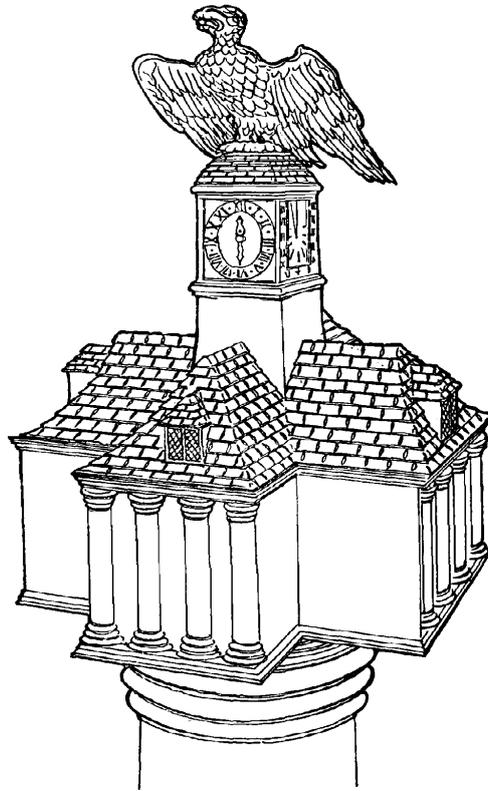


**Spitalfields Neighbourhood Planning Forum**



**Spitalfields  
Neighbourhood Plan  
2020-2035**

**Submission (Regulation 16) Version**

**October 2020**

## CONTENTS

<b>CHAIRMAN’S FOREWORD .....</b>	<b>2</b>
<b>1 INTRODUCTION .....</b>	<b>4</b>
Purpose of the plan .....	4
Policy context.....	4
Monitoring the Plan.....	6
<b>2 LOCAL CONTEXT .....</b>	<b>7</b>
History of Spitalfields.....	7
Spitalfields today .....	8
<b>3 VISION AND OBJECTIVES .....</b>	<b>12</b>
Vision for Spitalfields .....	12
Objectives .....	12
<b>4 URBAN HERITAGE.....</b>	<b>15</b>
Protecting the physical fabric of Spitalfields .....	17
Land use, activities and frontages .....	22
Public realm .....	23
Heritage projects .....	24
<b>5 OPEN SPACES AND ENVIRONMENT .....</b>	<b>26</b>
Facilitating urban greening.....	26
Local Green Spaces .....	30
Ram & Magpie site.....	32
Urban greening projects .....	35
<b>6 COMMERCIAL MIX .....</b>	<b>37</b>
<b>7 COMMUNITY INFRASTRUCTURE LEVY PRIORITIES .....</b>	<b>40</b>
<b>8 POLICIES MAP .....</b>	<b>41</b>
<b>APPENDIX A</b>	<b>LOCAL CHARACTER AREA APPRAISALS</b>
<b>APPENDIX B</b>	<b>NON-DESIGNATED HERITAGE ASSETS</b>
<b>APPENDIX C</b>	<b>LOCAL GREEN SPACES</b>
<b>APPENDIX D</b>	<b>ASSETS OF HISTORICAL INTEREST</b>

## **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  
Yasmin Aktar  
Chris Bowden  
Toby Brown  
Cllr. Shad Chowdhury  
Dan Cruickshank  
Melanie Denyer  
David Donoghue (Chairman, 2015-2019)  
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Charles Gledhill  
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Jonathan Stebbins  
Philip Vracas  
Phil Warburton  
Mhairi Weir  
Christine Whaite  
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# 1 INTRODUCTION

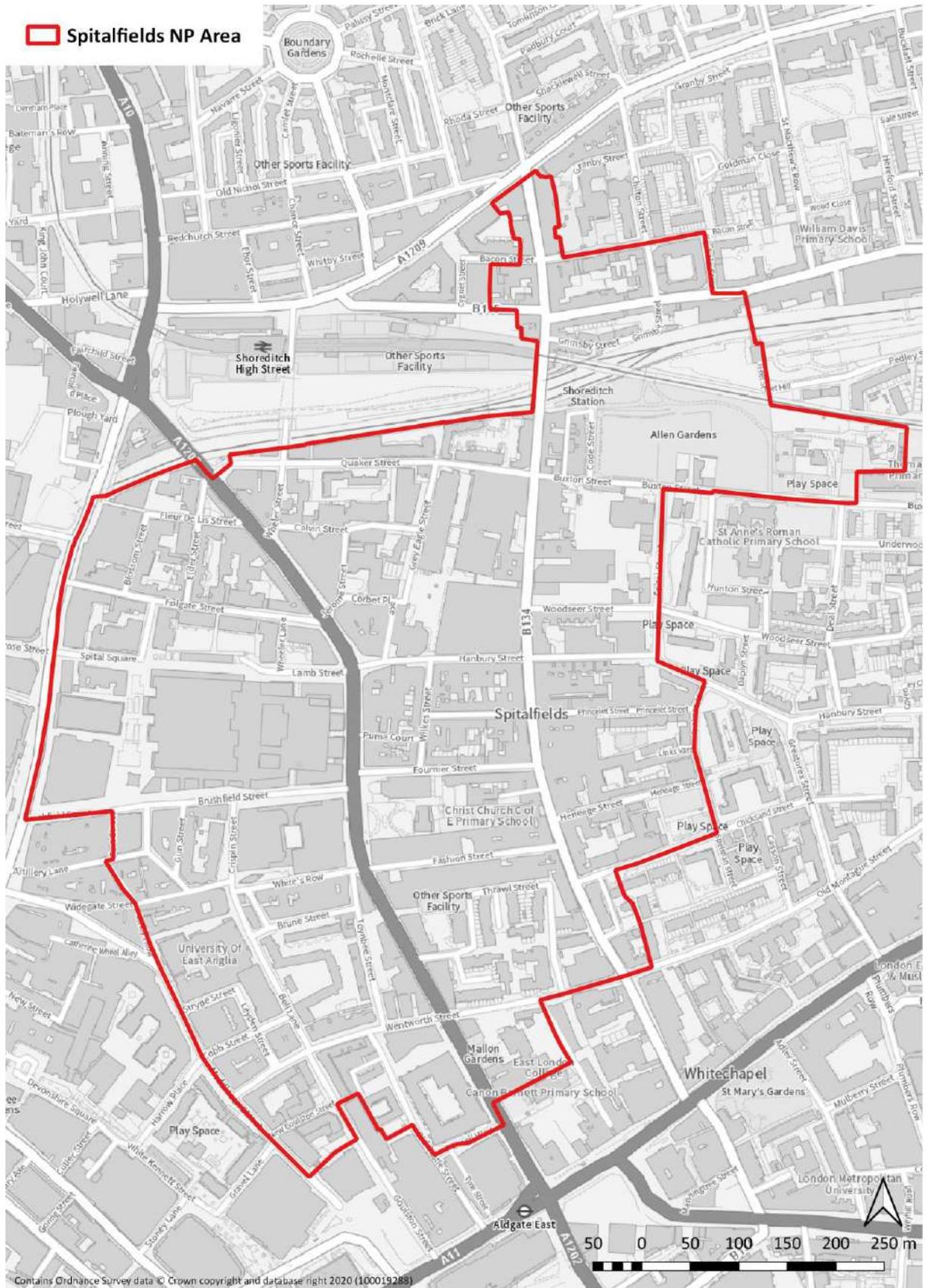
## Purpose of the plan

- 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 and the London Plan. 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.

Figure 1.1: Spitalfields neighbourhood plan area



- 1.9 The Neighbourhood Plan has a number of appendices, with two of these – 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.
- 1.10 Appendix C is part of the evidence base that has informed the designation of the Local Green Spaces in Policy SPITAL5 but does not affect how the policy should be applied. Appendix D is for information and does not explicitly relate to any of the policies.

### **Monitoring the Plan**

- 1.11 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 1988<sup>1</sup>*

- 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 13<sup>th</sup> 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 13<sup>th</sup> 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 18<sup>th</sup> houses were Huguenots fleeing from a hostile France. They brought with them their creative artistry as silk weavers and the Spitalfields

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<sup>1</sup> 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 20<sup>th</sup> 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."<sup>2</sup>*

**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.

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<sup>2</sup> 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 4<sup>th</sup> 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.<sup>3</sup>
- 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

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<sup>3</sup> 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 western edge is part of the City Fringe zone given special status in the London Plan. "The City Fringe/Tech City OAPF should nurture the employment, business and creative potential of the digital- creative sectors and ensure that suitable commercial floorspace, supporting uses and related infrastructure is available to meet the needs of this growing cluster." (ref. London Plan Annex 1 - Opportunity and Intensification Areas)
  - 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.
- 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 21<sup>st</sup> 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 18<sup>th</sup> 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.
- 4.3 This is already recognised by the statutory listing of a great many buildings within the area, some at the highest level of Grade I and Grade II\*, and by the designation of 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 undesignated 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.
- 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 Intend to Publish version of the London Plan (2019).
  - London-wide policies contained within the London Plan 2016.
  - 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).

- 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. Appendices B and D are the result of this work.

### **Protecting the physical fabric of Spitalfields**

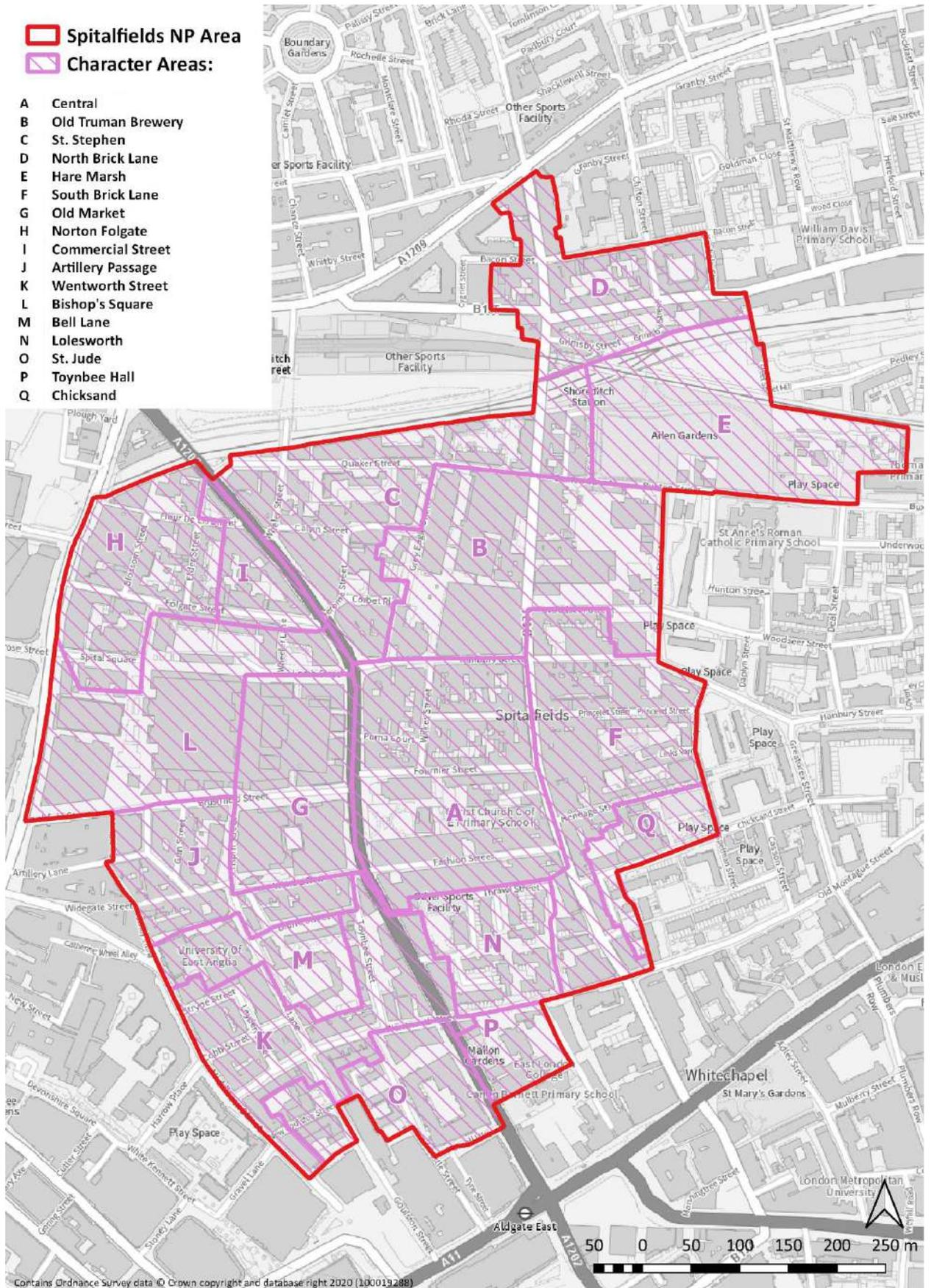
- 4.14 It is important that all applicants and decision makers have a good understanding of the heritage significance and townscape qualities of Spitalfields and the potential impact of any proposed development. There are Character Appraisals and Management Guidelines for all four conservation areas 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.
- 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 A list of 'assets of historical interest' are provided in Appendix D. Although not subject to any policies in this plan, these items were noted by conservationists as being of local historical interest.
- 4.25 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.

Figure 4.1: Spitalfields Character Areas



#### 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 should demonstrate how the proposal addresses the key elements of the character and appearance of the Spitalfields area including the impact on any conservation area and Local Character Areas identified in Figure 4.1 and Appendix A within which the application site sits or adjacent to it, and the impact on the setting of listed buildings and other heritage assets.
- 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. New development should interact and interface positively with the street and streetscape described in the Local Character Area in which it is located<sup>4</sup>, 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.
- 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.

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<sup>4</sup> The Local Character Area Appraisals are presented in Appendix A.

### **Land use, activities and frontages**

- 4.26 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.
- 4.27 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.
- 4.28 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.
- 4.29 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.
- 4.30 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.
- 4.31 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**

- 4.32 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.
- 4.33 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.
- 4.34 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.
- 4.35 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.
- 4.36 These policies are supported by 16 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. Existing historic paving, carriageway surface and street furniture which are on public land should be retained and, where appropriate, repaired to a high standard.
- C. 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.
- D. Where practical and viable, major new development should seek to create new areas of public realm which are accessible to the local community.
- E. 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**

4.37 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 Street (west), Fournier Street and Fashion Street.	Carefully remove tarmac, fill in gaps with new cobble setts where roadworks have removed 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.

No.	Project name	Description
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. The seats should be designed to prevent people sleeping on them.
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.

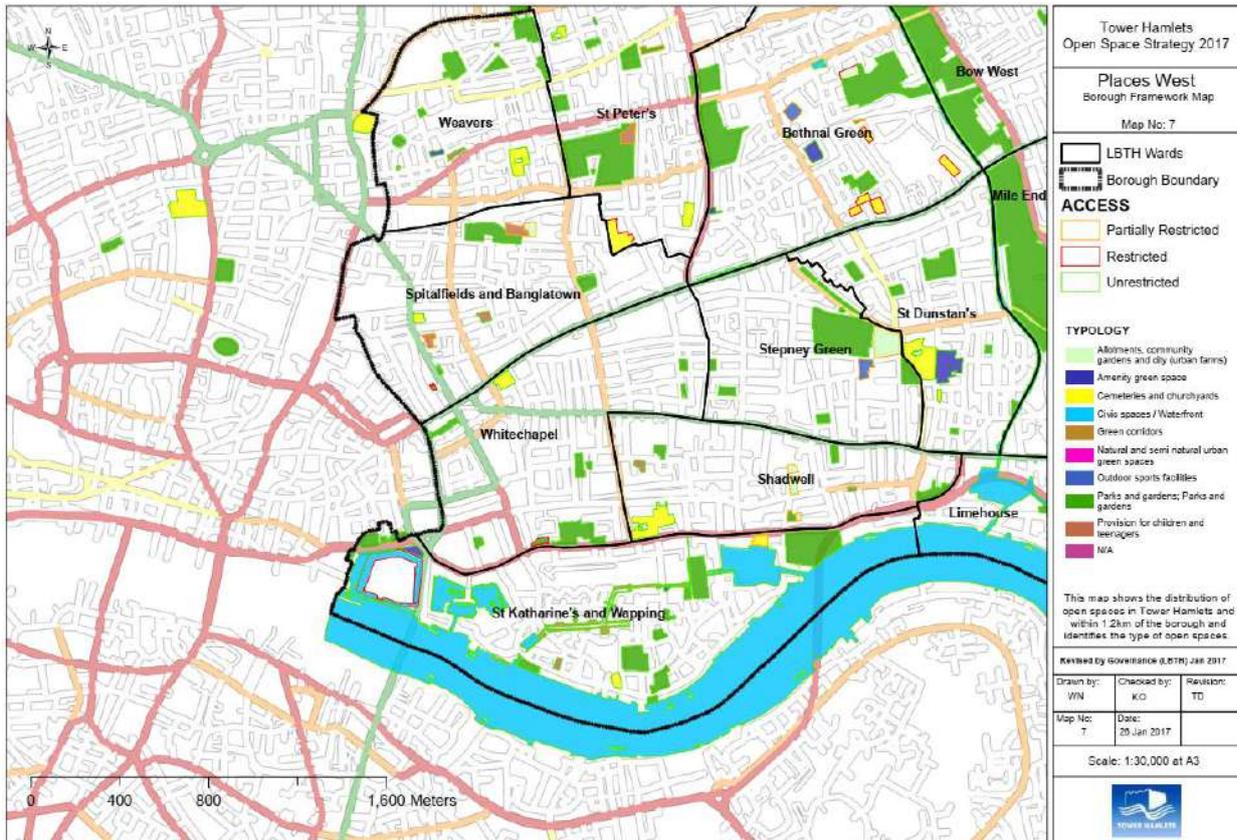
### **Facilitating urban greening**

- 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 population<sup>5</sup>, 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.

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<sup>5</sup> 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 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 draft London Plan has devised an ‘Urban Greening Factor’ (UGF) model<sup>6</sup>, 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, draft London Plan Policy G5 (Urban greening) proposes a UGF score of 0.4 for predominantly residential development and 0.3 for predominantly B1 commercial development (offices and light industrial). This only applies to major developments<sup>7</sup>. 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 emerging 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 600m<sup>2</sup> footprint on a site of 1,000m<sup>2</sup> including a green roof, 250m<sup>2</sup> car parking, 100m<sup>2</sup> open water and 50m<sup>2</sup> of amenity grassland would score the following:
- (0.7 x 600) + (0.0 x 250) + (1 x 100) + (0.4 x 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.

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<sup>6</sup> See ‘Intend to Publish’ version of the draft London Plan, pp.364-368

<sup>7</sup> ‘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 1,000m<sup>2</sup> or more, or a site of 1 hectare or more.

- 5.12 It is therefore considered that a UGF for Spitalfields is appropriate. The draft 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 draft 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 Class B1 commercial schemes a UGF score of at least 0.3. 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.**

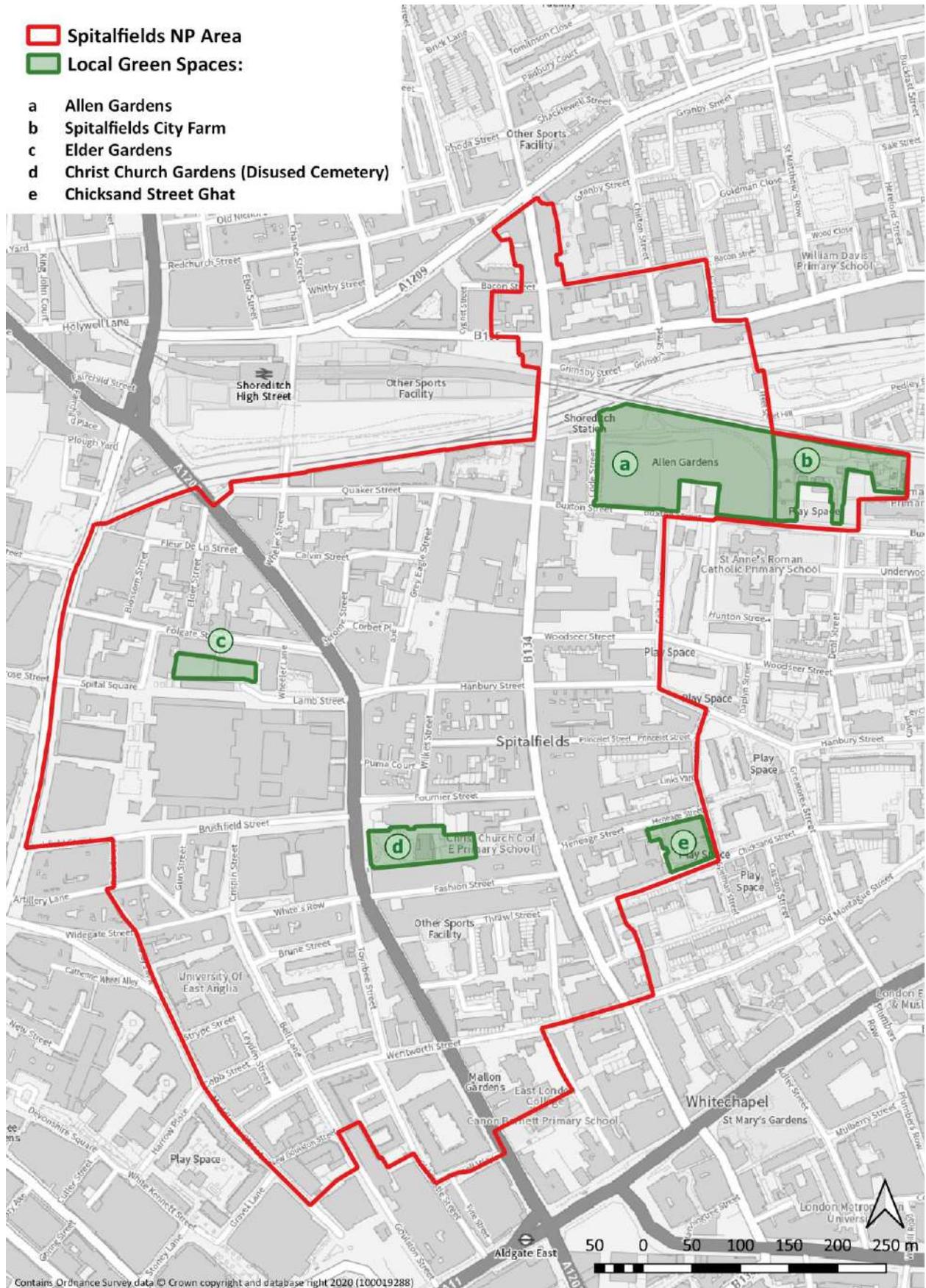
## Local Green Spaces

- 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 are shown in Appendix C. 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. Local policy for managing 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



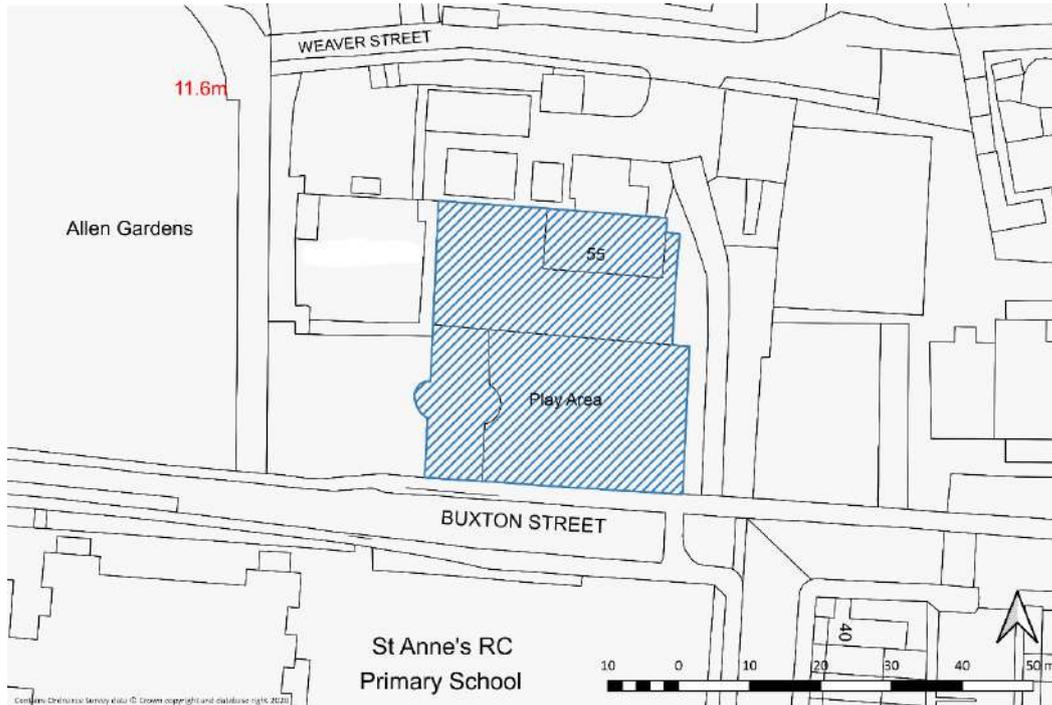
## Ram & Magpie site

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.
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.

No.	Project Name	Description
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 people<sup>8</sup>. Its 15,000 micro-businesses (10 or fewer employees) creating annual turnover of £6.7 million<sup>9</sup>. Spitalfields accounts for over 300 of these small and micro business employers. Meanwhile, industrial floorspace in the borough declined by 43% to 800,000m<sup>2</sup> between 2000 and 2012, above the Inner London average<sup>10</sup>. 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 Review<sup>11</sup> 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 area<sup>12</sup>. 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

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<sup>8</sup> Source: Tower Hamlets Local Plan 2019

<sup>9</sup> Source: Office for National Statistics

<sup>10</sup> Source: Peter Brett Associates (2016) *Tower Hamlets Employment Land Review*

<sup>11</sup> See footnote 9

<sup>12</sup> 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)<sup>13</sup> 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 survey<sup>14</sup> 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 Assessment<sup>15</sup> reported that the delivery of affordable workspace at 50% of the market rent was found to be

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<sup>13</sup> East End Trades Guild (2017-2018) *Affordable Business Rents*

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

<sup>15</sup> 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 4<sup>16</sup> 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 policy<sup>17</sup> which found that such a policy would still result in residual land values exceeding existing use values 'by a significant margin'<sup>18</sup>. 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 not included on an approved list, provided the terms can be 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.EMP2<sup>19</sup> (New employment space), major development<sup>20</sup> 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).**

<sup>16</sup> Peter Brett Associates (2016) *Tower Hamlets Affordable Workspace Evidence Base*

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

<sup>18</sup> *Ibid.*, paragraph 6.26

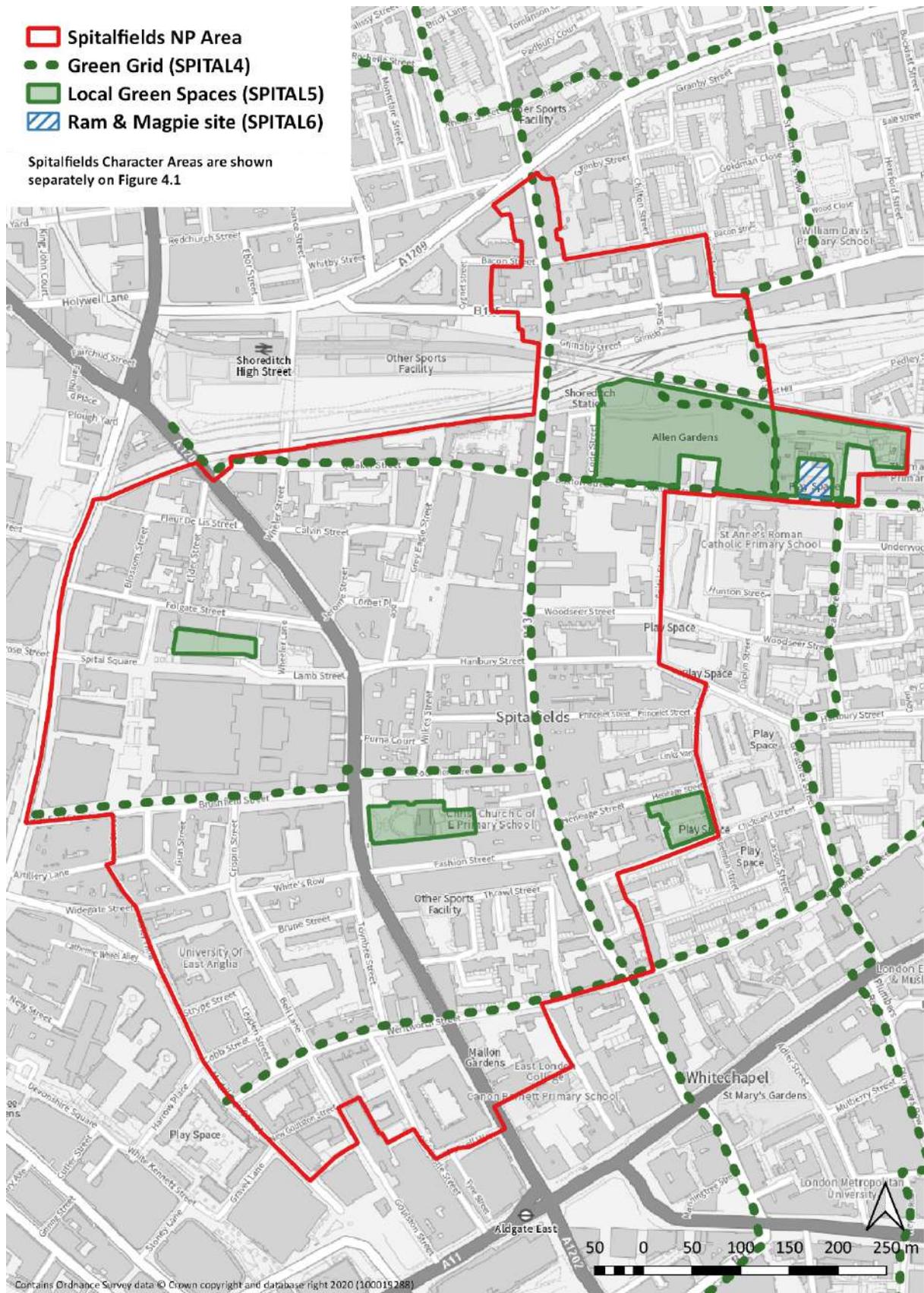
<sup>19</sup> Clause 4

<sup>20</sup> '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.

## 8 POLICIES MAP

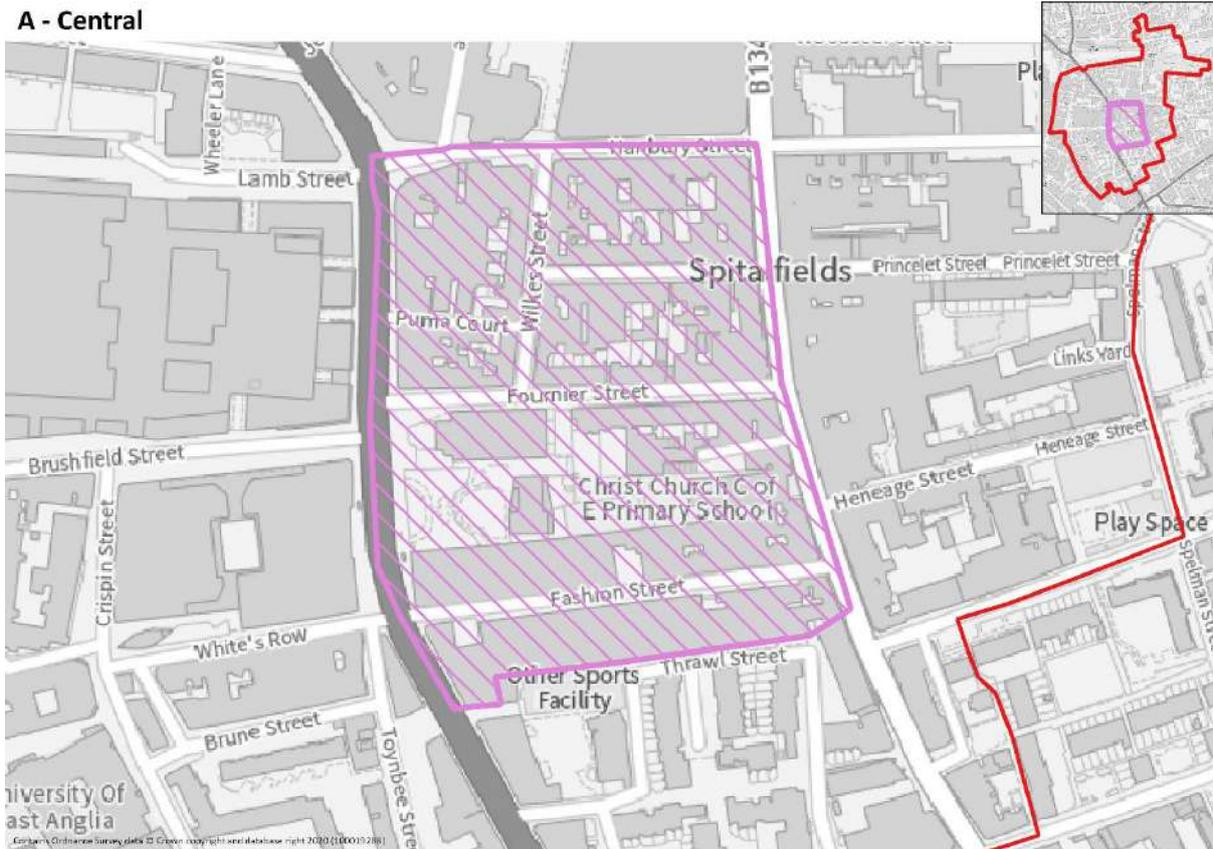


## **APPENDIX A            LOCAL CHARACTER AREA APPRAISALS**

### **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.

**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 18<sup>th</sup> 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 D.

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 looking southwards down Wilkes Street from the junction with Hanbury Street towards the nave of the church
- the view from Brick Lane into Seven Stars Yard with Christ Church spire in the background
- the view eastwards down Fournier Street from the junction with Commercial Street, terminating in buildings on the east side of Brick Lane. 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 and northwards from Fashion Street.

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.
- along Princelet Street looking westwards from Brick Lane towards Wilkes Street (despite the glass blocks of Bishops Square in the background).
- along Wilkes Street from [junction of Fournier Street] northwards towards the Brewery.
- 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.

## 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 18<sup>th</sup> 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, 20<sup>th</sup> 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.

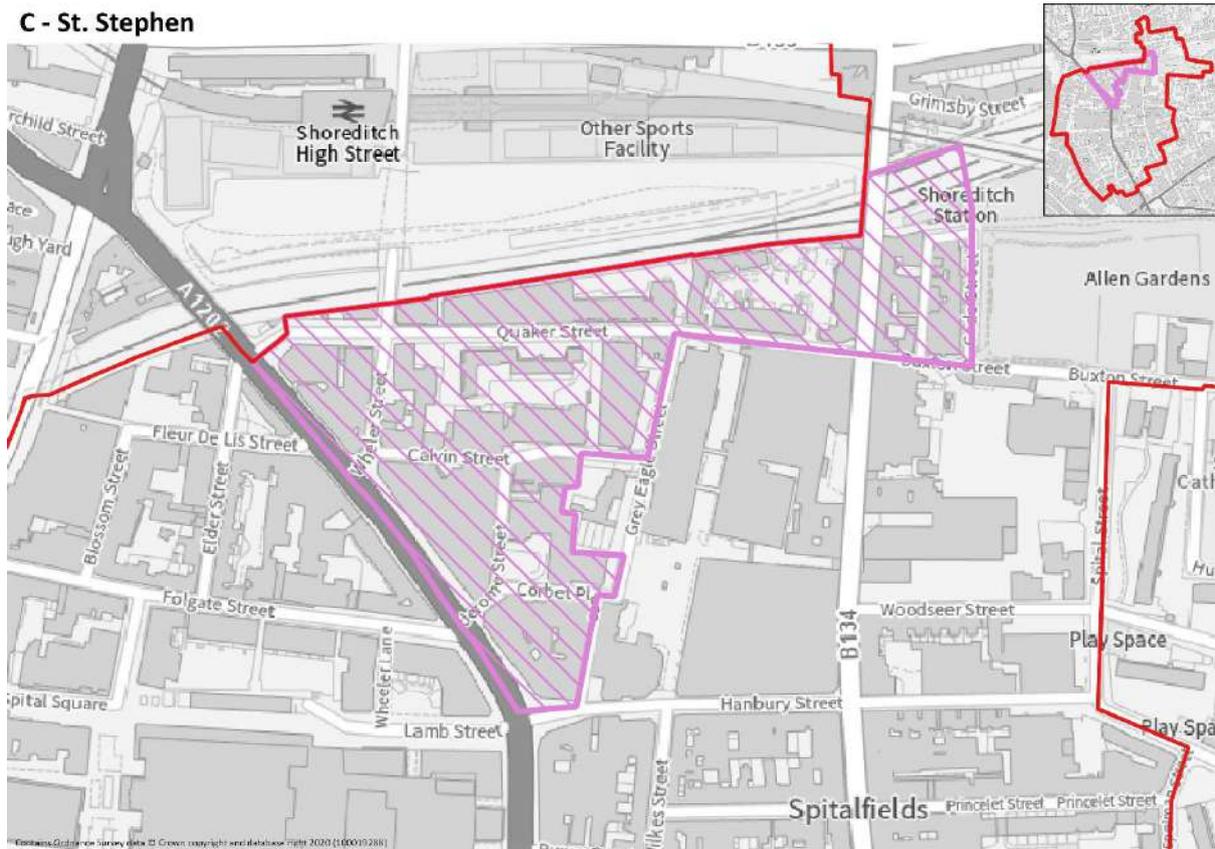
B6 The area contains examples of world-renowned street art, sanctioned by the relevant building owners, which attract international and domestic visitors to Spitalfields.

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 under the bridge looking north.
- 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 from the north end of Wilkes Street in Hanbury Street looking northwards through to Quaker Street (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 near Buxton Street looking south towards the chimney.

### 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 17<sup>th</sup> 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 18<sup>th</sup> 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 Goodsyards 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.

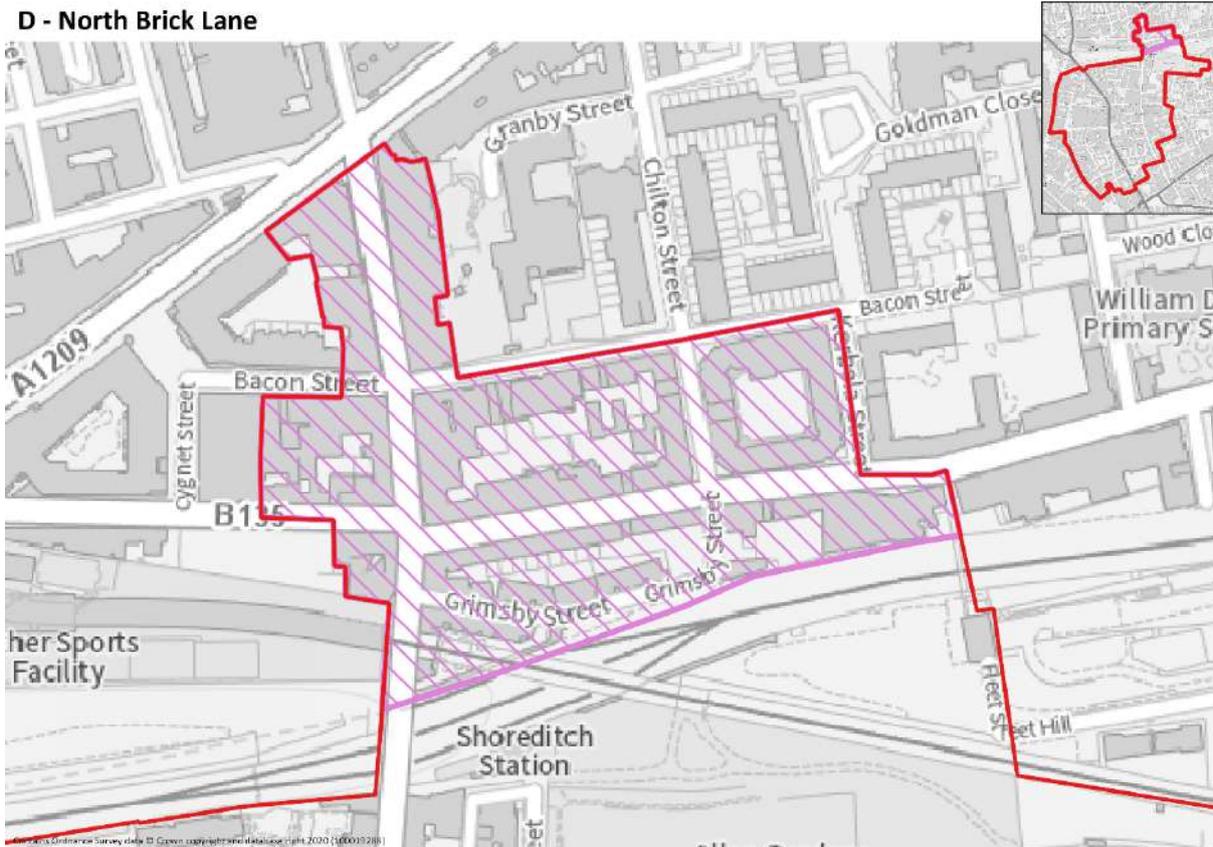
C8 Pavement and road surfaces in this area are generally poor and have often been badly repaired or patched following construction works. However, some historic road surfacing, paving and street furniture survives, also noted in Appendix D, which are worthy of being retained, restored where damaged and 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 19<sup>th</sup> 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.
- from the north-south section of Corbet Place looking towards Hanbury Street with the spire of Christ Church rising behind.
- view of the brewery chimney looking southwards from Brick Lane from south of the railway bridge, particularly from the west pavement.

**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

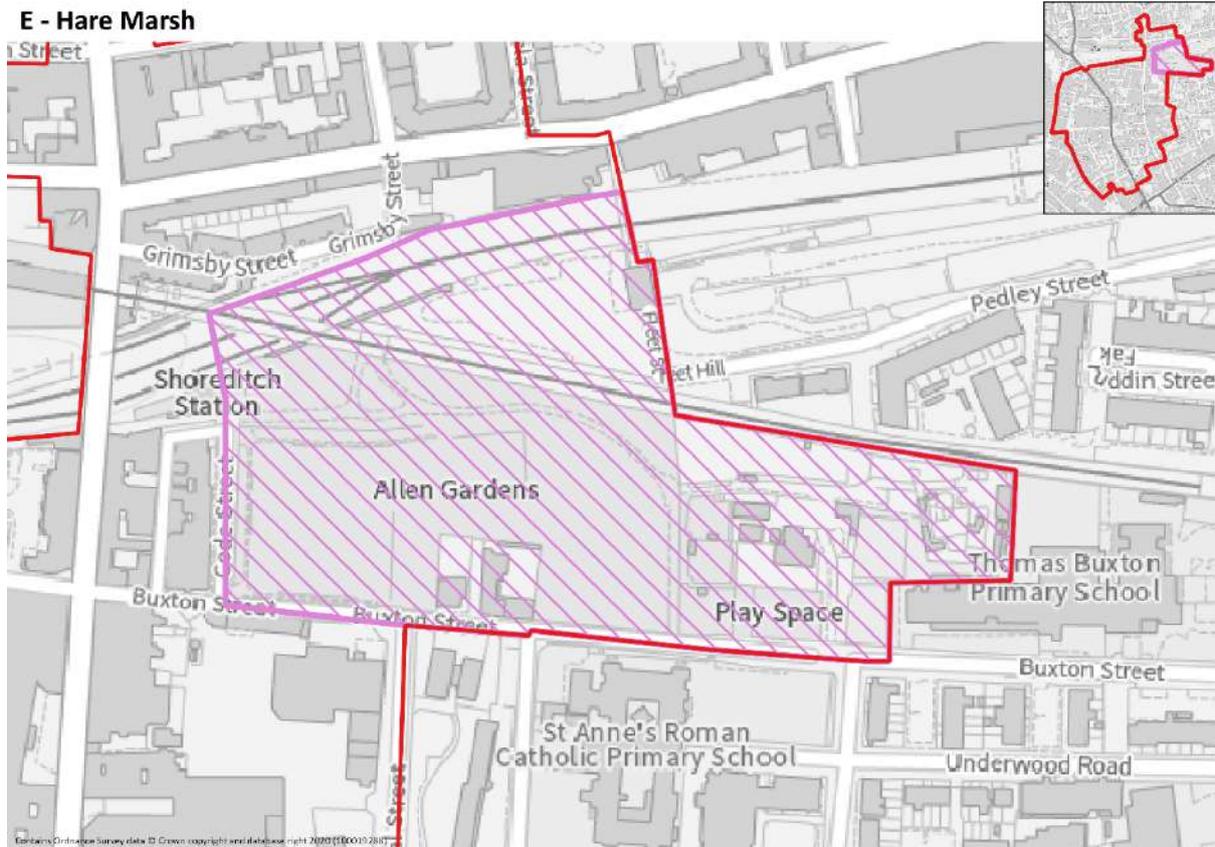
wealth of historic fabric, previously overlooked perhaps because of its condition and the assumed poverty of the area. While the Conservation Area Appraisal in 2009 correctly noted that many of the buildings on Brick Lane north of Sclater Street and Cheshire Street are thought to be mid-18<sup>th</sup> century tenements behind rebuilt 19<sup>th</sup> 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, and in the opposite direction from Bethnal Green Road, looking down into Brick Lane. 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.

### 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 and along Buxton Street 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.

## 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 17<sup>th</sup> and early 18<sup>th</sup> century, much was rebuilt in the late 19<sup>th</sup> or early 20<sup>th</sup> 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.

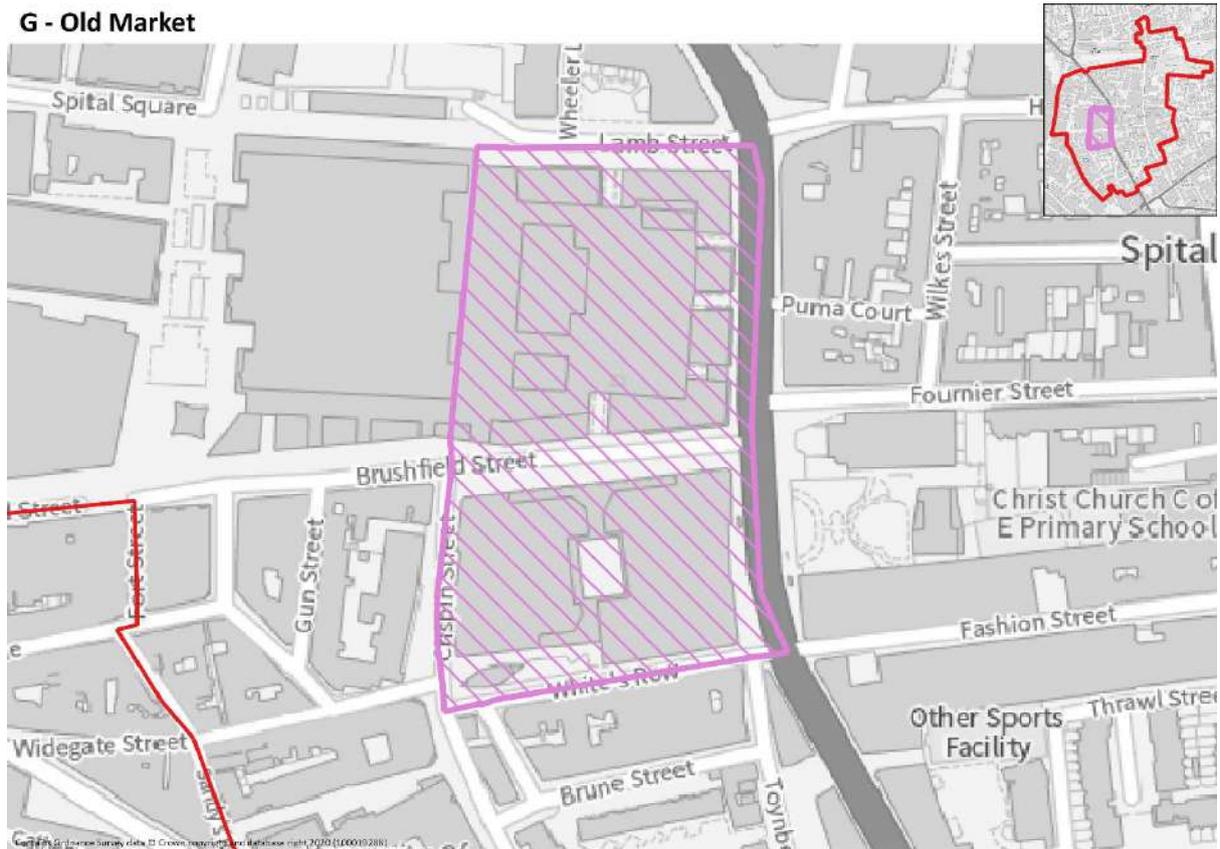
F5 The Conservation Area Appraisal mentions various landmarks including the Great Mosque, the Truman Brewery, and the striking 1984 Health Centre further south. The gently curving nature of Brick Lane and its consistent scale and building line results in a continuum of townscape views from all along 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 and northwards from Wentworth Street/Montague Street.
- from Brick Lane eastwards along Heneage Street.
- from Brick Lane looking eastwards along Princelet Street.
- from Brick Lane looking eastwards along Hanbury Street.
- from Brick Lane looking eastwards along Woodseer Street.
- from Spelman Street into Links Yard, including the top part of the spire of Christ Church.
- from rear of Heneage Street to chimney of Links Yard.

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

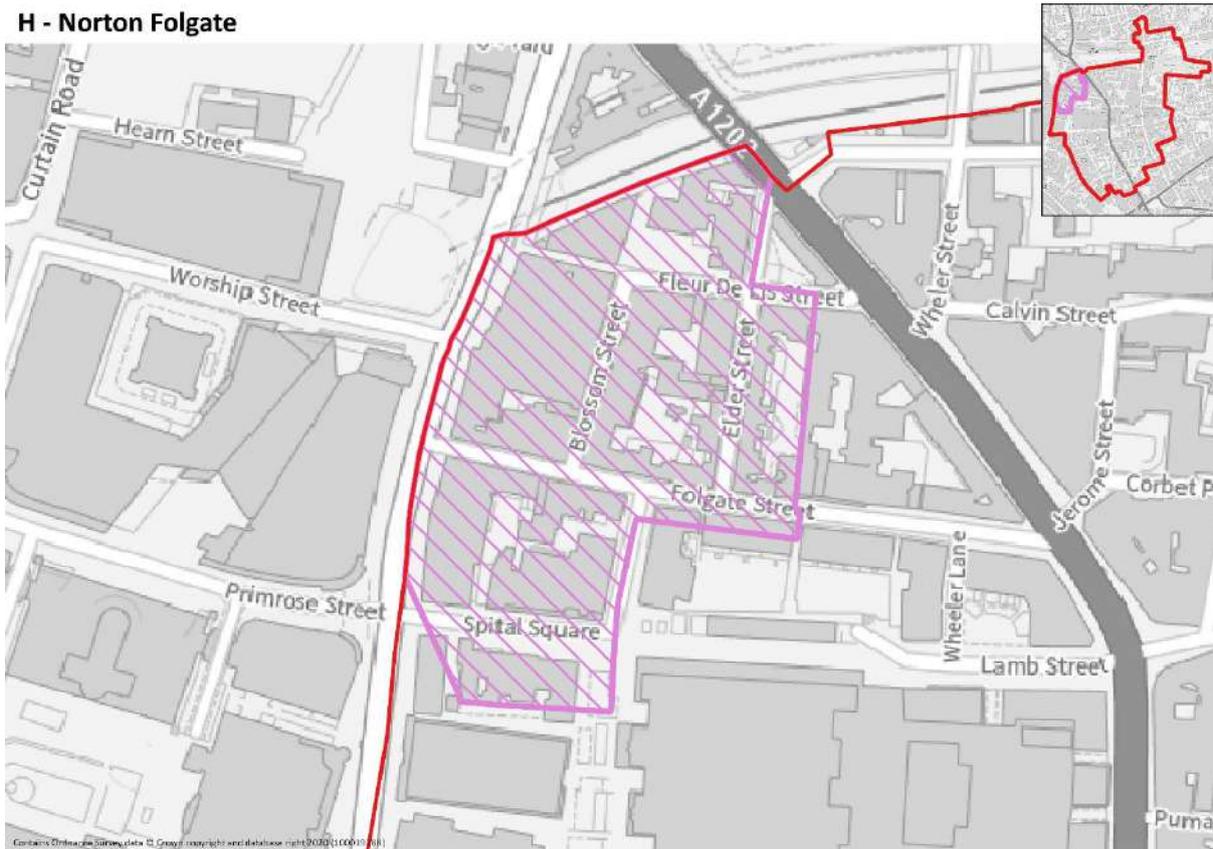
items of historic street furniture remain. These are included in the list of assets of historical interest at Appendix D.

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. 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 18<sup>th</sup> century houses in Fournier Street. 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. 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 18<sup>th</sup> 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 19<sup>th</sup> century commercial London, including the warehouses, loading gateways, gas street lights, bollards and road setts” that the Conservation Area Appraisal described in 2007.
- 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.
- 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 Goodsyd.

- the views westwards along Folgate Street and Fleur de Lis Street are already dominated by the very tall buildings in the City and Hackney, now including Principal Place and Curtain Street towers.
- the most unaltered views remaining today are eastwards along Folgate Street and Fleur-de-Lis Street towards Commercial Street, framed by buildings in Local Character Area I.

### 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-20<sup>th</sup> century redevelopment.

I3 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.

- the views along Artillery Passage apply to both directions, looking eastwards from Sandys Row and westwards from Artillery Lane.
- 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.
- 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.
- 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.

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.
- looking south from Crispin Street outside the Convent of Mercy towards Bell Lane, Tenter Ground and White's Row.
- 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).

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.

### 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 19<sup>th</sup> and 20<sup>th</sup> 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.
- 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.
- 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).

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

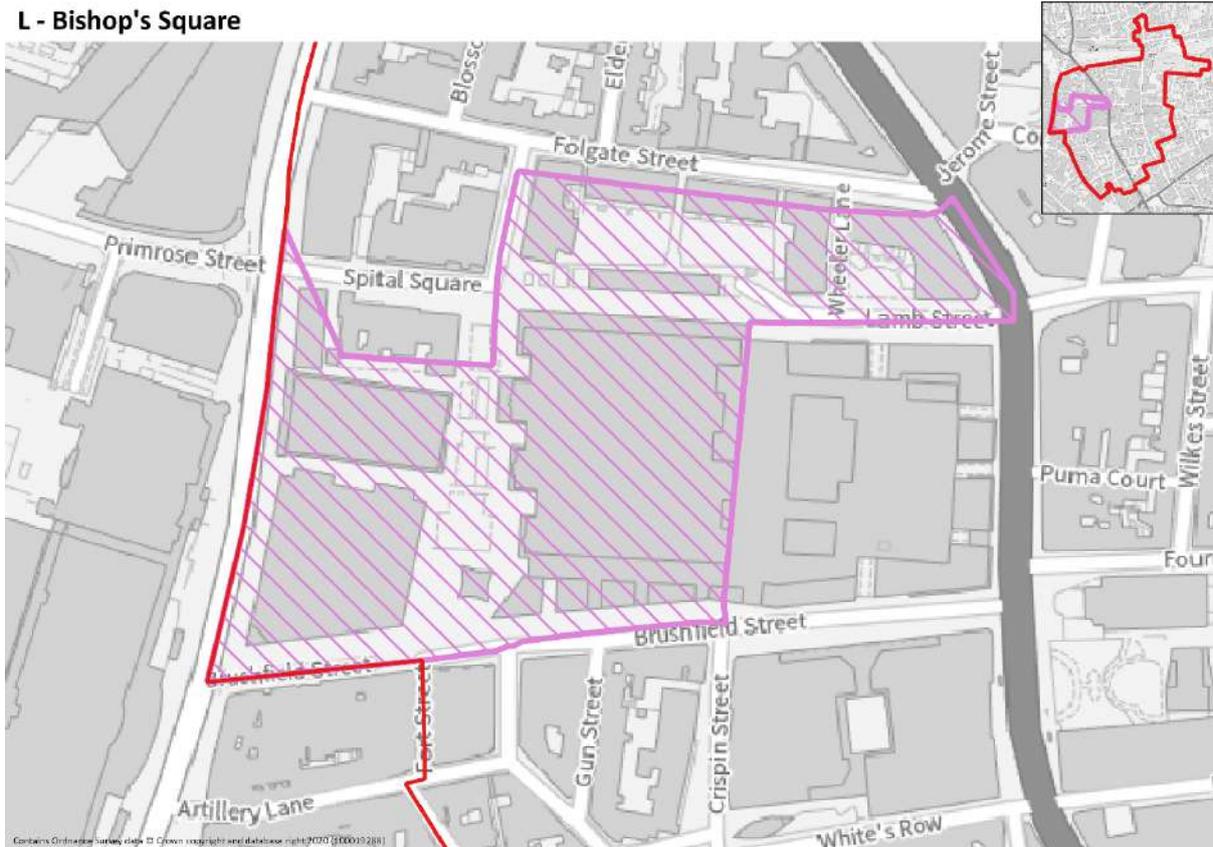
- looking north from the southern end of Toynbee Street at its junction with Wentworth Street towards the upper part of spire of Christ Church.
- view eastwards along the full length of Fashion Street from Commercial Street towards Brick Lane.
- view from Wentworth Street looking north into Ann's Place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

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 21<sup>st</sup> century office towers rise in spectacular fashion over the 19<sup>th</sup> and 20<sup>th</sup> 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.

## 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.

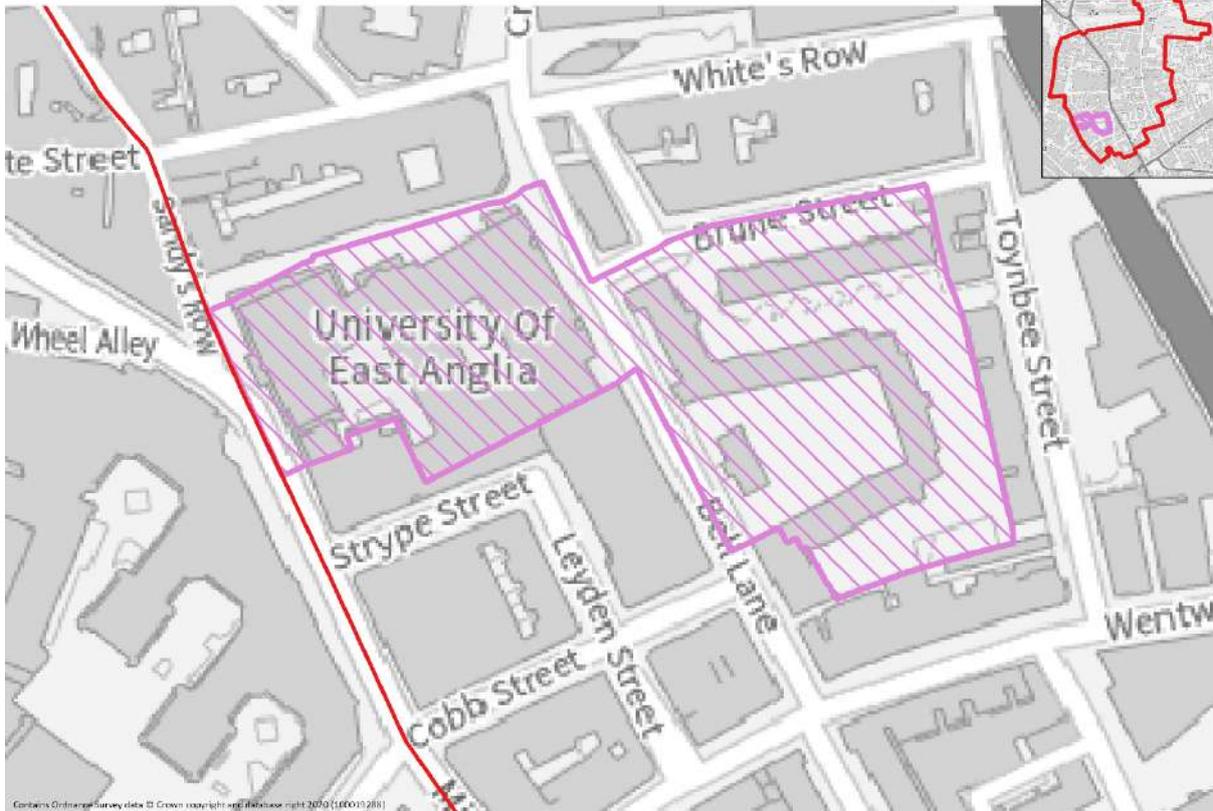
L6 The narrow alleyway of Stothard Passage is also of heritage significance, an ancient route that follows the line of 12<sup>th</sup> century monastic walls. The 17<sup>th</sup> century house at No.1, although much rebuilt, probably incorporates fragments of medieval fabric. Surprisingly it is not listed, 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.

**M - Bell Lane**



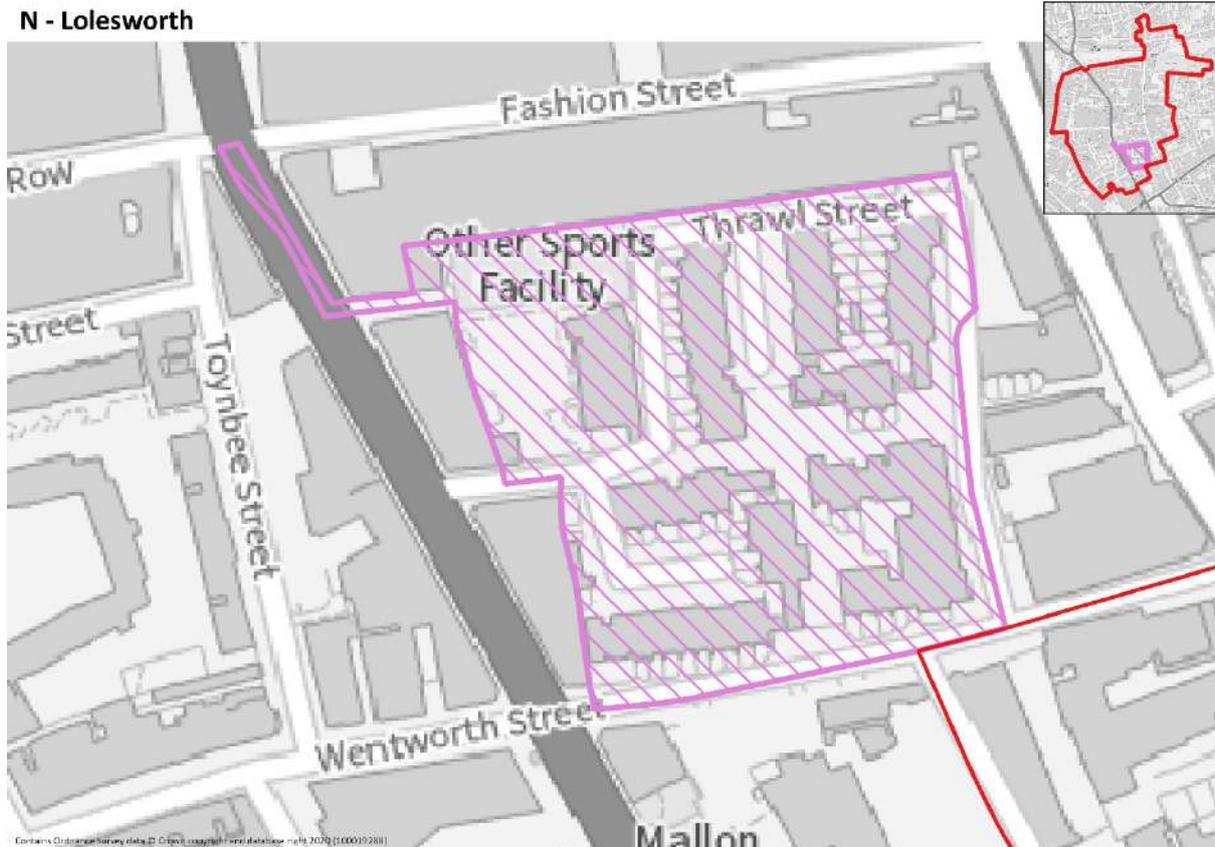
M1 Lying between the Artillery Passage and Wentworth Street Conservation Areas, this area comprises two distinctive parts and groups of buildings either side of Bell Lane. To the east is the Holland Estate, built 1927 – 1936 by the London County Council, including a series of mainly four-storey brick 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 Toynee 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 Toynee 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 19<sup>th</sup> 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.

### O - St. Jude



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

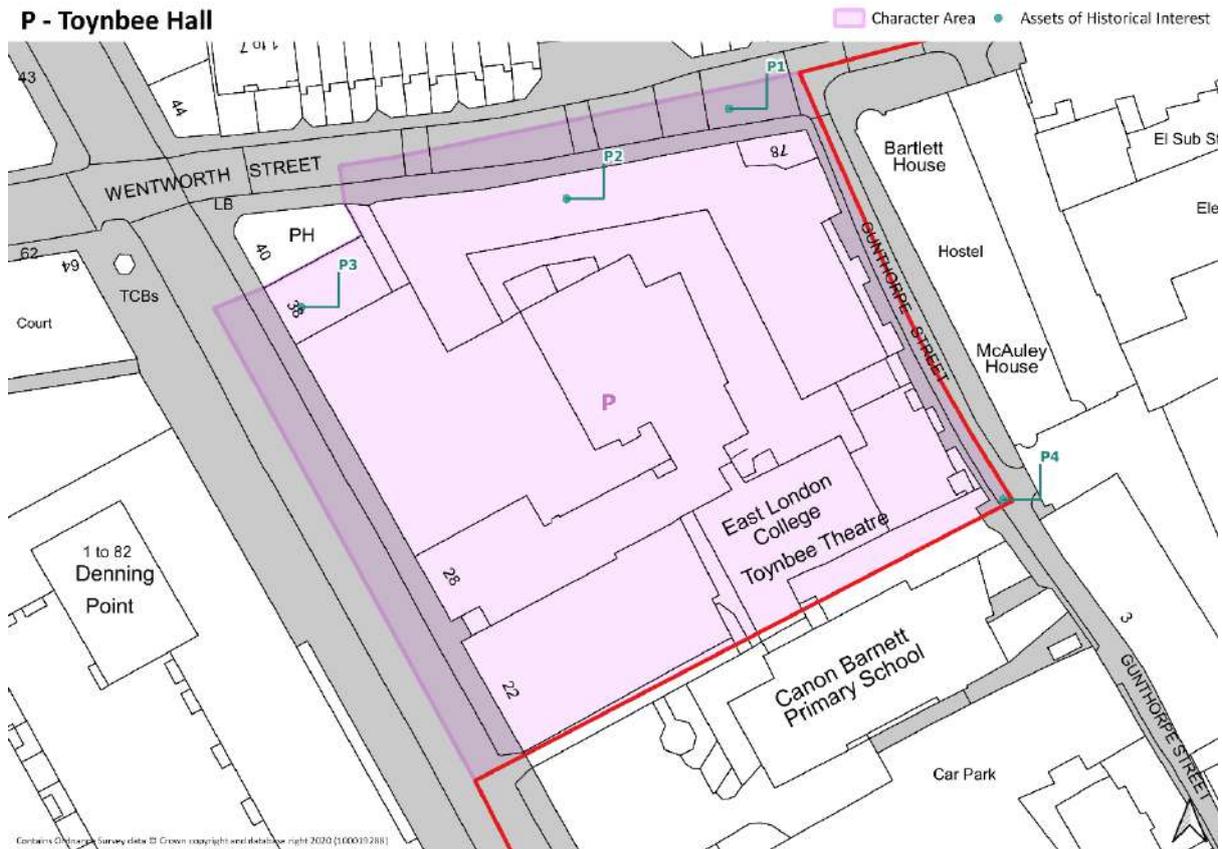
O2 West of Goulston Street, either side of New Goulston Street, is three and four storey late 20<sup>th</sup> century housing, all in brown brick with colourful window frames. Although the development does not respond precisely to historic building forms or plots, the old streets survive (including historic 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 21<sup>st</sup> 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.

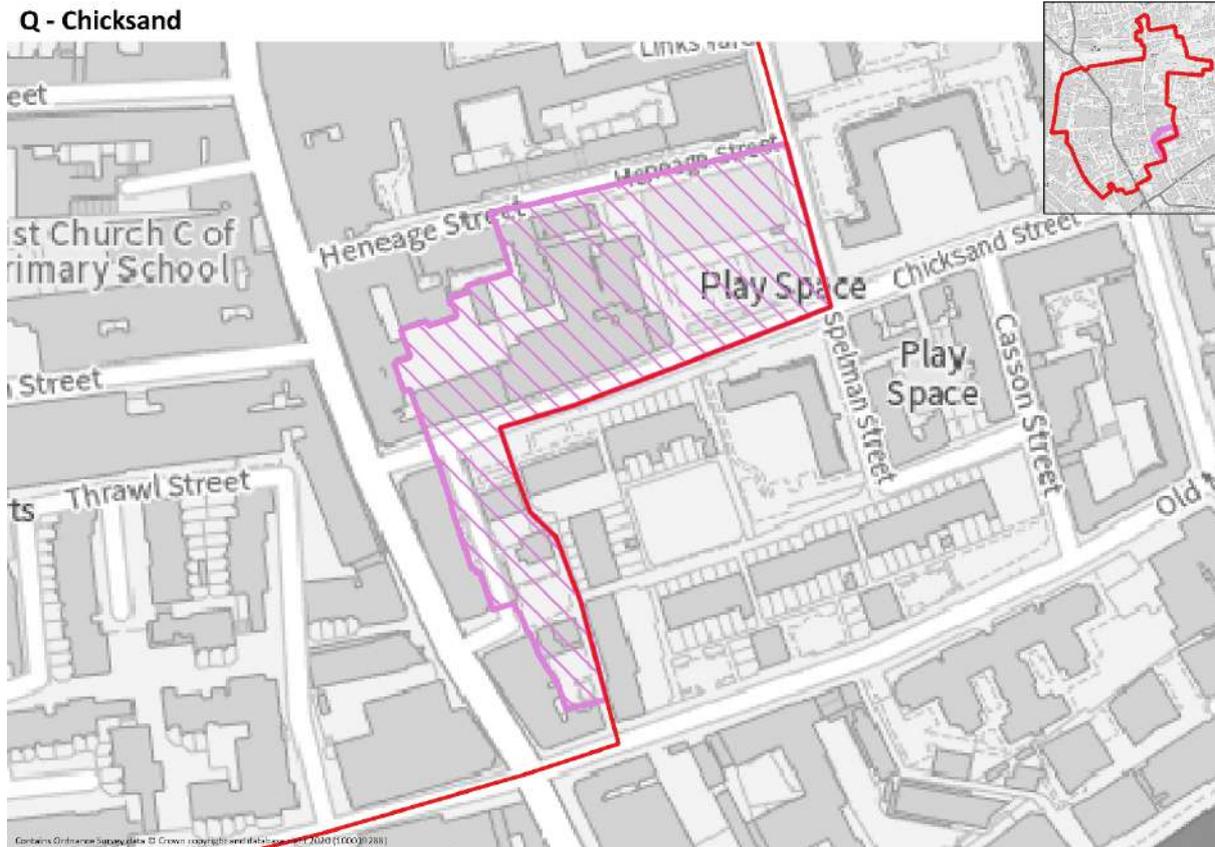


P1 Toynbee Hall and its setting have been dramatically improved in recent years. The new public gardens now provide a magnificent frontage onto Commercial Street which enables the restored Grade II listed buildings to be fully appreciated. The space is now sensitively framed by a new five-storey arcaded 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.

### 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.

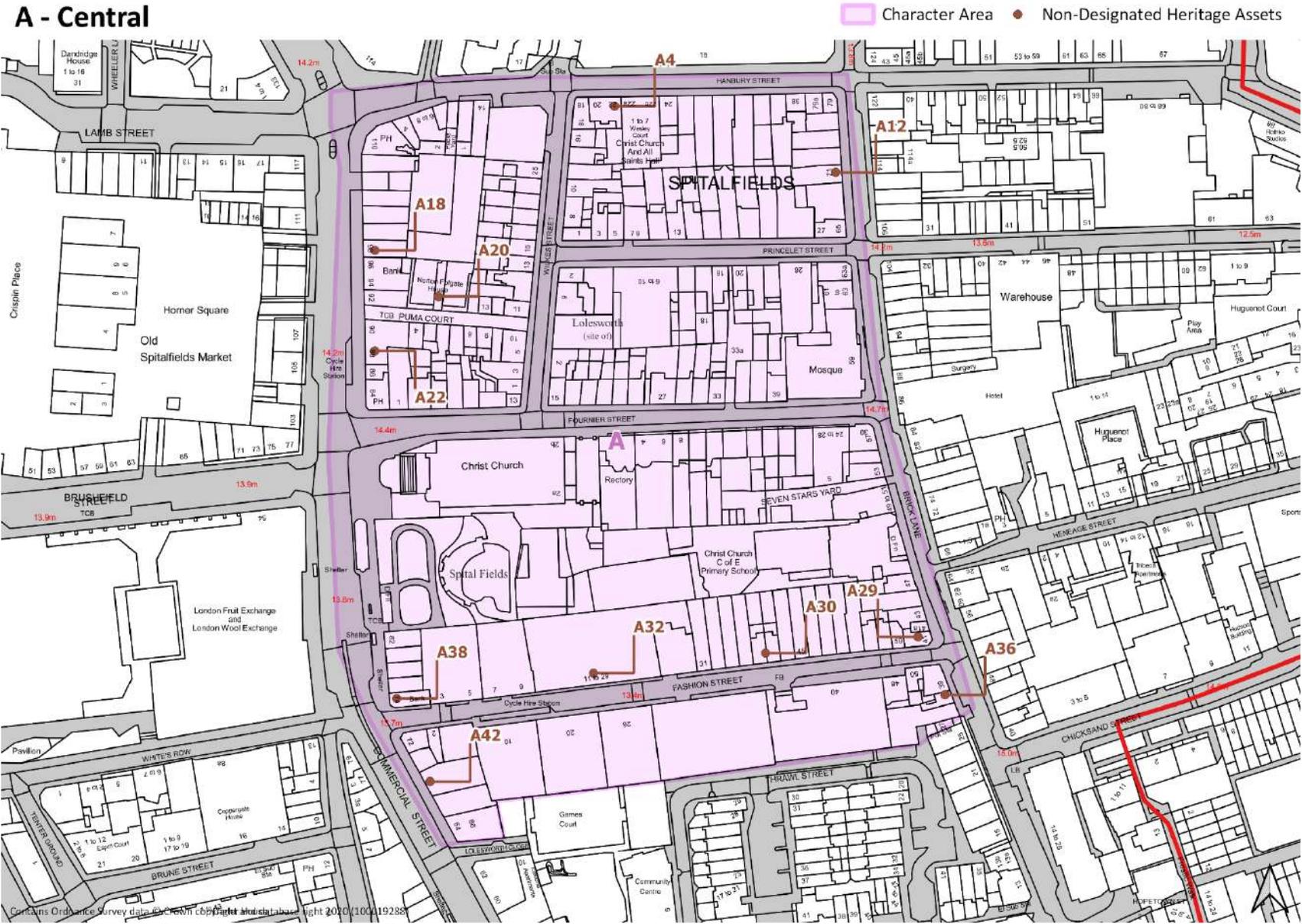
Q2 There are no buildings of heritage interest in the area, but the granite setts in the carriageway of Heneage Street are worthy of note and are therefore included in the list of assets of historical interest, shown in Appendix D.

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. Efforts should be made to his view protect this view, particularly in the consideration of future development at Bishopsgate Goodsyrd and other sites in Shoreditch.

## **APPENDIX B            NON-DESIGNATED HERITAGE ASSETS**

Spitalfields Neighbourhood Plan  
Submission (Regulation 16) Version

A - Central



Spitalfields Neighbourhood Plan  
Submission (Regulation 16) Version

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>	

		<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.</p> <p>Number 71 was re-fronted or rebuilt late 19th century in style of the 1720s houses in adjoining streets.</p> <p>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.</p> <p>Number 75 was re-fronted un late 19th century in manner of 1705, but simpler than number 73, notably no string courses.</p> <p>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.</p>	 A photograph of a three-story brick building facade, likely a public house. The building is made of red brick and has a prominent red sign above the entrance that reads "AZEEM BENTS HAM STYLES". The sign also includes the text "OPEN 7 DAYS" and "PUB". The building has several windows, some with white frames, and a small balcony or oriel window on the ground floor. The building is situated on a street corner.
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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>	

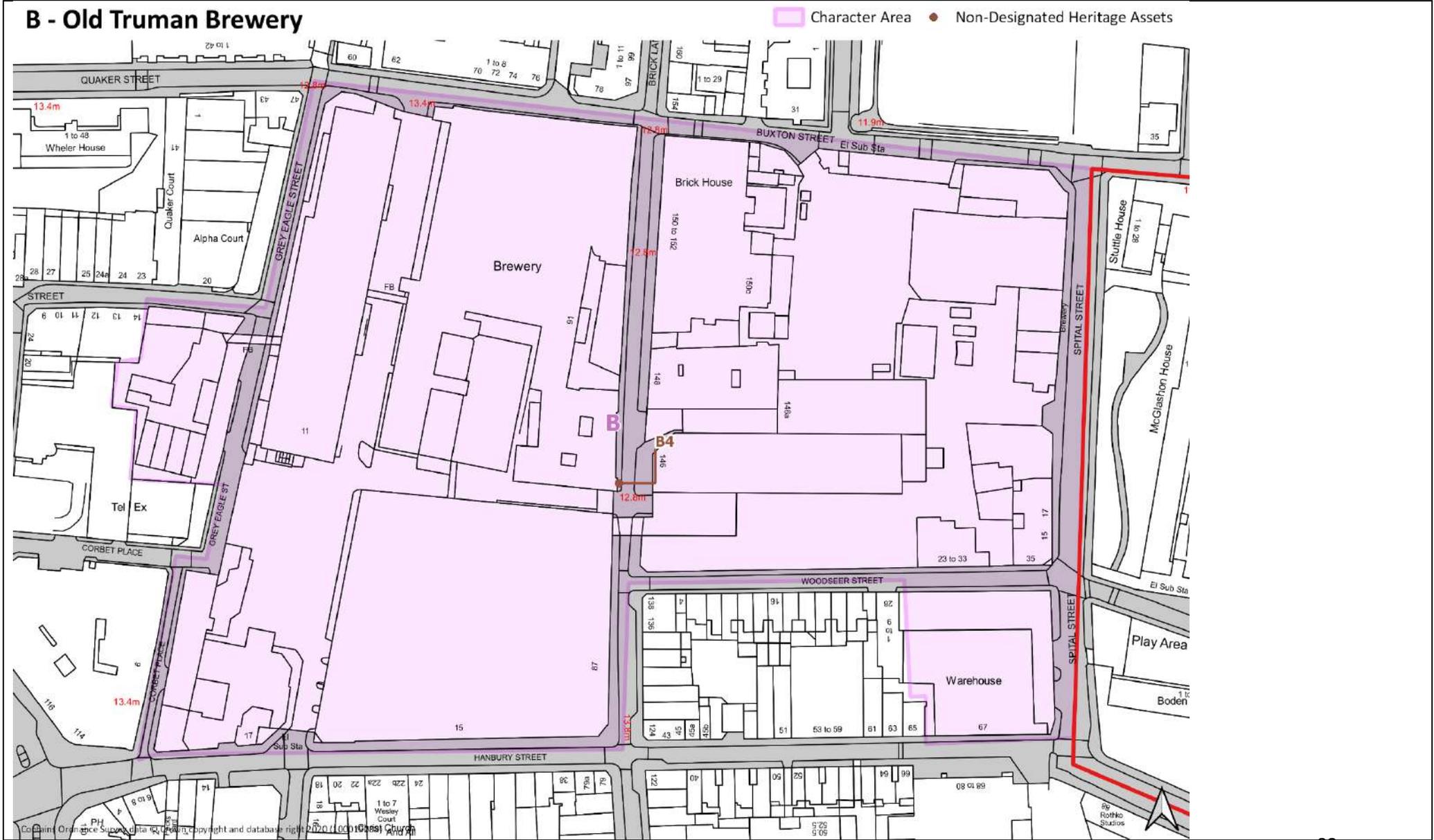
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8	A36	35-37 Brick Lane	<p>35 and 37 Brick Lane. A most interesting pair, perhaps mid to late 18th century in origin (note mansard roof and window proportions). Now with stucco fronts and mid-19th century details, including stunted tile-clad pilaster 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>	

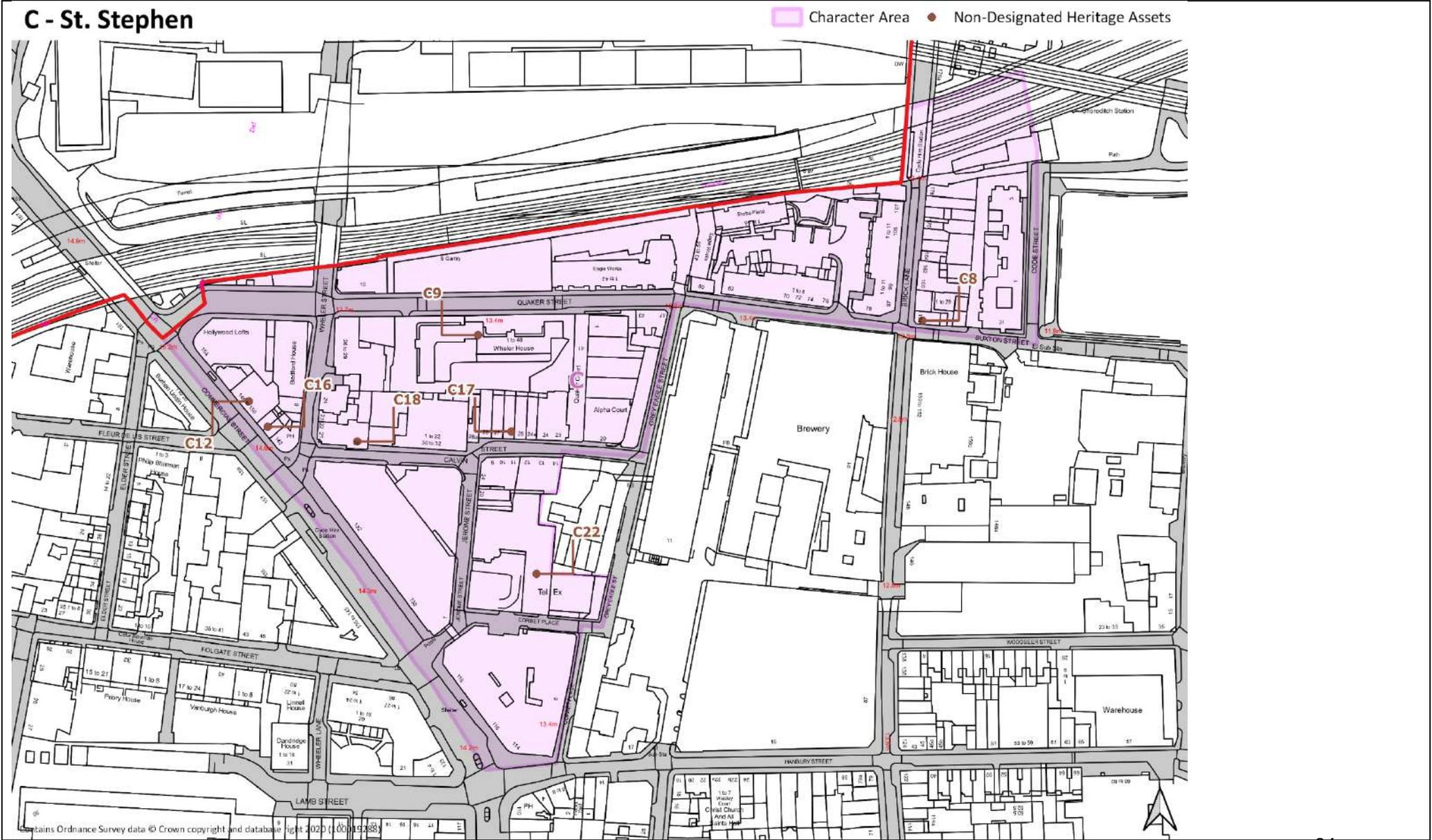
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12	B4	Brick Lane genuine cannon bollards	<p>Pair of bollards on Brick Lane at junction with Dray Walk leading into Old Truman's brewery. The pair does not match exactly in details, but both same size and both appear to be genuine cannon, if so, it 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>	

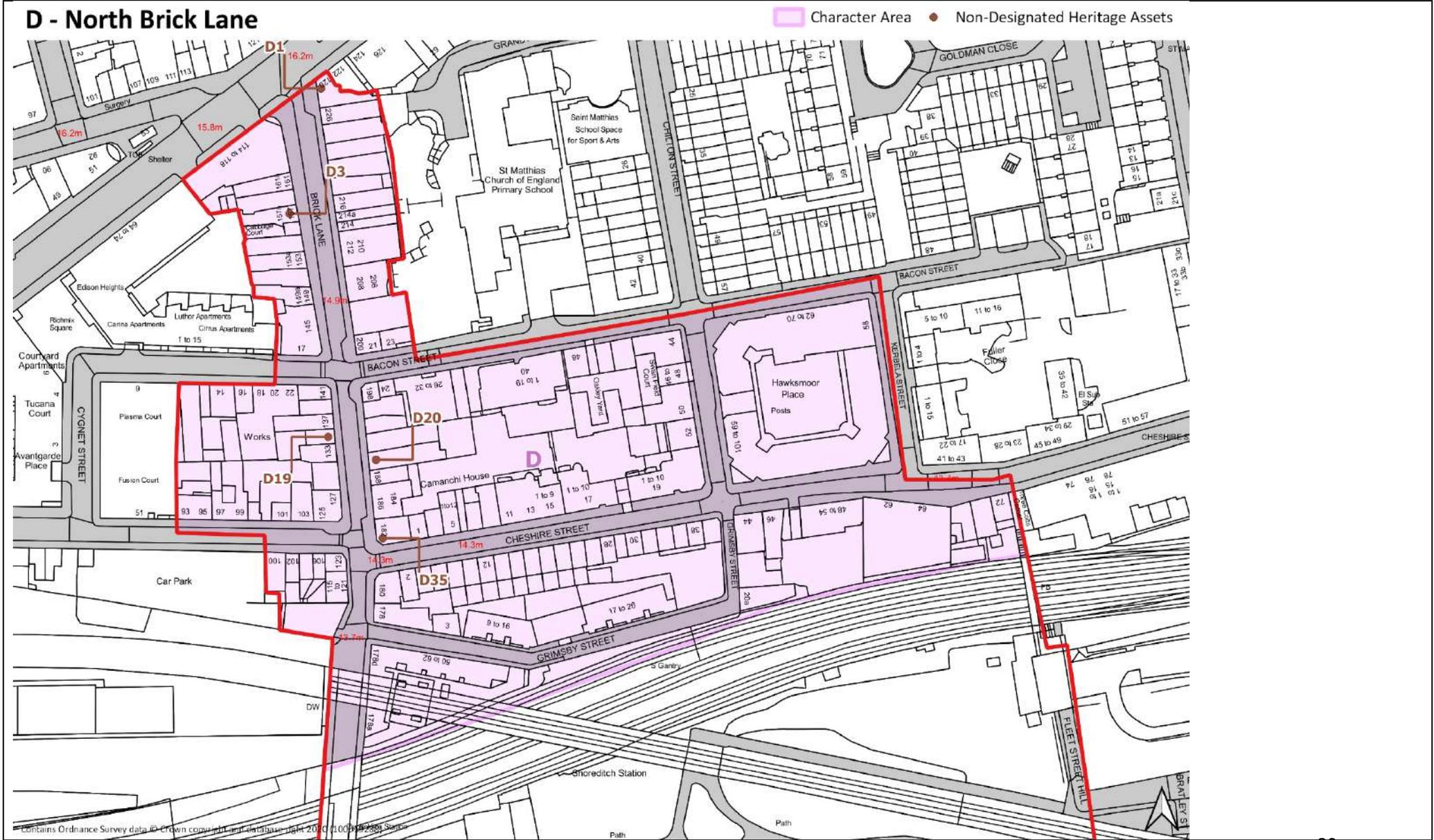
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17	C8	154 Brick Lane	<p>On corner with Buxton Street, a fine former public House (The Two Brewers). A pub on the site from at least 1805, existing building c dated 1860 on panel on Buxton Street frontage, which also states 'Built S. Arno'. Ground floor 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>	

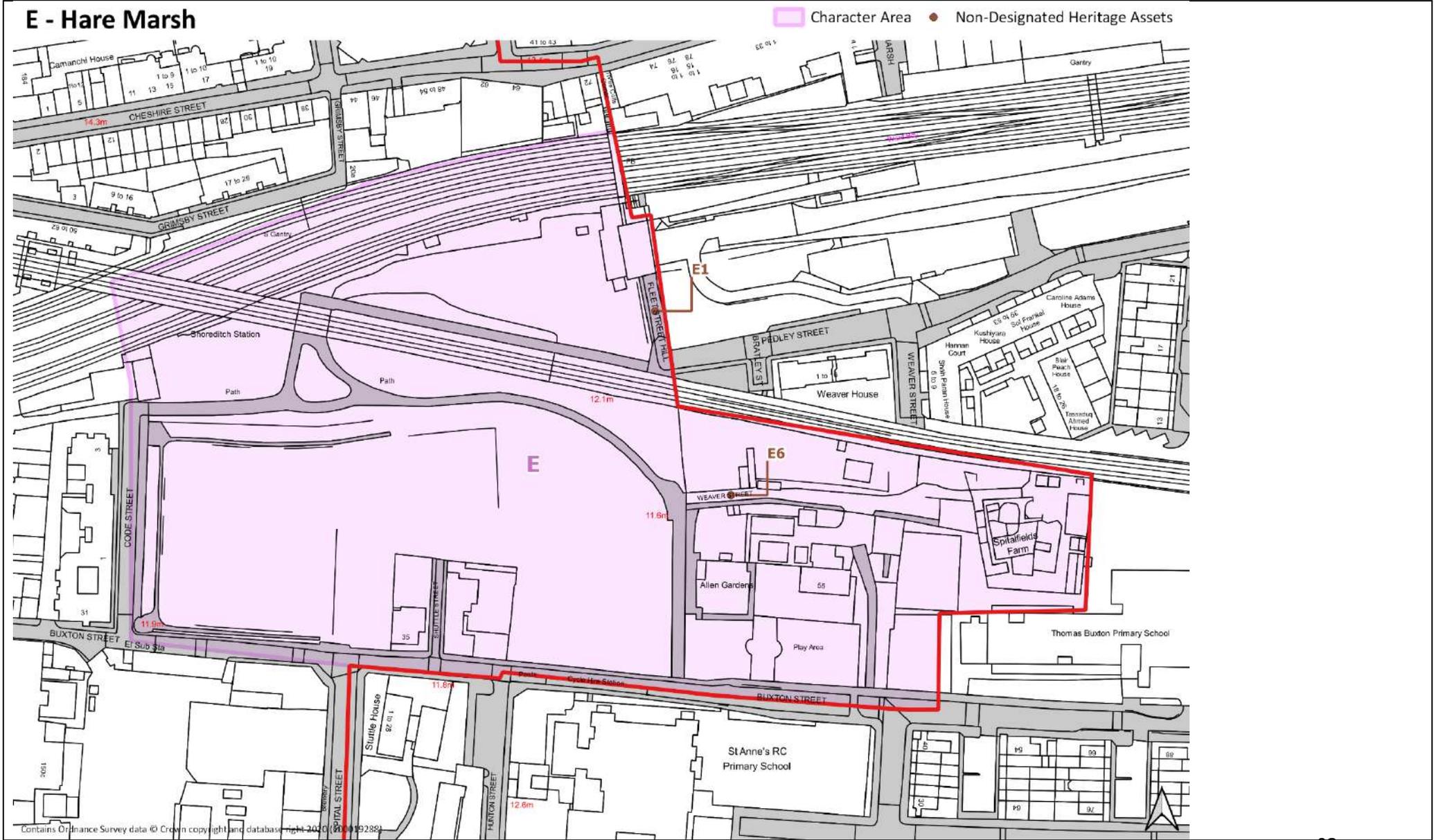
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22	D20	190 Brick Lane	Very important house of the 1770s. Documented and described in Peter Guillerey's book.		

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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 &amp; 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>	

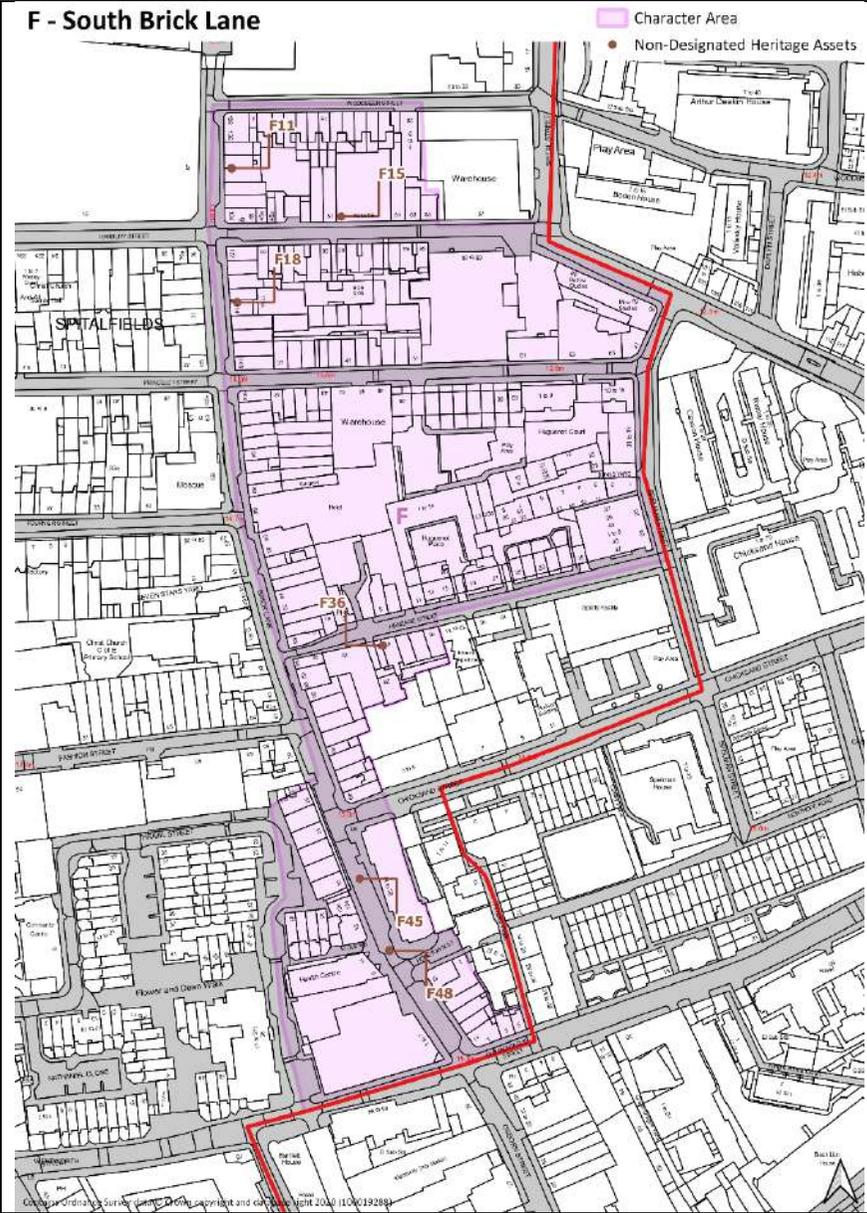
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25	E1	Fleet Street Hill arch	Arch within viaduct leads to stairs and bridge over railway lines. Famous and very piece of local townscape. In adjoin lot element from 1890s extension to Liverpool Street Station that were salvaged in the 1980s when station redeveloped.	 A photograph of a long, narrow tunnel with walls covered in colorful graffiti. A child is riding a yellow bicycle 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. &amp; 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 &amp; I Davis.' (p. 418). So why H.F. on cartouche and not H&amp;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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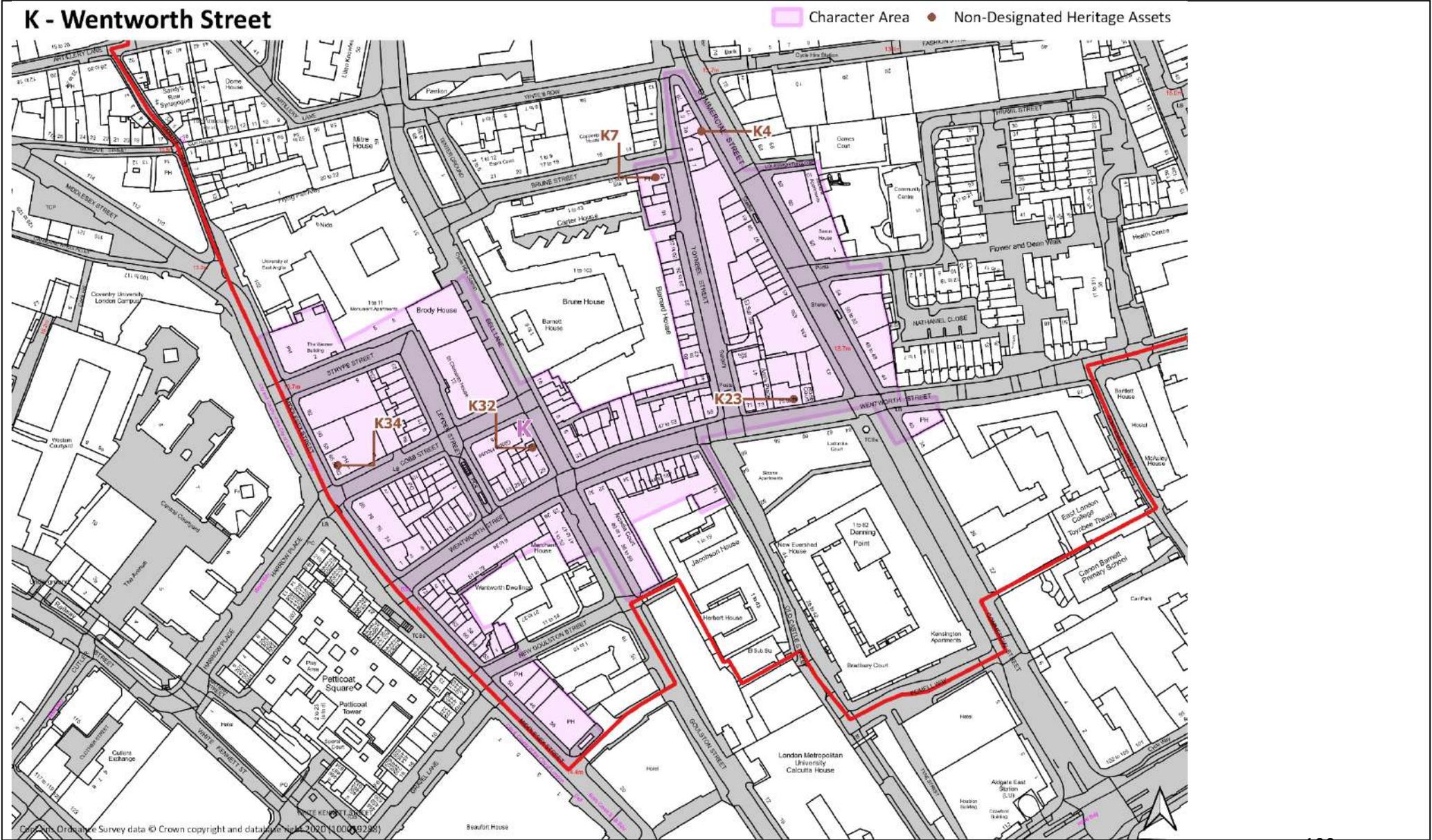
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30	F36	2-4 Heneage Street	Mainly 3 storey, C19 houses, yellow brick with red brick arches, ground floor with rusticated render and decorative corning. No.2 formerly a synagogue called Ezrat Haim.	
31	F45	Seven Banglatown Lamp-Posts (Numbers 1-7)	These 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	

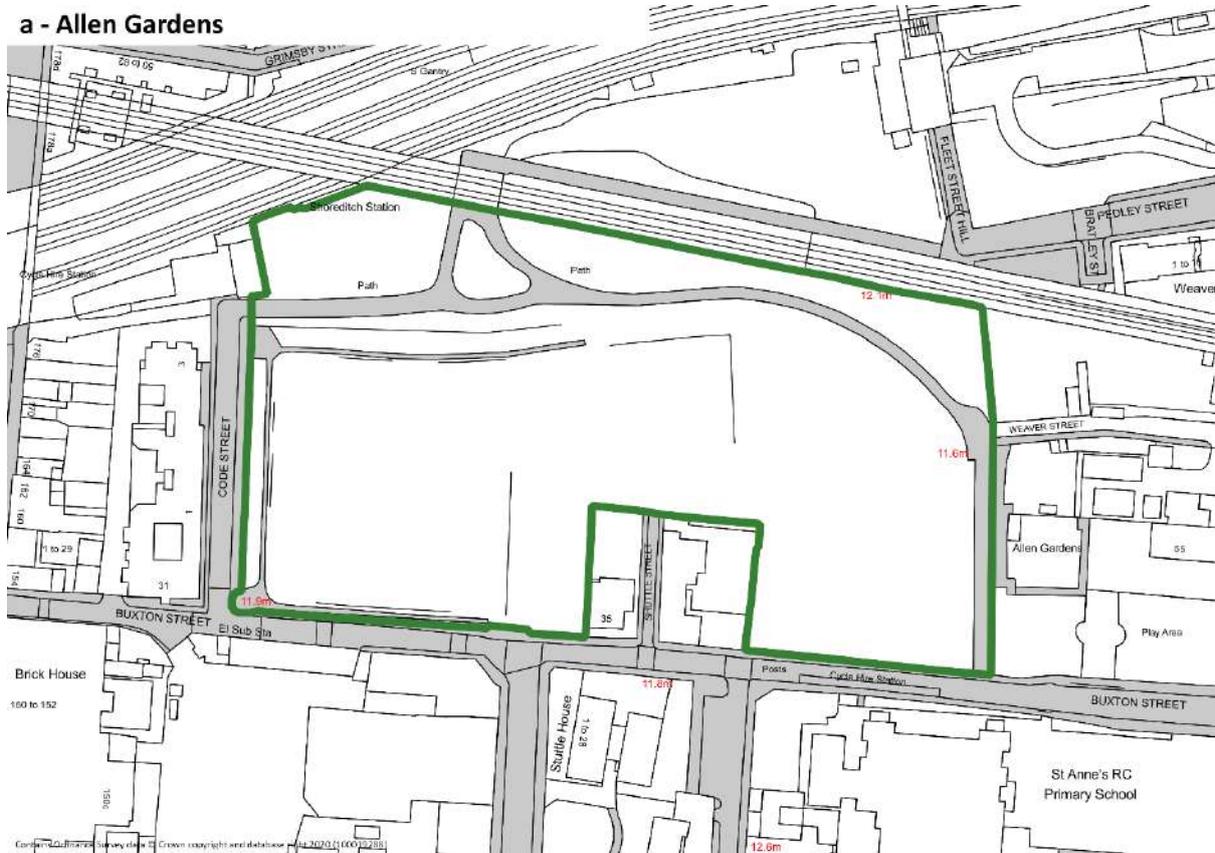
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40	M3	Barnett House, Bell Lane	Smallest block, 3 storey, of Holland Estate 1927-1935 LCC
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## APPENDIX C LOCAL GREEN SPACES

### a - Allen Gardens



Allen Gardens form a substantial strip of open communal garden along Buxton Street behind Brick Lane which was laid out between 1958 and 1970.

Up until the 18th Century this park covered part of a much larger open area known as Hare Marsh. Later, in Georgian times, the land was built on and became part of a new urban development called Mile End New Town. Apart from numerous small houses, a church, a pub and two schools were also built here in the early 19th Century. The streets cleared to make way for the park were Pedley Street, Weaver Street, Shuttle Street, Eckersley Street, North Place and Fleet Street Hill.

The initial park plot was much smaller than the current park and was first laid out in 1958 on land made available when post-war temporary housing was demolished. London County Council opted to name this smaller plot in honour of William Allen; a nineteenth century philanthropist who in 1811 sponsored the opening of a non-sectarian school on the site for the poor children of the area. Allen had also been a leading member of the 'Spitalfields Soup Society' formed in 1797 in an attempt to provide relief to unemployed weavers. The park was gradually expanded during the 1960s as the derelict All Saints' Church was demolished and some remaining slums at the north end of Mile End New Town cleared. It was proposed that this additional larger area be called "Allen Fields" but this name appears not to have caught on and the whole place was soon called Allen Gardens.

Until 2006 Shoreditch Underground Station (East London Line) also operated at the north of the park, but this old station has now closed and a new Overground route has been created. The land which previously housed the East London Line track has since been backfilled and now (along the north edge

of Allen Gardens) is linked to and now considered part of Allen Gardens. At the south of the park some of the buildings of the former St. Patrick's School survived the demolition of the adjacent All Saints' Church and are now residential.

Allen Gardens is special to local people because of its value as a place for recreation and sports. Generations of local youngsters from the nearby Chicksand Estate have, since the 1960s, grown up playing football in this park with their friends. Thousands of local people remember gathering after school and on long summer days to play various sports in this vital piece of local green space. Older people have also benefited enormously through being able to use the park as a piece of local freely accessible open space to exercise and get some fresh air. This is of huge benefit to the physical health of people of all ages and all communities. Families with young children make good use of the playground equipment in the eastern end of the park which include swings, a merry-go-round and a climbing net.



Allen Gardens is special to local people because of its relative tranquillity in what is one of the most densely populated parts of the UK. Tower Hamlets has among the fastest growing populations in the UK and Spitalfields & Banglatown is noted as being a part of Tower Hamlets with an expanding population. The provision of a quiet place to escape the crowds both on our streets in busy thoroughfares like Brick Lane or Commercial Street and find somewhere quiet to contemplate, read, breathe, sunbathe and de-stress is vital to mental health and wellbeing. Most local people live in overcrowded housing without gardens. Large parts of Spitalfields are recognised in the Local Plan as suffering from an open space deficiency and it is vital that this park is not nibbled away at the edges and conserved at its largest extent to correct this shortage of open space. Many local people in the inner city spend huge amounts of time indoors and need an area where



they can enjoy sunlight. Vitamin D deficiency due to a lack of access to light is common in central London.

Allen Gardens is also valued because of its richness in wildlife. It is noted in the Local Plan as a Site of Importance for Nature Conservation and is part of the “green grid”. There are a variety of trees and bushes in the park including lime, birch, alder and elm which provide nesting and shelter for local birds. There are a group of rare elm trees in the eastern end of the park which provide a food source

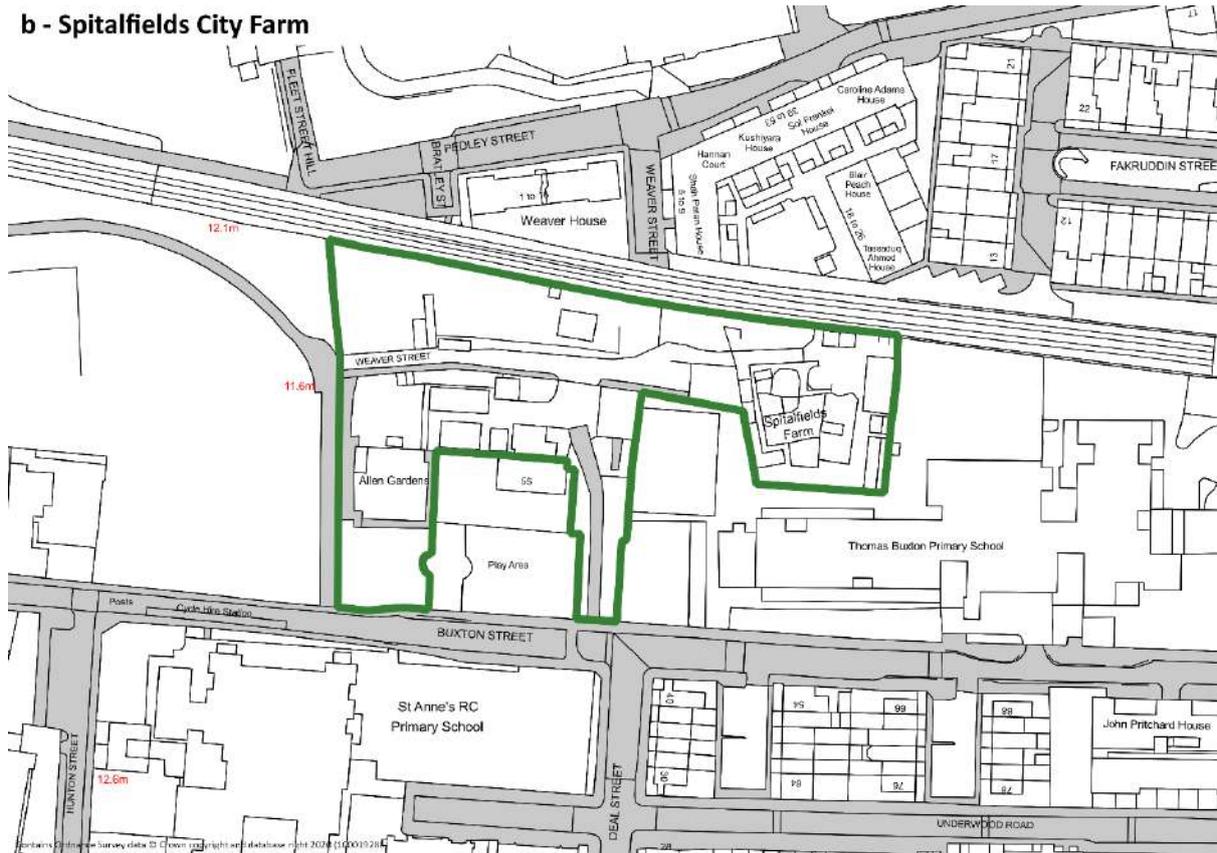
for several endangered butterflies in the larval stage such as the rare Large Tortoiseshell. Areas along the north edge of the park next to the Overground Line have been allowed to go wild and become a wildflower meadow which has provided essential habitat for insects such as various threatened species of bee and bumblebee and local populations of butterflies such as the Brimstone, Peacock, Small Tortoiseshell, Red Admiral and Orange Tip. There are also local populations of endangered herpetofauna including the



critically endangered Great Crested Newts (*Triturus Cristatus*) which is a Priority Species and has the strongest level of wildlife protection in the UK. These newts have lived in a garden of a nearby house as well as on the farm for at least the last forty years and use Allen Gardens as part of their terrestrial habitat. Protecting the full extent of Allen Gardens and making it a better place for animals and plants to live will ensure endangered and cherished local wildlife will continue to have the habitats they need to survive.

There are several projects noted in the CIL Projects list of this Neighbourhood Plan designed to intensify the green-ness of Allen Gardens and so improve it as a place for people to enjoy at their leisure and to increase its value to local biodiversity.

**b - Spitalfields City Farm**



Spitalfields City Farm is the nearest city farm to the square mile but is also located in one of the most deprived and densely populated wards of Tower Hamlets with one of the lowest volumes of green space per person in the country. The historically important Weaver Street, named for the weaving industry that became prevalent in this area, especially after the 19th century, runs through the farm site. Sited on a former railway goods depot, the farm was started in 1978 in response to local people's wishes to convert wasteland into allotments, having lost theirs to developers in the 1960s. The Farm gained charitable status in 1980 and has since developed into a project providing a wide range of activities and opportunities to the local community and visiting groups.



Well used, supported and enjoyed, the Farm is part of a network of city farms engaging communities and individuals of all ages, abilities and backgrounds, many of whom come from low-income households and



face social exclusion. The Farm appeals and caters to the vast demographic background of the community and offers volunteering from ages nought onwards, as well as various engagement activities for people that come through the gates. Poor physical and mental health is well documented in Tower Hamlets and the Farm aims to alleviate these issues by providing an essential green space which can reduce stress, depression and other ailments, whilst also providing fresh air and opportunities for physical activity and healthy eating. Therefore, Spitalfields City Farm remains a vibrant and colourful multi-cultural area with strong community links. Receiving over 36,000 visitors a year and spread over 1.6 acres (0.66 ha) of land owned by the London Borough of Tower Hamlets and Network Rail, the Farm keeps a selection of farm animals and has developed growing areas in every available space. In addition to vegetable growing, the Farm also maintains a series of ponds and wildlife areas that are critical to populations of biodiversity importance.



A population of crested newts has been thriving in the ponds at Spitalfields City Farm for 15 years or more, the result of an introduction to a nearby garden pond. However, as non-native Alpine Newts and European Tree Frogs, presumably from the same source, have also been seen at the farm, it was uncertain whether these were the strictly protected Great Crested Newt, or the very similar, non-native Italian Crested Newt. In April 2017, analysis of DNA samples confirmed that the newts are indeed native Great Crested Newts (*Triturus cristatus*). This amphibian is protected in the UK under the Wildlife and Countryside Act (1981), considered a priority species under the UK Post-2010 Biodiversity Framework, and is listed as a European Protected Species under Annex IV of the European Habitats Directive.

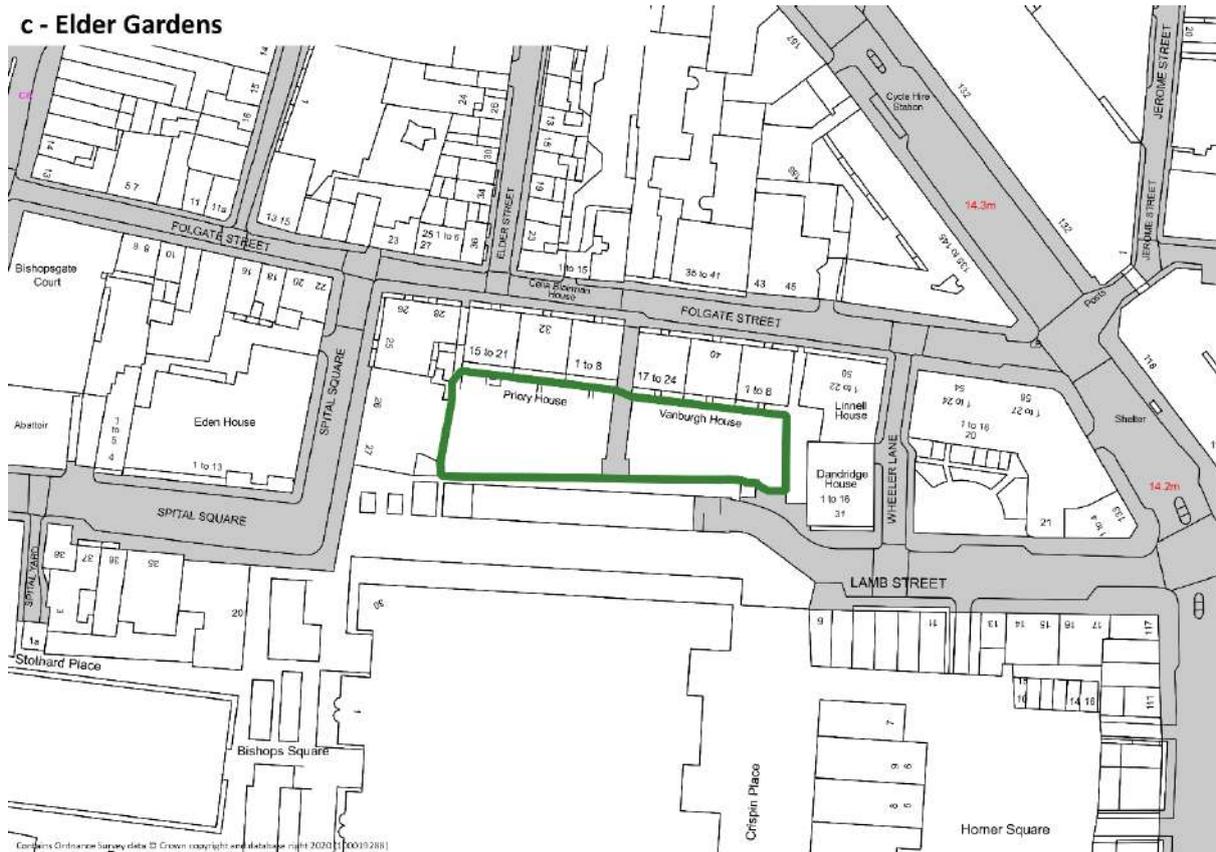
Vegetation within the wildlife pond areas include a variety of marginal and aquatic species, with small areas of open water present. The terrestrial habitat present includes vegetation managed for wildlife

including groundcover and herbaceous vegetation with shrubs and a number of trees, some of which are quite mature.

The farm's patchwork of crops, grazing paddocks, trees and hedgerows provide food, coverage and homes for a number of native birds and other important pollinator species, such as wild bees (a priority species). A growing population of house sparrows are resident to the farm. House sparrows (*Passer domesticus*) were once a common urban bird, however populations have declined drastically, with 68% declines in London since 1994.



House sparrows are currently UK BAP, London BAP, and Tower Hamlets priority species, classified in the UK as 'red' under the Birds of Conservation Concern 4: the Red List for Birds (2015).



Elder Gardens is a unique and beautifully verdant green space created as part of the development agreement for the Spitalfields Market Estate in the late 1990s. It was created primarily for the benefit of residents of the newly developed private St George Estate, comprising some 200 flats on Folgate Street, Lamb Street and Spital Square, which surround the gardens, and the benefit of the general public, particularly workers in Bishops Square office development. All enjoy it as a restful place.

All St George residents have permanent access to the gardens and the resident group is supportive of the designation. The general public also has access to the gardens during the daytime, with the gates being closed to the public from dusk until dawn. Maintenance of the gardens is handled by the current managing agents for the St George Estate, Encore Estates, who are appointed by the St George Residents Association. Costs of landscaping, planting, maintenance



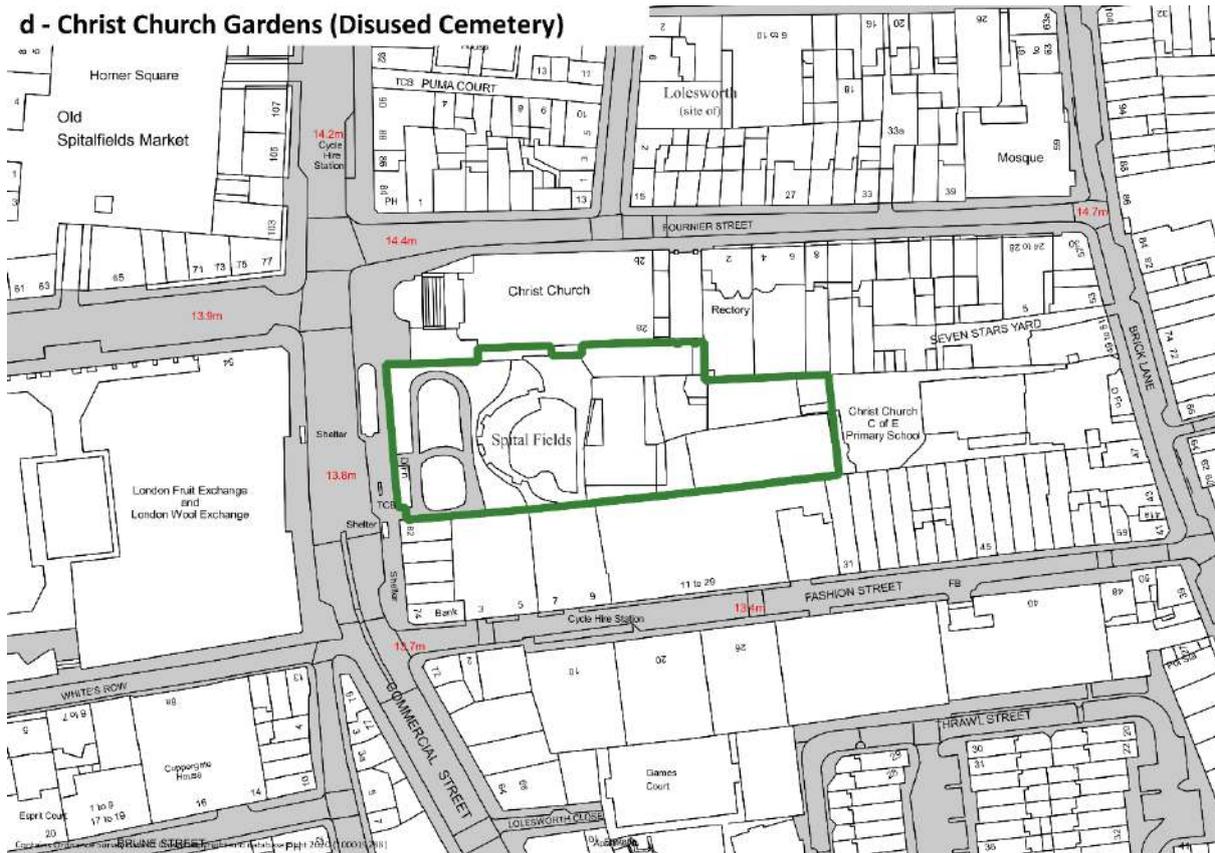
and cleaning are paid for from service charges plus an annual contribution from the owners of the Spitalfields Estate, Bishops Square SARL.

Elder Gardens provides a uniquely quiet haven from the inner city. It is admired for its tranquillity in a natural setting and is much appreciated by the Spitalfields resident community in the western part of the neighbourhood because there are so few other useable green spaces and so few residents have gardens themselves. Local office workers also appreciate the gardens as a quiet place to have a break.

There are five access points, a stone pathway through the middle between Folgate Street and Lamb Street that divides the gardens into two, bench seating. To maintain the tranquillity of this spot there is a ban on ball games, dogs and radios. There is a paved walkway around the perimeter, which makes it conducive to leisurely strolls for all ages. In contrast with other local open spaces, Elder Gardens is beautifully maintained, landscaped and planted with a wide range of trees, shrubs and flowers.

Whilst 10 Bishops Square has a substantial landscaped green roof covering the whole of its site, it is regrettably not open to the public, making Elder Gardens even more invaluable. Elder Gardens is unique to Spitalfields because it epitomises the confluence of residents, workers and the public alike, providing a green haven amongst the burgeoning City high rises.

**d - Christ Church Gardens (Disused Cemetery)**



Christ Church Gardens (0.38 hectares) forms the western area of Spitalfields Churchyard and has great historic significance. The Churchyard forms the curtilage, the setting of, and is integral to Grade 1 listed Christ Church Spitalfields. The Churchyard, a consecrated disused burial ground, stretches from Commercial Street to Brick Lane. It contains about 67,000 burials and rare 18C burial vaults. The Church and Churchyard, together a National Heritage Asset, is often regarded as Hawksmoor's finest work. The western area of the Churchyard, 0.38 hectares, is protected by a Trust for Public Open Space, first established by the Church of England in 1859. The garden includes the Grade II listed Nash Monument (the Portland stone obelisk topped with a flaming gadrooned urn, standing within its own railings).

The site of the new Church and Churchyard was acquired by the Commissioners of New Churches on 6 November 1711. The Church and Churchyard were consecrated on 5 July 1729.

The entire Churchyard, from Commercial Street to Brick Lane, was closed to burials in 1859. It remains a consecrated disused burial ground, containing about 67,000 burials. The Church court specified that the Churchyard must be used as *"a lawn or Ornamental Ground and as an open space in the midst of a crowded and dense population with a view to the health of the said population"*.

The Brick Lane school was built in 1873, on arches so as not to disturb the many graves that remain beneath. The eastern end of the churchyard, about 30% of the entire area, was designated for school use.

The western end of the churchyard, 0.38 hectares, about 70% of the entire burial ground, is still known as Christ Church Gardens. On 20 October 1891 the Metropolitan Public Gardens Association established an agreement *“for the laying out and maintenance of the churchyard as a public garden for all the purposes of the Open Spaces Acts 1877-1890”*.

On 5 June 1949 an agreement between the Rector and the Local Authority transferred control and management of Christ Church Gardens to the Local Authority *“for the purpose of administering the same in trust to allow the enjoyment thereof by the public as an open space”* within the meaning of the Open Spaces Act 1906.

By 1957 Christ Church was derelict, considered unsafe and closed. The Church was threatened with demolition. In 1969 Christ Church Gardens was licensed by the Local Authority to Trustees of an adventure playground, a public facility, later a youth centre. In 1987, a multi-use games area was laid out by consent of the Local Authority at the eastern-most part of Christ Church Gardens, for use by the adventure playground and the school. The Trust for Public Open Space, protecting the entire 0.38 hectares of Christ Church Gardens, subsisted throughout and survived these arrangements.



The Friends Trust had been formed in 1976, establishing a programme of restoration for Church and Churchyard, formalized in the Restoration Masterplan agreed with the Church. £15 million, much of this public money, was raised by the Friends Trust which restored the Church building, its 1735 organ, and key elements of the Churchyard, the setting integral to this National Heritage Asset.

By 2007 Christ Church Gardens had become run down, the youth facilities barely used. The site was publicly accessible until 2011 when all but the western 971 square metres, 25% of the Public Open Space Trust area, was shut.

In 2014, the Rector and Tower Hamlets entered into a further Management Agreement on substantially the same terms as in 1949, affirming Christ Church Gardens (0.38 hectares) as Public Open Space protected by the Open Spaces Act 1906.

In January 2019 the ecclesiastical appeal court published a demolition Order for the illegal building thus making way for restoration of the Public Open Space.

The gardens also contain a listed war memorial to the dead of the First World War.

Christ Church Gardens are also significant for their beauty. The adjacent Church was designed to be seen in the round, with the western and southernmost aspects incorporating the historic Churchyard regarded as most important. It was also Hawksmoor's intention that the east and south sides could be seen together from the Churchyard. Hawksmoor's genius was to imbue this monumental structure with extraordinary energy and dynamism. He had an innate sculptural feel for form and mass, and for the capacity of stone to carry meaning and metaphor.



Christ Church Gardens is significant for its recreational value and tranquility. The gardens are vital to the health and wellbeing of local people as a tranquil, open green space. Living in the most densely populated inner city area, many residents do not have their own private gardens and so depend on Christ Church Gardens as a breathing space for relaxation and recreation. Local office workers and visitors also benefit from access to the gardens to wind down during the day.



People enjoy the trees for their shade and the grass for sitting and enjoying the sunlight. A border of shrubs and herbaceous plants forms a natural screen from the road, making Christ Church Gardens a welcome oasis of calm away from the hustle and bustle of Commercial Street. Studies have proven how vital green spaces are for the reduction of stress that can otherwise lead to serious health complications. Access to nature has been shown to reduce blood pressure, pulse rate and the levels of the stress hormone cortisol in the body.

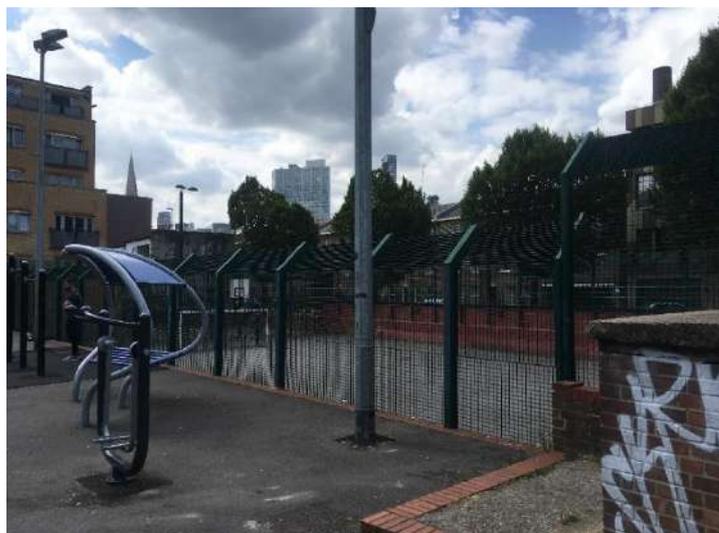
Christ Church Gardens is also important to the local population for environmental reasons. Its mature London plane trees are important in helping to reduce levels of air pollution from Commercial Street and generally. As a rare unpaved green space, Christ Church Gardens helps mitigate the urban heat island effect. The urban heat island is a phenomenon where built up areas can be considerably warmer than their rural counterparts (up to 10C higher in London), aggravating the effects of summer heat waves and increasing the local mortality rate. The open ground is also important for sustainable drainage of rainwater, whereby precipitation can be absorbed into the ground, as opposed to flowing into drains and overwhelming the system, contributing to increased flooding.

**e - Chicksand Street Ghat**



The Chicksand Ghat is a much-loved open space used by the community around Brick Lane and surrounding streets. The word ‘ghat’ means ‘bank’ or ‘garden’ in Bengali. The Ghat has been an iconic place ever since the migration of Bangladeshis to this area. It used to be a neglected area with an asphalt football pitch and not much else. It was well known for antisocial behaviour. It is believed the open space has existed since the 1940s.

This space is important for the local community as it is a part of its history. Anyone who has grown up around Brick Lane will know about it and will have “hung out” there as teenagers; whether to meet and socialise with friends or to play football. This space has always been associated with young people and sports. It has and continues to be used by local youth provisions for interclub games.



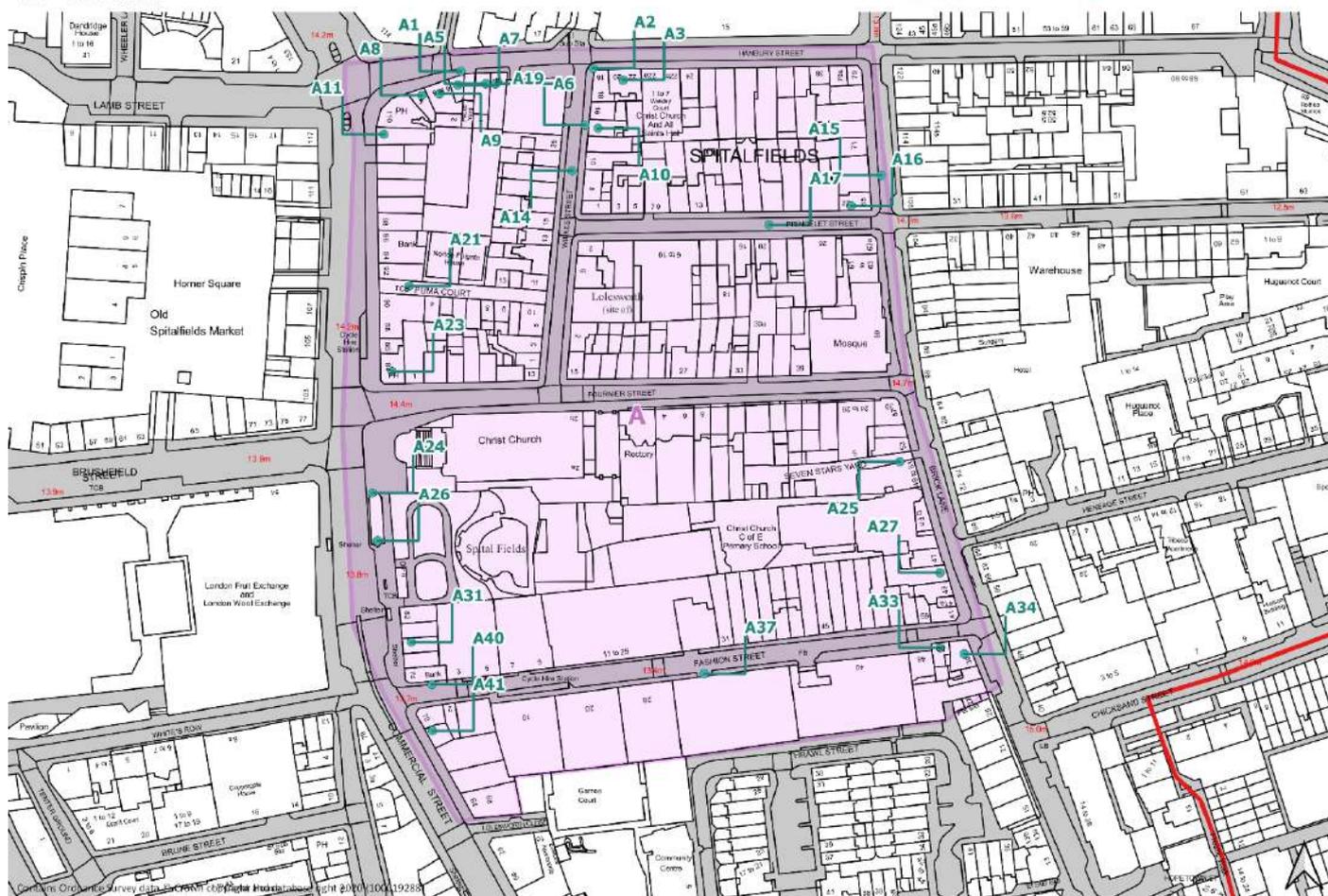
Since its redevelopment, it has attracted the wider community; from families with small children to youth to the elderly. The youth now have a hangout shelter and of course the much-loved football pitch which has been refurbished as a Multi-Use Games Area (MUGA). As such, the multi-use of this area forms a natural deterrent to inappropriate behaviours making the area a safer place for all to live and play. The elderly now feel that they can use this space and use it to take their regular exercise. The park is surrounded by tower blocks with no gardens and therefore has become a welcoming oasis where all residents can enjoy the fresh air and play which supports aspects of health and wellbeing. It also encourages community cohesion; bringing different residents together in a neutral space to get to know each other, socialise and create support networks.



## APPENDIX D ASSETS OF HISTORICAL INTEREST

### A - Central

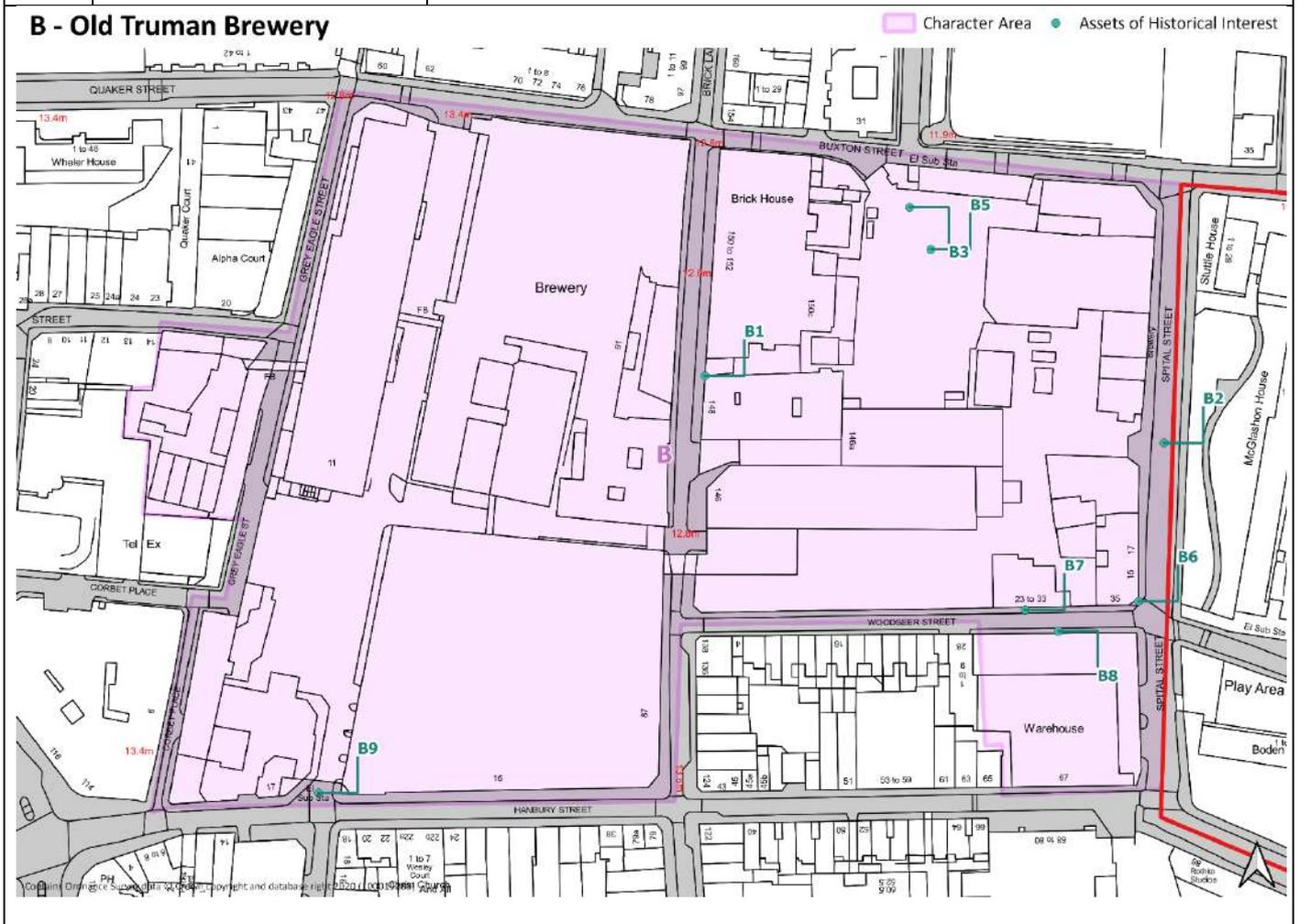
Character Area ● Assets of Historical Interest



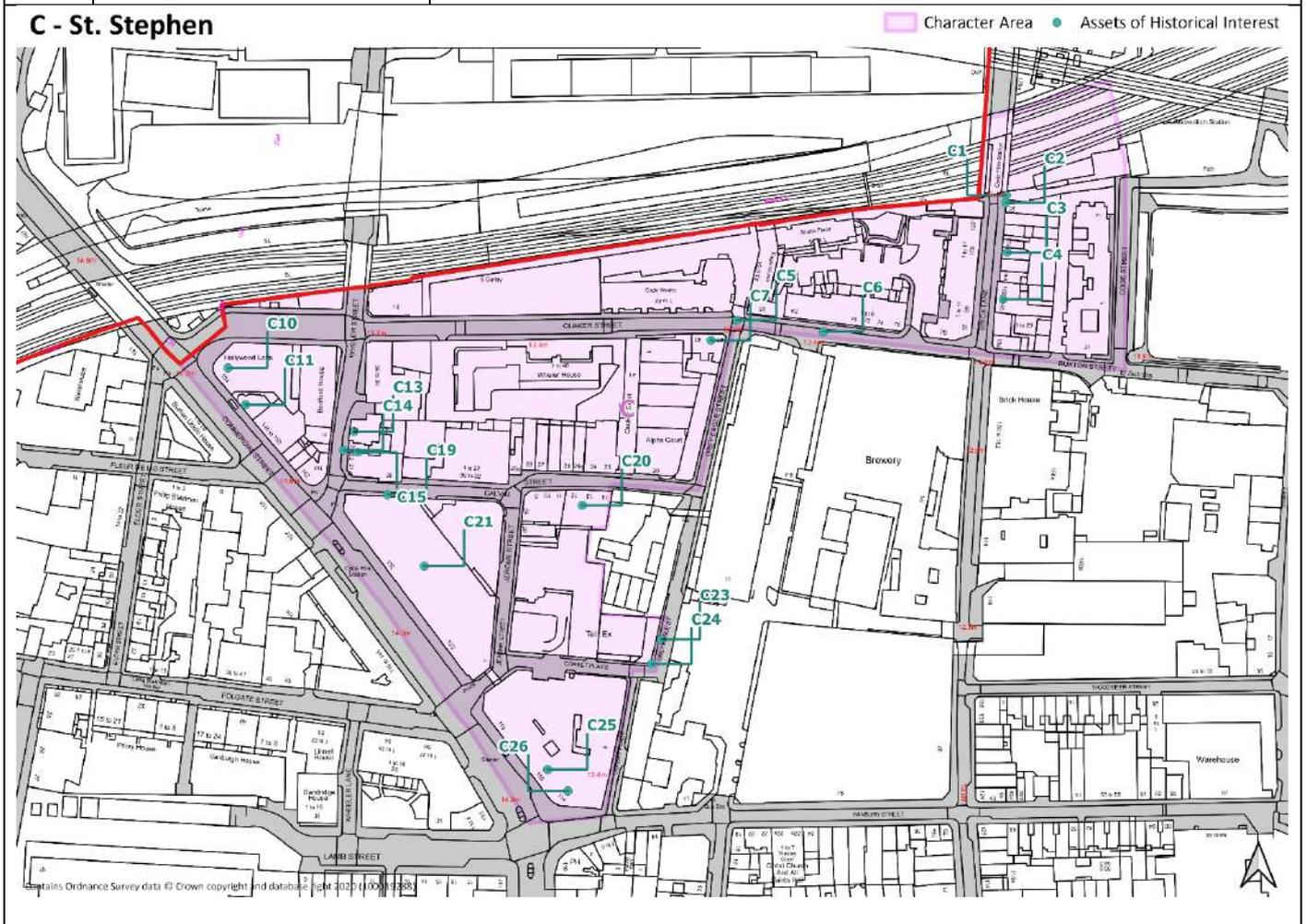
Map Ref.	Address	Description
A1	Hanbury Street - bollard	A bollard of 1819, inscribed with date an 'Christ Church Middx' and a chamfered obelisk bollard of mid to late 19th century date inscribed BW WD. Identical to bollard in Crispin Street
A2	Hanbury Street - bollards	At junction of Hanbury Street and Wilkes Street, a pair of cast-iron cannon type bollards, with lettering 'Christ Church Middx 1819'.
A3	20 Hanbury Street ("Keep Zero Gallery")	20-22 Hanbury Street is a pair of c 1880, brick built, four storeys high and each two windows wide. They make a handsome block and share a central pediment-topped door. Within the pediment is an escutcheon bearing the initials EL. Not the estate so presumably the initials of the builder or the first occupant, suggesting block was built for commercial use. The building replaces houses of 1723/4.
A5	12 Hanbury Street ("Rosa's")	An early to mid 19th century group of houses and shops that make a vital contribution to sustaining established character at the junction with Commercial Street. Adjoining is the Golden Heart public house, now listed grade II. Best in the group is number 12, with first floor windows set in relieving arches in style of c 1820, but house could be more than a decade later.

Map Ref.	Address	Description
A6	14 Hanbury Street ("Sparks")	14 is part of a an early to mid 19th century group of houses and shops that make a vital contribution to sustaining established character at the junction with Commercial Street. Adjoining is the Golden Heart public house, now listed grade II.
A7	10 Hanbury Street ("Japanika")	Incorporated in number 10 arch to Peck's Yard. Peck was a major local businessman in the early 18th century and a dyer so part of the silk industry. His monument is in Christ Church and a number of his vats survive in situ near the yard. it is part of a group of early to mid 19th century group of houses and shops that make a vital contribution to sustaining established character at the junction with Commercial Street.
A8	4 Hanbury Street	Number 4 is part of an early to mid 19th century group of houses and shops that make a vital contribution to sustaining established character at the junction with Commercial Street. Adjoining is the Golden Heart public house, now listed grade II. Best in the group is number 12, with first floor windows set in relieving arches in style of c 1820, but house could be more than a decade later.
A9	6-8 Hanbury Street ("Poppies Fish & Chips")	6-8 is part of an early to mid 19th century group of houses and shops that make a vital contribution to sustaining established character at the junction with Commercial Street. Adjoining is the Golden Heart public house, now listed grade II.
A10	14 Wilkes Street	14 Wilkes St. This house was built in 1721/2 and its front rebuilt in the late 19 <sup>th</sup> century in a manner that, in general, echoes the original design. Substantial remains of early interior. I assumed was grade II listed. It should be.
A11	108 Commercial Street - note historic signage "Wakefield of Spitalfields"	Simple shop with flat over, c 1850
A14	Wilkes Street hidden road surface	Section of cobbles exposed beneath tarmac.
A15	Brick Lane - 1818 bollard	Bollard, corner of Brick Lane with Princelet Street (on east side of Lane). Inscribed Christ Church Middx, 1818. This is only surviving bollard to have this date not 1819.
A16	27-29 Princelet Street	Late 19c tenements, 3 and 4 storey, yellow brick with red brick dressings. Shadow of painted advertisement on Princelet Street elevation . Good brick built block with delicate brick details, including dentil string course c 1880. A strong composition.
A17	Princelet Street hidden road surface	Section of cobbles exposed beneath tarmac.
A19	Wilkes Street - bollard	In Wilkes Street a bollard of similar design, but without lettering.
A21	Puma Court, flagstones	The court has very good York Stone paving. All in all the court is a most characterful and precious enclave.
A23	84 Commercial Street	The Ten Bells Public House. The building dates from c 1755 (see rear elevation, hopper head and interior details in upper level, but refronted c 1850 - 60, with pub frontage and ground floor interior of c 1890, with good tile-work, by Wm. B. Simpson & Sons. A very powerful and poetic piece that, in its way, holds its own against Christ Church opposite. No mean achievement.

Map Ref.	Address	Description
A24	Fournier Street - bollard	MBS (Metropolitan Borough of Stepney) stanchion bollard.
A25	49 Brick Lane, formerly "The Seven Stars" P.H.	49 Brick Lane, built 1937 as a public house, the Seven Stars, designed by William Stewart. Closed in 2002. Large rear extension and yard. A striking design, original ground floor pub frontage, brick first floor and stucco second floor. Vernacular classical details still in manner of Queen Anne Revival/Arts and Crafts but with a dash of Art Deco about it. The embrace by brewers in the 1920s and 30s of aspects of the neo-Georgian/classical and neo-Tudor was part of a sustained commercial policy to move pubs away from their reputation as fearful drinking dens and to make them family-friendly. This means pubs usually contained dining rooms, ideal one for the public bar and one for the saloon, as was as snugs/private bars for female customers. The Seven Stars is a late but architectural significant example of the type.
A26	Commercial St - ---	Railings to underground lavatory and tall, stout. mushroom -topped sewer ventilator shaft.
A27	43-47 Brick Lane	43, 45 and 47 Brick Lane, a group of c 1890, in simple Flemish Renaissance Revival style, each two bays wide and topped by third floor with single window set in gable. This is the same design as buildings in nearby Fashion Street, and these houses were presumably part of the uniform development.
A28	Commercial St - bollard	Cannon type bollards, of mid 19 <sup>th</sup> century date, on corner with Fleur de Lys Street
A31	76-82 Commercial Street	Much busier architecture, with tiers of arched windows, set as pairs. The south portion of Commercial Street - from Aldgate to Christ Church, was laid out in 1843 to 18 45, but this group looks later, more like it was built in the 1850s. Late C19, terrace of 3 storey workshops, painted brick, 4 paired sets of round-arched windows, moulded windows surround and cornice, formal north elevation to church yard with three bays, round arch windows, render dressings, important to setting of Christ Church and churchyard.
A33	50 Fashion Street	Early C19, 4 storeys, painted brick, on original building line before set back of 1900 building
A34	39 Brick Lane, formerly 'The Three Cranes' P.H.	Early C19, 3 storeys, three bay to Brick Lane, return elevation to Fashion Street
A37	Fashion St. - bollards	Pair of bollards set on entrance to Bazaar in Fashion Street. Clearly been recently relocated here but very good examples of cannon type with spur. Much lettering on shafts but obscured by layers of paint. Seems to state 'St. George's Pavement Commission', and date of 1850. Another in Wentworth Street, but dated 1846. Presumably all moved to Spitalfields from the parish of St. George-in-the-East.
A40	Fashion St. - bollards	Four MBS (Metropolitan Borough of Stepney) stanchion bollards.
A41	70-72 Commercial Street	A most ornate pair, much fancy brickwork including herring pattern bond in arches above windows of number 70. Presumably 1860s or 70, suggesting that some sites in the new street took considerable time to let. Late C19, 4 storey commercial, red brick with render string courses, dressings and keystones to round-arched windows, splay corner to Fashion Street, later roof extension to No.70.

Map Ref.	Address	Description
<p><b>B - Old Truman Brewery</b></p>  <p>Map showing the Old Truman Brewery area. The map includes streets such as Quaker Street, Buxton Street, Spital Street, Greengate Street, and Haverly Street. Assets of historical interest are marked with green dots and labeled B1 through B9. A pink shaded area indicates the Character Area. A legend shows a pink square for 'Character Area' and a green dot for 'Assets of Historical Interest'.</p>		
B1	150 Brick Lane ("93 Feet East")	Particularly fine is this cobbled entrance passage entered through a wide opening on Brick Lane. Here there are extensive areas of high quality cobbles -seemingly little disturbed - large granite kerb stones and a granite paved route for drays. Particularly moving is the manner in which the tough cobbles next to the granite paving have been worn over the years by the iron rimmed wheels of heavy draws. This underlines why, when lifting and moving cobbles, it is essential to put them back exactly. Any mix-up here and this pattern of usage and wear would be lost.
B2	Cooperage on Spital Street	Along east side of yard is the 'Cooperage', mid 19th century with a brick chimney at north side that must have served a large steam engine. Large opening in 'Cooperage' leads to Spital Street. In the opening good cobbling and large granite kerb stones.
B3	Truman Court	On north side of the yard is a good early (c 1840?) single storey structure that has windowless elevation to Buxton Street. Arched openings at east and west ends, each flanked by a narrow semi-circular topped window. This was a fashion pioneered by Sir John Soane in the early 19th century (see rear elevation of c 1812 of his house and museum in Lincoln's Inn Fields and his stables of 1814 at the Royal Hospital Chelsea) and were a popular part of the Italianate style of the 1840s. The west side of the yard joins buildings facing onto Brick Lane and the courts entered from Brick Lane. This is an

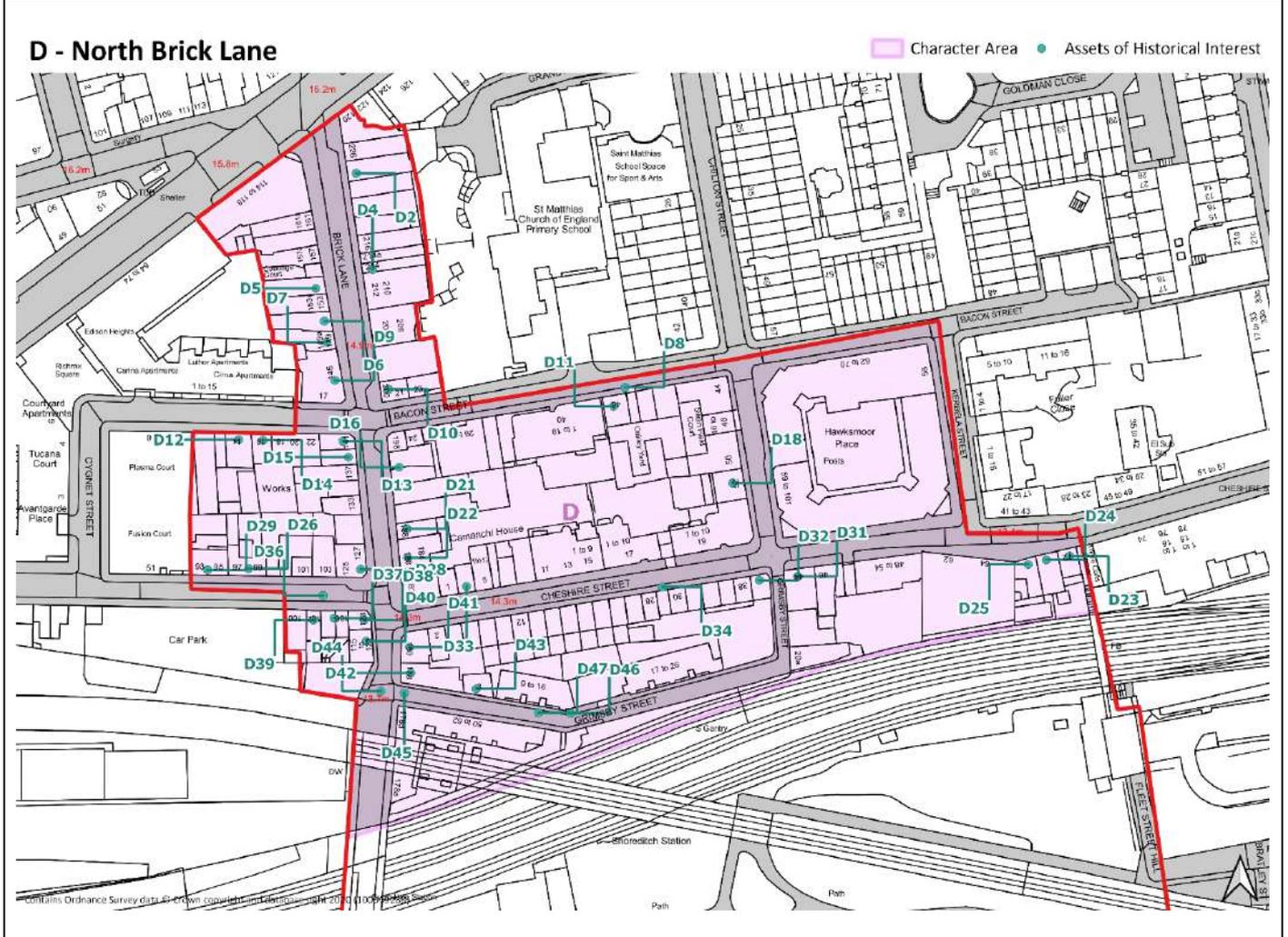
Map Ref.	Address	Description
		area of most atmospheric townscape that is particularly rich in early industrial architecture and urban street details.
B5	Truman Brewery Yard east of Brick Lane - surface, cobbling details	Much of the north part is cobbled in very high quality and authentic manner, with, in places, the pattern suggesting presence of now lost structures. Notably, long west side is series of areas paved with large granite slabs that are framed with areas of cobbling.
B6	Woodseer Street junction with Spital Street	Two Gothic style bollards of c 1880
B7	Woodseer Street north side	A very good early 19th century bollard near corner with Brick Lane and four others in the street, c 1850. One multifaceted bollard with stars at top. One cannon-type with spur, c 1850. One tapering obelisk bollard
B8	28 Woodseer Street, (30 metres east, in pavement)	Tall octagonal bollard with "lemon-squeezer" top
B9	Wilkes Street (north end) road surface, through Ely's Yard	North extension of Wilkes Street to Quaker Street, now in the brewery area, retains significant areas of cobbles.



C1	Pedley Street - bollards	At junction with Brick Lane a pair of ornate late 19th cast iron bollards. Pedley Street was formerly named Fleet Street.
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Map Ref.	Address	Description
C2	Pedley Street - name plate	Cast iron name plate 'Pedley Street, E1' Perhaps early 20th century, although might be more modern.
C3	164-174 Brick Lane	160 etc Brick Lane. At Junction with Pedley Streets. See report for details. Houses and shops c 1870.
C4	160-162 Brick Lane	Good plain, mid 19th century brick-fronted pair with ground floor shops.
C5	Quaker Street - --	At junction of Quaker Street and Grey Eagle Street, a section of good cobbles show through tarmac.
C6	Quaker Street - bollard	Opposite number 66 a good cannon-type bollard, minimal in detail, probably later 19th century.
C7	43-47 Quaker Street	On corner with Grey Eagle Street, block of four-storey red brick tenements with corner shop. Modest but nicely built and few a telling details. Important street value and memorial to now lost architectural and social character of those parts of Quaker Street rebuilt in the later 19th century
C10	154 Commercial Street	Façade of cinema of 1935 on the corner with Commercial Street and Quaker Street, replaced St. Stephen's church of 1860-61 by Ewan Christian.
C11	152 Commercial Street (the former Vicarage)	Vicarage for St. Stephen's church, also 1860-1 and also by Ewan Christian. Muscular Gothic and strikingly asymmetrical with red bricks expressing aspects of structure - a very good example of the mid Victoria Gothic Revival making itself at home in the most urban of locations
C13	24 Wheler Street (formerly, "The Ship" P.H.)	With the radial corner, was 'The Ship' public house (some sources state it was 'The Jolly Weavers', not to be confused with demolished 'Weavers Arms' at 17 Hanbury Street)
C14	Wheler Street - bollards	Five very good mid to late 19th cast-iron bollards. From the north: Cannon type with spur: Inscribed in good bold, serif lettering 'St. James.' Presumably re-set here from St James's parish. Cannon type with spur: inscribed 'Dodgson, London. This refers to John Dodgson of Lower Shadwell, registered in the 1841 Post Office Directory as an 'iron and brass founder.' Cannon type with spur: Inscribed 'St. Paul. Shadwell, 1848, Bailey, Pegg & Co, 81 Bankside.' Bailey Pegg started business as founders in Wapping in 1835, later moving to Bankside. Cannon type: Inscribed 'LH'. Perhaps cast for the London Hospital estate in Whitechapel. Gothic type. Inscribed on base 'MBS' Metropolitan Borough of Stepney, so 1900 or a little later.
C15	22 Wheler Street	A much-altered group of houses of c 1830, including radial corner, with some surviving finely cut and gauged brick arches to windows. Now the oldest buildings in the street and the last of its early houses.
C19	Calvin Street, pavement lights	Pavement lights, made by Haywood, London, 1930s, some lights adjoined by small but fine, sections of sets.
C20	12-14 Calvin Street	12-14 Calvin Street - simple very late 19th century group, utilitarian and characteristic of the area.
C21	132 Commercial Street (the "Exchange Building")	Built in 1935-6 the corner with Jerome Street built and massive block to the north on the site of the former Cambridge Music Hall. This block has much Art Deco details, including squat clock tower with quadrant, fluted corners. This is linked to 116 by high level bridge over Jerome Street.
C23	Grey Eagle Street, hidden road surface	At junction of Quaker Street and Grey Eagle Street, a section of good cobbles show through tarmac.
C24	Corbet Place/Grey Eagle St - bollard	Chamfered obelisk type, inscribed BW WB, like bollard in Crispin Street, c 1860?

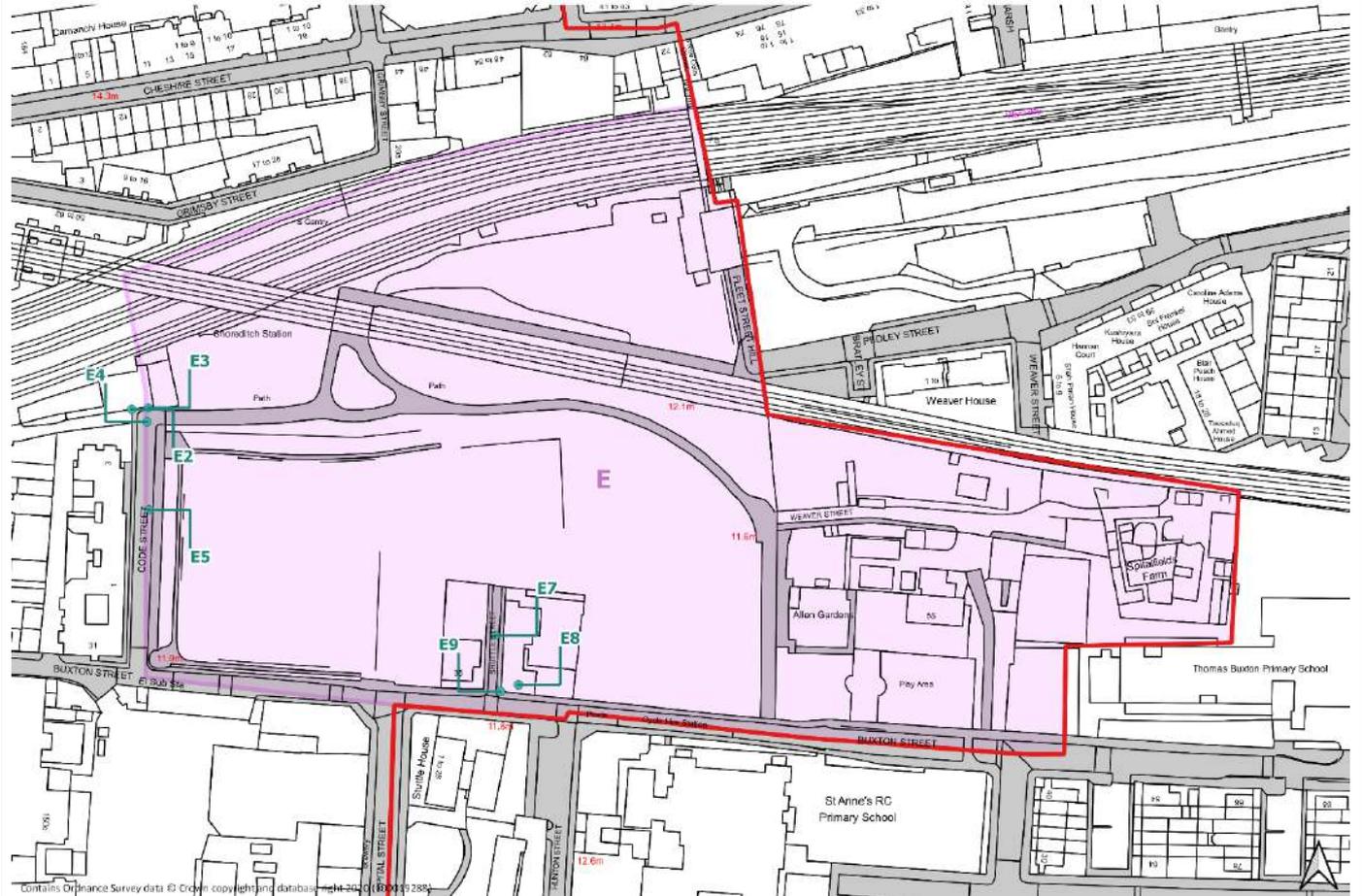
Map Ref.	Address	Description
C25	116 Commercial Street	Built in 1922-7 for Messrs Godfrey Phillips, tobacco and cigar merchants, to designs of W. Gilbee Scott and B.W.H. Scott.
C26	114 Commercial Street (All Saints)	Built in 1935-6 on the corner with Jerome Street built and massive block to the north on the site of the former Cambridge Music Hall. This block has much Art Deco details, including squat clock tower with quadrant, fluted corners. The scale and design of the blocks wonderfully out of sympathy with Spitalfields neighbours and area's established character. Yet know it is part of the scene, appreciated for its Art Deco flourish and jazzy style.



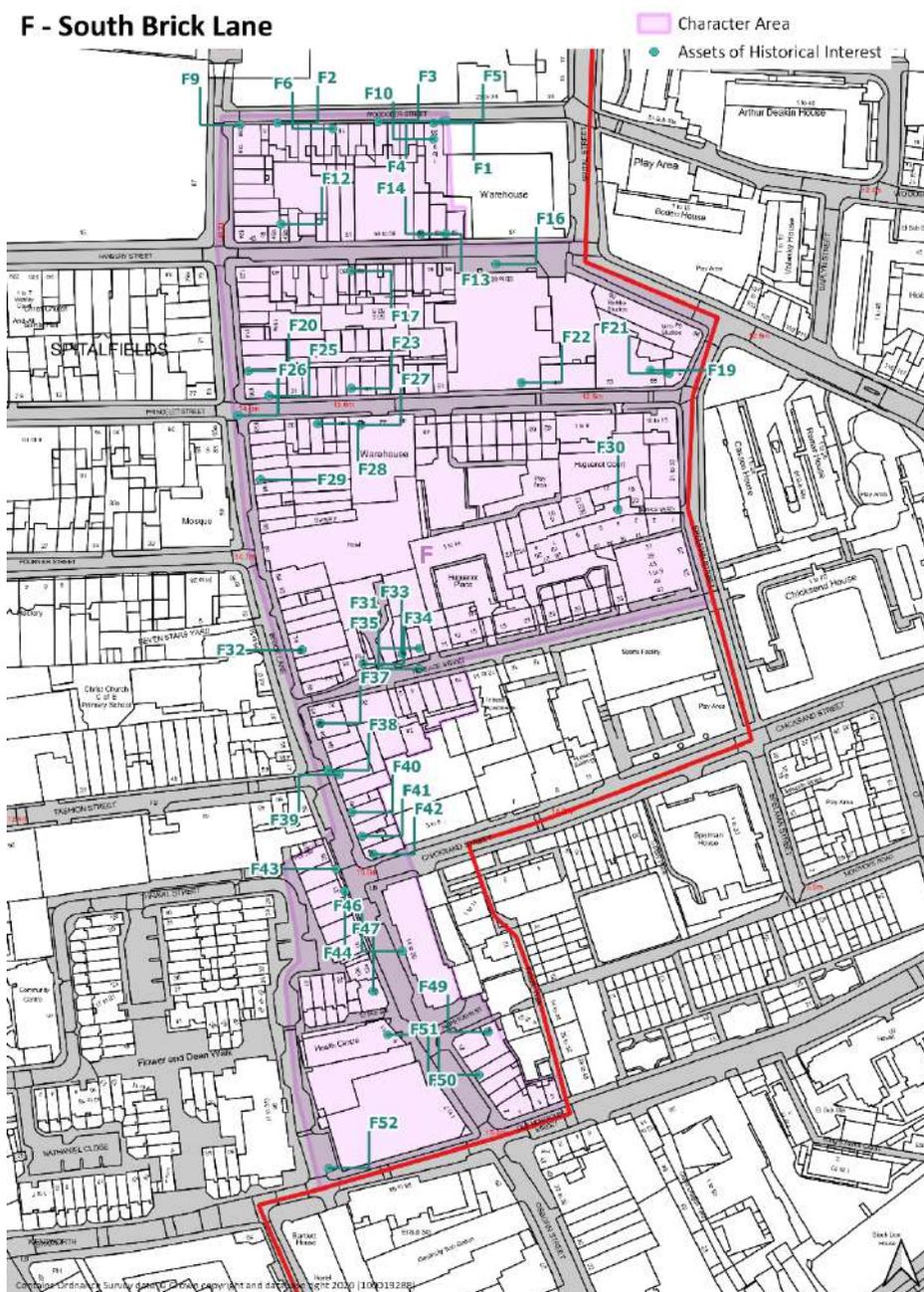
D2	222-226 Brick Lane (even)	Late C19, group of 3 workshops, with single wide tripartite 1st and 2nd floor windows, yellow brick, render dressings
D4	210-220 Brick Lane (even)	C19, terrace of six houses, 4 storey, pair windows, plain brick, gauged arches
D5	155 Brick Lane	Late C18/early C19, 3 storey house with modern shop, yellow brick with gauged brick arches to windows, Beigel Shop is iconic retail use on ground floor
D6	151 Brick Lane	Late C19 (refronting?), 3 storey yellow brick with red brick dressings, timber shop front
D7	149 Brick Lane	Badly rebuilt replica of weavers house of c 1700

Map Ref.	Address	Description
D8	Bacon Street road surface	Granite sett crossover in pavement with granite curved corner stones, o/s no.46
D9	143-147 Brick Lane	1920s workshop, 4 storey, red brick, wide render bands, wide metal windows.
D10	200 Brick Lane	N.E. corner with Bacon Street, c.1820, 4 storey, yellow brick, repaired, red brick arches
D11	46 Bacon Street	Group of three late C19 tenement, 3 storey plus mansard, recently refurbished, yellow brick with red brick dressings, Stedman House with central front door and windows either side, to the east, entrance to Oakley Yard, and wide timber doors to ground floors. Oakley Yard with 3 storey C19 workshops.
D12	14 Bacon Street	Early C20 warehouse, 4 storey, red brick, wide multi-paned Crittall windows, loading doors to 1st, 2nd and 3rd floors. Exposed west flank elevation retains fireplaces of former No.12, C18 house.
D13	141 Brick Lane	Mid C19 house and shop, 3storey, 3 bays including curved corner with Bacon Street, decorated stucco window surround and hoods, 1st floor street sign 'BACON ST. E.!'.
D14	16 Bacon Street	C18 house, 3 storey, yellow stock, timber sashes to 1st and 2nd floors
D15	139 Brick Lane	Early C19, 3 storey, plain render window surrounds and cornice, 1st floor street sign 'BRICK LANE E.1.
D16	194-196 Brick Lane	Pair of 4 storey C19 houses, timber sash windows. At first floor retains portion of façade of c 1765.
D18	52 Chilton Street ("St. Matthias Church House")	52 Chilton St (St Matthias Church Hse). Built in 1887 as the hall for the now long lost St. Matthias Church that stood opposite, on the corner with Cheshire Street. The foundation stone was laid by Princess Christian, the third daughter of Queen Victoria who, born Princess Helena, in 1866 married the impoverished and somewhat elderly Prince Christian of Schleswig-Holstein. A somewhat neglected and from time to time humiliated member of Victoria's family, Princess Christian dedicated her official life to charity and to patronising of good causes - such as women's rights and the Red Cross. So it is not surprising that she was involved in the church hall building enterprise off Brick Lane. 1887 marked the fiftieth year of Victoria's reign - as is recorded on the foundation stone - so this building was, in its small way, part of the programme of London's Jubilee celebrations. The building was designed in a visually pleasing and picturesque - if far from historically correct - Tudor revival style, with drip-moulds to windows, large, off centre gable, and Tudor arch to the main door. The architect was W. Reddall, who was probably also the designer of the nearby 2 to 40 Cheshire Street. Built in c 1870, these are in the late Georgian classical tradition. 52 Chilton Street is playfully ornamental and an historically important link with Queen Victoria's family and her 1887 Jubilee celebrations in East London.
D21	188 Brick Lane	C18, 4 storey house, multi-pane timber sash windows
D22	184-186 Brick Lane	Late C19 tenement, 4 storeys, plus modern roof extension
D23	72 Cheshire Street	Late C19 refronting, 4 storey red brick with decorative terracotta pediments to first floor windows facing street and side alley
D24	70 Cheshire Street	Mid C19, 3 storey plus mansard, pair of sash windows to ground floor, square windows to 1st and 2nd with stucco surrounds, cornice

Map Ref.	Address	Description
D25	68 Cheshire Street	Possibly C18 rebuilt in 1920s, 3 storey, yellow brick with red brick soldier course arches, ground floor timber shop front
D26	97-99 Sclater Street (odd)	Pair of weavers houses in Sclater Street (observe wide workshop windows and small windows lighting staircase) much altered but probably c 1718 in origin but largely rebuilt in late 18th and early 19th centuries. House in foreground largely refronted poorly- about 8 years ago (shocking pointing). Cobbles mostly good if badly patched. An important street and important survival, important vista, threatened by Goodsyrd proposal.
D28	125 & 127 Brick Lane	C18 altered, 3 storey, stock brick, single wide window to 1st and 2nd floor with side lights, group value with No.125 (Grade II) adjacent
D29	93-95 Sclater Street (odd)	Late C19, tenement, 4 storey, red brick, 4 bays wide
D31	44 Cheshire Street	Imposing 3 storey, c.1860, former pub, 3 bays, yellow stock brick, timber windows to 1st and 2nd floors, segmented brick arches, timber shop front, side elevation to Grimsby Street and rear elevation visible from there
D32	40 Cheshire Street	Seemingly identical to the statutorily listed terrace of Nos 2-38 (1870 by Reddall & Cumber), and possibly a mistake in the listing address. Forms the eastern end of the terrace and the return side elevation to Grimsby Street. Good timber shop front, restored by BDP in 1991.
D33	3 Cheshire Street	C19, heavily restored, 3 storey, yellow brick, C20 concrete lintel, 2 bays, with wide windows, modern frames
D34	Cheshire Street road surface o/s 28-30	Granite sett crossover, re-laid, in pavement
D36	Sclater Street road surface	Sclater Street, from Brick Lane running west to junction with Cygnet Street, granite sett road surface, with some poor patching
D37	104-106 Sclater Street (even)	C19, pair of 4 storey houses, serrated decoration to 1st window heads, as in nos 119-121 Brick Lane, 2nd and 3rd floors rebuilt C20
D38	123 Brick Lane	Part of group with Nos 104-106 Sclater Street, C19, 4 storey, C20 repairs, splay to corner with street sign 'SCLATER ST. E.1.
D39	102 Sclater Street	C19 house, 3 storeys, stock brick, C20 window heads
D40	119-121 Brick Lane	A good late 19th century group. Number 119 and 121 retain substantial remains of early shop fascia and have window lintels with unusual serrated soffits., The group frames a characterful view south along Brick Lane to Truman's Brewery.
D41	180 Brick Lane	Modest, polite, late 19th century elevation. Very good background architecture.
D42	178 Brick Lane	Corner with Grimsby Street, late C19, 4 storey tenement, 3 bays to Brick Lane, 5 to Grimsby Street, red brick with decorative keystone window heads to 1st and 2nd floor
D43	3 Grimsby Street	Late C19 workshop, part 2, part 3 storey, yellow brick with pale gault brick dressings, wide workshop windows with curved heads
D44	Brick Lane road surface at junction with Grimsby Street	Granite sett crossover
D45	Grimsby Street street sign	Cast-iron street sign 'GRIMSBY ST. E.2.'
D46	Grimsby Street pavement	Granite curved and splayed corner slabs to crossover
D47	Grimsby Street road surface	From Brick Lane to Cheshire Street, granite sett road surface, including late C19 metal manhole cover in centre of road way

Map Ref.	Address	Description
<p><b>E - Hare Marsh</b></p>  <p>Character Area    Assets of Historical Interest</p> <p>Contains Ordnance Survey data © Crown copyright and database right 2010 (10001288)</p>		
E2	Old Railway Station, Pedley Street	Single storey ticket office to former Shoreditch Station, on the East London underground line serving a low level platform. Opened 1875, closed 2006. A simple elegant classical brick-built pavilion. Now derelict and covered with graffiti. A handsome building that makes a major contribution to its location and forms an important part of the transport history of London. Should be grade II listed and repaired.
E3	Pedley Street - bollard	By entrance to station, a third ornate bollard suggesting all three might have been installed by railway company.
E4	Pedley Street - road surface	At west end on Pedley Street at junction with Bratley Street- large cobbled area. Very good, looks early but with curiously wide joints.
E5	Code Street - road surface	Cobbled in splendid fashion, plus good kerb stones. Junction of Code Street cobbles with remnants of Pedley Street cobbles memorable. Set on different axis so meet at right angle in skilled interwoven herring-bone pattern. It makes a fine urban ornament,
E7	Shuttle Street road surface	Between former Vicarage and No.37, granite sett road surface, running north for 25 metres up to boundary with public open space, and beyond, with granite kerbs.
E8	37 Buxton Street (Old St. Patrick's School)	Simple but very sound mid 19th century Gothic Revival building. Brick-built with stone detailing. Function is expressed through design, in thorough Gothic Manner. Large windows to upper level classrooms set over low

Map Ref.	Address	Description
		windows lighting more mundane spaces/ Simple Gothic door -presumably leading to stairs to classroom. Lower level of facade wrought of dark blue, glazed engineering brick, tough and easy to cleanse of the horse-dung that passing traffic would have splattered over the lower portion of the façade.
E9	Buxton Street - bollards	Two cast-iron cannon bollards on pavement, flanking entrance to the above



F1	Woodseer Street - bollard	One octagonal and one cannon bollard
F2	Woodseer Street	O/S No.6 on pavement, cast-iron oblong bollard with round top, inscribed MBS
F3	Woodset Street - bollards	A fine and mixed array of early bollards. A very good early 19th century bollard near corner with Brick Lane and four others in the street, c 1850.

Map Ref.	Address	Description
		One multifaceted bollard with stars at top. One cannon-type with spur, c 1850. One tapering obelisk bollard. Two Gothic style bollards of c 1880 (as in Wheler Street) in Woodseer Street and another two at junction with Spital Street.
F4	Woodseer Street bollard at 28 Woodseer Street, on pavement, kerbside	Cast-iron square fluted bollard
F5	Woodseer Street bollard at 28 Woodseer Street, (3 metres east, in pavement)	Octagonal bollard
F6	4 - 28 Woodseer Street *	A uniform and very handsome two storey terrace of c 1840. Early C19, two storey brick terrace of houses, with blind decorative panels in brick parapet concealing valley roofs. Handed front doors
F9	138 Brick Lane	On flank wall, cast iron street sign 'WOODSEER ST.E'
F10	28 Woodseer Street	Late C19 warehouse, 4 storey, large multi-pane metal windows, tall ground floor with entrance archway to rear
F12	45 Hanbury Street	A narrow, single story structure that appears to be an extension of the 1903 terrace on Brick Lane. In c1919 was the premises of J.H. Fisher, umbrella makers.
F13	61 Hanbury Street	Late C19, 4 storey, 3 bays, painted brick, timber sashes
F14	63 & 65 Hanbury Street	Late C19, 4 storey workshops, wide 1st floor windows, 63 with recessed bays and ornamental details. A pair of two bay houses, faced with yellow brick, towards the east end of the street, c 1880-90, presumably designed as shops/workshops with accommodation above. Nice touch is the single wide, first floor window with cast iron stanchions with a stone or cast stone lintel set below a red brick relieving arch - all in Gothic Revival spirit of structural polychromy and honest expression of structure. Number 63 housed not a shop but the Black Lion public house that seems to have closed just before 1921.
F16	Hanbury Street, pavement south side	O/S Second Home, two pairs of curved corner slabs in pink (Aberdeen) granite to two former cross-overs
F17	40-66 Hanbury Street	1906 by J.R.Moore-Smith for Maurice Davis, developer, 3 and 4 storey red brick tenements over shops, recessed entrances to flats, flamboyant Dutch crow-stepped gables with ball finials. A uniform group all topped with steep crow step gables of most dramatic silhouette. Number 52 incorporates entry to yard. The group makes a striking urban vista, especially when viewed from the distant west end of Hanbury Street. All c1890 - and the mostly visually arresting Flemish Renaissance Revival group in Spitalfields, despite slightly industrial quality of construction and minimal detailing or ornament. Group has major visual presence and is of great town-scape significance.
F19	65 Princelet Street	Mid C19, earlier than its neighbours, 2 storey with simple gable end
F20	106-112 (even) Brick Lane & 27 and 29 Princelet Street	Late 19c tenements, 3 and 4 storey, yellow brick with red brick dressings. Shadow of painted advertisement on Princelet Street elevation. Good brick built block with delicate brick details, including dentil string course c 1880. A strong composition.

Map Ref.	Address	Description
F21	41 Spelman Street (formerly "The Alma" P.H.)	Early C20, 3 storeys with dramatic modern roof extension
F22	57-63 Princelet Street	1920s, 4 storey workshops, large metal windows, ground floor shops or showrooms
F23	31-51 (odd) Princelet Street	Late C19, 3 storey terrace of eleven houses, yellow brick with render dressings, 4 with commercial ground floor, 7 all residential with Venetian ground floor windows. Timber sashes. A uniform group of most utilitarian houses - a few near Brick Lane with shops - perhaps built for shared occupation. Probably of late 1870s date, if so perhaps conforming to byelaws framed in 1875 Public Health Act, governing design and construction of terrace houses for 'labouring; classes'. Wide ground floor windows incorporating cast-iron stanchions of ornate design and stone or cast-stone window lintels as recommended by the byelaws. An important group, needs to be explored and investigated.
F25	29-31 Princelet Street	A good mixed use building - tenements and shops/workshops - with ornate banded brickwork. C 1880.
F26	Brick Lane - bollard	Bollard, corner of Brick Lane with Princelet Street (on east side of Lane). Inscribed Christ Church Middx, 1818. This is only surviving bollard to have this date not 1819.
F27	42 Princelet Street	Early C20, commercial workshops, 2 and 4 storey, render, painted black, modernised Art Deco
F28	32-40 (even) Princelet Street	Late C19 4 storey tenements, part of 88-104 Brick Lane development
F29	88-104 (even) Brick Lane	A four storey group of 1890, with ground floor shops, including Katz. Visually strong group that does much to sustain established visual architectural and use of central portion of Brick Lane
F30	Links Yard road surface	Granite sett cobbles and massive granite running slabs in entrance yard, group of 2 and 3 storey brick workshops and factory buildings, with brick chimney
F31	7 & 9 Heneage Street	Pair of early C18 houses, 3 storey, brick with timber sash windows, sensitively and imaginatively restored and converted 1982 by MacCormack Jamieson Pritchard, retaining much original internal fabric and plan-form
F32	66-80 (even) Brick Lane	Brick fronted uniform terrace of c 1870. Simple cornice, with bricks set diagonally. Oddly numbers 72 and 74 have flat topped windows while windows in rest of group are segmental, But 72 and 74 also stuccoed while rest of group have brick fronts. So perhaps altered, but this little variety adds interest and picturesque charm. The group has dignity and adds greatly to the background/contextual character of this portion of Brick Lane.
F33	5a & 5b Heneage Street ("Brewer's House")	Early C19, 3 storey, 2 bays, plain painted brick frontage
F34	3 Heneage Street ("Pride of Spitalfields" P.H.)	2 storey, C20 front concealing older fabric behind which belonged to the White Lion Brewery.
F35	Heneage Street, entire length from Brick Lane to Spelman Street	Granite sett road surface, granite sett crossovers in pavements O/S Nos 5, 9, and 33, and on south side with pink granite corner stones
F37	62 Brick Lane	Late C19, 4 storey, 3 bays, yellow brick with curved window heads, red brick arches, symmetric, former PH? Prominent in street because of forward building line

Map Ref.	Address	Description
F38	Brick lane street sign	Cast-iron street sign on side elevation 'FASHION ST. E'
F39	50-56 Brick Lane	Group of four early C20, 3 storey plus attics, neo-Georgian with Venetian-style 1st floor windows, brick, but three facades painted. Possibly a re-fronting of old houses, given double-pitch mansard, visible from Fashion Street.
F40	46-48 Brick Lane	Built as a small scale but showy cinema, Faience clad, Art Deco in feel, built 1935, designed by Leslie Kemp & F.E Tasker and called the 'Mayfair' - as emblazoned on its façade. Good, and now rare, example of an Art Deco local, small scale cinema.
F41	42-44 Brick Lane	1920s, 3 storey, red brick, arched pediment decoration
F42	40 Brick Lane, north corner with Chicksand Street	Mid C19, 3 storey, one bay to Brick Lane, with modernised first floor open, splay corner bay, four bays to Chicksand Street, plus two bays of 2 storeys, painted render, parapet cornice, timber sash windows
F43	Brick lane street sign	'THRAWL ST E', fixed to first floor flank wall, historic eastern end of Thrawl Street,
F44	Brick Lane - bollard	Cast-iron cannon bollard, probably a pair with the one on the other one opposite on the west side of Brick Lane, dated 1819.
F46	Brick Lane - bollard	Cast iron bollard, square with chamfered top, with rope marks on sides o/s 13 Brick Lane
F47	13 Brick Lane ("Shaad Restaurant", formerly "The Frying Pan" P.H.)	formerly The Frying Pan Public House, 1891 by S.W.Grant,, 3 storey, render with rusticated quoins and decorative window surrounds and cornice, and ornamental terracotta gable and plaque to curved corner with Thrawl Street
F49	2 Hopetown Street	Early C19 three bay, 3 storey house with ground floor shop front, sole fragment of former terrace. Historic interest
F50	9-11 Brick Lane ("Spitalfields Health Centre")	Spitalfields Health Centre, 1984, by John Allan architects with Shephard, Epstein & Hunter. Cited in The Buildings of England as a good example of new type of health centre, with "an impressive prow-like frontage to Brick Lane".
F51	2-12 (even) Brick Lane, & 3-5 Montague Street	C.1950, 3 storey building with flats above shops, upper floor remarkably intact, brick, simple detailing including slim projecting framing to window reveals, entire block from Montague Street to Chicksand Street, good example of austere post-war rebuilding.
F52	Bollard at entrance to Thrawl Street, in pavement,	Cast-iron bollard, square, chamfered top, with rope marks on two sides

Map Ref.	Address	Description
<p><b>G - Old Market</b></p>  <p>Character Area    Assets of Historical Interest</p>		
G1	Brushfield Street, near junction with Commercial Street	Strip of historic granite setts, relaid as part of traffic calming measures.
G2	Brushfield Street, south side pavement on east corner with Crispin Street; south side pavement 20 metres west of junction with Commercial Street; north side pavement opposite central entrance to Fruit and Wool Exchange;	Three lamp posts, late C19, all same design, ornate castings, diagonal floral bands and fluted column, with BW WD and crest relief depicting St Martin and the beggar, modern top bracket and light fitting. Identical to statutorily listed lamp post in pavement in front of No.38 Brushfield Street
G3	Brushfield Street, Fruit and Wool Exchange	1929 by Sydney Perks for City Corporation, façade only surviving redevelopment for office 2019 by Bennetts Associates

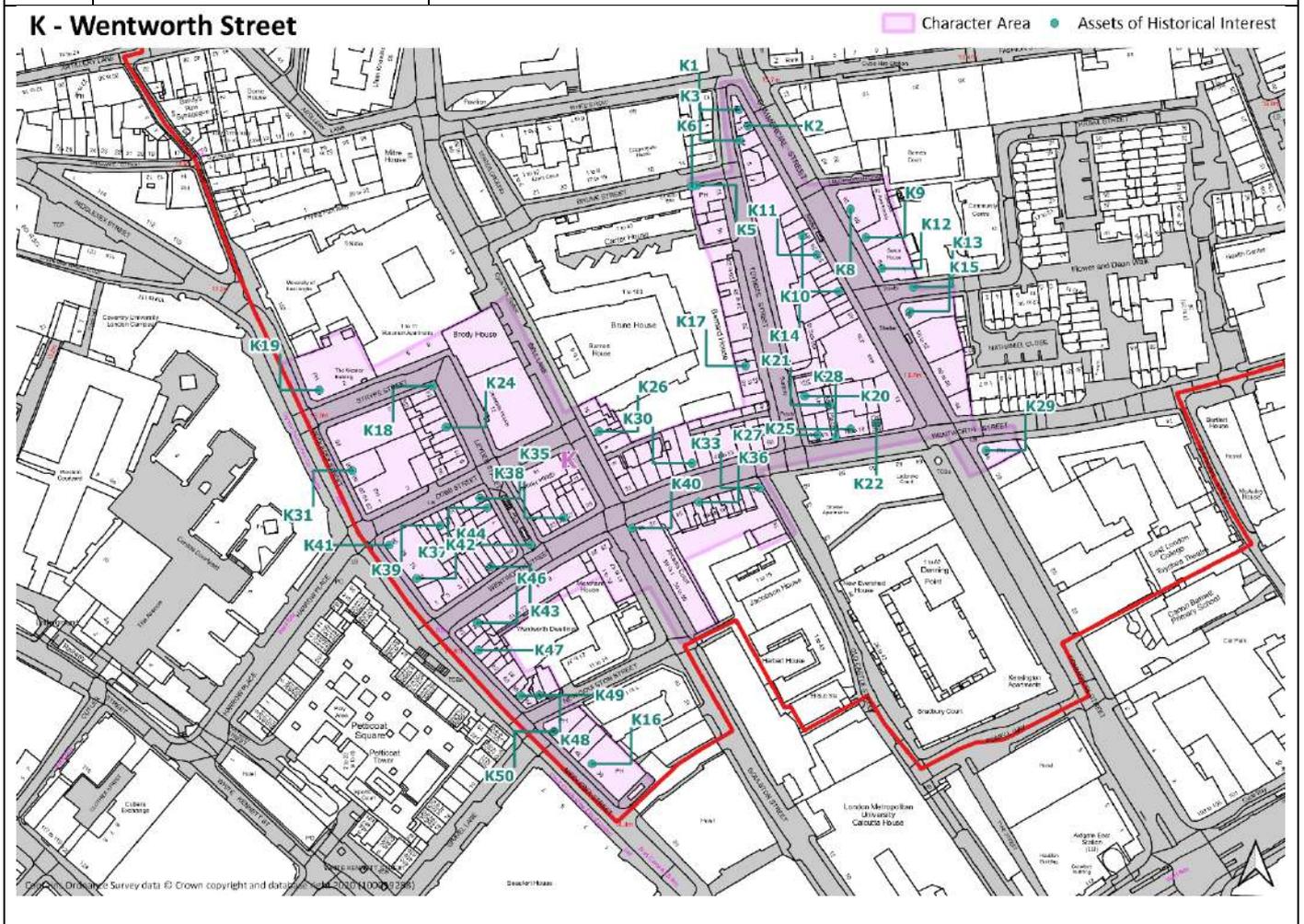
Map Ref.	Address	Description
<p><b>H - Norton Folgate</b></p> <p>Character Area    Assets of Historical Interest</p>		
H1	4-8 Elder Street	Elder Street, Nos 4-8 (even), late C19 four storey workshops, with shop fronts. Locally listed buildings.
H2	Fleur-de-Lis Passage, from junction with Blossom Street to Shoreditch High Street	C19 York stone paving slabs to passageway
H3	Fleur-de-Lis Passage, eastern end at junction with Blossom Street	Two cast-iron cannon bollards
H4	12 & 13 Blossom Street	Late C19, part 3 storey, part 4 storey warehouse, blue engineering brick to ground floor, upper floors yellow stock brick, square window openings with C20 lintels, full height loading bay doors and hoists.
H5	16-19 (consecutive) Norton Folgate	Terrace of four houses, late C19 red brick fronts, with moulded brick cornice and string courses, each two bays, timber sash window with multi-pane upper sash, single pane lower sash, ground floor shops
H6	15 Norton Folgate	Late C18 house, 3 storey with mansard and dormers, two bays, ground floor shop front, all except façade demolished 2019
H7	27 Blossom Street	Mid C19 warehouse, façade only (remainder demolished 2019), 4 storey, yellow stock brick

Map Ref.	Address	Description
H8	12 & 13 Blossom Street	Mid C19 warehouse, 4 storeys including high ground floor, yellow stock brick, segmental arches to window heads, 2 full height loading bays with cranes, return frontage to north side of Fleur-de-Lis Passage, granite sett yard to east frontage forecourt (not public highway)
H9	Folgate Street, north junction with Norton Folgate	Cast-iron cannon bollard in pavement
H10	5-7 Folgate Street	5-7 Folgate St. This is the group dated 1904 that forms part of the British Land site (all numbers now obscured). Handsome Queen Anne Revival group with good details, including a panel with initial T for Tillard estate.
H11	6-8 Folgate Street	6-8 Folgate Street are a very good pair of c1820 houses, with fine brickwork. Only facades survive after being converted to housing. Should most certainly be on the local list.
H12	9-11 Folgate Street	The former Pewter Platter now Water Poet PH on corner with Blossom Street, was built c.1900. A handsome building. The corner of the PH bears a large number 9. The building is on the Local List.
H13	38 Spital Square	Late C19 warehouse, 4 storeys, yellow brick with red brick arches to east elevation, west elevation to Spital Yard rebuilt with modern roof storey, cast metal street sign at 1st floor level 'SPITAL YARD, E.1.'
H14	Spital Yard	Granite setts to whole of carriageway

Map Ref.	Address	Description
<p><b>J - Artillery Passage</b></p> <p>Character Area    Assets of Historical Interest</p>		
J1	Brushfield Street / Gun St. - bollard	Cast-iron cannon bollard in pavement at eastern junction with Gun Street
J2	Brushfield Street / Gun St. - bollard	Cast iron bollards in pavement next to listed lamp-post at western junction with Gun Street
J3	48 Brushfield Street	Late C18, 3 storey, three bays, yellow stock with gauged brick arches to windows 2 X 2 timber sashes
J4	50 Brushfield Street	C18, 3 storey, single bay, brick with ground floor shop front, group value as part of terrace
J5	44-46 Brushfield Street	C18, re-fronted C19, 3 storeys, stock brick with red brick window arches, ground floor shop front, group value in terrace
J6	Brushfield Street / Steward St - bollard	Cast-iron cannon bollards in pavement at eastern junction with Steward Street
J7	Brushfield Street / Steward St - bollard	Cast-iron cannon bollard in pavement at western junction with Steward Street
J8	45 Crispin Street	Late C18, 3 storey plus mansard with wide single dormer, windows of different sizes on 1st and 2nd floors
J9	Brushfield Street / Fort St - bollard	Cast-iron cannon bollard in pavement at corner of eastern junction with Fort Street
J10	Crispin Street - bollard	Cast-iron square fluted bollard in pavement O/S No.46, inscribed BW WD

Map Ref.	Address	Description
J11	46 Crispin Street	Late C18, 3 storey, two bay with mansard, 6x6 pane timber sash windows, noteworthy shop front – O’Donovan Bros’
J12	47-49 Crispin Street ("Oakwood Lofts")	Late C19, commercial, 4 storeys, 5 bays, symmetric with central front door up steps, yellow brick with red brick string courses and window surround, exposed steel lintels, probably C20 repairs.
J13	Artillery Lane / Steward St. - Bollard	Cast-iron bollard in pavement at eastern junction with Steward Street
J14	Artillery Lane / Steward St. - Bollard	Cast-iron bollard in pavement at western junction with Steward Street.
J15	35 Artillery Lane	Late C19 warehouse/commercial, occupying the obtuse corner of Artillery Lane and Steward Street, with three bays to each street. Four storeys plus modern roof extension, late C20 alterations to 1st floor windows. Group value in street despite modern interventions
J16	42 Artillery Lane	C19, 3 storeys plus dormers, three bays, yellow brick
J17	50 Crispin Street	Late C19 warehouse, 4 storey, plus modern set back roof extension, five bays wide, symmetric, yellow brick with red brick dressings, modern windows
J18	44 Artillery Lane	C19 warehouse, 4 storey, occupies pivotal position in obtuse angle of street, prominent cupola visible down Steward Street
J19	38-40 Artillery Lane	C19, 3 storey plus roof, white glazed bricks, ornate timber shopfront (modern)
J20	Artillery Lane / Sandys Row - Bollard	Cast-iron cannon bollard in City of London livery, in pavement at eastern corner of junction with Sandys Row
J21	32-34 Artillery Lane	Late C19, paired of houses with shops, 3 storey plus mansard, yellow stock brick, Venetian windows with side lights, ornate red brick shallow curved arches to window heads, keystones and string courses, splay corner to Sandy’s Row
J22	Artillery Lane / Gun St. - Bollard	Two cast-iron cannon bollards in pavement at eastern junction with Gun Street, the one nearest the corner inscribed ST GEORGE’S PAVEMENT COMMISSION and JAMES on other side. Cannon type with spur: Inscribed in good bold, serif lettering ‘St George Pavement Commission’.
J23	Artillery Lane - façade	At eastern junction with Gun Street, retained façade of late C19 pub, four storeys with gables to Gun Street and Artillery Lane, brick with stone dressings. Group value to street, and historical associations
J24	1 Sandy's Row	Early C19, stock brick, 3 storeys, one bay wide, with 2nd floor wide opening, timber shop front. Side elevation at odd angle to the street., single storey brick wall with access door enclosing side yard, adjoining synagogue
J26	48 Artillery Lane	Dome House, mid C18, originally chapel, used as synagogue 1896-1948, seven bays, with large round-headed windows, three door with timber door cases and front steps, symmetrically arranged, prominent roof lantern (oddly off-centre, Buildings of England)
J27	11, 12 & 13 White's Row	Group of three C19 town houses, 3 storey plus mansards, forming corner with Toynbee Street
J28	Parliament Court, east range	Late C19, or early C20, commercial, three storeys with warehouse doors on upper floors, white glazed brick with dark plinth
J29	Artillery Lane / North side - Bollard	Pavement between Gun Street and Crispin Street, three metal bollards, oblong with curved tops, inscribed MBS (Metropolitan Borough of Stepney), pre-1965, utilitarian design but historic interest. N.B. in the vicinity including

Map Ref.	Address	Description
		south side pavement seven similar design bollards inscribed LBTH, date unknown but clearly an attempt to continue MBS tradition.
J30	5 & 5a Sandy's Row	Early C19, 3 storeys, stock brick, timber sash windows, timber shop fronts
J31	11 Artillery Passage	Early C19, 3 storey, three bays wide, with wider central bay, yellow stock brick, timber shop front
J32	12 Artillery Passage	Early C19, 2 storey, yellow stock brick, timber sashes, shop front
J33	12a Artillery Passage	Early C19, 2 storey, 1st floor pair of 2x2 timber sash windows
J34	4-10 (even) Toynbee Street	C19, possibly C18, terrace of four 4 storey houses with ground floor shops, yellow brick with red brick segmental window arches and banding, forming corner with Brune Street
J35	Artillery Passage	Riven York stone paving to entire length of the Passage
J36	Sandys Row - Bollards	Two cast-iron bollards, similar but unusual C19 tall oblong design, one in pavement outside No.16 the other in the centre of paved entrance to Artillery Passage
J37	66-68 Bell Lane	c.1930 three storey purpose-built housing by Stepney borough, austere classical detail, important corner position on corner of Bell Lane, White's row and Tenter Ground.
J38	1-3 & 5 Tenter Ground	c.1900, three storey workshops, colourful detail, with white stone, red, blue and yellow brick.
J39	16 Brune Street	Late C19, five storey warehouse, yellow brick, loading bays
J40	7 Sandy's Row	Late C18 but rebuilt late C20, 3 storeys, purple stock brick, timber sash windows, modern fabric but historic site
J41	17-19 Brune Street	Two steel bollards in pavement O/S Nos.17 – 19, Oblong with rounded tops, marked 'MBS' Metropolitan Borough of Stepney. Probably 1930s. Historic value
J42	9-13 Sandy's Row	Early C19, terrace of three 3 storey houses with ground floor timber shop fronts, yellow brick with red brick window arches and swags, 2nd floor windows within brick gables, two square headed, one Dutch headed.

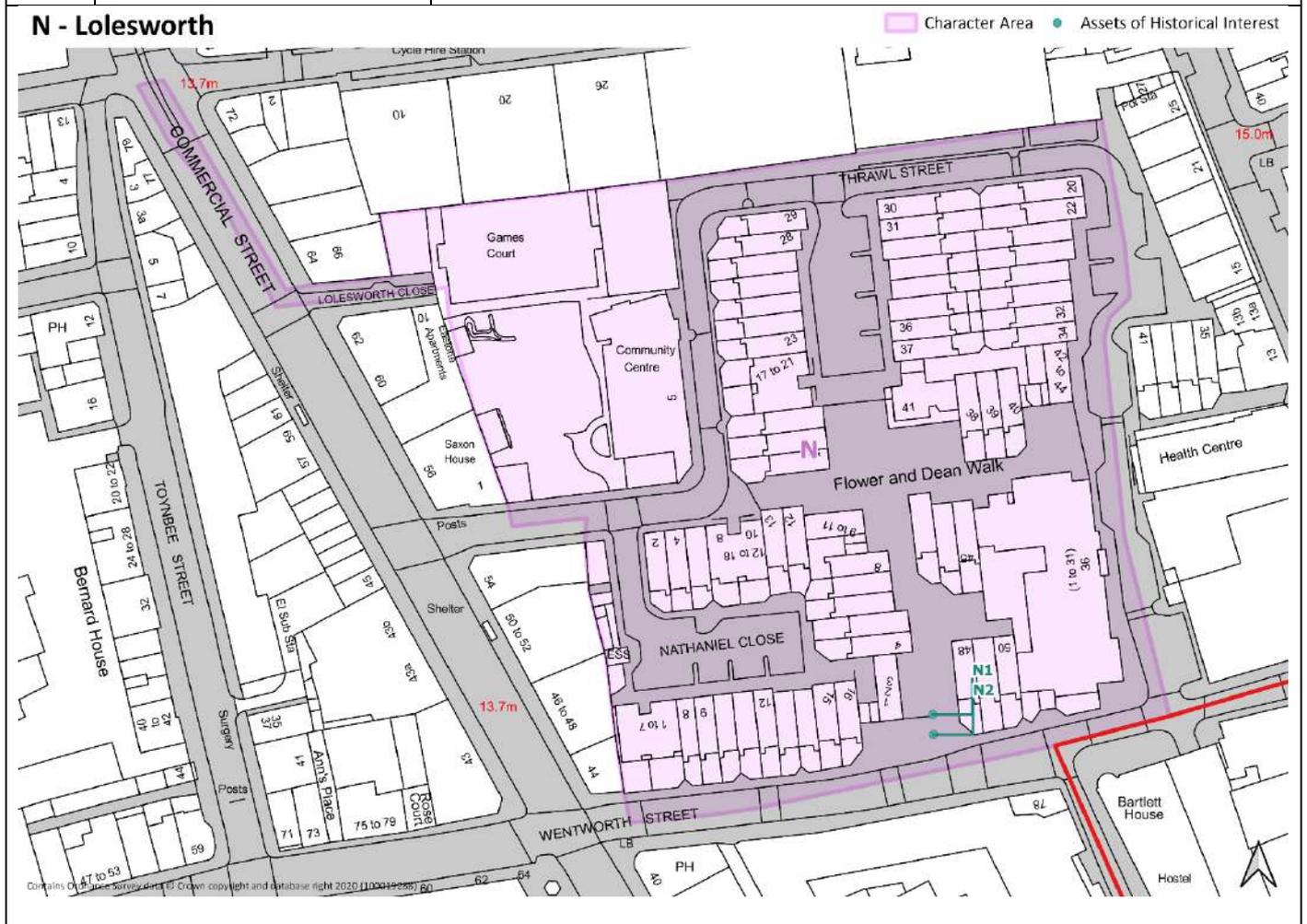
Map Ref.	Address	Description
<p><b>K - Wentworth Street</b></p>  <p>Character Area    Assets of Historical Interest</p>		
K1	79 Commercial Street ("Eyediology")	Number 79 marks the corner with Toynbee Street, has a wedge-shaped plan and presents a very short bevelled, one window-wide elevation to the 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.
K2	77 Commercial Street	Mid/late C19 3 storey commercial, classical moulded window surrounds, quoins and cornice, 3 bays to Commercial Street, one narrow bay to corner with White's Row, and rear elevation to Wentworth Street, occupying an unusually narrow site at an important junction.
K3	3 & 3a Toynbee Street	Mid C19 tenement, 4 storeys with three bays, plus 3 storey single bay on north side, plain stock brick with red brick window arches
K5	Brune Street - coal hole	Coal-hole cover in York stone slab in pavement on south side O/S Duke of Wellington PH
K6	Brune Street - bollard	In pavement near corner with Toynbee Street O/S Duke of Wellington PH, metal bollard marked MBS
K8	60-62 Commercial Street	Late C19 4 storey commercial, yellow brick with red brick window arches, splay corner and return frontage to Lolesworth Close south side
K9	58 Commercial Street	Mid C19, 3 bays, with C20 double-height workshop front, classical detail above with pediment. The Buildings of England (page 413) mentions

Map Ref.	Address	Description
		occupation by iron tube make, John Russell, with name faintly visible on pediment.
K10	61 Commercial Street	Late C19 4 storey commercial, curved window arches, southern survivor of original terrace running north
K11	57-59 Commercial Street	Late C19 4 storey commercial, matching pair, each 2 bays wide, with classical detail to windows
K12	56 Commercial Street	1920s 4 storey commercial, red brick, multi-paned metal windows, on north corner with Thrawl Street.
K13	Thrawl Street - road surface	From junction with Commercial Street to junction with Nathaniel Close, granite setts partly exposed
K14	45-55 Commercial Street ("Norvin House")	Late C19, commercial 4 storey, symmetric composition with central 3 bay portion rebuilt after WWII, but side wings to north and south intact, each of 4 bays, yellow brick with red and black brick details including detailed string courses.
K15	54 Commercial Street	Late C19 5 storey warehouse, red brick, paired windows, except 4th floor with wide gothic arches openings, splayed corner and longer frontage to Thrawl Street.
K16	36-48 Middlesex Street	Post 1883 widening of street by Metropolitan Board of Work, terrace of warehouse, 4 storeys, with pairs of double height pilasters marking entrances and loading bays, timber sash windows and loading doors
K17	Toynbee Street, west side, Bernard House	4 storey range, part of Holland Estate with similar details to other blocks, ground floor shop/workshop units facing street
K18	Strype Street - Street sign	Cast iron street sign "STRYPE STREET" at 1st floor level at junction with Leyden Street
K19	2 Strype Street	Including No.2 Strype Street, dated 1901, commercial, 5 storey, red brick with render window heads, cornice, ground floor doorcase and pilasters, shaped gables, loading bays with cranes to both Middlesex and Strype Streets, splayed corner
K20	37, 39 and 41 Toynbee Street	Part of 1930 LCC Holland Estate development with similar details, three storeys plus roof
K21	Anne's Place coal hole	Decorative coal hole cover in pavement
K22	Rose Court	C19 York stone paving slabs, to full width of Court, extending beyond gates onto the private forecourt
K24	9-23 (odd) Leyden Street	C.1900 by James Hood & Son, 4 storey red brick terrace with fine detailing, including good shopfronts, pilaster and moulded cornice, with return side frontages to Cobb Street and Strype Street, including blind windows with matching details. Fine example of model development, recently restored
K25	75 Wentworth Street	Mid C19 plain stock brick, group value with No.79
K26	8-16 Bell Lane (even)	Single storey shops attached to Brune House and part of Holland Estate
K27	71 & 73 Wentworth Street	Part of 37-41 Toynbee Street, and same as Nos 33-59 Wentworth Street, see above
K28	Anne's Place street sign	Old cast iron street sign to east flank wall
K29	40 Commercial Street, ("Culpeper P.H.")	Originally Princess Alice PH, built 1850, but rebuilt by B.J. Capell for Truman's brewery in 1883 (Buildings of England); paired first floor windows, fine pub front with tiling, pavement lights in iron frames. Important corner with Wentworth Street. 'Commercial' Gothic in detail, with lots of terracotta ornament. A most handsome work that holds the corner with

Map Ref.	Address	Description
		great aplomb, and originally more dominant still because originally five storeys high (presumably with hotel rooms at top) but reduced in height after war damage.
K30	33-59 (odd) Wentworth Street	Part of the London County Council inter-war Holland Estate, three storey plus steep clay tile roof with hipped dormers, prominent chimney stack and pots, yellow brick with red brick dressings, neo-Georgian details, multi-paned sash windows; shop fronts follow the curve of the street but central section of upper floors step back
K31	88-90 Middlesex Street	Including No.2 Strype Street, dated 1901, commercial, 5 storey, red brick with render window heads, cornice, ground floor doorcase and pilasters, shaped gables, loading bays with cranes to both Middlesex and Strype Streets, splayed corner
K33	Old Castle Street - Street sign	Side elevation of No.50 Wentworth Street, metal street sign 'OLD CASTLE ST. E
K35	7 Cobb Street	Late C19, 4 storey workshops, paired sash windows to upper floors, splayed corner to Cobb Street with high level circular window
K36	16-24, 26-28, 30-32, 34-50 Wentworth Street	1930s LCC 5 storeys with 4 floors of public house above ground floor shops. Yellow brick with red brick window surrounds and string courses, reduced neo-Georgian; Merchant House 2 storey linking range with decorative pediment
K37	1-7 Leyden Street & 7 Cobb Street	Late C19, 4 storey workshops, paired sash windows to upper floors, splayed corner to Cobb Street with high level circular window
K38	21-29 (odd) Wentworth Street	Early/mid C19, terrace of six 2 bay houses, 3 storey with high parapet, brick now painted or pebble-dashed, stucco cornice with dentils
K39	2-10 Cobb Street	Late C19, 4 storey, tenement over shop, currently under repair and hidden by scaffold May 2020
K40	Goulston Street - Street signs	Matching pair of cast-iron street signs "GOULSTON STREET E" on east and west flank walls at junction with Wentworth Street
K41	80 Middlesex Street (Osborn House)	Early C20 commercial, 5 storey, corner site with substantial return to south side of Cobb Street, red brick with render detailing, large workshop windows, metal frames, broken pediment to ground floor southern and splay corner entrance, all recently restored
K42	Leyden Street - bollard	Cast-iron bollard, square chamfered edges, at southern end of island at junction with Wentworth Street, inscribed 'WELLS & COMPANY HIGH STREET SHOREDITCH'
K43	7-19 (odd) Wentworth Street	Late C19 workshops, part of same development as Nos 1-7 Leyden Street (see above), 4 storeys, paired sash windows to upper floors, stock brick with red brick string course and render window heads, some now painted, original gables all missing except No.17, pilasters between shop fronts, splayed corner to Leyden Street with circular window, two bay return to Leyden Street
K44	74 Middlesex Street	Former public house C20, north corner with Wentworth Street, a curiosity in a street of grander and taller buildings, two storey, painted render, with shallow third storey and steep mansard on corner (for landlord accommodation), splayed corner with round-headed cartouche for name (covered over). Cast metal sign on 1st floor flank 'WENTWORTH ST.E.1'
K46	2-4 Wentworth Street	Part of Nos 62-72 Middlesex Street, see above



Map Ref.	Address	Description
		frame large ground floor windows that were to light the banking hall. The building is given extra gravity through the display of a very handsome pedimented stone-made doorcase on the building's blunt corner that confronts Commercial Street.
L2	1 Stothard Passage	Late C17, rebuilt C20, 3 storey, rendered frontage and entrance to Stothard Passage, red brick frontage with timber sash windows to north elevation facing Spital Yard, with plaque commemorating Susannah Wesley
L3	37- 51 Brushfield Street, north side	1929 extension to market originally for banks and offices, now converted to retail with rear elevation opening onto new mall. Group of five similar 2 storey blocks of 6, 6, 8, 6 and 3 bays wide, linked by 4 double-height archways adorned with City Corporation coat of arms, neo-Georgian style, red brick, corner stone finials, timber sash windows



N1	Flower & Dean 1886 Archway	Junction with Wentworth Street, Rothschild Arch 1886, red brick, moved and rebuilt 1980s, inscription stating 'Erected by the Four Per Cent Industrial Dwelling Company Ltd. 1886'
N2	Wentworth Street - bollard	Back edge of pavement at entrance to Flower and Dean Street, cast-iron cannon bollard, inscribed 'St GEORGE'S PAVEMENT COMMISSION 1846'. Group value with Rothschild arch. Similar to bollard in Fashion Street, made

Map Ref.	Address	Description
		for St George-in-the-East and relocated from elsewhere to Wentworth Street.

O - St. Jude		
		<p>Character Area</p> <p>Assets of Historical Interest</p>
O1	New Goulston Street - carriageway	Granite setts in carriageway, partly exposed

Map Ref.	Address	Description
<p><b>P - Toynbee Hall</b></p>  <p>Character Area    Assets of Historical Interest</p> <p>Contains Ordnance Survey data © Crown copyright and database right 2020 (100019288)</p>		
P1	Wentworth Street - carriageway	From 10 metres west of junction with Gunthorpe Street running east as far as Providence Row, exposed granite setts in carriageway, contiguous with Gunthorpe Street
P2	76 Wentworth Street	Late C19 commercial, red brick, 6 storey with gable, symmetric with gothic arch windows to 1st, 4th and 5th floors
P3	38 Commercial Street	Late C19 commercial 4 storey, with gable, group value with No.40, and provides framework to new space in front of Toynbee Hall
P4	Gunthorpe Street road surface (note: only west side of street is in NA)	Exposed granite setts, complete, including Broads Silent Knight manhole cover

Map Ref.	Address	Description
<p><b>Q - Chicksand</b></p> <p>Character Area    Assets of Historical Interest</p> <p>SEVEN STARS YARD SERICK LANE HENEGATE STREET CHICKSAND STREET SPELMAN STREET MONTHOPE ROAD CASSON STREET Spelman House Sports Facility Play Area Health Centre Hostel</p> <p>15.0m 14.3m 6.3m</p> <p>© Crown copyright and database right 2020 (100019288)</p>		
Q1	Henegate Street - carriageway	That part of carriageway in Sub-area Q, granite sett road surface (see also Sub-area F)

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