Council or otherwise agreed with the Council. In all cases, the applicant will be required to provide details of management arrangements as part of the planning application.

POLICY SPITAL7: AFFORDABLE WORKSPACE

As required by Tower Hamlets Local Plan Policy D.EMP2¹⁹ (New employment space), major development²⁰ of commercial and mixed-use schemes must provide at least 10% of new employment floorspace as affordable workspace for a minimum of 10 years. In Spitalfields, this provision should be let at an affordable rate at least 45% below the Neighbourhood Area's indicative market rate for a minimum of 12 years, subject to viability (which must clearly be demonstrated by an open book viability appraisal).

¹⁶ Peter Brett Associates (2016) *Tower Hamlets Affordable Workspace Evidence Base*

¹⁷ BNP Paribas Real Estate (2018) *London Borough of Hackney: Proposed Submission Local Plan and Community Infrastructure Levy Viability Assessment*, for London Borough of Hackney

¹⁸ *Ibid.*, paragraph 6.26

¹⁹ Clause 4

²⁰ 'Major development' is as defined in the NPPF

7 COMMUNITY INFRASTRUCTURE LEVY PRIORITIES

- 7.1 Tables 4.1 and 5.1 respectively provide lists of heritage and greening projects which are important to address the objectives of the Neighbourhood Plan. For the avoidance of doubt the projects are not listed in order of priority in either table. Similarly, for the avoidance of doubt there is no priority as between the urban heritage and urban greening projects. This represents the list of projects that the Forum considers should be able to use Community Infrastructure Levy (CIL) funding to address.

APPENDIX A LOCAL CHARACTER AREA APPRAISALS

INTRODUCTION

1. The Spitalfields Neighbourhood Plan Area covers an area whose character and appearance is not uniform in terms of its built environment or its activities. In order to enable local context to be better understood and considered when evaluating proposals for change the Spitalfields Neighbourhood Plan Area has been divided into seventeen sub-areas called Local Character Areas, and the particular character of each is set out below.
2. Much of the Neighbourhood Plan Area lies within one of four conservation areas, designated by the local planning authority over the past fifty years. These all have their own Conservation Area Appraisals and Management Guidelines which have been adopted by the local planning authority between 2007 and 2009. The Local Character Area character appraisals below do not seek to duplicate or replace these, but simply to augment, clarify, specify in greater detail and update what they already contain.
3. Two of the conservation areas, Brick Lane/Fournier Street and Elder Street, have been subdivided into smaller Local Character Areas because of their diverse character. This is in line with the analysis already contained within the Conservation Area Appraisals and Management Guidelines.
4. Six of the Local Character Areas (L-Q) cover parts of the Neighbourhood Plan Area that are not within designated conservation areas. These nevertheless have elements of heritage significance which deserve recognition and protection where appropriate. They also sit close to conservation areas and other designated heritage assets whose setting is important to protect.
5. The analysis of these Local Character Areas does not mean that they should be considered in isolation. The boundaries often run down the centre line of a street where both sides of the road relate to each other. Clearly it is possible that proposals in one Local Character Area may have profound impacts on others, and not only at their boundaries.
6. The character appraisals seek to identify important townscape views in the area, and inevitably many of these medium or long vistas will be framed by buildings in different Local Character Areas, or run across the roof tops of other Local Character Areas.
7. The view numbers referenced in bold are shown in Figure 4.2.

A - Central



A1 This Local Character Area is arguably the core of the Spitalfields area. Within this grid of streets lies the most complete group of early 18th century houses in London and Nicholas Hawksmoor's Christ Church, one of Europe's finest Baroque churches, and a great landmark for the whole of Spitalfields. The streets of Local Character Area A comprised the first Conservation Area to be designated in the London Borough of Tower Hamlets as the Fournier Street Conservation Area in 1969, subsequently extended in 1978, 1998 and 2008, incorporating Brick Lane and much of the wider area, which are covered by Local Character Areas B, C, D, E, F and G.

A2 A substantial element of the very high heritage significance of this Local Character Area derives from its occupation by three successive groups of immigrants over a period of three hundred years, all of whom have left a rich cultural legacy, imbedded into the character and appearance of the area.

A3 The Brick Lane/Fournier Street Conservation Area Appraisal and Management Guidelines, adopted by the local authority in 2009, provide a very detailed account of the historic development of the area (pages 4-8) and there is detailed advice about how the houses of the Wood-Mitchell Estate should be cared for on pages 24-25.

A4 The majority of old houses in Fournier, Wilkes, and Princelet Street are now in residential use, and as the Management Guidelines state, this is the best way of preserving their remarkable historic fabric. This extraordinary enclave is, however, bounded by streets with much more varied land use. The west side of Brick Lane is part of the vibrant artery of Banglatown with its lively retail and restaurant uses. The south side of Hanbury Street also has a large number of non-residential ground floor uses, and fronts on to the south side of the Brewery complex (Local Character Area B). The east side of

Commercial Street is similarly lined with bars and food outlets from the Golden Heart public house on the corner with Hanbury Street to the Ten Bells public house at Fournier Street, and is part of a very active evening and weekend economy.

A5 The Local Character Area contains a very high concentration of statutorily listed buildings, several at Grade I and Grade II*, together with a few locally listed buildings. There are nevertheless a number of non-designated heritage features, including items of paving and street furniture, that have been identified and recorded in Appendix B.

A6 Christ Church is a great landmark, and the existing Conservation Area Management Guidelines (page 19) state in general terms that views of it from publicly accessible places should be protected. The Guidelines identify the Mosque on the corner of Brick Lane and Fournier Street as a landmark and note important view eastwards along Fournier Street and in Brick Lane. For greater clarity these views from within Local Character Area A are described in more detail below. Views of Christ Church from outside Local Character Area A are described elsewhere in other Local Character Area character appraisals, but inevitably have implications for anything in the foreground or background of that view:

- along Fournier Street westwards from the junction with Brick Lane, with the spire rising above the roofs of the houses on the south side of the street **(View AVE01)**
- view looking southwards down Wilkes Street from the junction with Hanbury Street towards the nave of the church **(View AVE02)**
- the view from Brick Lane into Seven Stars Yard with Christ Church spire in the background **(View AVE03)**
- the view eastwards down Fournier Street from the junction with Commercial Street, terminating in buildings on the east side of Brick Lane **(View AVE04)**. The note of concern expressed on page 25 of the 2009 Appraisal about potential development in Brick Lane has happily been resolved by a new building of appropriate scale and materials
- a continuum of views of the Mosque on Brick Lane southwards from its junction with Hanbury Street **(View AVE05)** and northwards from Fashion Street **(View AVE06)**
- a continuum of views of the Truman Brewery and chimney from the west side of Brick Lane from Princelet Street up to the junction with Hanbury Street **(view AVE07)**

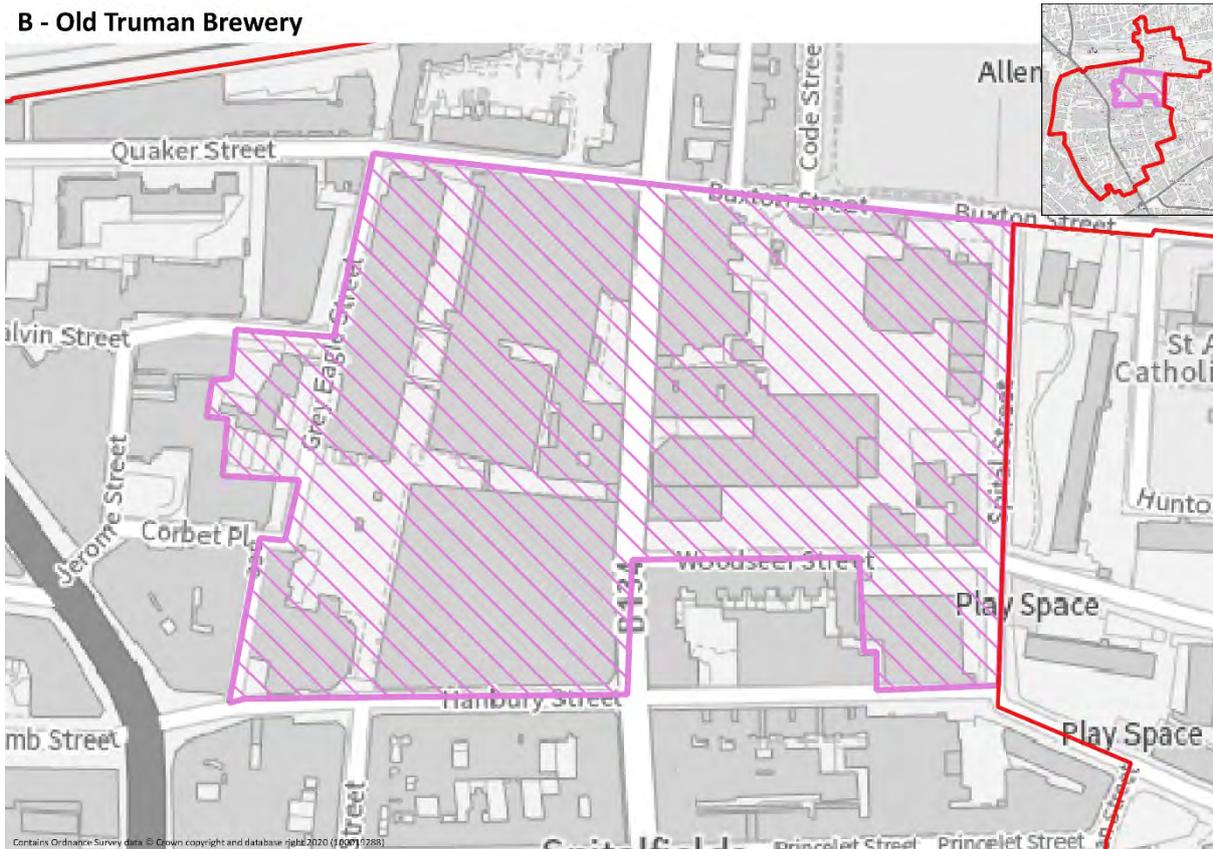
A7 A number of additional vistas and street views are also identified which contribute to the character of the Local Character Area, whose quality is vulnerable to alterations and extensions at roof level or new taller buildings. The following views are important and efforts should be made to protect them:

- Princelet Street from junction with Wilkes Street looking towards Brick Lane and beyond **(View AVN01)**.
- along Princelet Street looking westwards from Brick Lane towards Wilkes Street (despite the glass blocks of Bishops Square in the background) **(View AVN02)**.
- along Wilkes Street from [junction of Fournier Street] northwards towards the Brewery **(View AVN03)**.
- view through the gap between the church and vicarage in Fournier Street across the churchyard towards the rear of the buildings on the north side of Fashion Street **(View AVN04)**.

A8 There are two listed buildings on the Historic England Assets at Risk Register:

- 2 Wilkes Street (ref. 1242278)
- 19 Princelet Street (ref. 1260421)

B - Old Truman Brewery



B1 The complex of buildings either side of Brick Lane that comprise the site and works of the former Truman Brewery forms a distinct part of the Brick Lane/ Fournier Street Conservation Area with its own particularly character and appearance, very different from the early 18th century terraced houses of Local Character Area A, the tight streets of Local Character Area C or the narrow grain of Brick Lane north and south (Local Character Areas D and F). The buildings within the Truman Brewery are generally larger in grain and plot size. It should be noted too that the brewery complex does also span Grey Eagle Street, physically linked by a utilitarian bridge, with buildings of no architectural quality that are within Local Character Area C.

B2 This distinct quality of mainly industrial buildings is recognised in the Conservation Area Appraisal and Management Guidelines 2009, which also describe the historic development of the brewery, and the qualities of the principal brewery buildings that survive. The buildings within the Truman Brewery have been converted from their former brewing use to a variety of commercial uses.

B3 Several of the historic buildings on the brewery site are listed but there are other buildings and structures that contribute to the historic and architectural character and appearance of the area, and these have been included in Appendix D as assets of historical interest.

B4 Many of the brewery buildings relate strongly to the spaces in which they sit, and the quality of paving and surface treatment is crucial to the retention and potential enhancement of this character. The section of Brick Lane running through the brewery complex has been sympathetically treated. Historic materials and items of street furniture are particularly important and are included in the list

of non-designated heritage assets (see Appendix B), to be retained and carefully repaired and maintained.

B5 The area also includes a number of empty sites, such as former car parks or service yards, and utilitarian, 20th century buildings where there are opportunities for redevelopment or imaginative adaptation which will enhance the area and introduce more permeability into and through the brewery complex. Such opportunities for larger buildings need to consider their interface with adjoining Local Character Areas, such as North Brick Lane and St Stephen. The most sensitive perimeter interface is facing Woodseer Street, including the new residential block at 15 Spital Street because of the 19th century terrace of housing on the south side of the street.

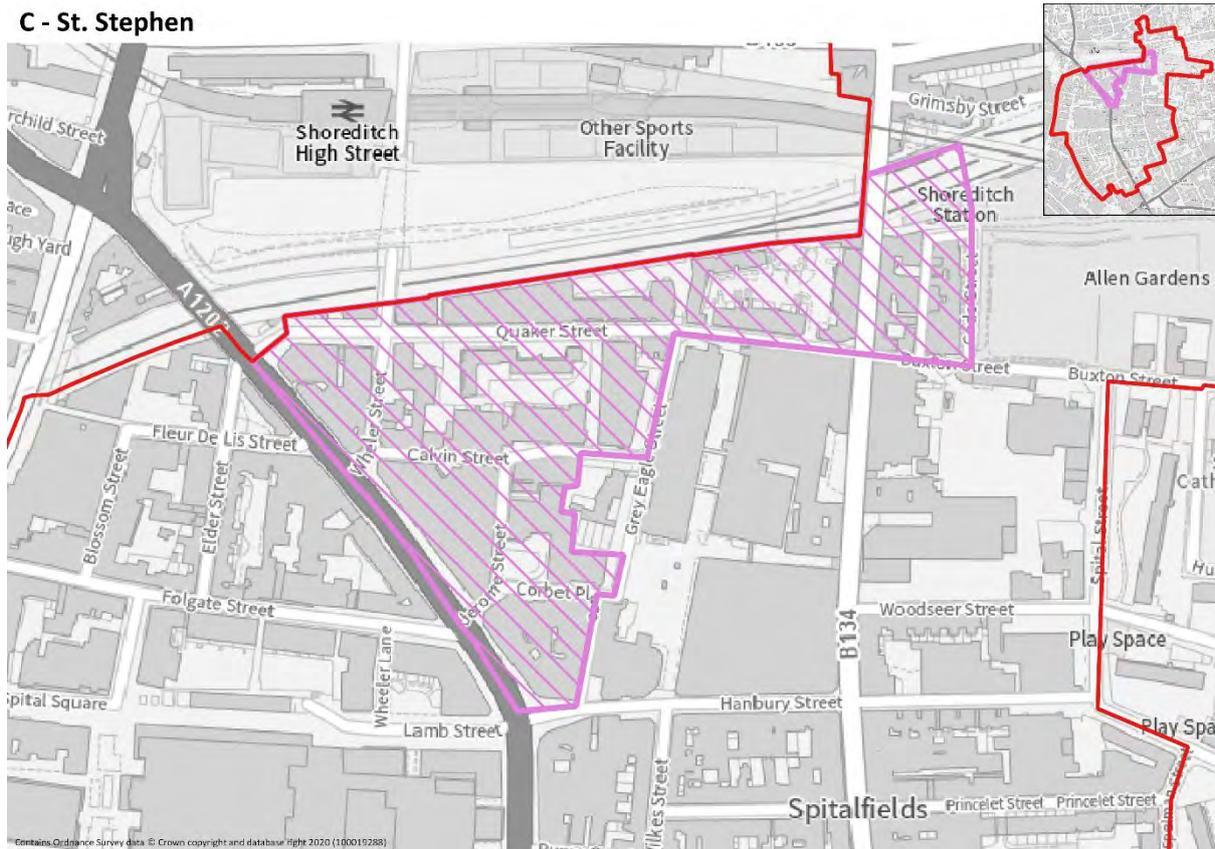
B6 The area contains examples of world-renowned street art, sanctioned by the relevant building owners, which attract international and domestic visitors to Spitalfields.

B7 The Brick Lane/Fournier Street Conservation Area Appraisal and Management Guidelines recognise the Truman Brewery chimney as a landmark, and states that views of its from publicly accessible spaces should be protected. This includes certain key views from within Local Character Area B, where it is sometime seen in close proximity to other brewery buildings, but also because of the chimney's height there are views from further afield, including Local Character Areas C, E and F.

B8 The following views and vistas within the Local Character Area are considered important and efforts should be made to protect them:

- view from Brick Lane near Buxton Street looking south towards the chimney (**View BVE01**).
- view from Brick Lane under the bridge looking north (**View BVE02**).
- From west side of Brick Lane north of Hanbury Street looking north towards the brewery chimney (**View BVE03**).
- view from Brick Lane looking westwards under the arch into the brewery yard (although it is acknowledged that this can be closed off by security shutters) (**View BVN01**).
- view from the north end of Wilkes Street in Hanbury Street looking northwards through to Quaker Street (**View BVN02**) (although it is acknowledged that there is an extant planning permission for the erection of a replacement bridge between buildings along this view).
- from Brick Lane looking eastwards between the former stables and north side of No.146 (**View BVN03**).

C - St. Stephen



C1 This Local Character Area, bordered to the north by the railway line, to the east by the main Brewery complex, and to the south-west by the diagonal Commercial Street, contains much of its street plan from the 17th century, if few of its original buildings. Many of its streets, such as Calvin Street, Corbet Place and Grey Eagle Street, are very narrow, and not to a strict grid plan. There is an intimacy and sense of labyrinth that is not found elsewhere in the straight orthogonal layout of the 18th century streets. To some extent this Local Character Area feels ‘cut off’ from its surroundings by the railway to the north, the long brewery buildings to the east of Grey Eagle Street and the large commercial buildings facing Commercial Street. A virtually continuous wall of five/six storey housing has recently been built along the north side of Quaker Street, including Sheba Place, providing at least a form of barrier to the railway and the Bishopsgate Goodsyrd site to the north.

C2 A small part of the Local Character Area does include a short stretch of Brick Lane, including the new Sheba Place development on the west side and three storey (plus dormer) terraces on the east side, all with ground floor shops. This section is far more akin to Local Character Areas D and F in terms of scale, grain and land use. It also includes the 1990 Daniel Gilbert House, along the western side of Code Street, overlooking the park.

C3 In the area west of Grey Eagle Street, although there are isolated groups of buildings with small grain and a three storey scale, much of the development is larger in scale, both in terms of heights of five and six storeys and with expansive footprints. The brewery does in fact straddle both sides of the road, linked by a modern bridge. Those historic buildings that do survive seem particularly vulnerable in this area and great care must be taken to protect their setting. There are a number of empty sites where sensitive development is highly desirable, to help repair the area and reinforce its historic sense

of enclosure. Together with the adjacent brewery site this area offers great opportunities for positive investment.

C4 The imposing Art Deco five storey London County Council flats, built in 1930 along the south side of Quaker Street are set back from the historic street line, but is probably an example of where the exception proves the rule. Some other post-war developments have disregarded historic street lines in a far less satisfactory manner, possibly anticipating road widening schemes that have now been abandoned. Reinstatement of historic building lines and the maintenance of the existing street pattern is essential to the protection and regeneration of this area.

C5 There is a mix of land uses in the area, but generally not of the fine grain found in Brick Lane. There are a number of sizeable blocks of new flats together with large commercial buildings, notably along Commercial Street, and very little retail or restaurant uses.

C6 The size and solidity of many of the buildings, coupled with the narrow streets, gives this Local Character Area a gritty, hard-edged and unrelieved urban character, which is possibly the most challenging in terms of regeneration in the whole of the Spitalfields area.

C7 The Local Character Area contains a number of listed buildings but there are several others which do contribute positively to the historic and architectural character and appearance of the area which are worthy of recognition. Some features such as the bridge across the road in Jerome Street add enormously to the industrial character of these streets. These are included in the list of assets of historical interest in Appendix D.

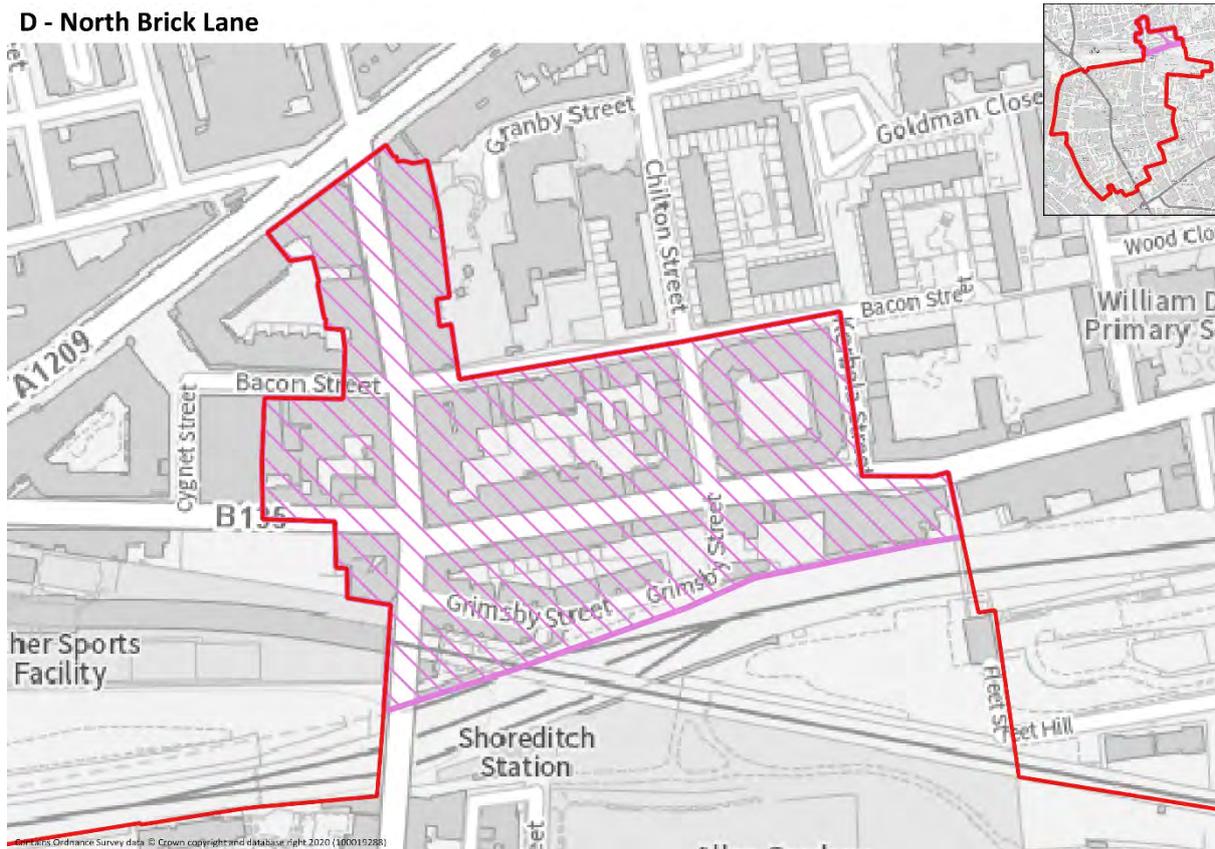
C8 Pavement and road surfaces in this area are generally poor and have often been badly repaired or patched following construction works. However, some historic road surfacing, paving and street furniture survives, also noted in Appendix D, which are worthy of being retained, restored where damaged and kept in good repair. Historic granite setts survive in the carriageway beneath modern tarmac in many streets.

C9 The existing fragmented and sometimes scarred nature of the area means that there are few 'picture postcard' views within the area. The close view of the red brick warehouse on the north side of Calvin Street from the dog-leg junction with Jerome Street gives a flavour of the 19th century. By contrast the vista along Calvin Street from Grey Eagle Street, despite interesting buildings on either side is marred by the foreground and the staggering height of Principal Place in the distance. The narrow view of the tall red brick chimney on the west side of Jerome Street from its eastern corner with Corbet Place is a striking reminder of the industrial past.

C10 Two good views of Christ Church exist from within the Local Character Area, as follows, and efforts should be made to protect them:

- from the junction of Jerome Street and Commercial Street looking south towards Christ Church **(View CVE01)**.
- from the north-south section of Corbet Place looking towards Hanbury Street with the spire of Christ Church rising behind **(View CVE02)**.
- view of the brewery chimney looking southwards from Brick Lane from south of the railway bridge, particularly from the west pavement **(View CVE03)**.

D - North Brick Lane



D1 This Local Character Area forms a distinct part of the Brick Lane/Fournier Street Conservation Area, north of the railway line and its modern railway bridge which forms a strong visual and physical barrier to the rest of the CA to the south. The Conservation Area Appraisal and Management Guidelines provide a very good description of the historical development of the area and its character and appearance.

D2 The overriding quality of this Local Character Area derives from its consistency of scale of three and four storey buildings, a grain of narrow frontages facing narrow streets, with very few large building plots. There are consistent and continuous street lines, with everything built hard onto the back edge of pavement. Where new development has occurred within the area, such as sections of Cheshire Street, it has been done to an appropriate scale of plot widths, heights and architectural rhythm, and using traditional materials of brick and timber. While some of the old buildings have been lovingly restored there remain many further opportunities for more careful and imaginative refurbishment projects.

D3 The historic shabbiness of this part of Brick Lane has been partly replaced by fashionable retail outlets and vibrant shops selling food and clothing. The weekend market continues to thrive, drawing people from far and wide, but the weekday and evening economy is also thriving. This vibrant activity and mix of lively ground floor uses in Brick Lane and its side streets is crucial to the character of this Local Character Area.

D4 The Local Character Area contains a number of statutorily and locally listed buildings, but not the density or concentration of Local Character Areas A or B. These streets do however contain a great

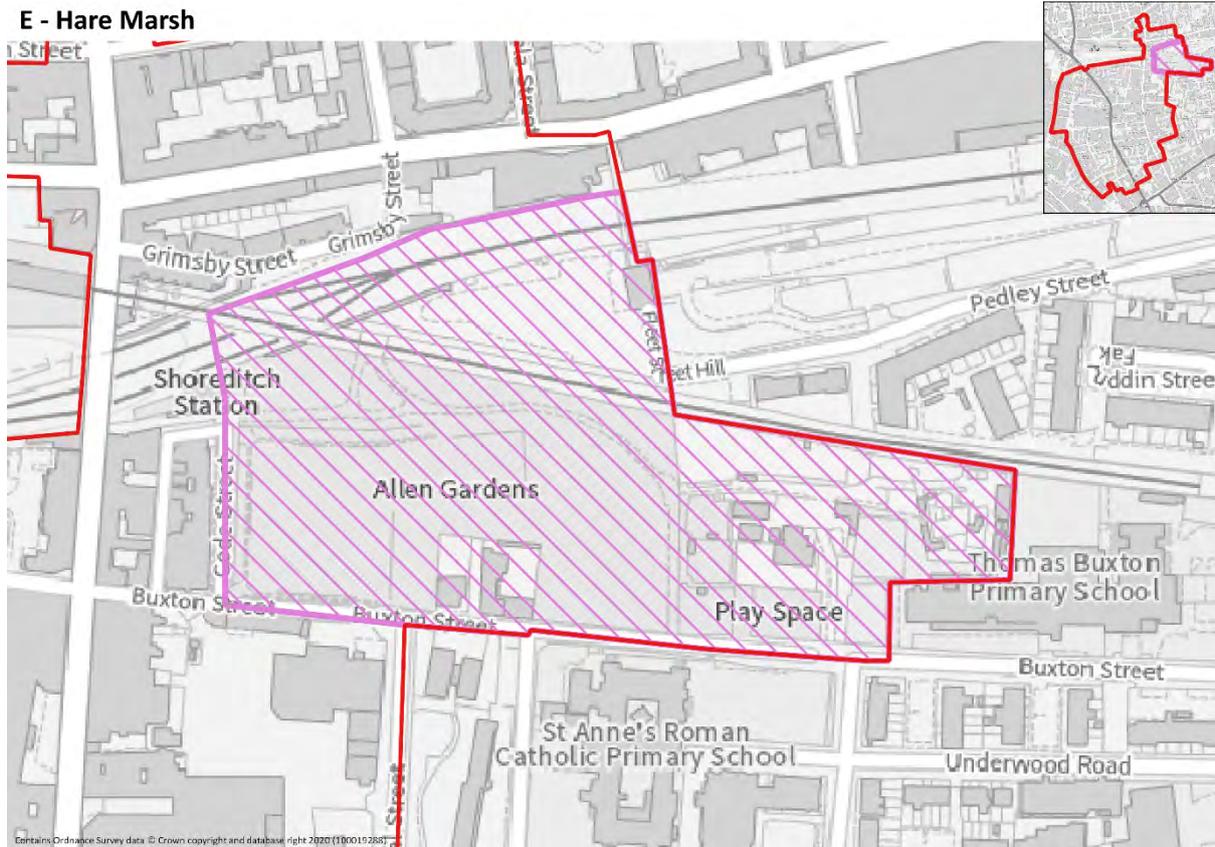
wealth of historic fabric, previously overlooked perhaps because of its condition and the assumed poverty of the area. While the Conservation Area Appraisal in 2009 correctly noted that many of the buildings on Brick Lane north of Sclater Street and Cheshire Street are thought to be mid-18th century tenements behind rebuilt 19th century facades, and potentially worthy of listing, that status has not yet been achieved. One locally listed building, No.17 Cheshire Street, has been lost to redevelopment. No.161 Brick Lane, mentioned in *The Buildings of England* in 2005 has also been lost. Although the Conservation Area Appraisal does mention a few other buildings of interest such as No.157, formerly the Jolly Butcher public house, they were afforded no status in 2009. Many of the old buildings in this area, even though altered or partly defaced, tell a story of social history and adaptation over centuries of occupation, all of which contribute positively to the character and appearance of the area. They have been included in the list of non-designated heritage assets in Appendix B.

D5 The existing Conservation Area Appraisal notes several views that should be protected, but none are specified in detail for this Local Character Area. Views westwards along Bacon and Sclater Streets and along Bethnal Green Road have been greatly changed by the overwhelming scale of recent development west of Cygnet Street, and this adverse impact could be exacerbated by excessive development of the Bishopsgate Goods Yard.

D6 The following views are important and efforts should be made to protect them:

- the continuous and consistent height of buildings along Brick Lane, coupled with the variety of architecture, provide a continuum of townscape views looking north from the railway bridge towards Bethnal Green Road (**View DVN01**), and in the opposite direction from Bethnal Green Road, looking down into Brick Lane (**View DVN02**). The even roof lines are an important component of this view.
- Cheshire Street, looking eastwards from the junction with Brick Lane, is lined by interesting buildings particularly on the south side and provides a fine view, enhanced by the consistent roof lines and the distant bend in the street which is an invitation to explore (**View DVN03**).

E - Hare Marsh



E1 The vast majority of this Local Character Area comprises Allen Gardens which is a major public open space and amenity for local residents and workers. Two important buildings remain on Buxton Street, the vicarage which is listed and the former school which is not but is included on the inventory of assets of historical interest in Appendix D.

E2 Within and alongside the public open space there are also physical reminders of the historic streets that once covered this area. Fragments of original granite sett carriageways and kerb lines survive, and the layout of footpaths sometime follows the line of ancient streets. These are important reminders of the past. As meaningful survivals of historic fabric they have been included as Non-Designated Heritage Assets in Appendix B.

E3 The area contains examples of street art which attracts international and domestic visitors to Spitalfields. Street art and other painting on the garden walls around 35-37 Buxton Street should be discouraged because of the harm toxic water run-off may be causing endangered amphibians that live nearby.

E4 As one might expect from a large open space, there are fine views in many directions, but from within the park (**View EVE01**) and along Buxton Street (**View EVE02**) the Truman Brewery chimney is a prominent landmark. Any development of empty sites on the eastern part of the brewery site will need to ensure that these views are carefully considered. There are also views from the junction of Cope Street and Pedley Street, westwards along the alleyway towards Brick Lane (**View EVN01**) and eastwards along the path across the path following the historic line of Pedley Street (**View EVN02**).

F - South Brick Lane



F1 South of the brewery complex, Brick Lane is the busy and narrow artery of Banglatown. As noted by *The Buildings of England* (2005), it has a great deal of character but little that stands out architecturally. Built up tightly to the street (not with projecting shop fronts or set-back upper floors) from the late 17th and early 18th century, much was rebuilt in the late 19th or early 20th century, maintaining a broadly consistent scale of around four storeys, with projecting dormers in mansard or sloping roofs. The grain of Brick Lane is of narrow plots and individual shops, with very few buildings with large footprints or wide frontages. Despite few of the buildings being statutorily or locally listed, there is a wealth of historic fabric, often with a patina of alterations that tell their own stories of social and cultural change.

F2 To the east, the tightly-knit side streets provide a wider range of building types, from the two storey (plus dormers not always visible from the street) terraced houses of Woodseer Street to grand Edwardian tenements and impressive workshop and factory buildings, some with wider and more unified frontages. These display a great range of architectural styles and detailing.

F3 Those buildings that are not already listed but which nevertheless are considered to make a positive contribution to the character and appearance of the area are included in the inventory of non-designated heritage assets in Appendix B.

F4 Land use is also crucial to the character of the Local Character Area with a vibrant mix of small retail and restaurant businesses lining Brick Lane, and occasionally spilling into side streets. Generally the character of the side streets is much quieter, with more residential uses and office or studio uses. The contrast between Brick Lane and its side streets is particularly important.

F5 The Conservation Area Appraisal mentions various landmarks including the Great Mosque, the Truman Brewery, and the striking 1984 Health Centre further south. The gently curving nature of Brick Lane and its consistent scale and building line results in a continuum of townscape views from all along the street, in both directions, with the various landmarks in the near, medium or far distance. Many of the junctions with side streets have buildings which celebrate their corner positions. The Appraisal notes that many of the side streets are straight and offer long views from Brick Lane to the east, framed by buildings of generally consistent heights. In these views the rooflines are important and proposals which affect these should be carefully considered. There are shorter yet tantalising views into Links Yard from Spelman Street, across the granite setts in the entrance courtyard of the former industrial buildings behind, and an even better view of the splendid 19th century brick chimney within Kinks Yard from the yard behind No.33 Heneage Street.

F6 The following views are considered important and efforts should be made to protect them:

- along Brick Lane in both directions for its full length, southwards from the junction with Woodseer Street (**View FVE01**) and northwards from Wentworth Street/Montague Street (**View FVE02**).
- from Brick Lane eastwards along Heneage Street (**View FVE03**).
- from Brick Lane looking eastwards along Princelet Street (**View FVE04**).
- from Brick Lane looking eastwards along Hanbury Street (**View FVE05**).
- from Brick Lane looking eastwards along Woodseer Street (**View FVE06**).
- from Spelman Street into Links Yard, including the top part of the spire of Christ Church (**View FVN01**).
- from rear of Heneage Street to chimney of Links Yard (**View FVN02**).

F7 The quality of street and pavement surface varies through the area, with some parts recently repaved in good quality York stone while other parts are more utilitarian. Exposed granite setts remain in Heneage Street and in several pavement crossovers. These are included in the inventory of Appendix D, with the intention that they are retained and kept in good repair. The historic street furniture is identified as a series of non-designated heritage assets and is also shown in Appendix B.

G - Old Market



G1 The former wholesale fruit, vegetable and flower market together with the former Fruit and Wool Exchange form a distinctive part of the Brick Lane/Fournier Street Conservation Area. Its character and appearance is described on pages 8 and 9 of the Conservation Area Appraisal and Management Guidelines 2009.

G2 In 2018 the Fruit and Wool Exchange site was redeveloped, incorporating the former car park in White's Row, but also involving the loss of the historic Dorset Street. While the 1929 frontage to Brushfield Street has been retained and adapted, the character of the former exchange has now changed to one of a corporate office building with an element of ground floor retail uses. A new pedestrian route has been created from the central entrance in Brushfield Street to White's Row, but the semi-public space in the centre is dark and little more than an entrance to the offices.

G3 The additional floors of offices, although set back from the street frontages, do impinge of various longer views, for example along Commercial Street (see Local Character Area K).

G4 North of Brushfield Street, the former wholesale market, as converted in the 1990s, remains a major attraction for visitors to the area. Its scale and frontages on to Commercial Street are entirely appropriate for the area. The Conservation Area, and therefore this Local Character Area, does not include the two storey 1929 neo-Georgian range along the north side of Brushfield Street (see Local Character Area L).

G5 The old market buildings are nationally listed, but there are a number of other features that have been identified which contribute positively to the character and appearance of the Local Character Area. Much of the paving in the area has recently been renewed in good quality materials, but some

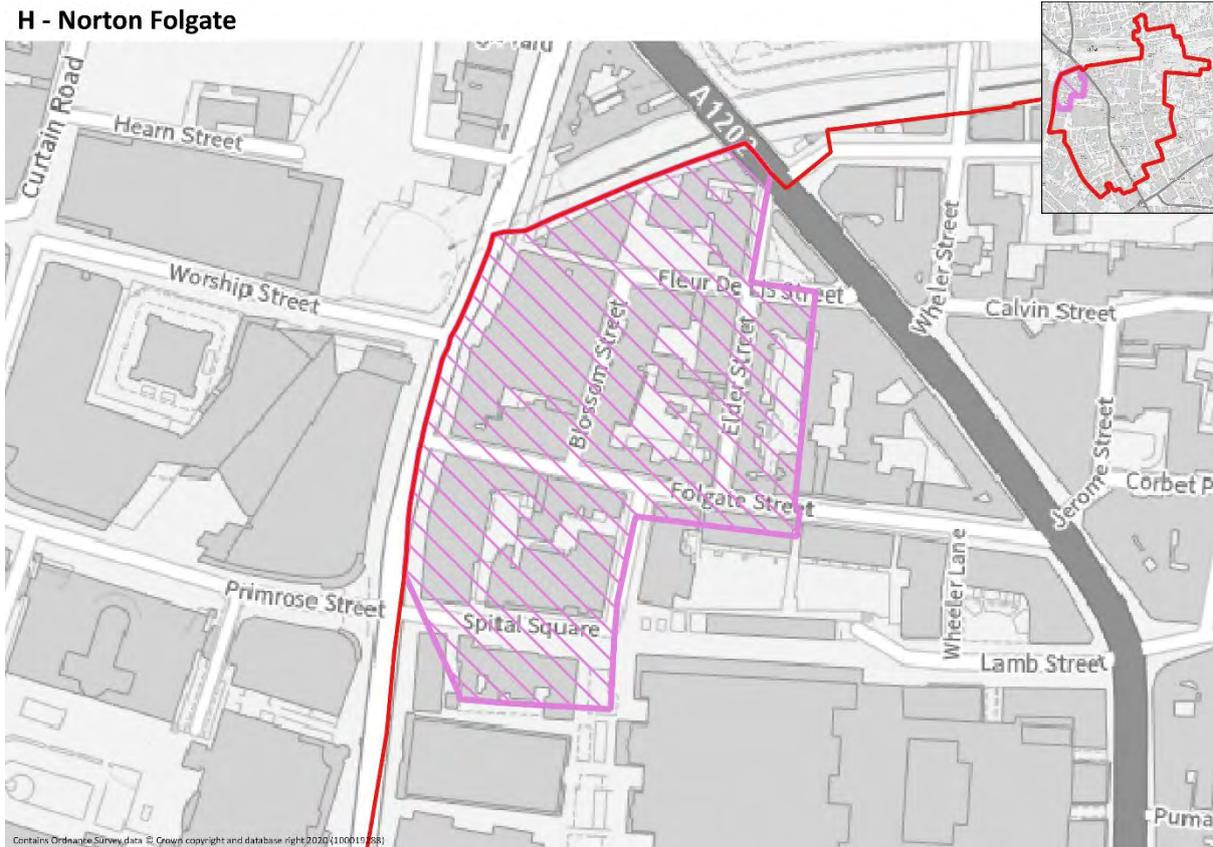
items of historic street furniture remain. These are included in the list of assets of historical interest at Appendix D.

G6 The view of the spire and west end Christ Church along the full length of Brushfield Street is already identified in the Conservation Area Appraisal, and both the old market buildings and the former Fruit and Wool Exchange are in the near foreground of this view (**View GVE01**). Any increase in bulk or upward extension, including visible roof plant or antennae, is likely to be harmful to this view.

G7 An addition view has been identified from the wide pavement along the eastern side of the former Fruit and Wool Exchange, between Brushfield Street and White's Row, of the wider setting of Christ Church, its west end and tower, and the south side of the nave, but also including its church yard and the backdrop of early 18th century houses in Fournier Street (**View GVN01**). This is one of London's most outstanding pieces of townscape and efforts should be made to protect it.

G8 The view of Christ Church also carries on northwards for the full length of Commercial Street along the pavement outside the old market building from Lamb Street to Brushfield Street. This is a continuous view where the spire rises above the parapets of the buildings on the east side of Commercial Street, in Local Character Area A, and highly sensitive to any roof top alterations or extensions (**View GVN02**). Again, efforts should be made to protect this view.

H - Norton Folgate



H1 This Local Character Area comprises about two-thirds of the Elder Street Conservation Area, designated by the local authority in 1969. The Conservation Area Appraisal and Management Guidelines adopted in 2007 contain a thorough description of the history of the area and its character and appearance at that time. Since then, however, much of this part of the Conservation Area has been radically altered and the historic character affected by the implementation of British Land's proposals for redevelopment (which was refused by Tower Hamlets Council but which was subsequently approved by the Greater London Authority). The area between Blossom Street and Norton Folgate/Shoreditch High Street has been largely demolished, to be replaced by much taller modern offices. A number of facades have been retained. As the 2007 Appraisal noted on page 7, the Nicholls and Clarke site "represents a glimpse of the interwoven complexity often found in old London, and may include walls and other structures from the former Hospital Priory".

H2 While the listed early 18th century terraces of Elder and Folgate Streets survive, their setting will be altered by the height and bulk of new buildings, and their setting will be threatened by large scale developments and proposals to the west and north.

H3 Spital Square is an important enclave in the south-west corner of the area, with significant listed buildings. The setting of these buildings, particularly St Botolph's Hall, has been improved by the new 20 Bishops Square, by Matthew Lloyd architects, completed in 2009. It won an RIBA award in 2010. Its five-storey scale and warmly coloured terracotta are appropriate for its context, and a welcome contrast to the uncompromising office blocks in Local Character Area L. Eden House on the north side of Spital Square, built in 2008, also is five storeys. Anything higher would have an adverse impact on

the houses in Folgate Street and development must therefore avoid or demonstrate that it can fully mitigate any such impacts.

H4 An existing oddity is that the boundary of the Conservation Area, and hence the boundary between Local Character Areas H and L, runs at a diagonal, cutting through existing buildings. While this may reflect ancient boundaries of the liberty of Norton Folgate, it might be more sensible to amend the boundary to run along the centre line of Stothard Place from Bishops Square to Bishopsgate.

H5 There is a variety of land uses within the Local Character Area, with most streets containing a mix of uses within them. This variety is part of the character of the area and enhances the grain and sense of diversity in the area. Large scale monolithic uses are not appropriate, and the retention of small-scale services interspersed between residential and business accommodation is important.

H6 While many buildings in the area are listed there are a few that are not but which nevertheless contribute positively to the character and appearance of the area. These additional buildings, including the facades retained in Blossom Street and Norton Folgate are presented in Appendix D as assets of historical interest.

H7 Much of the area has been repaved in good new materials and some of the historic street surfaces are already listed. There are however some features of street furniture not currently listed. These have been identified and included as assets of historical interest in Appendix D. Ideally they should be retained in situ and properly maintained.

H8 The 2007 Conservation Area Appraisal mentions various important views within in the area, and notes on page 8 that the character of the area has been altered by the 12 storey Bishops Square and the 35 storey Broadgate Tower, which was under construction at the time of publication. These views are described and updated in greater detail below but, for avoidance of doubt, are required to be protected through the 2007 Conservation Area Appraisal rather than this Character Area Appraisal and Policy SPITAL1:

- the view northwards up Blossom Street from the junction with Folgate Street will certainly be changed by the new British Land development, and may no longer give the “ dramatic and accurate glimpse of mid 19th century commercial London, including the warehouses, loading gateways, gas street lights, bollards and road setts” that the Conservation Area Appraisal described in 2007 (**View HVE01**).
- the view southwards along Elder Street from its junction with Commercial Street, and continuing south of Fleur-de-Lis Street remains framed by historic buildings and the neo-Georgian frontage of Loom Court. The view is closed by the facsimile Georgian facades of Folgate Street, with the glass blocks of Bishops Square rising behind. This view appears on the cover of the Conservation Area Appraisal (**View HVE02**).
- the view northwards up Elder Street from its junction with Folgate Street is similarly lined with historic buildings of consistent parapet height, looking towards the low brick walls of the railway cutting on Commercial Street and warehouses of Shoreditch in the distance. It will be particularly affected by any large developments at the western end of the Bishopsgate Goodsyrd (**View HVE03**).

- the views westwards along Folgate Street (**View HVE04**) and Fleur de Lis Street (**View HVE04**) are already dominated by the very tall buildings in the City and Hackney, now including Principal Place and Curtain Street towers.

There is one scheduled monument on the Historic England Assets at Risk Register – the Prior and Hospital of St Mary Spital in Steward Street (ref. 1001982). This also extends into Character Area L.

I - Commercial Street



I1 This triangular-shaped Local Character Area is dominated by the industrial and commercial buildings fronting the south-west side of Commercial Street, which cuts as a diagonal through the historic grid plan of Elder, Fleur-de-Lis and Folgate Streets. The scale of buildings is mainly five or six storeys, with wide and grand frontages, matching the scale of buildings on the other side of the street in Local Character Area C.

I2 The north and south sides of Folgate Street comprise pastiche late-20th century redevelopment.

I3 The Elder Street Conservation Area Appraisal states that various views are important, two of which originate within Sub-Area I.

- the view westwards along Folgate Street from its junction with Commercial Street is lined with buildings of consistent parapet heights, but terminates in the tall slab of the Broadgate Tower (**View IVE01**)
- the view westwards along Fleur-de-Lis Street from its junction with Commercial Street is framed by fine buildings in the foreground but the skyline is now dominated by very tall buildings behind. The views of the retained warehouses on Blossom Street will also have a backdrop of taller buildings on Norton Folgate (**View IVE02**)

I4 Most of the area has been repaved with appropriate materials, including York stone, and historic carriageway setts survive in Folgate and Elder Street. Items of historic street furniture or materials are not protected by listing, but nevertheless are worthy of note and are therefore included on the list of assets of historical interest in Appendix D.

J - Artillery Passage



J1 This Local Character Area corresponds exactly with the Artillery Passage Conservation Area which was designated by the local planning authority in 1973 and extended to its current boundaries in 1975. Both the character and appearance of the area are very well described in the Conservation Area Appraisal and Management Guidelines adopted by the local authority in 2007. Its recommendations should be adhered to and will be supported by the Neighbourhood Plan. The tightly-knit nature of the area with its narrow streets and passageways, its low scale of three and four storey buildings and fine grain of small plots and narrow frontages makes this area very susceptible to harm from extensions to buildings or redevelopment within the area or nearby.

J2 In addition to the statutorily and locally listed buildings already identified, a number of non-designated heritage assets have been recognised in Appendix D, all of which contribute positively to the character and appearance of the Conservation Area. These should be retained. As well as buildings the list also includes items of street furniture.

J3 Much of the area has been repaved in recent years with sympathetic materials, particularly York stone flags and granite kerbs, which is welcome. However special care must be taken to retain historic features such as bollards where they survive, which are also included in the inventory of Appendix D.

J4 With regards to the views identified on Page 8 of the Appraisal, these are clarified as follows but, for avoidance of doubt, are required to be protected through the 2007 Conservation Area Appraisal rather than this Character Area Appraisal and Policy SPITAL1:

- the view towards Christ Church extends the full length of Brushfield, almost from Bishopsgate, west of the Local Character Area. All the frontages and roof lines of buildings on Brushfield Street

frame this continuous view, including buildings in Local Character Area G and L. The two set-back floors on the new Bishops Court development have a negative impact on this view. Any further upward extensions which impinge on the view should be resisted on any properties in Brushfield Street (**View JVE01**).

- the views along Artillery Passage apply to both directions, looking eastwards from Sandys Row (**View JVE02**) and westwards from Artillery Lane (**View JVE03**).
- the view of No.56 Artillery Lane from the junction with Gun Street is now dominated by the Nido Tower of 100 Middlesex Street, south of Frying Pan Alley (**View JVE04**).
- the views into and within Parliament Court are remarkably intimate, including a glimpse of the rear of the Sandys Row Synagogue, and require careful protection (**View JVE05**).
- there is a continuum of views along Crispin Street from its junction with Artillery Lane and White's Row towards old Spitalfields market, albeit with the glass block of Bishops Square rising behind the Brushfield Street frontage (**View JVE06**).

J5 The following additional views are of merit and therefore efforts should be made to protect them:

- looking southwards from Brushfield Street down Steward Street towards the cupola of No.44 Artillery Lane (**View JVN01**).
- looking south from Crispin Street outside the Convent of Mercy towards Bell Lane, Tenter Ground and White's Row (**View JVN02**).
- looking eastwards along White's Row towards Commercial Street, and continuing down Fashion Street to Brick Lane (one of the longest views in the whole of Spitalfields) (**View JVN03**).

J6 It should be noted that Bishops Court, mentioned on Page 7 of the Appraisal has now been redeveloped, although this is considered to be at rather too great a scale despite the existence of the Management Guidelines.

J7 There is one listed building on the Historic England Assets at Risk Register – the Sandys Row Synagogue in Sandys Row (ref. 1260323).

K - Wentworth Street



K1 This Local Character Area corresponds exactly with the Wentworth Street Conservation Area, designated by the local authority in 1989. The character and appearance of the area, including its historical development, are very well described in the Conservation Area Appraisal and Management Guidelines adopted by the local authority in 2007.

K2 The 2007 Appraisal suggests two component parts for the Conservation Area, one based around Wentworth Street market and the other around Commercial Street. However in terms of building types, the magnificent row of commercial buildings along the east side of Middlesex Street (all built following the road widening by the Metropolitan Board of Works in 1883) are similar in scale and character to the fine ranges of industrial, workshop and warehouse buildings that line both sides of Commercial Street. In between these western and eastern boundaries the area is dominated by inter-war London County Council residential development of the Holland Estate, incorporating ground floor shops along Wentworth Street. These robust blocks of public housing line the majority of both sides of Wentworth Street and dominate the townscape. The side streets, including the long streets of Bell Lane and Toynbee Street and the grid of shorter side streets such as Cobb, Leyden and Strype Streets, contain a wider variety of buildings from the 19th and 20th centuries, generally smaller in scale, but built hard on to the streets with no set-backs.

K3 In terms of character and land use the street market and clothing industries, together with their plethora of shops and showrooms, have traditionally dominated Wentworth Street and Middlesex Street. The side streets are quieter, with less ground floor activity, and this contrast is important to the character of the area.

K4 Very few buildings in the Local Character Area are statutorily or locally listed. The Conservation Area Appraisal 2007 specifically mentions a few other buildings, such as the Bell public house on Middlesex Street, which contribute positively to the character and appearance of the area. However there are a great many more which deserve recognition for the role they play in defining the character and appearance of the area and its historic development. Some of these are considered to merit inclusion in the list of non-designated heritage assets in Appendix B and the remainder that are simply worthy of note are included in the list of assets of historical interest in Appendix D.

K5 In recent years there has been welcome investment in refurbishing several important buildings in the area, such as Nos 9-23 Leyden Street and No.80 Middlesex Street, which are exemplary. Where new development has occurred such as the extensions of the 1930s Brody House between Leyden Street and Bell Lane, this has generally respected the character of the area. Great care however must be taken not to increase the scale of existing buildings by upward extensions in a manner that will harm the existing, consistent scale of the townscape. Development must therefore avoid or demonstrate that it can fully mitigate any such impacts.

K6 The 2007 Appraisal describes a number of important townscape views in the area. These are clarified as follows (for avoidance of doubt, these are required to be protected through the 2007 Conservation Area Appraisal rather than this Character Area Appraisal and Policy SPITAL1):

- view southwards down Commercial Street from the junction with White's Row and Toynbee Street, with a consistent scale of buildings and parapet height, sensitive to any roof extension **(View KVE01)**.
- views northwards up Commercial Street from its junction with Wentworth Street, on both sides of the street, with fine sequences of buildings of consistent heights. The bulky additional storeys on the Fruit and Wool Exchange have impacted on these views, and from the east side of the street the towers of Principal Place, Curtain Road and Broadgate also dominate what was once a fine view. Nevertheless there must be sensitivity to any roof extensions on the buildings in the Local Character Area which might further erode the townscape **(Views KVE02 and KVE03)**.
- view westwards along White's Row from the north end of Toynbee Street, although this is somewhat dominated by the glass blocks of Broadgate in the background. The new three storey frontage of the Fruit and Wool Exchange development now provides welcome enclosure to the north side of White's Row along the eastern half of the street. This view reflects the vista eastwards from the other end of White's Row (see Local Character Area J) **(View KVE04)**.

K7 The following additional views are of merit and therefore efforts should be made to protect them:

- looking north from the southern end of Toynbee Street at its junction with Wentworth Street towards the upper part of spire of Christ Church **(View KVN01)**.
- view eastwards along the full length of Fashion Street from Commercial Street towards Brick Lane **(View KVN02)**.
- view from Wentworth Street looking north into Ann's Place and beyond; an atmospheric glimpse of historic 19th century Spitalfields **(View KVN03)**.

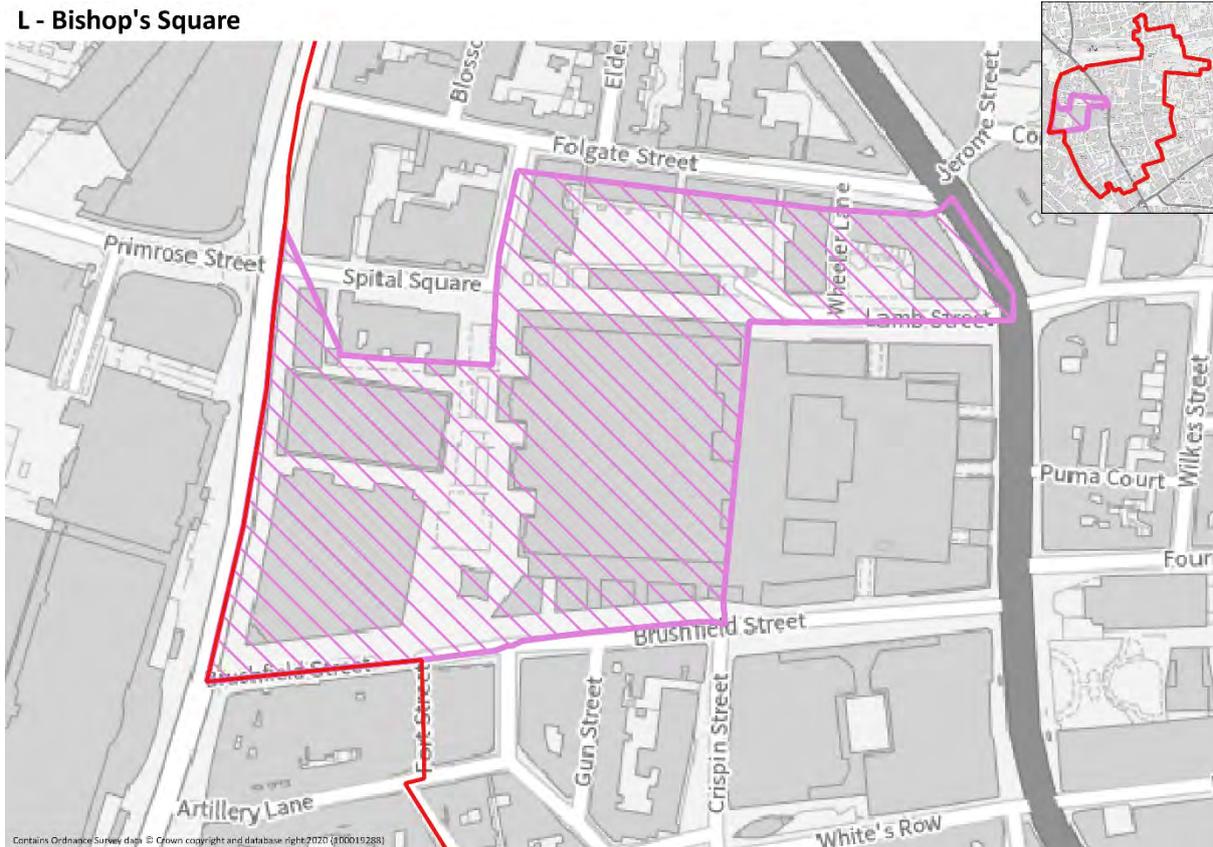
K8 The Conservation Area Appraisal notes that the high-rise Denning Point tower "overshadows" the fine warehouse buildings on Commercial Street close to Wentworth Street. The same can be said of the new Nido Tower to the north, between Bell Lane and Middlesex Street, similarly outside the

conservation area but impacting on it in an adverse manner. Perhaps the most dramatic demonstration of contrasting scale, and the cheek-by-jowl proximity of economic wealth in the City of London to the comparative poverty but historic continuity of this part of Spitalfields, is the panorama looking westwards along Wentworth Street, where the City's cluster of 21st century office towers rise in spectacular fashion over the 19th and 20th century rooftops.

K9 Much of the area in and around the market has been repaved in recent years with good quality materials, including new York stone and granite kerbs, which is welcome. However, great care must be taken to retain the few historic features which survive. The tightly-knit and hard urban character of the area together with its land uses means that there are few trees or green spaces, but those that exist are an important foil to the built fabric. There are proposals to make a new 'pocket' park on the site of the disused public conveniences at the south end of Leyden Street. If possible the existing vent shaft and the historic bollard on the existing island should be retained.

K10 The whole of the Wentworth Street Conservation Area is on the Historic England Assets at Risk Register (ref. 7462).

L - Bishop's Square



L1 This comprises the largest Local Character Area which does not have conservation area status. Most of it was subject to comprehensive redevelopment whose planning started in the 1980s when the area was still within the demise of the City Corporation (before the boundary changes of 1994). The large-scale steel and glass office blocks of Nos 250 and 280 Bishopsgate, completed in 2000/1, relate far more closely to the financial quarter of Broadgate and London Wall than to the character of Spitalfields. Only the five-storey scale of No.288 Bishopsgate, by Foggo Architects, pays any respect to the scale of the adjacent Spital Square in Local Character Area H.

L2 The largest development however, completed in 2005 after an extensive archaeological dig, is Bishops Square whose twelve storey glass slabs of corporate offices are considered comparatively bland for a design by Foster + Partners. These blocks replaced some of the former market buildings that were not listed, and now abut the listed buildings to the east (Local Character Area G). Along the north side of Brushfield Street the pretty, two-storey 1929 range of market buildings (originally used by banks and offices) were sensitively restored and extended westwards in a contemporary manner. They are considered to be assets of historical interest and included in Appendix D.

L3 This two-storey range forms a very important frontage to the street and is a critical element framing the view towards Christ Church, already identified in Local Character Area J. Any upward extension of this range, or roof-top plant, could harm this view.

L4 Between these large-scale office developments, Bishops Square itself is a major new public open space for the area, which is now benefiting from maturing trees and vegetation. The quality of paving and landscaping as well as its maintenance, is high, and the seating and tented canopy space are well

used by workers, visitors and no doubt some local residents too. The public realm has also been a location for many works of art and sculpture, often ephemeral, but two works, *Goat* and *Wooden Boat with Seven People*, now seem to be permanent features, at the south and north ends of the space. In time they may become part of the area's heritage.

L5 The most significant feature in terms of heritage, and an outcome of the extensive archaeological investigation, is the preservation in situ in the centre of Bishops Square of the walls of the charnel house or chapel crypt of St Mary Spital, publicly accessible to view down steps and through a glass lid. This is a scheduled ancient monument.

L6 The narrow alleyway of Stothard Passage is also of heritage significance, an ancient route that follows the line of 12th century monastic walls. The 17th century house at No.1, although much rebuilt, probably incorporates fragments of medieval fabric. Surprisingly it is not listed, and is included in the list of assets of historical interest in Appendix D.

L7 The pedestrian route from Bishops Square to Bishopsgate between Nos. 250 and 288 is also important as a reminder of former streets.

L8 North of Bishops Square, Lamb Street connects Spital Square with Commercial Street, partly pedestrianised, and behind the low range of food outlets on its north side lies the sequestered open space of Elder Gardens, a pleasant oasis of trees and shrubs, which connects to Folgate Street via Nantes Passage.

L9 Although the commercial development of Bishops Square and Bishopsgate is quite recent, the uncertain future demand for large office accommodation may hasten a rethink about their use. It remains to be seen how adaptable these buildings might be. Were redevelopment ever to be contemplated, then a lower scale and a wider mix of uses, including residential, would be welcome.

L10 The views of Christ Church along the full length of Brushfield Street are of great importance and the view from the junction with Bishopsgate affords the longest view of the west end and spire (**View LVE01**).

L11 There is one scheduled monument on the Historic England Assets at Risk Register – the Prior and Hospital of St Mary Spital in Steward Street (ref. 1001982). This also extends into Character Area K.

M - Bell Lane



M1 Lying between the Artillery Passage and Wentworth Street Conservation Areas, this area comprises two distinctive parts and groups of buildings either side of Bell Lane. To the east is the Holland Estate, built 1927 – 1936 by the London County Council, including a series of mainly four-storey brick blocks in neo-Georgian style, built in robust brick with good details which survive except for plastic replacement windows. These comprise Brune, Barnett and Carter Houses. Other parts of this LCC development lie within the Wentworth Street CA, Local Character Area K, including Bernard House, facing Toynbee Street, and the north and south sides of Wentworth Street. Together they form a strong group. Indeed, there is a strong argument for adding the blocks in Local Character Area M into the Wentworth Street Conservation Area so that the whole estate shares the same level of protection. The inter-war blocks are considered to be of local heritage merit and therefore have been added to the list of non-designated heritage assets in Appendix B.

M2 There are good views into the estate from Toynbee Street and Bell Lane, with the blocks satisfyingly arranged around generous communal space.

M3 To the west of Bell Lane is the former site of the 19th century Jewish Free School, demolished in 1939, and whose site was redeveloped in 2010 as The Nido, 100 Middlesex Street. The 112 metre tower provides student accommodation. The design of the tower and its substantial podium, by T.P. Bennett Architects, makes little concession to its context, either in terms of materials or architectural form.

M4 The tower in particular has a negative impact on the surrounding area, including views within Local Character Areas J and K.

N - Lolesworth



N1 This area has a surprisingly cohesive character. Historically the site of Rothschild Buildings, built to house the Jewish poor, and demolished in the 1970s, the area including Flower and Dean Street, Thrawl Street and Nathaniel Close, was redeveloped in 1983/4 by Shephard, Epstein & Hunter for the Toynbee Housing Association, comprising 2/3 storey housing, densely grouped around pedestrian routes, brown brick with expansive sloping roofs, praised in *The Buildings of England*. After nearly forty years the buildings and their landscape seem to have matured well, and the area possesses a cohesive sense of community as well as architecture.

N2 The reinstated 1886 archway provides a focus onto Wentworth Street. From here there is an unusual view northwards along Flower and Dean Street towards the fine tall plane trees behind Christ Church churchyard, the round-arched windows of the rear of Fashion Street and the tops of the attics and roofs of Fournier Street. Efforts should be made to protect this view (**View NVN01**).

O - St. Jude



O1 This area borders the Wentworth Street Conservation Area, and falls into three parts each with a distinct character.

O2 West of Goulston Street, either side of New Goulston Street, is three and four storey late 20th century housing, all in brown brick with colourful window frames. Although the development does not respond precisely to historic building forms or plots, the old streets survive (including historic granite setts in New Goulston Street, partially revealed), and the scale of buildings is subservient to the warehouses and tenements of Middlesex Street, Wentworth Street and Goulston Street to the west, north and east. This sympathetic scale should be retained, were redevelopment or intensification to be contemplated.

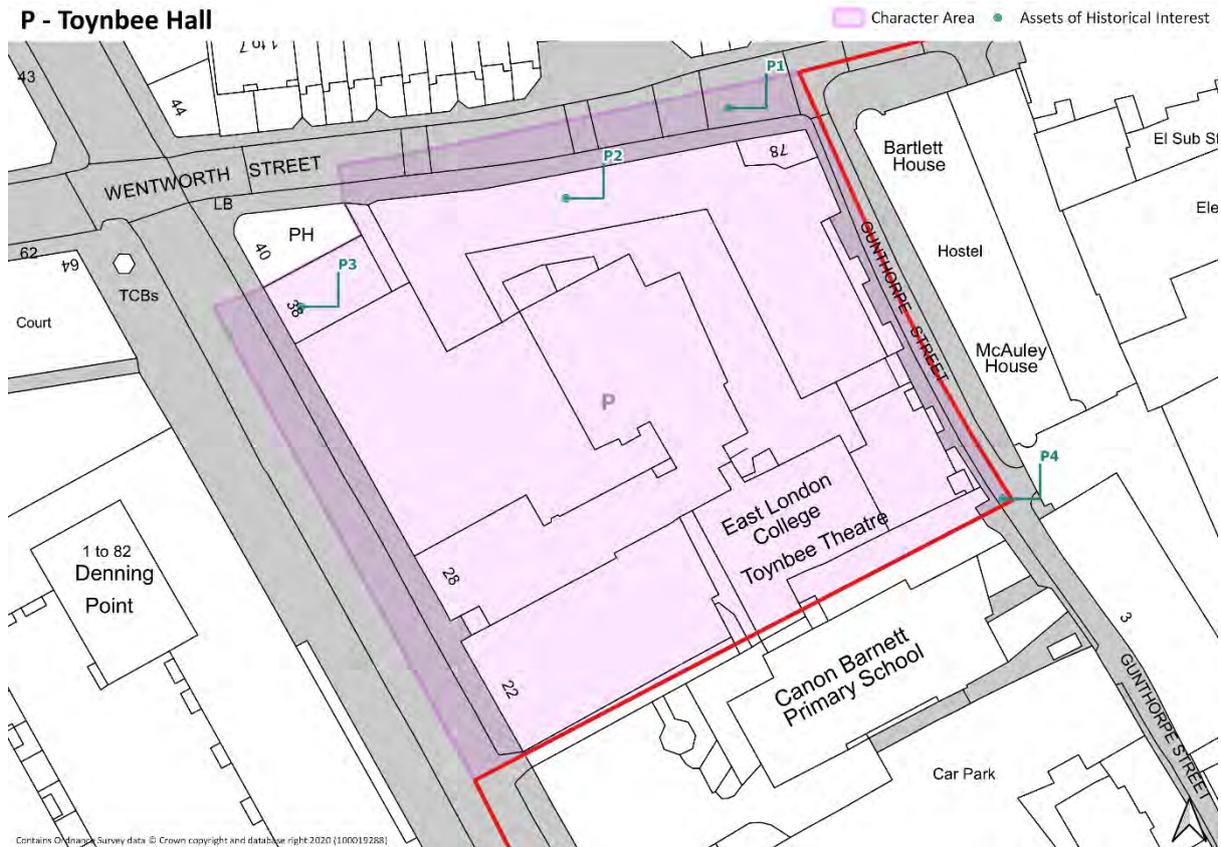
O3 Between Old Castle Street and Goulston Street are two well-constructed interwar LCC housing blocks, Jacobson and Herbert Houses, which sit in pleasant landscaped grounds. These two blocks contribute positively to the area, and have been included on the list of assets of historical interest Appendix D. Immediately abutting the boundary with Herbert House, but just outside the area, is the remarkable façade of the 1846 former wash house.

O4 Between Old Castle Street and Commercial Street and fronting the south side of Wentworth Street the whole area has been redeveloped in the early 21st century. The four and five storey podium blocks, although set back from historic street lines on Old Castle Street and employing contemporary materials and design, do at least respect the prevailing scale of the Holland Estate and the adjacent conservation area. However the tall tower of Denning Point, as noted in Local Character Area K, has a negative impact on the Wentworth Street Conservation Area, notably the setting of the warehouses

along Commercial Street, and has an adverse impact on the setting of the listed Toynbee Hall, Local Character Area P.

O5 The new public space and pedestrian route between Old Castle Street and Commercial Street, known as Resolution Plaza, affords a good view of the recently exposed frontage of Toynbee Hall, adding to the continuum of views across the road from the pavement on the west side of Commercial Street (**View OVN01**).

P - Toynbee Hall

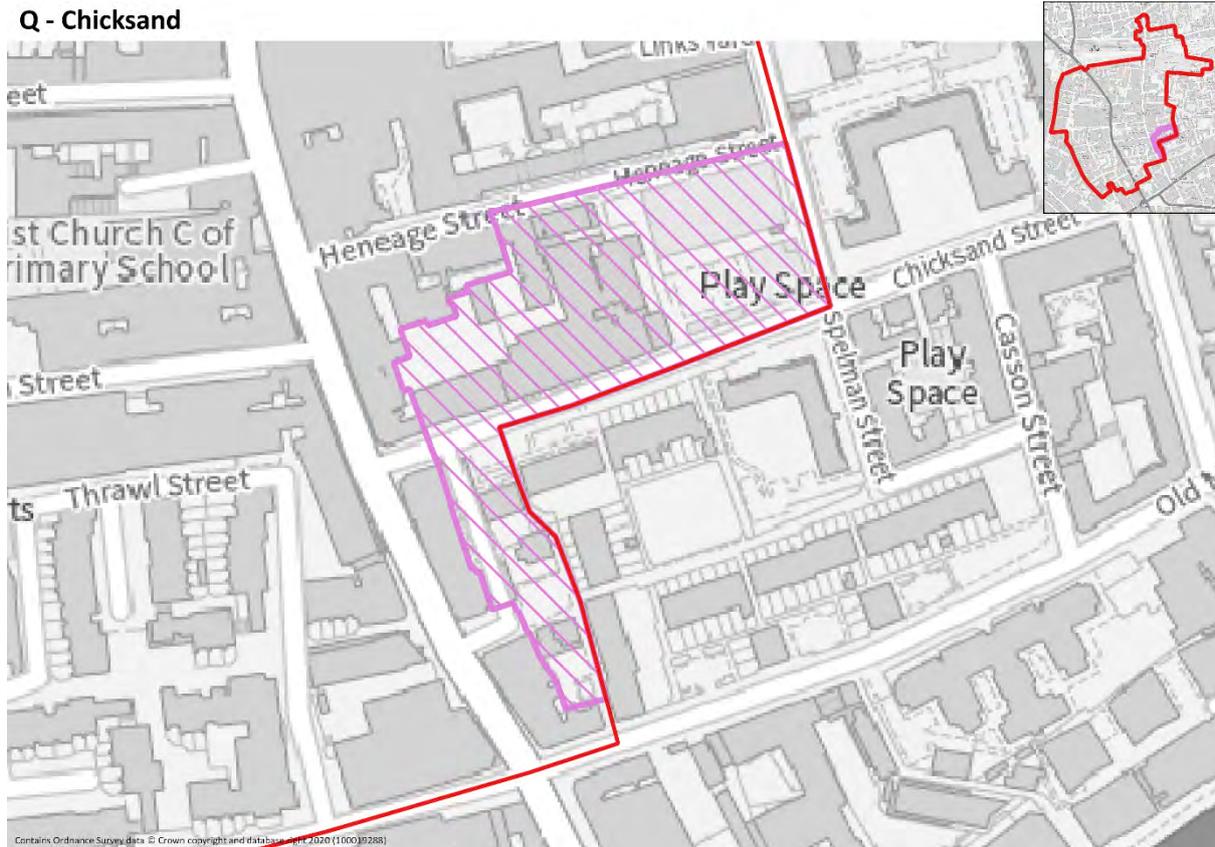


P1 Toynbee Hall and its setting have been dramatically improved in recent years. The new public gardens now provide a magnificent frontage onto Commercial Street which enables the restored Grade II listed buildings to be fully appreciated. The space is now sensitively framed by a new five-storey arcaded pale brick building to the south (next to the orange brick of the restored No.22 Commercial Street) and good quality new buildings to the north together with the existing Nos 38 and 40 Commercial Street.

P2 The south side of Wentworth Street now provides a good range of new and restored buildings. Although Toynbee Hall is listed, there are also a number of other assets of historical interest which contribute towards the character and appearance of the area. These have been included in Appendix D.

P3 Although the area is overshadowed by the tall tower of Denning Point on the west side of Commercial Street, the view of Toynbee Hall from Commercial Street looking eastwards is an important new panorama, with its 'Tudor' chimneys and roof now silhouetted against sky. Efforts should be made to protect this view, including in relation to any future development that may come forward east of Gunthorpe Street, both close by or distant (**View PVN01**).

Q - Chicksand



Q1 Lying outside but abutting the Brick Lane Conservation Area, this area comprises late C20 housing estates and a sizeable and well-used public park and playground between Heneage Street, Chicksand Street and Spelman Street, known as Chicksand Ghat.

Q2 There are no buildings of heritage interest in the area, but the granite setts in the carriageway of Heneage Street are worthy of note and are therefore included in the list of assets of historical interest, shown in Appendix D.

Q3 From the pavement on Spelman Street, looking across the park and multi-use games area, there is an unexpected but good view of the spire of Christ Church (**View QVN01**). Efforts should be made to his view protect this view, particularly in the consideration of future development at Bishopsgate Goodyard and other sites in Shoreditch.

APPENDIX B NON-DESIGNATED HERITAGE ASSETS

Dan Cruickshank and Alec Forshaw were commissioned by the Spitalfields Neighbourhood Forum to carry out a comprehensive survey of the neighbourhood area in April/May 2020. Every street, building or structure visible from the public realm was visually inspected, and assessed in terms of:

- Age and condition
- Architectural design
- Historic fabric
- Quality of materials and workmanship
- Use and function
- Historical association
- Social history, and
- Townscape importance.

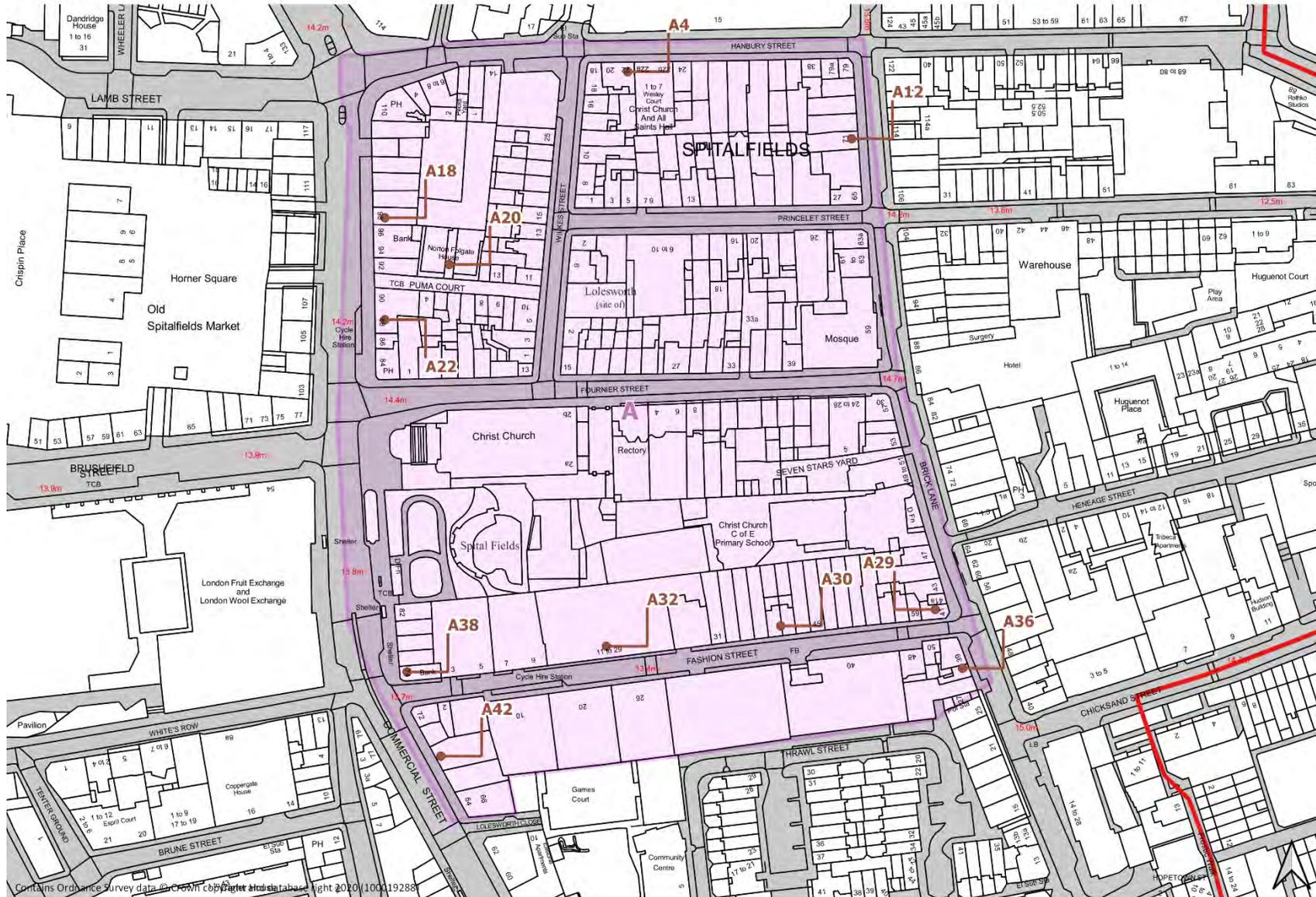
Reference was made to The Buildings of England: London Volume 5: East, The survey of London and Spitalfields (Dan Cruickshank 2020).

The most important 40 historic assets based on the above criteria were selected for inclusion in this Appendix B: Non-Designated Heritage Assets. The remaining items are included in the evidence base document, List of Assets of Historic Importance.

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A - Central

Character Area ● Non-Designated Heritage Assets



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No.	Asset Name	Address	Description	Photograph
1	A12	65-79 Brick Lane	<p>65 to 79 Brick Lane (65 marks the corner house with Princelet Street) is one of the earliest (if much rebuilt and altered) and important residential groups in Spitalfields. The houses were developed in c 1705 by Joseph Truman, along with adjoining houses in Princelet Street and in Hanbury Street. Houses in Princelet Street and Hanbury Street remain more substantially intact, but widths and heights of more altered houses on Brick Lane, along with design features, arguably remain part of Truman's build.</p> <p>Number 65, brick façade rebuilt in minimal manner, in 20th century. But at first floor level, at party wall with 67, an area of 1705 brick work remains, with quoined window dressings in red brick.</p> <p>Number 67 has a facade of c 1705, flat-topped windows and string course. Possibly rebuilt in 19th century in most sympathetic manner but almost certainly original 1705 build. Façade now painted white so hard to be sure of date but a portion of window jamb at second floor level recently crumbled away to reveal early looking red bricks. This is near exposed 1705 brickwork on number 65, and the bond of this appears continuous with 67. It is far more likely than not, to judge by brick arches and other details, that this is essentially the façade and house of c 1705. Pevsner records it as an '18th century house.' Interior and rear elevations should be examined.</p>	

Number 69 was “The Laurel Tree’ public house, as proclaimed on a brick panel. Designed in pleasing permutation of Queen Anne Revival style, dated 1901 and in terracotta cartouche and entwined THB, presumably signifying public house belonged to Truman, Hanbury and Buxton brewery of Brick Lane. Pevsner suggests that ‘probably by Bruce. J. Capell for Truman’s’ (p. 418). A charming design of visual significance, with part of pub’s ornate timber oriel surviving at ground floor level.

Number 71 was re-fronted or rebuilt late 19th century in style of the 1720s houses in adjoining streets.

Number 73 was re-fronted in late 19th or early 20th century in manner of original 1705 facade. Very well done, although facing bricks perhaps a little too yellow and timber eaves cornice does not match Georgian style. It is made of moulded brick and topped with a parapet. The 1705 houses originally had timber eaves cornices and no parapets. The wide, central third floor window interesting detail, perhaps simulating original arrangement. Early houses on Hanbury Street are similar.

Number 75 was re-fronted un late 19th century in manner of 1705, but simpler than number 73, notably no string courses.

Number 77 was re-fronted in late 19th century in 1720s style, much like number 71, Number 79, on corner with Hanbury Street, late 19th century, built as a public house, was called ‘The Phoenix’. 65 - 79 Brick Lane have historic and architectural importance of the highest order.



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			As well as some of these properties having been re-fronted, behind the street frontage some of these properties have been considerably altered.	
2	A18	92-98 and 102-104 Commercial Street	<p>Modest terrace of flats over shops, including one with ground floor adapted in early 20th century to house a branch of the Midland Bank, now St. John's restaurant. Number 92, on the corner with Puma Court, was 'The Red Lion' Public House. Buildings were constructed after 1850, most presumably by c 1860. Surprisingly small and simple buildings for such a visually important site on a new thoroughfare. Reveals the difficulty the Metropolitan Board of Works must have been having letting sites along its new street.</p> <p>These properties all make a significant contribution to the townscape of this part of Spitalfields because of their front elevations (some contribute more than others, and some only at upper floors) but each has had substantial changes made to the interiors and large portions of the rear sections and roofs have been radically changed since construction.</p>	
3	A20	Norton Folgate Alms-houses, Puma Court	<p>Norton Folgate Alms-houses of 1860 by T. E. Knightly. A delightful pair of two storey ranges facing each other across a narrow court and presenting gables on their facades to Puma Court. A plaque on the wall of the alms-houses reminds us how they were put up by the Trustees of the Liberty of Norton Folgate after their original alms-houses, located in Norton Folgate, were demolished to make way for Commercial Street. These buildings are the last physical reminder of the ancient Liberty of Norton Folgate and accordingly have significant value both historically and for</p>	

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			their contribution to the townscape of Spitalfields at Puma Court.	
4	A22	86-90 Commercial Street	Taller buildings, 86 denuded of classical window architraves, 88 very fine, abstracted classical with tall pilaster strips that evolve into giant arcading. Very sculptural and typical of stripped classical mid-19th century industrial architecture of Spitalfields and Shoreditch. See for example number 148, 150 Commercial Street. Most handsome and memorable group. All must date from soon after 1850.	
5	A29	41 Brick Lane	41 Brick Lane (on corner with Fashion Street), a very strong corner composition of c 1870s. Classical details, large first floor windows, probably built as a public house. Very important in the local townscape but because holds corner well, forms key part of a vista and essential part of sequence of buildings in Brick Land and Fashion Street with important group value.	

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6	A30	31-59 Fashion Street	<p>A sustained terrace of apartments and shops of c 1890-1900 in simple Flemish Renaissance revival manner with third floor only single bay wide and topped by diminutive pediment to suggest terrace formed of gabled houses in 17th century Dutch/Flemish manner. Note five central houses have flat-topped gables while five on each side have pedimented tops. A nice subtle touch that gives the uniform group some visual variety in the most economic manner. The group continues for run of three buildings in Brick Lane, having skipped over a slightly earlier former pub on the corner of Brick Lane and Fashion Street. OS maps show terrace had small yards to the rear that also served buildings facing onto the church yard. Until the mid-19th century these yards were linked to form a long, narrow court. This Flemish Renaissance style was fashionable from the 1880s (see Pont Street, Chelsea) and - in much reduced form - became popular around Brick Lane (see Hanbury Street) and so something of a house-style for the area. Consequently this terrace is very important to the architectural history of Spitalfields east of Commercial Street and around Brick Lane.</p>	
7	A32	11-29 Fashion Street	<p>Built as stable yard and workshop buildings, was location of Scammell engineering works (started as wheelwrights and coach builders), where the concept of articulated lorries was invented. Building in part dates to c 1840, one corner has system of cast-iron stanchions of Doric column form and roof with timber king post trusses. The complex is of great local and national interest and historic importance.</p>	

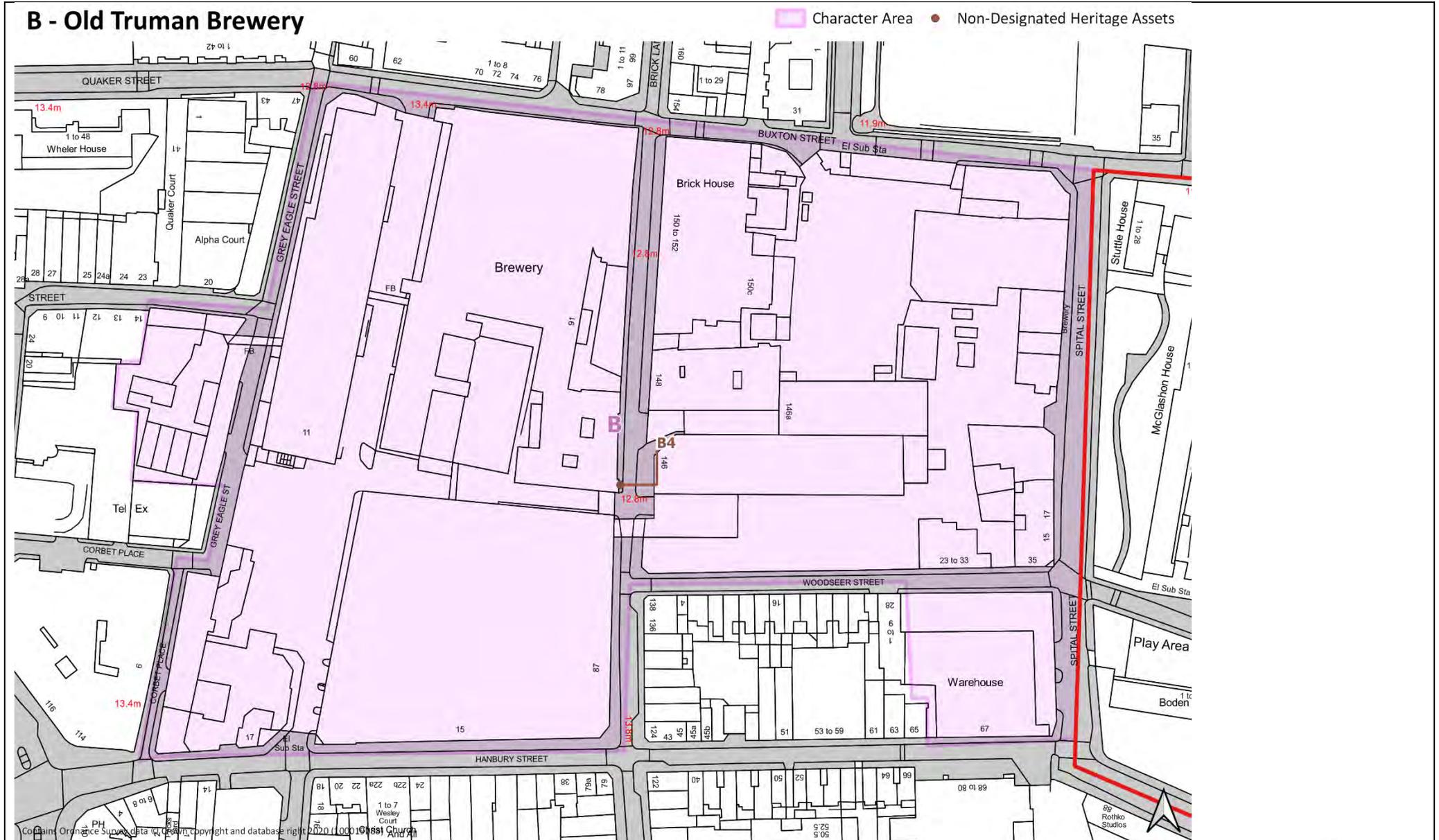
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8	A36	35-37 Brick Lane	<p>35 and 37 Brick Lane. A most interesting pair, perhaps mid to late 18th century in origin (note mansard roof and window proportions). Now with stucco fronts and mid-19th century details, including stunted tile-clad pilaster strips with bizarre wedge-shaped capitals at party walls. Most characterful and probably of early date.</p>	
9	A4	Hanbury Hall, 22a Hanbury Street	<p>Built 1719 as Huguenot church probably by Samuel Worrall. Substantial elements of original building remain, especially the east elevation facing yard of 24 (including window with timber mullions), and parts of interior, although interior much altered in recent years. However, part of dentil cornices survives. Church was originally set-back from the street within a shallow court, but in 1867 existing frontage built on north edge of court, destroying original Hanbury Street elevation and extending church to the north.</p>	

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10	A38	74 Commercial Street	<p>On corner with Fashion Street. It was 'The Queen's Head' public house. More conventionally classical in the manner of 1840, but presumably late 1840s in date. Number 74 holds the corner very well - sedate and handsome, brick built but with stucco or Roman Cement for window surrounds. Details restrained and classically correct. Three storey, yellow brick with curved corner to north side of Fashion Street, name inscribed on cornice and head painted onto curved corner. Projecting bracket for sign or lantern at 1st floor. Glazed green tiles to ground floor and timber shop front. Evidently John Nash's Regent Street had been studied. If built as a public house the composition needed to be noticed, but this was achieved through style rather than through brassy vulgarity. Evidently the work of a gentleman rather than a showman.</p>	
11	A42	64-68 Commercial Street	<p>A factory and workshop block, boldly designed and eminently practical in conception - almost like a machine. The simple and functional design, with large windows, a loading bay on Commercial Street and a crane, dates from the 1850s. The only slight concession to the functionally non-essential is a rugged cornice and the odd serrations to the soffits of the window arches. But, generally, this block demonstrates most forcefully that spare and gaunt utilitarian buildings can be heroic and possesses a sublime and almost abstract beauty. Currently such architecture remains little noticed or valued in Spitalfields. Yet these buildings are of tremendous artistic and historic importance and do much to give Spitalfields its strong and distinct architectural character.</p>	

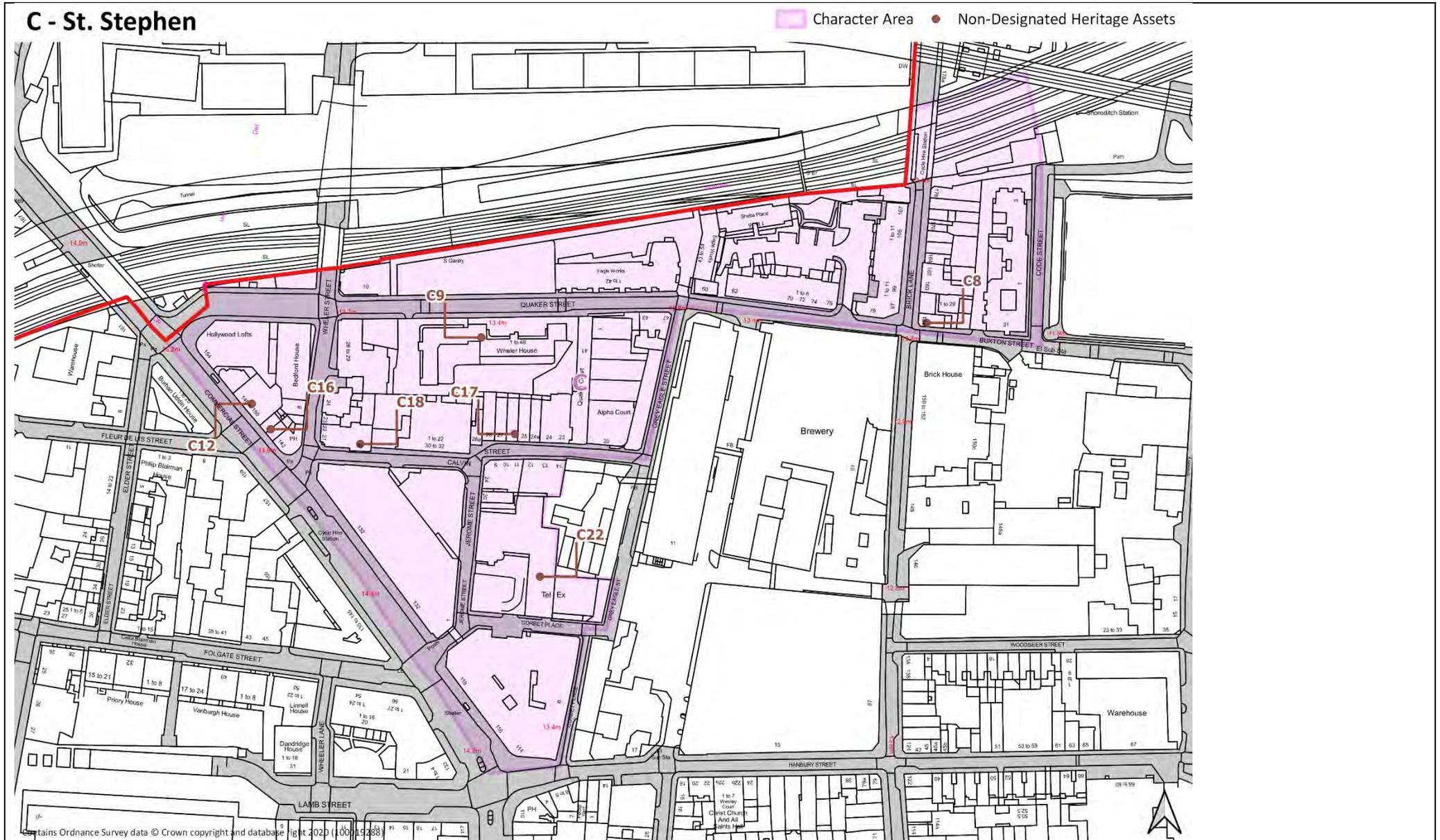
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12	B4	Brick Lane genuine cannon bollards	<p>Pair of bollards on Brick Lane at junction with Dray Walk leading into Old Truman's brewery. The pair does not match exactly in details, but both same size and both appear to be genuine cannon, if so, it is probable they had once been mounted in warships, perhaps used during the Napoleonic Wars.</p>		
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13	C16	144-146 Commercial Street	<p>144-146 broadly similar in design to the Commercial Tavern next door at 142 but slightly simpler with a few ornamental details omitted. However still a very richly decorated pair with first floor windows set within in and arcade springing from deep imposts, with keystones embellished with masks; architraves, cornices and brackets to second floor windows, and all is crowned with a bold cornice plain frieze and parapet. Ornamental decorative work is in stucco or Roman Cement, with walling of yellow brick. This is a tremendously important and visually significant group, set on a crucial curve in the alignment of Commercial Street, closing the vista to the north and offering a fine prospect to the south. These three buildings have great townscape, group - and individual - significance and form one of the best architectural set-pieces in the street.</p>		
14	C17	23-28a Calvin Street	<p>23-28a Calvin, a good late 19th century roughly uniform group of very good three storey workshops and shops, with loading bays. Group incorporates yard and a set-back as line of street shifts. The building is of highly significant and characterful townscape value.</p>		

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15	C18	36 Calvin Street	<p>A late 19th century, 4 storey warehouse with central loading bay. Simple but characterful piece of industrial street architecture revealing much about character of street in the late 19th century.</p>	
16	C22	20 Jerome Street	<p>Sensational early 20th century industrial classical building, somewhat in Baroque spirit of famed electricity generating buildings for tram system. Built as telephone exchange, 1928 by the Office of Works (See The Buildings of England, London 5: East, Bridget Cherry, Charles O'Brien and Nikolaus Pevsner Yale University Press, 2005, p. 414)</p>	

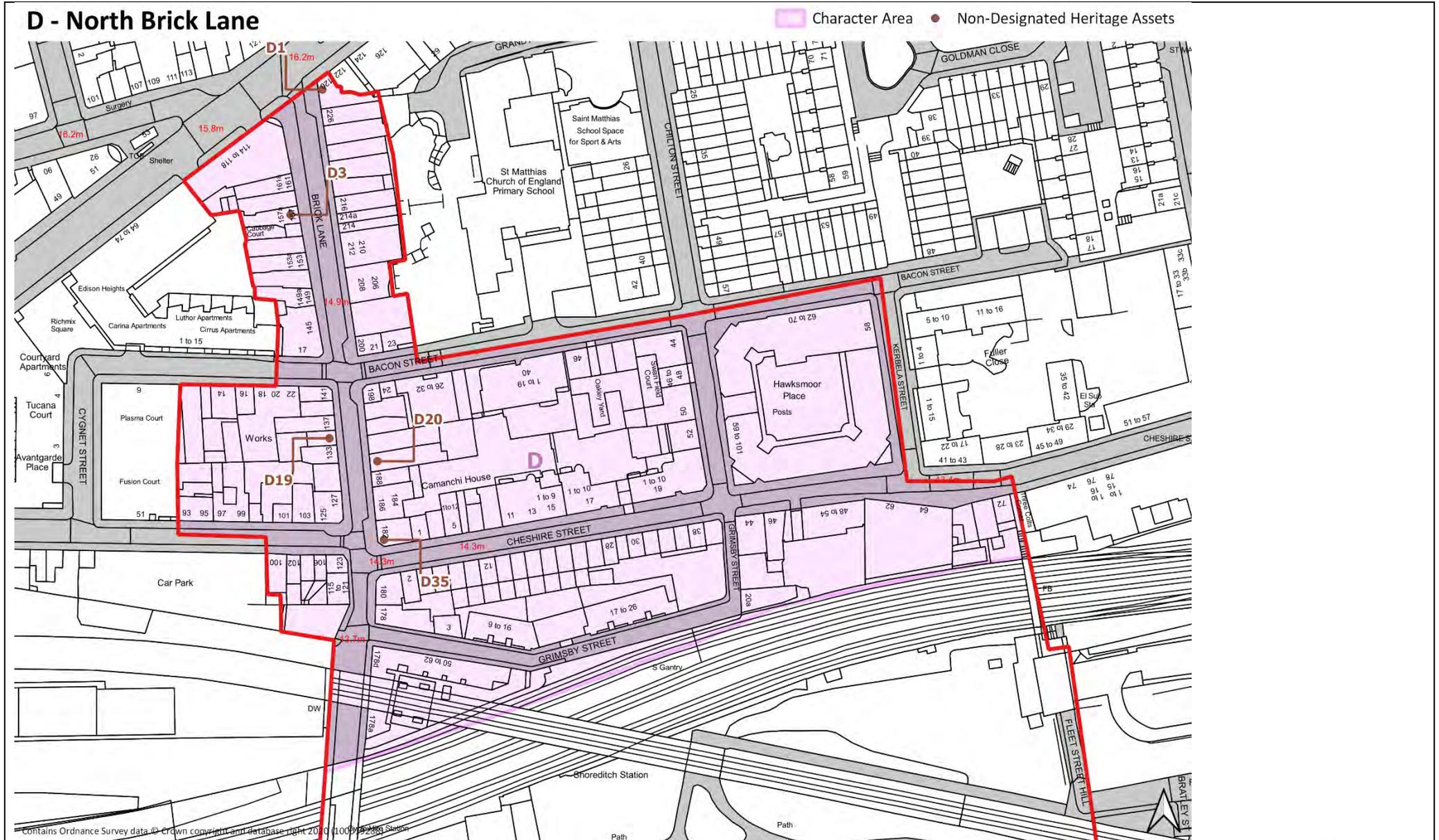
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17	C8	154 Brick Lane	<p>On corner with Buxton Street, a fine former public House (The Two Brewers). A pub on the site from at least 1805, existing building c dated 1860 on panel on Buxton Street frontage, which also states 'Built S. Arno'. Ground floor late 19th century Truman tiled pub frontage. A very handsome and bold classical design with good detail to first and second floor windows. Surrounds rendered in stucco, particularly fine are wide, tripartite first floor windows, suggesting location of original dining room. This building holds a corner well and contributes significantly to the townscape of this part of Brick Lane.</p>	
18	C9	Quaker Wheler, (Wheler House)	<p>On south side of Quaker Street, an inter-war five-storey, brick-built gallery access block of council flats. Some slight Art-Deco forms and detailing, particularly galleries with convex, convex quadrant curves. Block commemorates a moment in the architectural history of council housing in Spitalfields and replaced part of the network of bleak courts described in 1840s and 1880s by Engels and Charles Booth.</p>	

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19	C12	148-150 Commercial Street	<p>Matching pair of commercial/industrial building with plain facades articulated by giant pilaster strips that are linked at the top to form a giant arcade. The building is now rendered and painted off-white, which gives this powerful abstract facade treatment an added sculptural quality, especially when late morning sun rakes across its frontage. The building must date from the late 1850s or early 1860s and is typical of the more characterful and visually striking industrial architecture being constructed at the time in Shoreditch (see Charlotte Road) and Spitalfields (see 88 Commercial Street). The unusual simplicity of this bold façade is most clear appreciated when seen in the context of its flamboyant neighbours of similar date. The contrast could not be more dramatic. This is a truly wonderful and very important group that encapsulates the history of the early building of Commercial Street.</p>	
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20	D1	120 Bethnal Green Road	<p>East corner with Brick lane, formerly The Flower Pot public house, late C19, 4 storey, corner turret, wide 1st floor windows, paired windows above, very fine corner building, C20 shop front.</p>	
21	D19	137-141 Brick Lane	<p>A very good and characterful mixed group, mid to late 19th century date, Number 137 was built as a public house "The Dukes Motto". Three storeys with faience tile elevation to upper floors, cornice, mouldings, brackets for hanging signs. Façade looks early 20th century. 139 and 141 particularly good pair, perhaps c 1840- rendered cornice to 139, architraves and cornices to windows of 141, decorated stucco window surround and hoods, possesses a splendid radial corner where elevation turns into Bacon Street. Buildings frame an important vista south along Brick Lane.</p>	

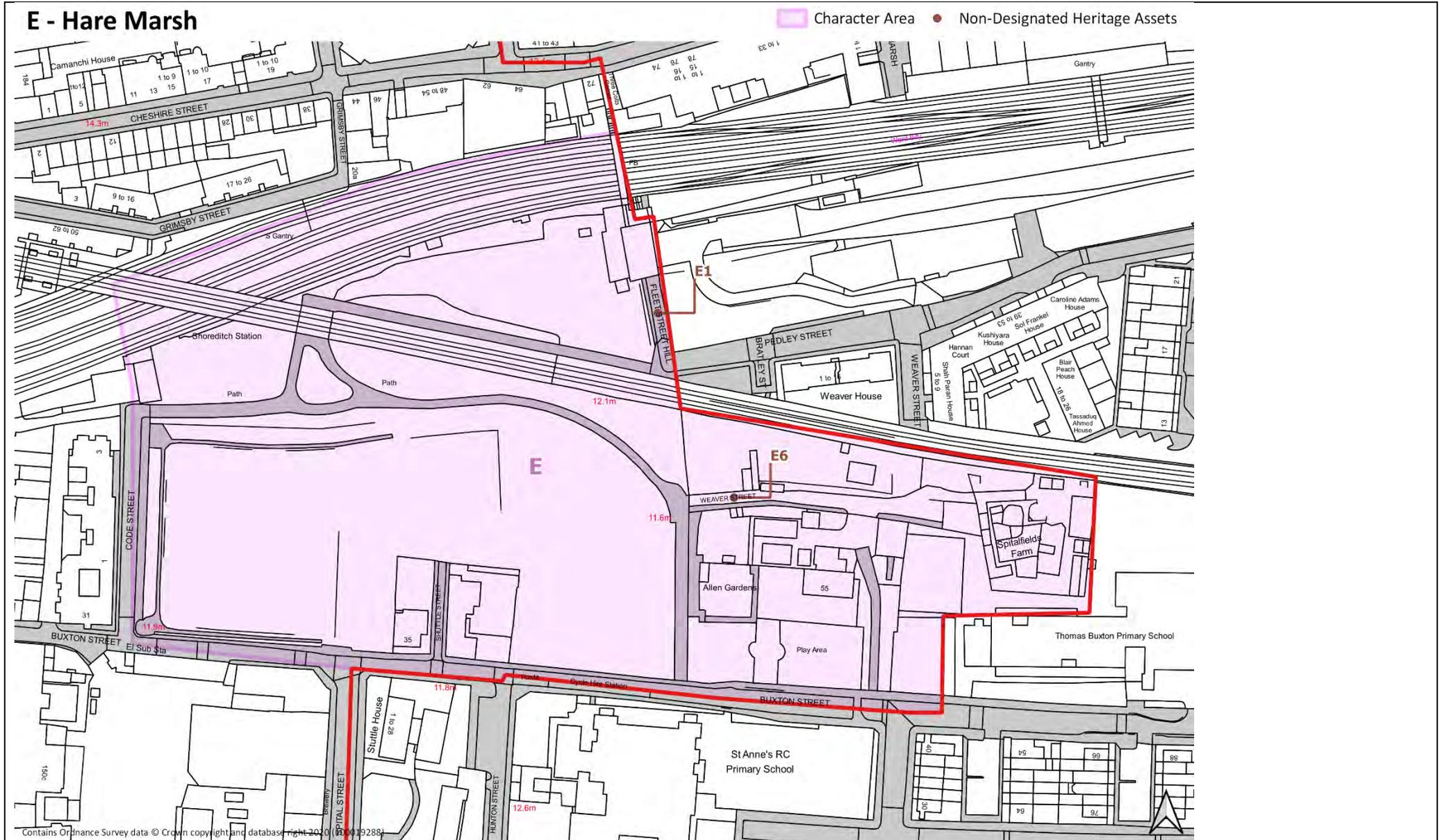
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22	D20	190 Brick Lane	Very important house of the 1770s. Documented and described in Peter Guillerey's book.		

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23	D3	157 Brick Lane	<p>Former public house 1930s, in free Queen Anne style, symmetric with pair of flat Dutch gable, yellow brick with red brick projecting window arches, ornate rainwater hoppers, and central cartouche 'THE JOLLY BUTCHERS TRUMAN HANBURY BUXTON & CO. LTD.'</p>	
24	D35	182 Brick Lane	<p>Solid red brick classical building of c 1900 with classical details including key stones, a first floor pedimented window and crowning cornice at eaves level. Holds the corner very well, so great townscape importance. As dominant character suggests, was built as a public house - The Old Crown. (some documents state was 'The Old George.'</p>	

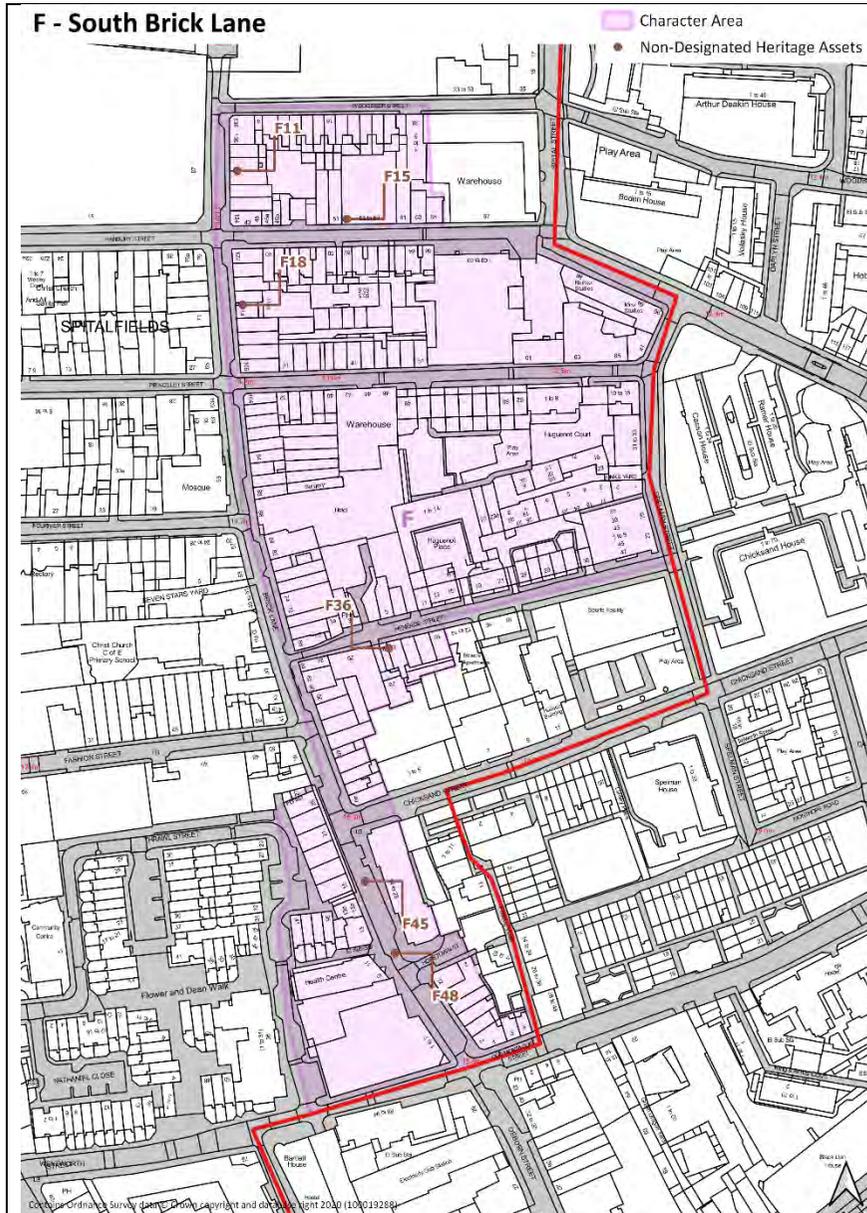
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25	E1	Fleet Street Hill arch	Arch within viaduct leads to stairs and bridge over railway lines. Famous and very piece of local townscape. In adjoin lot element from 1890s extension to Liverpool Street Station that were salvaged in the 1980s when station redeveloped.	 A photograph of a long, narrow tunnel with walls covered in colorful graffiti. A child is riding a yellow scooter in the foreground. A green tent is pitched on the right side of the tunnel. The tunnel leads to a bright opening at the end.
26	E6	Weaver Street road surface	At east end of Allen Gardens, and within Spitalfields City Farm, portions of the area's narrow cobbled streets survive, complete with granite curbs - notably at east end of Weaver Street and cobbled yard of now lost Goods Shed. (see Survey of London vol. XXVII).	 A photograph of a narrow, cobbled street. The cobblestones are arranged in a pattern, with a central strip of smoother pavement. A wooden door is visible on the right side of the street. The street is lined with trees and a fence.

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27	F11	124-138 (even) Brick Lane	<p>Dated 1903 in cartouches on splayed corners, possibly by H.H. Collions for Jewish developers H. & I. Davis, 3 storeys red brick, steeply pitched roof and prominent dormers with varied hood treatment, flats over shops (except for Woodseer Street). Uniform terrace faced in red brick, modest Queen Anne Revival details, including profiled brick apron below second floor windows, large mullioned and pediment topped dormers that contrive to give group a gabled look in manner Flemish Renaissance Revival. Very nicely done. On corner with Hanbury Street a cartouche bearing stylised initials that appear to H F and states that 'erected' 1903. Pevsner states: 'a neat red brick terrace possibly by H. H. Collins for Jewish builder developers H & I Davis.' (p. 418). So why H.F. on cartouche and not H&ID? This is a very good group that adds greatly to the area's collection of Flemish Renaissance Revival architecture and gives distinction to this portion of Brick Lane.</p>	
28	F15	49-59 (odd) Hanbury Street	<p>1920s 4 storey, commercial workshops, large windows, timber sashes, pavement lights for basements. A very fine four storey industrial building of c 1900 of most functional design with an array of wide windows. Shops on the ground floor. Number 55 to 59 were the premises of Harry Epstein, manufacturers of high-quality furniture from the early 20th century into the 1980s. In the 1920 the company specialised in Art Deco and latterly in the reproduction of high-quality French style 18th century furniture. The building was organised as a machine to aid mass production with raw materials delivered at low level and furniture proceeding upwards to be finished in the top storey. Behind the street frontages these properties have been considerably altered in the rear parts and at roof level.</p>	

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29	F18	114-122 Brick Lane	<p>A uniform group with a simple late 18th century façade. One door is dated 1797, when a famed Quaker soup kitchen was located here. Pevsner states that buildings are early 18th century in origin and some of the houses are reported to contain early joinery details.</p>	
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30	F36	2-4 Heneage Street	Mainly 3 storey, C19 houses, yellow brick with red brick arches, ground floor with rusticated render and decorative corning. No.2 formerly a synagogue called Ezrat Haim.	
31	F45	Seven Banglatown Lamp-Posts (Numbers 1-7)	These bespoke lamp-posts were put up in the late 1990s and were the result of a competition involving local schools. They are painted in the Bangladesh national colours of crimson and green and have a lamp shade in a "south Asian style" based on a waterlily, the Bangladesh state emblem.	

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32	F48	Brick Lane Decorative Arch	<p>Designed by Mina Thakur, the Brick Lane Arch was erected in 1997 to mark the entrance to 'Banglatown'. The crimson and green colours come from the flag of Bangladesh. Having contributed so much to the area, the Bengali community campaigned to get the arch installed as part of celebrating Bangladeshi culture around Brick Lane</p>	
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33	K23	79 Wentworth Street	<p>Mid C19, former pub used 1859-90 as a Ragged School (Buildings of England), 3 storeys to street and 3 bays to east side elevation facing Rose Court, plus mansard, Italianate classical details to window surrounds. Late C19, possibly part of former Ragged School (see entry above), possibly also connected with 43A Commercial Street (Grade II) former Jewish School, 2 storey, yellow brick, tall multi-paned metal windows, elevations to Ann's Place and Rose Court.</p>	
34	K32	1-7 Bell Lane	<p>C19, 2 storey range including corner to Cobb Street, ground floor shops, much altered but historic interest, probably the oldest buildings in Bell Lane, C19 cast-iron sign "COBB STREET" at 1st floor level on north elevation.</p>	

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35	K34	82-86 Middlesex Street	<p>Early C20, commercial, 4 storey, wide rounded gable above cornice with circular window to Middlesex Street, and asymmetric entrance door and round-headed window above, longer elevation to north side of Cobb Street with paired windows, full height loading bay and crane, yellow brick with darker brick window dressings.</p>	
36	K4	71-79 Commercial Street	<p>A characterful mixed group of shops with accommodation over. 71-75 are tall - four storeys - classical with deep eaves cornices but plain brick fronts suggesting an economical development. Number 77 only three storeys with spare Italianate detail and now with a wonderfully weathered visage. Number 79 similar scale and similar details but not identical. However probably part of the same build - note the shared rusticated pier at the party wall. Number 77 marks the corner with Toynbee Street, has a wedge-shaped plan and presents a very short bevelled, one window-wide elevation to the north. A visually striking composition and, intended or not, contrives to give the impression that this building is something of a portal to the long straight portion of Commercial Street that stretches south to Aldgate. In townscape terms this building is of vital importance. All the buildings in this group must date from the late 1840s or early</p>	

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			<p>to mid-1850s. And note weathered advertising mural high up on party wall of 75, looking north. Should be preserved.</p> <p>Behind the street frontages much has been changed. Some of these properties have been considerably altered to the rear and roof level.</p>	
37	K7	12 Toynbee Street	<p>Public House called the Duke of Wellington at junction with Brune Street. Early C20, detached, 3 storeys including pitched roof. Semi-recessed bay at 1st floor to Toynbee Street.</p>	

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38	M1	Carter House, Brune Street	Part of Holland Estate, 1927-1935 LCC. Note “This way to shelter” painted on wall at ground floor, directing residents to communal air raid shelters during WW2.	
39	M2	Brune House, Bell Lane	Largest block on Holland Estate, 1927-1935 LCC	

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40	M3	Barnett House, Bell Lane	Smallest block, 3 storey, of Holland Estate 1927-1935 LCC	
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