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Introduction

- 1 The following document contains further information in response to Land Use Consultants review on matters concerning Built Heritage specifically in relation to review points BH13, BH14, BH15 and BH19 of their July 2020 review.

Determination of Baseline

- 2 The site is located to the north of the City of London partly within the LBH and partly within the LBTH. There are a number of heritage assets within and surrounding the site and others further afield that have the potential to be affected by the Revised Scheme. The study area therefore includes:
 - The Tower of London World Heritage Site;
 - Conservation Areas within 500m of the site;
 - Listed Buildings within 500m of the site; and
 - Locally Listed Buildings within 500m of the site.
- 3 The site baseline will be considered in the context of the following areas of the site:

- Area of the site applicable to the detailed component of the Revised Scheme; and
- Area of the site applicable to the outline component of the Revised Scheme.

4 The methodology used for this assessment is summarised as follows:

- A systematic data search for heritage assets or receptors in the vicinity of the site that may be affected by the Revised Scheme. The historic background to the site has been documented using sources of information held in the London Metropolitan Archives, the Network Rail Archive, Historic England's historic planning files and Historic England's National Monument Record and the National Heritage List for England, London Borough of Tower Hamlets' Local History Library and Archives and Hackney Archives. The range of sources considered included historic maps and photographs and a wide range of relevant secondary sources. These have been used to prepare an assessment of the site and its context. This work is included within the Heritage Statement (**ES Addendum, Volume 4, Appendix K: Built Heritage**). The research has been complemented with a detailed site and context walkover survey (September-December 2013; revisited June 2020). Data relating to heritage assets was received from the Heritage Gateway website in June 2020.
 - Assessment of the built heritage potential both on the site, its immediate vicinity (up to a 500m radius from the site), and within the context of the wider area. It should be noted that this approximate zone of potential influence of the Revised Scheme on heritage assets has been assumed as the worst-case maximum likely zone of potential impact, not as the actual extent of likely impacts; and
 - A review of the Revised Scheme and assessment of the likely impacts resulting from the Revised Scheme, based on professional judgement.
- 5 The 1km diameter study area has been confirmed using a ZVI (Zone of Visual Influence, sometimes referred to as a Zone of Theoretical Visibility or ZTV), in addition to the measures set out above. The ZVI has served to identify the heritage assets which would potentially experience intervisibility with the Proposed Development, given its proposed height, within a geographical extent (500 metres radius) where the effects of the Proposed Development on heritage assets are most likely to be experienced. The ZVI has been annotated to show the location of heritage assets. Please see **Figure 1**.

Prediction Methodology

Methodology for Determining Impacts During Construction Phase

- 6 This assessment thoroughly assesses plans and drawings in relation to the Revised Scheme; the suggested construction methods and phasing of construction and liaison with the design team; the types of buildings proposed in the development; their likely methods of construction; the extent and nature of demolition leading to site clearance for the erection of proposed new buildings and structures; and then considers the likely physical and visual impacts on heritage assets that may arise.

Methodology for Determining Impacts During Operational Phase

- 7 This assessment identifies from the development brief the nature of proposed uses and their operational requirements in the Revised Scheme, assesses the degree to which specific uses and activities will have an impact on the heritage significance of heritage assets, and then considers the likely physical and visual impacts that may arise from the development in operation on those assets. The assessment of the impacts has taken into account the relevant statutory and policy provision.

Methodology for Determining Impacts of the Outline Component of the Revised Scheme

- 8 This is the same as for the detailed components, with the difference in assessment outcome (i.e. the degree of uncertainty in the assessment of impact on heritage significance) considered to be minimal given the level of understanding of the outline component of the Revised Scheme available.

Limitations and Assumptions

- 9 The applications are to be submitted in outline with full details submitted for some parts of the Revised Scheme. The outline component of the Revised Scheme is assessed using parameter plans and an indicative masterplan in addition to detailed plans, elevations and other materials. Visual impact can be assessed on this basis however the information that accompanies an application to discharge reserved matters may provide a clearer understanding as to the impact of the Revised Scheme on heritage receptors.

Heritage Assets

- 10 Heritage assets and potential impacts have been assessed using best practice, including that set out in Historic England's *Good Practice Advice Note 3, The Setting of Heritage Assets* (Historic England 2017). The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the Local Planning Authority (LPA) on Conservation Areas and Locally Listed Buildings.
- 11 Not all heritage assets within the 500m radius will require full assessment for impacts on an individual basis. Where a heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far away, and well screened from the study area. Also, not all assets will require the same level of assessment. As set out in paragraph 189 of the National Planning Policy Framework (NPPF), the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.

Definitions

- 12 The **significance** of a heritage asset is defined in the NPPF as, "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." In the case of many heritage

assets their importance has already been established through the designation (i.e. scheduling, listing and register) processes applied by Historic England.

- 13 **Setting** is defined in the NPPF as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral."

Assessing Significance

- 14 The significance of the environmental effects of the Revised Scheme upon heritage assets is determined by two variables: the sensitivity to change of the heritage asset affected, and the magnitude of the impact upon the significance of a heritage asset or its setting (comprising those aspects of setting that contribute to heritage significance). The guidance and criteria set out in the following documents have been used for this assessment:

- Section 16 of the NPPF 2019 'Conserving and enhancing the historic environment';
- Historic England's 2017 *The Setting of Heritage Assets* Historic Environment Good Practice Advice in Planning Note 3;
- Historic England's 2019 *Conservation Area Appraisal, Designation and Management* Historic England Advice Note 1, and;
- DCMS Circular 2010 updated 2018: *Principles of Selection for Listing Buildings*.

Sensitivity to change

- 15 It is widely recognised that the heritage significance of an asset is not the same as its sensitivity to changes to its setting (Historic England 2017, p. 9). The sensitivity of a Heritage Asset depends on the contribution that setting makes to its heritage significance, not solely its heritage importance. As a heritage asset's sensitivity to physical change and setting change are potentially different, two separate tables have been provided correlating the assets sensitivity to these changes against the magnitude of change.

Sensitivity to physical change

- 16 The sensitivity to change of each Heritage Asset or group of Heritage Assets within the Site has been considered in relation to physical effects on its significance. This is based on the designation and grade of the Heritage Asset and an assessment of its heritage significance (in the light of NPPF policy), i.e. what elements of its fabric/constituent parts contribute to its heritage significance (at the designated grade/level). Other factors considered when assessing sensitivity to physical change include, but are not limited to, condition, type and period of asset and landscape positioning.
- 17 The significance of each Heritage Asset is then evaluated. This provides an understanding of what contributes to the significance of a Heritage Asset and is therefore sensitive to change. It informs the assessment of heritage sensitivity of the asset (together with its

designation/grade) in view of the nature of the physical effect. The heritage significance of each asset is summarised as part of the baseline consideration for each Heritage Asset.

- 18 Consideration of heritage importance and heritage significance together provides the basis for understanding the sensitivity to change of the Heritage Asset (i.e. in light of those elements that contribute to the heritage significance of the particular Heritage Asset). The sensitivity to change is a professional judgment and assessed as **high, medium** or **low**. In most cases the physical sensitivity will be the same as the heritage importance (as set out in the **Table 1**) but this is not necessarily the case since heritage significance is also taken into account. If different the sensitivity will generally be lower than the heritage importance (the reasons of this are set out if this is the case).

Sensitivity to visual change

- 19 The sensitivity to change of each Heritage Asset or group of Heritage Assets has been considered in relation to visual and experiential effects on its significance. This is based on the designation and grade of the Heritage Asset and an assessment of its heritage significance (in the light of NPPF policy), i.e. what elements of its setting contribute to its heritage significance (at the designated grade/level).
- 20 The heritage significance of each Heritage Asset is then evaluated. This provides an understanding of what elements of setting of the Heritage Asset contribute to its heritage significance and are therefore sensitive to change. It informs the assessment of heritage sensitivity of the asset (together with its designation/grade) in light of the nature of the visual and experiential effect. The heritage significance of each asset is summarised as part of the baseline consideration for each Heritage Asset.
- 21 Consideration of heritage importance and heritage significance together provides the basis for understanding the sensitivity to change of the Heritage Asset (i.e. in light of those elements that contribute to the heritage significance of the particular Heritage Asset). The sensitivity to change is a professional judgment and assessed as **high, medium** or **low**. The criteria for assessing the setting sensitivity of assets is based on the contribution of setting to the asset's heritage significance and the way in which the proposals may interact with it. The setting sensitivity ratings for the assets are underpinned by a narrative explanation of exactly which elements of the asset's setting are sensitive to change in the baseline section of this assessment. The setting sensitivity may be lower than the heritage importance (as set out in the **Table 1**) since heritage significance is also taken into account. If this is the case, the reasons for this are set out. For example, if the interior of a Listed Building is more important than the exterior, the sensitivity of that Listed Building to change in its setting may be lower than its level of heritage importance.
- 22 The assessment of the sensitivity of the Heritage Asset or group of Heritage Assets under consideration may be moderated to take into account a judgement about its quality 'in the round'. For example: a Conservation Area or a Listed Building may have a relatively intact (good survival of heritage assets) or a depleted (poor survival of heritage assets) setting, and a relatively intact setting is more sensitive to change than a depleted setting; a Listed Building or a part of a Conservation Area may be a prominent aspect of a view, or it may be present in the view but only incidentally; Conservation Areas include within them areas of

greater and lesser quality. Thus, there is not necessarily a direct correlation between the heritage categories listed above and the assessment of sensitivity as **high, medium or low**.

23 A matrix correlating magnitude of change against setting sensitivity has been provided at **Table 3**.

Sensitivity of Heritage Assets

24 The sensitivity of each Heritage Asset or group of Heritage Assets is set out in the baseline section later in this assessment.

Importance of a Heritage Asset

25 The importance of a Heritage Asset is determined based on the existing heritage designations and grades, as set out in the table in **Table 1** below.

Table 1: Heritage Importance

Importance	Description
Very High	Structures and buildings inscribed as of universal importance as World Heritage Sites. Other buildings or structures of recognised international importance.
High	Listed Buildings. Conservation Areas. Non-designated built assets of national importance, assessed with reference to the Secretary of State’s published Principles of Selection for Listing Buildings (DCMS 2018).
Medium	Non-designated built assets of regional importance
Low	Historic buildings on a 'local list'. Non-designated built assets of local significance.

Magnitude

26 The magnitude of impact (physical, visual or other effect) is measured according to the degree of change to the significance of the Heritage Asset as set out in **Table 2** below.

Table 2: Magnitude of impact

Classification	Magnitude of impact (can be beneficial (+), neutral or adverse (-))
High	Substantial change to the significance of a heritage asset.
Medium	Change to the significance of a heritage asset.
Low	Slight change to the significance of a heritage asset.
Negligible	No change, or extremely slight change to the significance of a heritage asset.

- 27 In most cases, the magnitude of impact is likely to be greater where there is a physical impact on the Heritage Assets, such as non-reversible works to historic fabric or demolition of a large negative building in a conservation area. In terms of non-physical effect, however, a new development obscuring an important view that contributes to the significance of a Heritage Asset of high sensitivity (such as a grade I Listed Building) could have a high magnitude of change.

Significance

- 28 The classification of effects, as set out in **Table 3** below, is derived through consideration of the magnitude of effect and the sensitivity to change of the Heritage Assets. This assessment takes into account the heritage significance of the particular Heritage Asset and how the magnitude of effect from the Proposed Development will affect this.

Table 3: Determination of significance of effect

		Sensitivity of Heritage Asset		
		High	Medium	Low
Significance of Effect	High	Major	Moderate to Major	Moderate
	Medium	Moderate to Major	Moderate	Minor to Moderate
	Low	Moderate	Minor to Moderate	Minor
	Negligible	Minor/Negligible	Minor/Negligible	Negligible
Effects of major or moderate significance are considered to be significant in the context of the EIA Regulations.				
Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the heritage significance of the Heritage Asset.				

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- 29 Following the classification of effects using this methodology, a clear statement is made as to whether an effect is significant or not significant. In making this determination, professional judgement is applied where necessary, taking account of the following factors:
- duration/frequency and/or likelihood of effects;
 - spatial scale
- 30 Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the heritage significance of the Heritage Asset. This is in recognition of the fact that an effect on a Heritage Asset or its setting can enhance its significance (a beneficial effect), harm its significance (an adverse effect) or leave its significance unchanged (a neutral effect). This consideration is independent of whether it is a high, medium or low significance of effect. This is in line with how decisions are made in relation to changes to Heritage Assets in the planning process as set out in the NPPF and described specifically in relation to elements of setting also in the NPPF. This is in line with the statutory requirement to preserve or enhance the character and appearance of a conservation area (which would be a neutral or beneficial effect); or to preserve the special architectural and historic interest of a listed building (which would be a neutral effect). This assessment of effect takes into account the nature and condition of the Heritage Asset and its setting as found today and how these contribute to its heritage significance.

Baseline

Designated and Built Heritage Assets

- 31 The Site contains two listed buildings, a number of Bishopsgate Goods Yard structures that are not explicitly identified in list descriptions and three unlisted buildings on Sclater Street. These Heritage Assets will be directly impacted by the development.
- 32 A review of the National Heritage List for England confirmed that there are just over 200 Listed Buildings, one Registered Park and Garden and three Scheduled Monuments within the 500m radius Study Area. In addition, the Site lies partly within Brick Lane and Fournier Street Conservation; this part of the Site includes the unlisted Sclater Street buildings. The Site is bordered by a further three Conservation Areas which include South Shoreditch in LBH and Redchurch Street and Elder Street Conservation Areas (both in LBTH). The 500m radius Study Area contains these conservation areas as well as the Boundary Estate Conservation Area as well as 26 Locally Listed Buildings. Each heritage asset has been given a unique number and these are shown on **Figure 1** (ZVI map) and listed in **Table 4**.
- 33 In terms of identifying designated assets that might be sensitive to direct impact to their significance through changes to their setting, the Methodology Section outlines the parameters used in this assessment. **Table 4** lists the designated and built heritage assets within the 500m wider study area. The designated heritage assets are considered to be of either Low, Medium or High heritage significance (in accordance with **Table 1**), although their settings may not necessarily be as sensitive to change (i.e. direct physical change) as the assets themselves.
- 34 The Revised Scheme will not be visible in views of and from the Tower of London World Heritage Site (WHS) and does not form part of its wider setting. The Revised Scheme would therefore not cause harm to the significance or Outstanding Universal Value of the WHS. Following consultation with Historic England throughout the design evolution at pre- and post-application stage, the design of Plot 2, the only elements of the 2015 Proposed Development visible within the setting of the WHS, was reviewed and revised so as to remove the visual impact of the proposal on the setting of the WHS.

Table 4: Designated and Built Heritage Assets within the Site and Study Area

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
1		Listed Building	II	BRAITHWAITE VIADUCT, STEPNEY, Tower Hamlets, Greater London Authority	
	2	Listed Building	II	AREA RAILINGS AT NO 20, 20, ST MATHEWS ROW E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	3	Listed Building	II	STREET LAMP STANDARD, SPITAL SQUARE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
	4	Listed Building	II	THE CENTRAL FOUNDATION SCHOOL FOR GIRLS, SPITAL SQUARE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	5	Listed Building	II	HENLEY HOUSE, SWANFIELD STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI but part of Boundary estate
	6	Listed Building	II	12 AND 14, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	7	Listed Building	II	9, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	8	Listed Building	II	15, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	9	Listed Building	II	17, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	10	Listed Building	II	21, 23, 25, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	11	Listed Building	II	THE CROWN PUBLIC HOUSE, 34, REDCHURCH STREET E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	12	Listed Building	II	IRON RAILINGS GATE AND GATE PIERS BETWEEN LALEHAM HOUSE AND HEDSOR HOUSE, OLD NICHOL STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
13		Listed Building	II	TAPLOW HOUSE, PALISSY STREET E2 TAPLOW HOUSE, SWANFIELD STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
14		Listed Building	II	COOKHAM HOUSE, MONTCLARE STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
15		Listed Building	II	BENSON HOUSE, LIGONIER STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
	16	Listed Building	II	11, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
17		Listed Building	II	15, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	
	18	Listed Building	II	19, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	19	Listed Building	II	21, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	20	Listed Building	II	25, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	21	Listed Building	II	29, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	22	Listed Building	II	31, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	23	Listed Building	II	33, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	24	Listed Building	II	37, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	25	Listed Building	II	39, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	26	Listed Building	II	4, FOURNIER STREET E1 AREA RAILINGS AT NO 4, 4, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	27	Listed Building	II	AREA RAILINGS AT 8 AND 10, 8 AND 10, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	28	Listed Building	II	AREA RAILINGS AT NO 12, 12, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	29	Listed Building	II	AREA RAILINGS AT NOS 16 AND 18, 16 AND 18, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	30	Listed Building	II	34-38, HANBURY STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
31		Listed Building	II	36, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
32		Listed Building	II	CLIFTON HOUSE, CLUB ROW E2, BOUNDARY ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
33		Listed Building	II	123-159, BETHNAL GREEN ROAD E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	34	Listed Building	II	IRON RAILINGS AT ROCHELLE STREET PRIMARY SCHOOL, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	35	Listed Building	II	STREET NAME PLAQUE ATTACHED TO NUMBER 125 BRICK LANE, SCLATER STREET NUMBER 125 WITH ATTACHED STREET NAME PLAQUE TO SCLATER STREET, 125, BRICK LANE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	36	Listed Building	II	52, BRUSHFIELD STREET E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
37		Listed Building	II	9-13, ELDER STREET, E1 6BT, ST JOHN AND TILARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
38		Listed Building	II	ROCHELLE STREET PRIMARY SCHOOL HOUSE, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	39	Listed Building	II	5 BOLLARDS (ON THE PAVEMENT IN FRONT OF CHRIST CHURCH CHURCHYARD), COMMERCIAL STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	40	Listed Building	II	PLAYGROUND WALL AT ROCHELLE STREET PRIMARY SCHOOL, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	41	Listed Building	II	1 AND 3, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
42		Listed Building	II	114-122, BRICK LANE, SPITALFIELDS, BETHNAL GREEN, Tower Hamlets, Greater London Authority	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
43		Listed Building	II	PUBLIC CONTROL DEPARTMENT OF LONDON BOROUGH OF TOWER HAMLETS, CALVERT AVENUE E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
44		Listed Building	II	Knave of Clubs Public House, 25, Bethnal Green Road , E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
45		Listed Building	II	17, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
46		Listed Building	II	TEN BELLS PUBLIC HOUSE, COMMERCIAL STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	
47		Listed Building	II	THE COMMERCIAL PUBLIC HOUSE, 142, COMMERCIAL STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	
48		Listed Building	II	MOLESEY HOUSE, CAMLET STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	49	Listed Building	II	IRON RAILINGS AND OVERTHROWS AT BOUNDARY STREET GARDEN, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
50		Listed Building	II	IFFFLEY HOUSE, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
51		Listed Building	II	MARLOW HOUSE, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	52	Listed Building	II	6 AND 8, FOLGATE STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
53		Listed Building	II	FORMER POLICE STATION, COMMERCIAL STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	
54		Listed Building	II	SANDFORD HOUSE, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
55		Listed Building	II	VIRGINIA PRIMARY SCHOOL, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
56		Listed Building	II	10, WILKES STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
57		Listed Building	II	13 AND 15, WILKES STREET, E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
58		Listed Building	II	1 AND 3, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
	59	Listed Building	II	LAMP STANDARD IN FRONT OF NO 38, BRUSHFIELD STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	60	Listed Building	II	40, BRUSHFIELD STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
61		Listed Building	II	SHIPLAKE HOUSE, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	62	Listed Building	II	BOUNDARY WALL AND GATES AT VIRGINIA PRIMARY SCHOOL, VIRGINIA ROAD E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
63		Listed Building	II	28 AND 30, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
	64	Listed Building	II	2 BOLLARDS (AT JUNCTION WITH ELDER STREET), FOLGATE STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
65		Listed Building	II	HURLEY HOUSE, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	66	Listed Building	II	3 POSTS ABOUT 20 YARDS EAST OF SHOREDITCH HIGH STREET, BOUNDARY PASSAGE SHOREDITCH HIGH STREET, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
67		Listed Building	II	ENGINEER'S HOUSE, TRUMAN'S BREWERY, 150, BRICK LANE E1,	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
				BETHNAL GREEN, Tower Hamlets, Greater London Authority	
68		Listed Building	II	BREWMASTER'S HOUSE, TRUMANS BREWERY, 95, BRICK LANE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	69	Listed Building	II	6 AND 8, GARDEN WALK EC2 32-38, RIVINGTON STREET, HACKNEY, Hackney, Greater London Authority	Not visible on ZVI
	70	Listed Building	II	POST AT SOUTH CORNER OF HEARN STREET, CURTAIN ROAD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
73		Listed Building	II	118½, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	
74		Listed Building	I	CHURCH OF ST LEONARD, SHOREDITCH HIGH STREET E1, E1 6JN, HACKNEY, Hackney, Greater London Authority	
	75	Listed Building	II	POST OPPOSITE EAST ENTRANCE OF NEW INN BROADWAY, NEW INN YARD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	77	Listed Building	II	POST AT EAST SIDE OF CORNER OF PLOUGH YARD, HEARN STREET EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	78	Listed Building	II	2 POSTS AT EITHER SIDE OF ENTRANCE TO KING JOHN'S COURT, NEW INN YARD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	79	Listed Building	II	3 POSTS TO NORTH OF HEARN STREET, CURTAIN ROAD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	80	Listed Building	II	POST OUTSIDE EAST CORNER OF ENTRY OPPOSITE ANNING STREET, NEW INN YARD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	81	Listed Building	II	WALLS, GATES AND RAILINGS TO ST LEONARD'S CHURCHYARD, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
82		Listed Building	II	NATIONAL WESTMINSTER BANK, 180-182, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	
	83	Listed Building	II	POST TO EAST OF CORNER OF RIVINGTON PLACE, RIVINGTON STREET	Not sensitive to change as a result of the Revised Scheme.

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
				EC2, HACKNEY, Hackney, Greater London Authority	
	84	Listed Building	II	POST OUTSIDE CENTRAL ENTRANCE OF NUMBERS 36 TO 46, NEW INN YARD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
87		Listed Building	II	FORECOURT WALL AND GATES TO OLD BISHOPSGATE GOODS STATION, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	
90		Listed Building	II	125-130, SHOREDITCH HIGH STREET E1, Hackney, Greater London Authority	
	92	Listed Building	II*	91-101, WORSHIP STREET EC2, HACKNEY, Hackney, Greater London Authority	Not visible on ZVI
94		Listed Building	II	196, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	
95		Listed Building	II	113, REDCHURCH STREET, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
96		Listed Building	II	WALTON HOUSE, MONTCLARE STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	97	Listed Building	II	FORECOURT WALL AND GATE PIERS AT THE CENTRAL FOUNDATION SCHOOL FOR GIRLS, SPITAL SQUARE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	98	Listed Building	II	4-7, PUMA COURT, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	99	Listed Building	II*	Christchurch Rectory, 2, Fournier Street E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	100	Listed Building	II	AREA RAILINGS AT NO 6, 6, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
101		Listed Building	II	HEDSOR HOUSE, LIGONIER STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	102	Listed Building	II	149, BRICK LANE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
103		Listed Building	II	6-20, CALVERT AVENUE CLEEVE HOUSE, 1-28, BOUNDARY STREET ESTATE, HACKNEY, Hackney, Greater London Authority	
	104	Listed Building	II	11, GUN STREET E1 40, BRUSHFIELD STREET, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	105	Listed Building	II	MARLOW WORKSHOPS, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
106		Listed Building	II	BLACK EAGLE BREWERY, BRICK LANE E1 BLACK EAGLE BREWERY, BRICK LANE E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	107	Listed Building	II	CHRISTCHURCH SCHOOL DRINKING FOUNTAIN, BRICK LANE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	108	Listed Building	II	WALL AT LONDON CLINIC CENTRE, CLUB ROW E2, BOUNDARY ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
109		Listed Building	II	1, ELDER STREET E1 9 AND 10, FLEUR DE LIS STREET E1 STEPNEY, Tower Hamlets, Greater London Authority	
	110	Listed Building	II	27, FOLGATE STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	110a	Listed Building	II	AREA RAILINGS AT NO 14, 14, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
111		Listed Building	II	191, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	
	112	Listed Building	II	2 POSTS AT WEST END OF NORTH PART, FRENCH PLACE E1, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	113	Listed Building	II	13, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
114		Listed Building	II	CULHAM HOUSE, ROCHELLE STREET E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	115	Listed Building	II*	19, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
	116	Listed Building	II	35, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	117	Listed Building	II	2 POSTS TO WEST OF CURTAIN ROAD, RIVINGTON STREET EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	118	Listed Building	II	POST ON EAST SIDE OF ENTRANCE TO BOWL COURT, PLOUGH YARD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	119	Listed Building	II	CHRIST CHURCH PRIMARY SCHOOL AND ATTACHED RAILINGS, BRICK LANE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI.
120		Listed Building	II	WARGRAVE HOUSE, NAVARRE STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	121	Listed Building	II	2 POSTS OUTSIDE NUMBER 74, RIVINGTON STREET EC2, HACKNEY, Non Civil Parish, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	122	Listed Building	II	37 SPITAL SQUARE E1, AREA RAILINGS AT NO 37, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI.
123		Listed Building	II	16, WILKES STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
124		Listed Building	II	SONNING HOUSE, SWANFIELD STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	125	Listed Building	II	NASH MONUMENT, CHRIST CHURCH, COMMERCIAL STREET, SPITALFIELDS, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	126	Listed Building	II	RAILINGS AND GATES TO NORTH OF NUMBER 118 1/2, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	127	Listed Building	II	CLEEVE WORKSHOPS, REAR OF CLEEVE HOUSE, BOUNDARY STREET ESTATE, CALVERT AVENUE, HACKNEY, Hackney, Greater London Authority	Not visible on ZVI.
	128	Listed Building	II	IRON RAILINGS BETWEEN HENLEY HOUSE AND WALTON HOUSE, OLD NICHOL STREET E2, BOUNDARY ESTATE,	Not sensitive to change as a result of the Revised Scheme.

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
				BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	129	Listed Building	II	POST ON NORTH CORNER OF HEWETT STREET, CURTAIN ROAD EC2, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
130		Listed Building	II	ROCHELLE STREET PRIMARY SCHOOL, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
131		Listed Building	II	5 AND 7, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
132		Listed Building	II	10-18, FOLGATE STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	
133		Listed Building	II	17-25, WILKES STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
134		Listed Building	II	23, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
135		Listed Building	II	32 AND 34, ELDER STREET E1 RAILINGS AT NOS 32 AND 34, 32 AND 34, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
	136	Listed Building	II	SUNBURY HOUSE, SWANFIELD STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	137	Listed Building	II	SUNBURY WORKSHOPS, SWANFIELD STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
	138	Listed Building	II	24 AND 26, HANBURY STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	139	Listed Building	II	23, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
140		Listed Building	II	190, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	
141		Listed Building	II	Bedford House, formerly the Bedford Institute Association, Wheler Street and Quaker Street, BETHNAL GREEN, Tower Hamlets, Greater London Authority	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
	142	Listed Building	II	AREA RAILINGS AT NO 20, 20, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
143		Listed Building	II	15, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
	144	Listed Building	II	16, PRINCELET STREET, LONDON, E1 6QH, STEPNEY, Non Civil Parish, Tower Hamlets, Greater London Authority	Not visible on ZVI
146		Listed Building	II	18, WILKES STREET E1 18, HANBURY STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
147		Listed Building	II	BANDSTAND AT BOUNDARY STREET GARDEN, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	148	Listed Building	II	5, 7 AND 9, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	149	Listed Building	II	11, PRINCELET STREET, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	150	Listed Building	II	43-49, CHARLOTTE ROAD, SHOREDITCH, HACKNEY, Hackney, Greater London Authority	Not visible on ZVI
151		Listed Building	II	40-42, GREAT EASTERN STREET, SHOREDITCH, HACKNEY, Hackney, Greater London Authority	
152		Listed Building	II	19 AND 21, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
153		Listed Building	II	2-38, CHESHIRE STREET E2, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
154		Listed Building	II	6, WILKES STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	155	Listed Building	II	SHOREDITCH TABERNACLE CHURCH HALL, 18-20, HACKNEY ROAD, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
156		Listed Building	II	CHERTSEY HOUSE, ARNOLD CIRCUS E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	157	Listed Building	II	57, Brick Lane, E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
	160	Listed Building	II	POST AT CORNER OF WORSHIP STREET, NORTON FOLGATE E1, HACKNEY, City and County of the City of London, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	161	Listed Building	II	18-22, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	162	Listed Building	II	103 AND 105, WORSHIP STREET EC2, HACKNEY, Hackney, Greater London Authority	Not visible on ZVI
163		Listed Building	II	LALEHAM HOUSE, CAMLET STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	164	Listed Building	II	2 POSTS AT ENTRANCE TO BOWL COURT, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	165	Listed Building	II	3 AND 5, PRINCELET STREET, SPITALFIELDS, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
166		Listed Building	II	35, BUXTON STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
167		Listed Building	II	135-153, COMMERCIAL STREET, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	168	Listed Building	II	42, BRUSHFIELD STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
169		Listed Building	II	ABINGDON HOUSE, BOUNDARY STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	170	Listed Building	II	27, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	171	Listed Building	II	STREET LAMP AFFIXED TO WALL OF NO 26, ELDER STREET E1 26, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	172	Listed Building	II	17-21, FOLGATE STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
	173	Listed Building	II	17, FOURNIER STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
175		Listed Building	II	6-8, GREAT EASTERN STREET, HACKNEY, Hackney, Greater London Authority	
	176	Listed Building	II	24 AND 26, CURTAIN ROAD EC2, HACKNEY, Hackney, Greater London Authority	Not visible on ZVI
177		Listed Building	II	14, WILKES STREET, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
178		Listed Building	II*	THE DIRECTORS' HOUSE, TRUMAN BREWERY, 91, BRICK LANE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
179		Listed Building	II	2 AND 4, PRINCELET STREET E1, STEPNEY, Tower Hamlets, Greater London Authority	
	180	Listed Building	II*	BRICK LANE JAMME MASJID, BRICK LANE, STEPNEY, Tower Hamlets, Greater London Authority	Not visible on ZVI
181		Listed Building	II	SPITALFIELDS MARKET, COMMERCIAL STREET, SPITALFIELDS, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
182		Listed Building	II	24, ELDER STREET E1, ST JOHN AND TILLARD ESTATE, STEPNEY, Tower Hamlets, Greater London Authority	
184		Listed Building	II	FORMER STABLES AT TRUMAN'S BREWERY, 152, BRICK LANE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
	185	Listed Building	II	GUNPOST AT NORTH CORNER OF FRENCH PLACE, BY RAILWAY, DEREHAM PLACE EC1, HACKNEY, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
186		Listed Building	II	5, FAIRCHILD PLACE 11-15, GREAT EASTERN STREET, SHOREDITCH, HACKNEY, Hackney, Greater London Authority	
187		Listed Building	II	2, WILKES STREET E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
189		Listed Building	I	CHRIST CHURCH (INCLUDING GATEPIERS AND GATES TO VERGERS YARD), COMMERCIAL STREET E1	
190		Listed Building	II	VAT HOUSE, TRUMAN'S BREWERY, 148, BRICK LANE E1, BETHNAL GREEN, Tower Hamlets, Greater London Authority	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
	191	Listed Building	II	1A, STOTHARD PLACE EC2, CITY OF LONDON, Tower Hamlets, Greater London Authority	Not visible on ZVI
192		Listed Building	II	PORTERS' HOUSE (FORMER LAUNDRY), MONTCLARE STREET E2, BOUNDARY ESTATE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	
193		Listed Building	II	13, FOURNIER STREET E1 1, WILKES STREET, STEPNEY, Tower Hamlets, Greater London Authority	
194		Listed Building	II	3 and 5 Club Row, with 31 Whitby Street, Bethnal Green, London, E1 6JX, Non Civil Parish, Tower Hamlets, Greater London Authority	
196		Listed Building	II	Rochelle Centre, Club Row, London, E2 7ES Former Nichol Street Infant School, Club Row, London, E2 7ES, STEPNEY, Non Civil Parish, Tower Hamlets, Greater London Authority	
	197	Listed Building	II	Lesson sculpture Junction of Gosset Street and Turin Street, Avebury Estate, Bethnal Green, London, E2, Non Civil Parish, Tower Hamlets, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	198	Listed Building	II	BRICK LANE JAMME MASJID (FORMER SCHOOL AND VESTRY TO NEUVE EGLISE), 59, BRICK LANE, BETHNAL GREEN, Tower Hamlets, Greater London Authority	Not visible on ZVI
200		Listed Building	II	Golden Heart Public House, 110 Commercial Street, London, E1 6LZ	
201		Listed Building	II	187-189, SHOREDITCH HIGH STREET E1, HACKNEY, Hackney, Greater London Authority	
202		Registered Park and Garden	II	Arnold Circus, BOUNDARY STREET ESTATE, Tower Hamlets, Greater London Authority	
	203	Scheduled Monument		Site bounded by Hearn Street, Curtain Road and Hewett Street, Shoreditch, London, EC2A 3NZ, Non Civil Parish, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	204	Scheduled Monument		Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.
	205	Scheduled Monument		3-5 New Inn Broadway, 5-15 New Inn Yard, 86-96 Curtain Road, Hackney, London, EC2A 3PZ, Non Civil Parish, Hackney, Greater London Authority	Not sensitive to change as a result of the Revised Scheme.

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
207		LBH Locally Listed Bldg		2 4, GREAT EASTERN STREET. EC2A 3NW	
209		LBH Locally Listed Bldg		223, SHOREDITCH HIGH STREET. E1 6PJ	
210		LBH Locally Listed Bldg		WENDT HOUSE, 225 SHOREDITCH HIGH STREET. E1 6PN	
211		LBH Locally Listed Bldg		227, SHOREDITCH HIGH STREET. E1 6PJ	
212		LBH Locally Listed Bldg		228, SHOREDITCH HIGH STREET. E1 6PJ	
213		LBH Locally Listed Bldg		229-230, SHOREDITCH HIGH STREET. E1 6PJ	
	214	LBH Locally Listed Bldg		13 21, CURTAIN ROAD. EC2A 3LT	Not visible on ZVI
215		LBH Locally Listed Bldg		192-193, SHOREDITCH HIGH STREET. E1 6HU	
216		LBH Locally Listed Bldg		THE OLD BLUE LAST, GREAT EASTERN STREET. EC2A 3ES	
	217	LBTH Locally Listed Bldg		85 REDCHURCH STREET	Not visible on ZVI
	218	LBTH Locally Listed Bldg		9 – 13 REDCHURCH STREET	Not visible on ZVI
219		LBTH Locally Listed Bldg		16 TO 30 PADBURY COURT	
220		LBTH Locally Listed Bldg		1 TO 19 GIBRALTAR WALK	
221		LBTH Locally Listed Bldg		27-35 SHACKLEWELL STREET	
222		LBTH Locally Listed Bldg		25 SHACKLEWELL STREET	
223		LBTH Locally Listed Bldg		21 CHESHIRE STREET	
	224	LBTH Locally Listed Bldg		52 CHILTON STREET	Not visible on ZVI
225		LBTH Locally Listed Bldg		4 TO 8 ELDER STREET	
226		LBTH Locally Listed Bldg		144 TO 146 COMMERCIAL STREET	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
	227	LBTH Locally Listed Bldg		5 TO 9 FOLGATE STREET	Not visible on ZVI.
228		LBTH Locally Listed Bldg		PUBLIC HOUE AT 11 TO 11A FOLGATE STREET	
	230	LBTH Locally Listed Bldg		45 TO 46 CRISPIN STREET	Not visible on ZVI.
	231	LBTH Locally Listed Bldg		48 BRUSHFIELD STREET	Not visible on ZVI.
232		LBTH Locally Listed Bldg		No. 15 Bethnal Green Road, (Former Bethnal Green Great Synagogue)	
	233	Listed Building	II	K6 Telephone Kiosk, Commercial Street near Christ Church Churchyard, Commercial Street	Not sensitive to change as a result of the Revised Scheme.
	234	Listed Building	II	Cattle and Horse Drinking Trough (on pavement in front of drinking fountain) near Christ Church Churchyard, Commercial Street.	Not sensitive to change as a result of the Revised Scheme.
	235	Listed Building	II	Drinking fountain in the boundary wall of Christ Church Churchyard, Commercial Street.	Not sensitive to change as a result of the Revised Scheme.
	236	Listed Building	II	Spitalfields Christ Church War Memorial.	Not sensitive to change as a result of the Revised Scheme.
237		Unlisted Heritage Asset on Site		The Weavers Cottages (70-74 Sclater Street).	
238		Unlisted Heritage Asset on Site		Victorian Building (66-68 Sclater Street).	
239		Unlisted Heritage Asset on Site		Mission Hall (Sclater Street).	
240		Unlisted Heritage Asset on Site		Unlisted Bishopsgate Goods Yard structures that are to be retained. The vaults to the south of the Braithwaite Viaduct, remains of the boundary wall and other structures.	
241		Unlisted Heritage		Unlisted Bishopsgate Goods Yard structures that are to be demolished. The vaults to the west of the Braithwaite	

Heritage Asset No.		Type	Grade	Location	Reason scoped out
Scoped In	Scoped Out				
		Asset on Site		Viaduct, ramp and vaults below (between Commercial Road and Wheler Street). and other structures.	

The significance of Heritage Assets

35 **Table 5** describes the heritage significance and importance of each of the heritage assets that have been scoped in.

Table 5: Heritage Significance of Scoped-in Assets

Heritage Asset	Heritage Significance	Importance (Table 1) and Sensitivity
Bishopsgate Goods Yard Site		
<p>Braithwaite Viaduct (GII, NHLE 063895)</p>	<p>Built by the Eastern Counties Railway Company between 1839 and 1842 to a plan by John Braithwaite, the company architect, the viaduct was designed to carry trains into the terminus of Shoreditch Station (later called Bishopsgate Station, then superseded in 1875 by Liverpool Street Station). It was originally about 2 kilometres long and carried two lines of track on a series of broad elliptical vaults. The surviving 260m long section contains piers supporting 20 arches.</p> <p>The Braithwaite Viaduct is a very early and rare example of a railway viaduct associated with a first-generation London Terminus. Its unusual and individual design and use of materials set it apart both structurally and visually from the more standard forms of railway architecture. It is associated with an important phase of railway development and bridges the period between distinct canal and later distinct railway engineering forms.</p> <p>Contribution that setting makes to its significance</p> <p>The Braithwaite Viaduct lies within the remains of the Bishopsgate Goods Yard. These include:</p> <ul style="list-style-type: none"> • The 1877-1881 vaults to the south. These later brick arches abut the surviving stretch of the Braithwaite Viaduct and run to the former southern market roadway (London Road). The arches to the south are not fixed to the Braithwaite Viaduct but run alongside it. Gaps between the structures are evident in certain locations. The viaduct itself is largely unaltered with the exception of some historic cutting-back of its north face. • The 1877-1881 vaults to the west. There is a possibility that some elements of the 1839-42 Shoreditch Station undercroft may survive within 	<p>This early railway viaduct is in a poor state of repair (Heritage at Risk Register).</p> <p>This designated heritage asset comprises the entire length of the extant viaduct which is of high importance and when considered alongside its significance (early and rare railway viaduct structurally and visually different to the more standard forms of railway architecture) of high sensitivity to physical change.</p> <p>This designated heritage asset comprises the entire length of the extant viaduct which is of high importance and when considered alongside the contribution that setting makes to its significance (much changed and depleted original and Goods Yard setting), of medium sensitivity to setting change.</p>

	<p>the extant Goods Yard arches west of Wheler Street.</p> <ul style="list-style-type: none"> • The 1877-1881 ramp (roadway sloping up from east to west) and vaults underneath to the south of the western vaults • 1884 Oriel window over the gateway to the Goods Yard and forecourt walls • Remaining boundary walls to the Goods Yard <p>Its setting within the Bishopsgate Goods Yard has been depleted over the years by:</p> <ul style="list-style-type: none"> • A fire in 1964 removing the upper level 1880s warehouse/Goods Station above • The Goods Yard being used as a car park and left derelict after the 1964 fire • Demolition of vaults to the north of the viaduct and in the northern part of the site in 2003-04 and construction of Shoreditch High Street Overground Railway Station (opened in 2010). <p>Although the other railway structures on site are generally later in date, these structures make a positive contribution to the archaeological and historical significance of the Braithwaite Viaduct by helping to explain the complex development of the Site. However, while the remaining structures on the Site do in part tell a story of Bishopsgate Goods Yard's history, they are only a fragment having been much depleted in the past.</p> <p>The Braithwaite Viaduct is obscured in views from streets surrounding the Site by the Overground Railway to the north as well as the northern boundary wall and later brick arches to the south. In addition, the arches of the Braithwaite Viaduct are currently not accessible to the public apart from the arch over Wheler Street. The only other possible views are from the northern part of Wheler Street between the Overground Railway and the Viaduct looking south and southeast. However, these glimpses are partially obscured by hoarding but they do allow some appreciation of the historical and railway interest of the structure and do enable it to be read as an early railway viaduct with brick broad elliptical arches.</p> <p>Granite setts in Wheler Street make a positive contribution to the setting and therefore significance of the Braithwaite Viaduct. The proximity and modern concrete structure of the Overground Railway makes a negative contribution to the setting and therefore significance of the Braithwaite Viaduct.</p>	
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	<p>The top of the viaduct is covered with dense vegetation which makes a negative contribution to the significance of the railway viaduct and may actually be causing some harm to the structure (buddleia growing in mortar cracks).</p> <p>The Braithwaite Viaduct has been on the Heritage at Risk Register for some time, although the viaduct is in a relatively sound condition compared to the Oriel Gateway.</p> <p>The townscape surrounding the Site and the Braithwaite Viaduct has evolved with a mixture of 18th, 19th, 20th and 21st century buildings and structures (houses, apartment blocks, public houses, police stations, breweries, shops, offices, bridges, railway lines etc). The Braithwaite Viaduct derives some of its significance from its evolving urban wider setting.</p>	
<p>Forecourt wall and gates to old Bishopsgate Goods Station (GII, NHLE 1235316)</p>	<p>Erected as part of the new Goods Yard superstructure and completed by May 1879, the Forecourt Walls and Gates to old Bishopsgate Goods Station (also known as the Oriel Gateway) are the surviving parts of the Shoreditch High Street frontage of the newly built goods depot. The Listed Structure has also been taken to include the boundary wall along Commercial Street and the vaults and arches behind and to the east up to about 15m. The architectural treatment, character and appearance of the boundary wall to Commercial Street suggests that it is of the same date and phase of construction as the Oriel Gateway.</p> <p>The Oriel Gateways significance lies in its historical role as the former entrance to the goods yard and in its highly decorative architectural treatment since its distinctive three-light stone oriel window of the gateway faces Shoreditch High Street. It originally formed a screen at the back of the weight office outside the main road entrance to the viaduct-level goods station.</p> <p>Contribution that setting makes to its significance</p> <p>The Forecourt wall and gates to old Bishopsgate Goods Station forms the western façade of the remains of the Bishopsgate Goods Yard, which include:</p> <ul style="list-style-type: none"> • The 1877-1881 vaults to the east. There is a possibility that some elements of the 1839-42 Shoreditch Station undercroft may survive within the extant Goods Yard arches to the west of Wheler Street. • The 1877-1881 ramp (roadway sloping up from east to west) and vaults underneath to the south of these western vaults 	<p>This wall forms part of the boundary and entrance to the Goods Yard, which are in need of repair and restoration (Heritage at Risk Register).</p> <p>This designated heritage asset comprises the Forecourt Wall and Oriel Gateway which are of high importance and when considered alongside their significance (entrance to the Goods Yard) of high sensitivity to physical change.</p> <p>This designated heritage asset comprises the Forecourt Wall and Oriel Gateway which are of high importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted Goods Yard setting) of medium sensitivity to setting change.</p>

	<ul style="list-style-type: none"> • The Grade II Listed 1839-42 Braithwaite viaduct that was incorporated into the Goods Yard • The 1877-1881 vaults to the south of the Braithwaite Viaduct • Remaining boundary walls to the Goods Yard <p>Its setting within the Bishopsgate Goods Yard has been depleted over the years by:</p> <ul style="list-style-type: none"> • A fire in 1964 removing the upper level 1880s warehouse/Goods Station above • The Goods Yard being used as a car park and left derelict after the 1964 fire • Demolition of vaults in the northern part of the site in 2003-04 and construction of Shoreditch High Street Overground Railway Station (opened in 2010). <p>The other railway structures on site make a positive contribution to the archaeological and historical significance of the Forecourt wall and gates to old Bishopsgate Goods Station by helping to explain the complex development of the Site. However, while the remaining structures on the Site do in part tell a story of Bishopsgate Goods Yard’s history, they are only a fragment having been much depleted in the past.</p> <p>The Forecourt wall and gates to old Bishopsgate Goods Station was the former entrance into the Site. The Gateway was part of a larger building that no longer exists. The Gateway is a key historic feature of the Site. The extant remains of Bishopsgate Goods Yard on the site make a positive contribution to the Oriel Gateway’s historic significance since it forms part of the complex history of the Goods Yard.</p> <p>The Oriel Window has been on the Heritage at Risk Register for some time. It is currently surrounded by hoarding in order to protect it from further deterioration. The gates, piers and winding mechanism are also hoarded to make them weathertight and protect them from theft. These features and the Oriel Window are therefore not currently visible from Shoreditch High Street. The lower part of the Forecourt wall is also obscured from view by hoarding. Vegetation is growing out of mortar cracks in the forecourt walls giving them an unkept appearance.</p> <p>The partially visible forecourt wall does allow some appreciation of its historical and railway interest and enable it to be read as a boundary wall to the former Goods Station, although it is difficult to understand it as the entrance. The boundary wall along Commercial Street</p>	
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	<p>is less obscured by hoarding and easier to read as a boundary wall to the Goods Station.</p> <p>The Forecourt wall and gates to old Bishopsgate Goods Station derive some of their historic significance from the adjacent busy Shoreditch High Street with its mixture of 19th, 20th and 21st century buildings (shops on the ground floor and residential accommodation/offices above) on the other side of the street. The Oriel Window looks out over this street with the Locally Listed 2-4 Great Eastern Street opposite. This five-storey 1950s commercial building is neutral to the significance of the Forecourt wall and gates to old Bishopsgate Goods Station.</p> <p>A row of Grade II Listed and Locally Listed four storey buildings of late 18th and early 19th century origins generally with shops to the ground floor and residential accommodation above) underline the historic character and appearance of the other side of the street to the south, and make a positive contribution to the special interest and significance of the forecourt wall and gates to old Bishopsgate Good Station and their setting. These historic buildings are however overshadowed to the rear by 21st century tower blocks which make a negative contribution to this setting.</p> <p>Although Shoreditch High Street would always have been busy, noise from passing vehicles and traffic pollution also makes a negative contribution to the setting of the Forecourt wall and gates to old Bishopsgate Goods Station.</p> <p>The 21st century Overground Railway bridge over Shoreditch High Street to the north makes a negative contribution to the setting and hence significance of the Forecourt wall and gates to old Bishopsgate Goods Station as do tall modern tower blocks to the south.</p>	
Goods Yard - Structures that are to be retained		
<p>Goods Yard structures that are to be retained</p>	<p>The vaults to the south of the Braithwaite Viaduct, remains of the boundary wall and other structures to be retained are all of historical interest as part of the Bishopsgate Goods Yard. The physical evidence of the sequential growth of the site is of considerable interest and the later structures make a positive contribution to the understanding of the earlier structures and also provide context for the later structures. These structures therefore provide considerable interest as physical evidence of the sequential growth of the site. The boundary wall is of significance as the perimeter wall of the Goods Yard.</p>	<p>These Goods Yard structures are Heritage Assets of medium importance.</p> <p>This level of importance has been assigned because they are part of the Goods Yard. This may not be the same level that has been assigned in previous documents.</p>

	<p>Contribution that setting makes to their significance</p> <p>These structures lie within the setting of the Bishopsgate Goods Yard.</p> <p>The remains of the boundary wall define the perimeter of the Goods Yard. This wall is visible from Bethnal Green Road (between Wheler Street and Sclater Street). It is also visible from Sclater Street at the rear of properties on the south side of this street. An empty plot on this side of the street used for car parking affords a reasonable view otherwise it is obscured mainly by buildings on the south side of this street and a brick wall along the south street frontage. The boundary wall is constructed in red and yellow brick with arches and is the same as the forecourt wall and boundary wall along Commercial Street. The wall forms an attractive boundary to the former Goods Yard with its numerous arches and arched windows within the arches and from street level screens the concrete box of the Overground Railway Station.</p> <p>The boundary wall is also visible from the north end of Wheler Street looking north-east showing its numerous arches. Vegetation has particularly taken hold near the top of the wall, where it appears to have been cut back following demolition for the Overground Railway Station.</p> <p>The setting of the boundary wall at its west end comprises the concrete Shoreditch High Street Overground Railway Station, the busy Bethnal Green Road and on the other side of this road some 20th century two storey buildings, the Locally Listed 20th century two storey (with third storey extension) former Bethnal Green Great Synagogue at no. 15 Bethnal Green Road (rebuilt in 1958 after bomb damage) and some attractive three storey 19th century buildings including the Grade II Listed Knave of Clubs Public House at 25, Bethnal Green Road. This typical London public house was built in 1880 around the same time as Bishopsgate goods yard. This tavern would have served the users of the Goods Yard. It and the two buildings to its west make a positive contribution to the setting and significance of the remains of the boundary wall. The 20th century buildings are neutral to its setting, while the concrete Overground Railway makes a negative contribution to its setting making the boundary wall difficult to understand as a perimeter wall of the Goods Yard.</p> <p>The Mission Hall at 64 Sclater Street, 'Victorian Building' at 66-68 Sclater Street and 'Weavers Cottages' at 70-74 Sclater Street make a positive contribution to the significance of the boundary wall since the wall has formed</p>	<p>These non-designated heritage assets comprise the vaults to the south of the Braithwaite Viaduct, remains of the boundary wall and other structures to be retained which are of medium importance and when considered alongside their significance (part of the Goods Yard) of medium sensitivity to physical change.</p> <p>These non-designated heritage assets comprise the vaults to the south of the Braithwaite Viaduct, remains of the boundary wall and other structures to be retained which are of medium importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted Goods Yard setting) of medium sensitivity to setting change.</p>
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	<p>their rear boundary for more than a century. The four-storey 19th century terrace of shops with residential accommodation above at the east end of Sclater Street obscure views of the boundary wall although they make a positive contribution to its historic setting. The east end of the boundary wall can be viewed from Brick Lane. This end has been cut back and vegetation has taken hold. Views are obscured by a later brick wall along the west side of Brick Lane and the Concrete Box of the Overground Railway. Both of which make a negative contribution to its setting.</p> <p>The vaults to the south of the Braithwaite Viaduct are obscured from view by the Braithwaite Viaduct on their north side and the buildings along Quaker Street (north side) on their south side. They are partially visible from Wheler Street. The Braithwaite Viaduct and other Goods Yard structures make a positive contribution to their significance and setting.</p>	
Goods Yard – Structures that are to be demolished		
<p>Goods Yard structures that are to be demolished</p>	<p>The vaults to the west of the Braithwaite Viaduct, ramp and vaults below (between Commercial Road and Wheler Street) and other structures to be demolished are all of historical interest as part of the Bishopsgate Goods Yard. The physical evidence of the sequential growth of the site is of considerable interest and the later structures make a positive contribution to the understanding of the earlier structures and also provide context for the later structures. There is a possibility that some elements of the 1839-42 Shoreditch Station undercroft may survive within the extant Goods Yard arches to the west of Wheler Street. These structures therefore provide considerable interest as physical evidence of the sequential growth of the site.</p> <p>Contribution that setting makes to their significance</p> <p>The vaults to the west of the Braithwaite Viaduct that are to be demolished are mainly obscured from view apart from glimpses from Wheler Street. The Forecourt boundary wall, Oriel Window and other Goods Yard structures make a positive contribution to their significance and setting.</p> <p>The ramp and vaults below (between Commercial Road and Wheler Street) carry an east-west road from Wheler Street to the upper level. Again, it is mostly obscured from view since it lies to the rear of properties along Quaker</p>	<p>These Goods Yard structures are Heritage Assets of medium importance.</p> <p>This level of importance has been assigned because they are part of the Goods Yard. This may not be the same level that has been assigned in previous documents.</p> <p>These non-designated heritage assets comprise vaults to the west of the Braithwaite Viaduct, ramp and vaults below and other structures to be demolished which are of medium importance and when considered alongside their significance (part of the Goods Yard) of medium sensitivity to physical change.</p>

	<p>Street as well as the active east west railway line that lies between the ramp and the rear of the Quaker Street properties. The ramp is obscured from views along Commercial Street by the east brick wall of the railway bridge.</p> <p>The Forecourt boundary wall, Oriel Window and other Goods Yard structures make a positive contribution to its significance and setting.</p>	
<p>Sclater Street - Unlisted buildings in Fournier Street and Brick Lane Conservation Area</p>		
<p>'The Weavers Cottages', 70-74 Sclater Street, E1</p>	<p>The Weavers Cottages (nos 70-74 Sclater Street) built c.1719 and refronted 1777 are last three remaining buildings in what was once a terrace of houses that were used for silk production.</p> <p>Their inclusion in the Fournier Street and Brick Lane Conservation Area reflects their interest as historic buildings that contribute to the character and appearance of the conservation area.</p> <p>The historic and aesthetic interest of these early 18th century terraced houses that were used for silk production is expressed through their character and appearance.</p> <p>Contribution that setting makes to their significance</p> <p>The Weavers Cottages lie adjacent to the Victorian Building and the 19th century Mission Hall on their west side and by an empty plot used for car parking on their east side with the boundary wall to the Goods Yard visible at the rear of the car park with the concrete box of the Overground Railway Station above. While the 19th century buildings and Goods Yard structures are not contemporary with the date of construction of the Weavers Cottages they do make a positive contribution to their setting and hence significance. A five storey 21st century apartment block opposite on the north side of Sclater Street and other modern buildings in the setting of the Weavers Cottages are neutral to their significance. The concrete box of the Overground Railway Station makes a negative contribution to the setting and significance of the Weavers Cottages.</p>	<p>These early 18th century cottages are Heritage Assets of medium importance.</p> <p><i>This level of importance has been assigned because they are part of the 18th century silk production that was characteristic of the local area (the Spitalfields silk weaving district) in the 18th century.</i></p> <p><i>This may not be the same level of importance that has been assigned in previous documents.</i></p> <p>These non-designated heritage assets comprise three 18th century weavers' cottages in Sclater Street which are of medium importance and when considered alongside their significance (18th century weavers' cottages; survival of once common type) of medium sensitivity to physical change.</p> <p>These non-designated heritage assets comprise three 18th century weavers' cottages in Sclater Street which are of</p>

		<p>medium importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted) of low sensitivity to setting change.</p>
<p>Mission Hall, 64 Sclater Street, E1</p>	<p>In 1876 the Christian Brethren built a small brick and iron Mission Hall on a triangular site at No. 64 Sclater Street, behind the walls supporting the Eastern Counties Railway line. The simple brick room behind the G.E.R. station was used until 1893, coinciding with the period during which the goods yard was being constructed. At the end of the 19th century the building became used for storage and light industry. The historic interest of this mission hall is that it is a rare survival highlighting the role of social welfare in the neighbourhood.</p> <p>Its inclusion in the Fournier Street and Brick Lane Conservation Area reflects its interest as an historic building that contribute to the character and appearance of the conservation area.</p> <p>Contribution that setting makes to its significance</p> <p>The single storey 19th century Mission Hall is mainly obscured by a brick wall along Sclater Street. The building lies adjacent to the Victorian Building on its east side and sheds on its west side with the boundary wall to the Goods Yard at the rear with the concrete box of the Overground Railway Station above. The Weavers Cottages, Victorian Building and Goods Yard boundary wall make a positive contribution to its setting and hence significance. 21st century apartment/office blocks on the north side of Sclater Street and the Overground Railway Station make a negative contribution to its setting and hence significance.</p>	<p>This 19th century Mission Hall is a Heritage Asset of low heritage importance.</p> <p>This level of importance has been assigned because it is a rare survival of this type of building.</p> <p>This may not be the same level of importance that has been assigned in previous documents.</p> <p>This non-designated heritage asset comprises the Mission Hall in Sclater Street which is of low importance and when considered alongside its significance (19th century Mission Hall; once common type now increasingly rare) of low sensitivity to physical change.</p> <p>This non-designated heritage asset comprises the Mission Hall in Sclater Street which is of low importance and when considered alongside the contribution that setting makes to its significance (much changed and depleted) of low sensitivity to setting change.</p>

<p>'Victorian Building', 66-68 Sclater Street, E1</p>	<p>This building, with a date plaque of 1877 was constructed after the earlier 18th century buildings at the western end of the street were demolished in order to accommodate enlarged railway sidings. The historic and aesthetic interest of this building is expressed through its date plaque and its character and appearance.</p> <p>Its inclusion in the Fournier Street and Brick Lane Conservation Area reflects its interest as an historic building that contribute to the character and appearance of the conservation area.</p> <p>Contribution that setting makes to its significance</p> <p>The Victorian Building has been extended on its west side with a modern addition. The building lies adjacent to the Weavers Cottages on its east side and by the 19th century Mission Hall on its west side. The boundary wall to the Goods Yard lies to the rear of the property. The 18th century Weavers Cottages, 19th century Mission Hall and Goods Yard boundary wall make a positive contribution to its setting and hence significance. 21st century apartment/office blocks on the north side of Sclater Street in the setting of the Victorian Building are neutral to its significance. The concrete box of the Overground Railway Station detracts from the setting of the Victorian Building and makes a negative contribution to its significance.</p>	<p>This 19th century building is a Heritage Asset of low heritage importance.</p> <p>This level of importance has been assigned because of its date, character and appearance.</p> <p>This may not be the same level of significance that has been assigned in previous documents.</p> <p>This non-designated heritage asset comprises the Victorian Building in Sclater Street which is of low importance and when considered alongside its significance (19th century building) of low sensitivity to physical change.</p> <p>This non-designated heritage asset comprises the Victorian Building in Sclater Street which is of low importance and when considered alongside the contribution that setting makes to its significance (much changed and depleted) of low sensitivity to setting change.</p>
<p>Conservation Areas</p>		
<p>Brick Lane and Fournier Street Conservation Area (LBTH)</p>	<p>The appraisal for the conservation area states that the Brick Lane and Fournier Street Conservation Area 'contains some of the most architecturally and significant buildings in the Borough, including the exceptional group of 18th century houses in and around Fournier Street. These comprise the most important early Georgian quarter in England and include Christ Church Spitalfields, designed by Nicholas Hawksmoor.'</p> <p>What sets the conservation area apart from other similar conservation areas in terms of character and appearance is the more widespread survival of early 18th century streets and houses. While there is a mixed character and</p>	<p>The Brick Lane and Fournier Street Conservation Area is of high importance and when considered alongside its significance (based on its character and appearance, with its exceptional group of 18th century houses in and around Fournier Street, its 18th and 19th century brewery buildings</p>

	<p>appearance to certain parts of the area’s townscape, there are significantly large areas of Georgian housing which adds considerably to the distinctive character and appearance of the conservation area.</p> <p>Contribution that setting makes to its significance</p> <p>The Brick Lane & Fournier Street Conservation Area covers a very large area and it therefore necessarily encompasses a number of building types and ages and an evolved street pattern. There is a mix of building types and historic uses across the conservation area which is symptomatic of its location and continual reinvention, in common with other areas of the City fringe.</p> <p>From the 18th century, other parts of the area’s built environment evolved. This included the Spitalfields Market in the south-west of the conservation area and the Brewery buildings along and around Brick Lane. Elsewhere 19th and early 20th century buildings are evident and form part of the more varied townscape that sits as a hinterland to the earlier 18th century development.</p> <p>The Brick Lane & Fournier Street Conservation Area has clear views to taller, more recent development to the south and west. These views form part of its setting, character and appearance and make a neutral contribution to its significance.</p> <p>The Site lies partially within the Brick Lane and Fournier Street on its north-east side (unlisted Sclater Street buildings) and borders the conservation area at its east end. To the south, the active railway line lies between the conservation area and the south side of the Site.</p>	<p>in Brick Lane and otherwise mixed townscape and urban character) of medium setting sensitivity.</p>
<p>Boundary Estate Conservation Area (LBTH)</p>	<p>The Boundary Estate was the first major housing initiative undertaken by the London County Council (1894-1900). The scheme was unusual for its time in that it provided open space and buildings were designed for their site rather than being purpose built generic or standard blocks (in the way that the Peabody Trust buildings were for example). While there is variation between the different blocks, they relate to each other architecturally and to the site of the Boundary Estate as a whole.</p> <p>The conservation area includes 20 grade II listed buildings, which amounts to almost all of the buildings on the estate, and a grade II registered landscape at Arnold Circus.</p> <p>Under the LCC architect Owen Fleming, the estate was designed and built on a radial plan with a garden with bandstand at its centre away from which the seven treelined streets of the estate ran.</p> <p>The 20 blocks of five-storey flats were in Arts and Crafts style. This gives rise to a very cohesive and well-designed</p>	<p>This designated heritage asset comprises the entire conservation area which is of high importance and when considered alongside its significance (based on its character as a cohesive and well-designed enclave of residential buildings which is architecturally impressive) of high setting sensitivity.</p>

	<p>enclave of residential buildings which is architecturally impressive. The area has strong aesthetic qualities. The estate also has a strong historic value and significance as a landmark development in the history of social housing executed by the London County Council.</p> <p>Contribution that setting makes to its significance</p> <p>The Boundary Estate is something of an anomaly in its urban surroundings, being a purpose-built housing estate of the late 19th century. It is largely residential in character and is laid out on a purposefully designed street plan which contrasts significantly with the more traditional pattern of streets in neighbouring areas. The estate is something of a distinct set-piece in a highly urban environment.</p> <p>The Boundary Estate is bordered to the south by the Redchurch Street Conservation Area, which is characterised by a tightly packed grid of streets, some of which are remnants from the 18th century. This setting makes a positive contribution to the significance of the Boundary Estate since it was streets like these that were demolished so it could be constructed. In addition, the Redchurch Street conservation area is barely visible in views from the Boundary Estate because the buildings within this conservation area are generally no more than four storeys high.</p> <p>To the south-east of the Boundary Estate and Redchurch Street Conservation Areas, the Avant Garde Tower, a modern 25 storey tower block has been built which makes a negative contribution to the setting of the Boundary Estate rising above the Listed Buildings when looking south down Club Row in winter (see View 33 in the TVIA).</p> <p>Foliage of mature trees within the Boundary Estate screen views from the Conservation Area in the summer (see View 32s in the TVIA) helping to preserve the very cohesive and well-designed enclave of residential buildings.</p> <p>The Site lies to the south of Boundary Estate and is not currently visible from this conservation area.</p>	
<p>Elder Street Conservation Area (LBTH)</p>	<p>The significance of the Elder Street Conservation Area is principally derived from the 18th century development of the Spitalfields area and the survival of a good number of buildings from this period.</p> <p>Its significance is also derived from the changing character of the area during the 19th century which resulted from the great Victorian infrastructure improvements to roads and railways in the immediate area and beyond.</p> <p>In the 19th century, this city fringe area was occupied by 18th century terraced houses and thriving commercial enterprises. The conservation area boundary essentially</p>	<p>This designated heritage asset comprises the entire conservation area which is of high importance and when considered alongside its significance (based on its character and appearance, with its early 18th century houses of architectural and historic special interest and significance in and around</p>

	<p>captures this mixture of development providing a snapshot of life in the area during the 19th century.</p> <p>The Elder Street Conservation Area includes Spitalfields with its historic and architectural significance as a typical East London suburb.</p> <p>There are several listed buildings along both Elder Street and Folgate Street which date to the early 18th century and both collectively and in their own right are of architectural and historic special interest and significance as part of the early 18th century fabric of the Spitalfields area.</p> <p>Contribution that setting makes to its significance</p> <p>Existing views along both Elder Street and Folgate Street give an indication of the original 18th century setting of both streets and include buildings of historic and architectural interest which are of consistent scale and height. The setting is, in some aspects, characterised by the juxtaposition of the old with the new beyond, often of a higher scale which makes a negative contribution to its significance.</p> <p>The setting of the listed buildings along both Elder Street and Folgate Street include 18th century buildings, Victorian and Edwardian warehouses along Blossom Street which make a positive contribution to their setting. A modern tower block along Norton Folgate at the west end of Folgate Street (Broadgate Tower), makes a negative contribution to the setting of the 18th century buildings along Folgate Street by introducing a modern tower block to the 18th century streetscape. Granite setts forming the street surfaces of Folgate Street, Elder Street and Fleur de Lis Street make a positive contribution to their significance.</p> <p>Although the railway cutting and existing Goods Yard lie to the north of the Elder Street Conservation, the former is not visible, and the latter is only just visible above a brick wall that runs along the north-east side of Commercial Street.</p> <p>The Elder Street Conservation Area has clear views of taller, more recent development to the south and west. Although these buildings now form part of its setting, character and appearance, they make a negative contribution to its setting.</p>	<p>Elder Street and otherwise mixed townscape and urban character) of high setting sensitivity.</p>
<p>Redchurch Street Conservation Area (LBTH)</p>	<p>The Conservation Area Appraisal states that 'The Redchurch Conservation Area is characterised particularly by a tightly packed grid of streets, some of them are</p>	<p>This designated heritage asset comprises the entire conservation area which is</p>

	<p>remnants from the 18th century. Redchurch Street itself, which is a historic remnant of a very old road, and its narrow width and small 3-4 storey scale buildings maintained to the present day, has resulted in an intimate and personable character which is now quite rare in urban England.'</p> <p>It also states that 'This Conservation Area is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture dating from the early 18th century onwards. The character and appearance of the area define its special qualities.'</p> <p>The north-western part of the conservation area is of some significance as a remnant of the Old Nichol estate that extended northwards and was demolished at the end of the 19th century to make way for the Boundary Estate.</p> <p>Contribution that setting makes to its significance</p> <p>To the north, the Boundary Estate Conservation Area forms an immediate part of the setting of the Redchurch Street Conservation Area and presents an interesting contrast with the more informal and tighter street network of the conservation area. This contrast is interesting and it has a positive effect upon the setting of the Redchurch Street Conservation Area.</p> <p>Bethnal Green Road presents a different scale, form, type and age of development that again emphasises the smaller scale of the conservation area. To the south of Bethnal Green Road, new development in the form of new housing and the Avant Garde tower, now forms part of the immediate setting of the conservation area. This new development makes a negative contribution to the setting and significance of the conservation area.</p> <p>Beyond Sclater Street, the Goods Yard site also forms part of the conservation area's setting. Views south down Chance Street are terminated by the boundary wall of the Goods Yard with the concrete box of the Shoreditch High Street Overground Railway Station above. The former makes a positive contribution to the setting and significance of the conservation area while the latter makes a negative contribution.</p>	<p>high importance and when considered alongside its significance (based on its character and appearance, tightly packed grid of streets, some of them are remnants from the 18th century and otherwise mixed townscape and urban character) of medium setting sensitivity.</p>
<p>South Shoreditch Conservation Area (LBH)</p>	<p>The South Shoreditch conservation area is one of historic and architectural interest and significance. The conservation area boundary encompasses not a collection of buildings of unified character or consistency but rather a group of buildings that reflect the historic development of one of the earliest 'suburbs' of the City of London. South Shoreditch has been a place of transition and change,</p>	<p>The South Shoreditch Conservation Area is of high importance (see Table 1) and when considered alongside its significance (based on its character and appearance,</p>

	<p>rather than permanence. This has led to 20th century and Victorian commercial buildings and roads laid over Georgian streets and plots. These in turn were built over medieval roads and earlier development.</p> <p>The greatest historical influence on the area 'is without doubt the industrial trades (furniture making, printing and footwear manufacture) of the mid-late 19th to early 20th century'.</p> <p>The area is also of interest for its consistency of materials – principally brick but with the use of render, stone, steel and iron work and timber also prevalent. The comparatively simple palette of materials combines to create buildings of variation but some consistency. Many, independently and collectively, are characterful and architecturally sound examples of their building type. South Shoreditch is representative of local 19th century economic growth, infrastructure improvements and trade and commerce and clearly has aesthetic, historic and communal value.</p> <p>Contribution that setting makes to its significance</p> <p>The historic character and appearance of this area of the city fringe and the significance of its historic development and past uses has led to the widespread designation of conservation areas beyond the South Shoreditch Conservation Area. These include the Boundary Estate, Redchurch Street, Brick Lane & Fournier Street Conservation Areas which adjoin South Shoreditch to the east. Hackney Road and Kingsland Road Conservation Areas are situated to the north and again adjoin the South Shoreditch Conservation Area. The London Borough of Islington's Bunhill Fields and Finsbury Square Conservation Area is situated to the west. These conservation areas add to the setting and hence significance of the South Shoreditch Conservation Area.</p> <p>The City of London to the south and the larger buildings that predominate there, which illustrate a significant aspect of its character, are very much part of the setting of the South Shoreditch Conservation Area. There are very tall buildings immediately to the south of the conservation area which have either been built or consented and the juxtaposition of new with old and larger buildings with ones more similarly scaled is a common sight within the setting of the conservation area. Although part of the evolving urban environment, these taller buildings make a negative contribution to the setting of the South Shoreditch Conservation Area.</p> <p>The Site lies to the east of the Conservation Area. The Shoreditch Terminus and Bishopsgate Goods Yard were</p>	<p>which reflect the historic development of one of the earliest 'suburbs' of the City of London resulting in a mixed townscape and urban character) of medium setting sensitivity.</p>
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	<p>historically part of Shoreditch life, and had an influence on its growth. They have been a prominent feature of the Shoreditch area for approximately 170 years.</p> <p>The Site lies outside and to the east of the South Shoreditch Conservation Area forming part of its setting. The derelict state of the former Bishopsgate Goods Yard is described in the South Shoreditch Conservation Area Appraisal as an ‘eyesore’. The Grade II Listed late 19th century Forecourt Wall and Gates to Old Bishopgate Goods Station form the west boundary to the Site. Although dilapidated, neglected and in an unkempt state with vegetation growing out of them, these Heritage Assets make a positive contribution to the setting and hence significance of the South Shoreditch Conservation Area (Views 63 and 65 of the TVIA).</p> <p>The Overground station enclosure in the north-west corner of the Site makes a negative contribution to the setting and hence significance of the South Shoreditch Conservation Area (View 66 of the TVIA).</p>	
Heritage Assets within the 500m ZVI (Listed and Locally Listed)		
Bethnal Green Road - Nos. 123-159		
<p>123-159 Bethnal Green Road, E2 (GII, NHLE 1065265)</p> <p>(33 on Fig 1)</p>	<p>A mid-late 19th century terrace of shops with residential above, punctuated by the Well and Bucket Public House at its centre. Relates to the late 19th century widening of Bethnal Green Road. The Pub interior retains original ceramic decoration.</p> <p>Significance: Architectural: quality; Historical & Setting: relationship with contemporaneously widened Bethnal Green Road.</p> <p>Contribution that setting makes to its significance</p> <p>This terrace of shops with a Public House occupies the whole northwest side of Bethnal Green Road between Brick Lane and Gibraltar Walk. Terraced shops on the other side of Bethnal Green Road make a positive contribution to their setting and therefore to their significance.</p> <p>View 36 in the TVIA shows that the 25-storey high Avant Garde tower, the 50-storey high Principal Place tower and the Broadgate Tower in Bishopsgate beyond are visible when looking south west down Bethnal Green Road towards the Site. These tall buildings appear far enough</p>	<p>Whilst of high importance this Heritage Asset is of low sensitivity to visual and experiential effects due to its depleted setting today.</p>

	<p>away not to detract from the significance of the Grade II terrace of shops and are therefore neutral to their significance.</p> <p>The busy and noisy Bethnal Green Road makes a negative contribution to their setting and therefore their significance.</p>	
Bethnal Green Road – Knave of Clubs PH		
<p>Knave of Clubs Public House, 25, Bethnal Green Road, E2 (GII, NHLE 1065264)</p> <p>(44 on Fig 1)</p>	<p>1880. Built around the same time as Bishopsgate Goods Yard, this tavern would have served the users of that site. A typical inner London pub of its period it retains original decorative features inside and out.</p> <p>Significance: Architectural: quality; Historical & Setting: relationship with contemporaneous Bishopsgate Goods Yard and widened Bethnal Green Road.</p> <p>Contribution that setting makes to its significance</p> <p>The two main facades of this corner public house are best appreciated looking northwest (away from the Site). A 19th century terrace to the west and further 19th century buildings to the north make a positive contribution to its setting and significance.</p> <p>20th century buildings to the northeast on the northwest side of Bethnal Green Road are neutral to its significance and the scale of the 21st century 25 storey high Avant Garde tower make a negative contribution to its setting.</p> <p>The busy and noisy Bethnal Green Road makes a negative contribution to their setting and significance.</p> <p>The Knave of Clubs public house lies in the Redchurch Street conservation area.</p>	<p>Whilst of high importance this Heritage Asset is of low sensitivity to visual and experiential effects due to its depleted setting today.</p>
Boundary Estate - Arnold Circus Garden (group)		
<p>Garden, Arnold Circus, E2 (GII Park and Garden, NHLE 1001300)</p>	<p>When the Old Nichol slum was demolished in order to build the Boundary Estate (1899), debris and earth from the foundations of the new blocks was heaped up at the focus of the radial road plan to provide a raised central garden. A bandstand was emplaced at the same time and forms a focal point visible from each of the radiating streets of the estate.</p>	<p>These designated heritage assets are of high importance and when considered alongside their significance (i.e. that they form the focal point of the Boundary Estate in an</p>
<p>Bandstand at Boundary Street Garden, Arnold</p>		

Circus E2 (GII, NHLE 1357757)	<p>Significance: Setting: focal point of the Boundary estate; Historical: centrepiece of the earliest LCC planned estate. Elevated views of the radiating streets of the estate., value is derived from cohesive group setting where it forms a group with the associated tenement blocks and schools.</p> <p>Contribution that setting makes to their significance</p> <p>The bandstand and garden lie at the centre of the Boundary Estate (late C19 housing improvement scheme) with streets of the estate radiating from this nodal point. The surrounding estate and radiating streets make a positive contribution to the setting and significance of this Grade II Listed Park and Garden and Bandstand.</p>	intact setting) of high setting sensitivity.
Boundary Estate – Residential blocks and ancillary services (group)		
Abingdon House, Boundary Street E2 (GII, NHLE 1357786)	In 1890, the London County Council, under Part 1 of the 1890 Housing Act, put forward a comprehensive scheme for the clearance and redevelopment of the Old Nichol slum area.	These designated heritage assets are of high importance and when considered alongside their significance (the architecturally interesting tenement blocks of the Boundary Estate in an intact setting) of high setting sensitivity.
Cleeve House, Calvert Avenue E2 (GII, NHLE 1235776)	The Boundary Estate was the first major initiative undertaken by the London County Council (LCC) in the improvement of its housing stock. The scheme was handled by the council's new Housing of the Working Classes Branch, most of those involved having been trained at the Architectural Association, with Owen Fleming (head of the Branch until 1900) acting as architect-in-charge. The scheme was unusual for its date in providing open space, and being based on a road pattern, with buildings designed for the site rather than as standard blocks, relating architecturally with one another and the site as a whole. As such, the Estate provided the inspiration of many later housing developments.	
Benson House, Ligonier Street E2 (GII, NHLE 1065150)		
Chertsey House, Arnold Circus E2 (GII, NHLE 1357758)		
Clifton House, Club Row E2 (GII, NHLE 1065261)	Significance: Architectural: innovative radiating design, cohesive architectural treatment, quality; Historical: its place in the history of social housing, comprehensive and largely intact survival as a paragon of its type; Setting: value is derived from cohesive group setting where it forms a group with the associated schools and garden.	
Cookham House, Montclare Street E2 (GII, NHLE 1065117)	<p>Contribution that setting makes to their significance</p>	
Culham House, Rochelle Street E2 (GII, NHLE 1260410)	These Grade II Listed 19 th century tenement blocks are each different in architectural style and character although they relate to each other as a cohesive group. Their setting	

Hedsor House, Ligonier Street E2 (GII, NHLE 1241043)	<p>within the Boundary Estate therefore makes an extremely positive contribution to their significance.</p> <p>To the south-east of the Boundary Estate and Redchurch Street Conservation Areas, the Avant Garde Tower, a modern 25 storey tower block has been built which makes a negative contribution to the setting of the Boundary Estate rising above the Listed Buildings when looking south down Club Row in winter (see View 33 in the TVIA).</p> <p>Foliage of mature trees within the Boundary Estate screen views from the Conservation Area in the summer (see View 32s in the TVIA) helping to preserve the very cohesive and well-designed enclave of residential buildings.</p> <p>The Site lies to the south of Boundary Estate and is not currently visible from this conservation area.</p>	
Hurley House, Arnold Circus E2 (GII, NHLE 1065288)		
Iffley House, Arnold Circus E2 (GII, NHLE 1065293)		
Laleham House, Camlet Street E2 (GII, NHLE 1261712)		
Marlow House, Arnold Circus E2 (GII, NHLE 1065295)		
Molesey House, Camlet Street E2 (GII, NHLE 1065249)		
Sandford House, Arnold Circus E2 (GII, NHLE 1065292)		
Shiplake House, Arnold Circus E2 (GII, NHLE 1065294)		
Sonning House, Swanfield Street E2 (GII, NHLE 1260127)		
Taplow House, Palissy Street/Swanfield Street E2 (GII, NHLE 1065106)		

Walton House, Montclare Street E2 (GII, NHLE 1357870)		
Wargrave House, Navarre Street E2 (GII, NHLE 1260558)		
Porters' House (Former Laundry), Montclare Street E2 (GII, NHLE 1357832)		
Public Control Department, Calvert Avenue E2 (GII, NHLE 1065242)		
Boundary Estate – Schools (group)		
Rochelle Street Primary School, Arnold Circus E2 (GII, NHLE 1357759) (130 on Fig 1)	Historic Interest: exemplary of the work of the School Board for London (SBL), whose building programme in the wake of the 1870 Education Act transformed elementary schooling in the capital and laid the foundations of London's state education system. The schools were built to serve the new Boundary Estate. These are well-preserved typical SBL school of late 19th century. The former Nichol Street School was designed by the prolific SBL architect ER Robson.	These designated heritage assets are of high importance and when considered alongside their significance (the architecturally interesting schools within the Boundary Estate in an intact setting) of high setting sensitivity.
Rochelle Street Primary School House, Arnold Circus E2 (GII, NHLE 1065290) (38 on Fig 1)	Significance: Architectural: quality SBL design; Historical: its place in the history of education and in relationship with planned social housing; Setting: value is derived from cohesive group setting where it forms a group with the associated residential blocks and garden.	
Former Nichol Street Infant School, Rochelle Centre, Club Row, E2 (GII, NHLE 1065260) (196 on Fig 1)	Contribution that setting makes to their significance These Grade II Listed 19 th century schools and school house are each different in architectural style and character although they relate to the surrounding tenement blocks as a cohesive group. Their setting within the Boundary Estate therefore makes a positive contribution to their significance.	

<p>Virginia Primary School, Arnold Circus E2 (GII, NHLE 1065296)</p> <p>(55 on Fig 1)</p>	<p>The Site lies to the south of Boundary Estate and is not currently visible from these schools.</p> <p>The Former Nichol Street Infant School (Rochelle Centre) lies on the east side of the north end of Club Row.</p> <p>The Avant Garde Tower, a modern 25 storey tower block has been built to the south-east of the Boundary Estate and is visible in views looking south along Club Row towards the Site. This building makes a negative contribution to the setting of the former Nichol Street Infant School (Rochelle Centre) at the north end of Club Row by attracting attention away from the Listed Building when looking south down Club Row in winter (see View 33 in the TVIA which shows the former Nichol Street Infant School (Rochelle Centre) on the left hand side of the photograph). The Site is not visible in this view.</p> <p>Foliage of mature trees within the Boundary Estate screen views from the Conservation Area in the summer (see View 32s in the TVIA) helping to preserve the very cohesive and well-designed enclave of the buildings.</p> <p>Rochelle Street Primary School and Rochelle Street Primary School House stand next to each other and border Arnold Circus to the west, Rochelle Street to the north and Montclare Street to the east.</p> <p>These two buildings are best appreciated looking south from Rochelle Street. Views south down Montclare Street in winter show a number of tall modern buildings in the distance which make a negative contribution to the significance of the listed Rochelle Street Primary School</p> <p>Virginia Primary School lies to the north of Arnold Circus and to the west of Hocker Street.</p> <p>This building is best appreciated looking north from Arnold Circus away from the Site.</p>	
<p>Brick Lane - Truman's Brewery Buildings (group)</p>		
<p>ENGINEER'S HOUSE, TRUMAN'S BREWERY, 150, BRICK LANE (Grade II)</p>	<p>An important group of buildings along Brick Lane, that reflects a historic use relating to brewing which was first established here in 1679. The brewery expanded in and around the Brick Lane area to become one of the largest in London during the 19th century.</p>	<p>These designated heritage assets are of high importance and when considered alongside their significance (18th and 19th century Brewery Buildings at the core of the later expansion of the brewery</p>
<p>BREWMASTER'S HOUSE, TRUMANS BREWERY, 95,</p>	<p>The buildings of the Brewery date from the early 18th century to the early 19th century and represent an</p>	

BRICK LANE (Grade II)	interesting survival and remarkably complete collection of urban brewery buildings.	in a relatively intact setting) of high setting sensitivity.
BLACK EAGLE BREWERY, BRICK LANE (Grade II)	The significance of this valuable group of buildings is derived partly from their architectural value, independently and as a group, partly from their historic value as an urban brewery in the Spitalfields area and partly from their value as an architecturally and historically cohesive group. It is also derived from the brewery's impact on and role in the local society and economy as a major local employer and the political campaigns and wishes of one of its directors.	
THE DIRECTORS' HOUSE, TRUMAN BREWERY, 91, BRICK LANE (Grade II*)		
FORMER STABLES AT TRUMAN'S BREWERY, 152, BRICK LANE (Grade II)		
VAT HOUSE, TRUMAN'S BREWERY, 148, BRICK LANE (Grade II)		
Contribution that setting makes to their significance		
Brick Lane is a relatively narrow street and the group of listed brewery buildings make an impressive townscape contribution to the local area. The setting of the listed buildings partly comprises of adjacent and more recent brewery buildings. This generally historic setting adds value and character to the significance of the listed buildings.		
Views of these Brewery buildings are best appreciated from Brick Lane looking either east or west at their facades. The Site is not visible in these views nor is it visible when looking north along Brick Lane although the bridge of the Overground Railway is visible.		
Brick Lane – Residential with shops below		
114-122, Brick Lane, E1 (GII, NHLE 1065737) (42 on Fig 1)	5 terraced houses. Early C18, refaced circa 1795. No 120 with early C19 bowed wooden shopfront. Many original features remain. Plaque over the entrance between 114 & 116 probably refers to the foundation of the Spitalfields Soup or Ladling Society which was founded in 1797 and operated from premises reached via this entrance; a relic of early welfare provision in Spitalfields which testifies to the decline of the weaving industry during the late C18 in this area. Significance: Architectural: quality; Historical: its place in the early development of the area and association with silk weaving industry; Setting: value is derived from being part of the phased development of the area and its buildings.	This designated heritage asset is of high importance and when considered alongside its significance (early 18 th century houses in a moderately intact setting) of medium setting sensitivity.

	<p>Contribution that setting makes to their significance</p> <p>This terraced row of shops with residential accommodation above lie to the south of the Listed Brewery buildings and a building crossing over Brick Lane advertises 'TRUMAN' when looking north along Brick Lane. The four storey 19th century brick buildings opposite 114-122 Brick Lane and further along Brick Lane make a positive contribution to their setting and significance.</p> <p>The Site lies to the north of 114-122 Brick Lane and is not currently visible from this terrace of shops.</p>	
<p>Buxton Street - Residential</p>		
<p>Formerly All Saints Vicarage, 35, Buxton Street E1 (GII, NHLE 1357793) (166 on Fig 1)</p>	<p>Formerly All Saints Vicarage. Early C19. Architectural interest.</p> <p>A school for poor children of the area was opened in 1811, sponsored by chemist and philanthropist, William Allen. Allen was a prominent anti-slavery campaigner and had also been a leading member of the 'Spitalfields Soup Society' formed to provide relief to unemployed weavers. The Church of All Saints was built where Allen Gardens is now, on the site of the old workhouse. The church was left derelict after wartime bomb damage and was eventually demolished in the 1960s. The vicarage, a Gothic red brick building with tall chimneys, still stands. The next door buildings, now apartments, were part of St Patrick's Roman Catholic school, originally set up in early Victorian times to serve the children of Irish immigrants who escaped the potato famine and settled in this neighbourhood.</p> <p>The park was laid out by London County Council in the 1950s and 1960s on land made available when post-war temporary housing was demolished. It was expanded after the demolition of All Saints Church and slums bordering the railway and was named in honour of William Allen.</p> <p>The former All Saints Vicarage is therefore a survivor of 19th century streets which are now demolished and Allen Gardens park created in their place. It is no longer in the context of the church which has been demolished.</p> <p>Significance. Architectural: quality; Historical: its place in the early development of the area;</p> <p>Contribution that setting makes to its significance</p>	<p>This designated heritage asset is of high importance and when considered alongside its significance (early 19th century vicarage in a decontextualized setting due to the demolition of the church and surrounding streets and creation of Allen Garden) of low setting sensitivity.</p>

	<p>Setting: decontextualized since the demolition of the church and surrounding streets in order to create Allen Garden which has negatively affected its significance.</p> <p>Allen Gardens although part of the history of the former All Saints Vicarage is neutral to its setting.</p> <p>The next door buildings, now apartments, that were part of the Victorian St Patrick’s Roman Catholic school makes a positive contribution to the setting and significance of the Grade II Vicarage.</p> <p>Stuttle House, a 20th century 8 storey apartment block opposite the Vicarage makes a negative contribution to its significance due to its overpowering size and bland exterior.</p>	
<p>Cheshire Street – late 19th century residential with shops below</p>		
<p>2-38, Cheshire Street E2 (GII, NHLE 1065784)</p>	<p>Row of terraced houses with shops to ground floor. Circa 1870. Unusually well-preserved example of a long, complete terrace of its type.</p> <p>Significance. Architectural: quality and intactness: Historical: its place in the development of the area;</p> <p>Contribution that setting makes to their significance</p> <p>The setting of this row of terraced houses with shops to ground floor is enhanced by the positive contribution of its relationship to the streets and buildings in the immediate vicinity some of which are of a similar age function and proportion. The buildings on the other side of the street are 20th century in date.</p> <p>The Broadgate Tower and the Principal Place tower are modern tower blocks that are visible in the view (View 39 in the TVIA) southwest along the street towards the Site. These tower blocks make a negative contribution to the setting of this row of terraced houses with shops by appearing behind and above them.</p>	<p>This designated heritage asset is of high importance and when considered alongside its significance (unusually long well-preserved terrace of late 19th century houses) in a setting (modern tower blocks are already visible) of low setting sensitivity.</p>
<p>Club Row – 18th century weavers’ houses</p>		
<p>3 and 5 Club Row, with 31 Whitby</p>	<p>Architectural interest: as a pair of adjoining weavers’ tenement houses of 1764-5, surviving in legible form with surviving early fabric.</p>	<p>Whilst of high heritage importance this Heritage Asset is of low sensitivity</p>

<p>Street, London, E1 (GII, NHLE 1464734)</p> <p>(194 on Fig 1)</p>	<p>Significance. Architectural: quality of building and rareness of form; Historical: their place in the early development of the area and association with silk weaving industry;</p> <p>Contribution that setting makes to their significance</p> <p>The buildings are on a street corner with Whitby Street and Club Row and are best appreciated from Club Row looking northwest away from the Site.</p> <p>The buildings lie at the southern end of Club Row close to the Grade II Listed 19th century Knave of Clubs Public House amongst buildings that are heterogeneous in nature. Their setting is enhanced by the positive contribution of their relationship to the streets and buildings in the immediate vicinity which are of a similar proportion, although mostly later in date.</p> <p>The tall 25 storey Avant Garde Tower visible at the south end of Club Row makes a negative contribution to their setting and significance.</p>	<p>to visual and experiential effects due to its depleted setting today.</p>
<p>Commercial Street – Public House and adjacent building (group)</p>		
<p>The Commercial Public House, 142, Commercial Street E1 (GII, NHLE 1065205)</p> <p>(47 on Fig 1)</p>	<p>The Commercial Public House of c. 1865. One of the original buildings erected when the road was created in 1851. Round ended building occupying an important corner site at the junction with Wheeler Street. Along with Nos. 144 to 146 forms a group with the former Police Station opposite.</p>	<p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its moderately intact setting today.</p>
<p>Nos. 144-146 Commercial Street (TH Local List)</p> <p>(226 on Fig 1)</p>	<p>Significance. Architectural: quality, typical London pub of its period; Historical and Setting: place in the early development of the area when the road was first laid out.</p> <p>Nos. 144-146 Commercial Street: c. 1865. Residential with shops below. At upper levels is of matching architectural treatment to public house at No. 142 and they were clearly designed as one building.</p> <p>Contribution that setting makes to their significance</p> <p>This Public House (plus shops and residential accommodation above) with attractive round corner façade is best appreciated by looking north from Commercial Street (see View 46 in the TVIA) towards the Site. This view shows how the decorative and attractive façade of this public house dominates this junction of two streets. Its setting of similarly proportioned 19th and 20th century buildings including the Grade II Listed former</p>	

	<p>Police Station opposite and the Grade II Bedford House (former Bedford Institute Association) to the north along Wheler Street makes a positive contribution to its significance. Taller 20th and 21st century buildings in the vicinity such as The Exchange a six-storey building on the opposite corner of Wheler Street and Commercial Street is neutral to the significance of the public house. Its setting has changed since built and there are views of Broadgate Tower and Principal Place to the west down Fleur de Lis Street when standing in front of the public house. These tall buildings are neutral to the significance of the public house because they are some distance away.</p> <p>These buildings are located on a busy main road which makes a negative contribution to their significance.</p>	
Commercial Street – Former police station		
<p>Former Police Station, Commercial Street E1 (GII, NHLE 1065207)</p> <p>(53 on Fig 1)</p>	<p>c. 1874-75. A large stand-alone red brick building with stone dressings. to the designs of the architect F H Cougier; an architectural form that is unusual in the area. Forms a group with Nos. 142- 146 (Commercial Public House and shops) opposite.</p> <p>Significance. Architectural: quality red brick building with stone dressings to the designs of the architect F H Cougier; an architectural form that is unusual in the area; Historical and Setting: place in the early development of the area when the road was first laid out.</p> <p>Contribution that setting makes to its significance</p> <p>The former Police Station sits within its own block between Fleur de Lis Street and Elder Street.</p> <p>The former Police Station is best appreciated looking southwest at its façade directly away from the Site. The Site is however visible in views of the police station when looking north-west along Commercial Street (View 64 in the TVIA), which shows the Site on the opposite side and further down the street.</p> <p>The setting of the former police station with similarly proportioned 18th, 19th and 20th century buildings including the Grade II Listed Commercial Public House of c.1865 opposite as well as the Grade II Listed 18th century buildings in Elder Street and Fleur de Lis Street behind it make a positive contribution to its setting and significance.</p>	<p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its moderately intact setting today.</p>

	<p>The Grade II Listed former police station lies within the Elder Street Conservation Area.</p> <p>Its setting has changed since built and there are views of Broadgate Tower and Principal Place to the west down Fleur de Lis Street at the southeast end of the building. These tall buildings make a negative contribution to the significance of the police station.</p> <p>This building is located on a busy main road which makes a negative contribution to its significance.</p>	
<p>Commercial Street – Christ Church</p>		
<p>Christ Church (Including gate piers and gates to Vergers Yard), Commercial Street E1 (GI, NHLE 1357795) (189 on Fig 1)</p>	<p>1723-29. A fine example of a ‘Commissioner’s Church’ by Nicholas Hawksmoor, a leading architect of the English Baroque movement.</p> <p>As well as its clear architectural and historical significance, further significance is derived from its role as a local landmark: its white ashlar tower and spire dominates the core of 18th century Spitalfields, as well as punctuating views along Commercial Street and terminating one from Bishopsgate via Brushfield Street. Significance is also derived from its relationship with the 18th century houses on Fournier Street including the former Rectory.</p> <p>Significance. Architectural: highest quality by noted architect; Historical and Setting: ‘Commissioners Church’, physical presence and place in the early development of the area and relationship with 18th century core of Spitalfields.</p> <p>Contribution that setting makes to its significance</p> <p>Christ Church lies within its early Georgian quarter which includes the exceptional group of 18th century houses in and around Fournier Street. This Georgian quarter with its widespread survival of early 18th streets and houses clearly make a positive contribution to the setting and significance of the church.</p> <p>The best way to appreciate Christ Church is to view it either from the west side of Commercial Street looking southeast across its churchyard or from Brushfield Street looking east directly at its façade and tower. Both views look away from the Site.</p> <p>Christ Church’s white ashlar tower is in competition with tall buildings in the City (to the south and away from the</p>	<p>This designated heritage asset is of high importance and when considered alongside its significance (important early 18th century church in a relatively intact setting) of high setting sensitivity.</p>

	<p>Site) in views of the church. These tall buildings in the City make a negative contribution to the setting of the church and hence significance as an important landmark.</p> <p>The church is located close to a busy main road which makes a negative contribution to its significance.</p>	
Commercial Street – Nos. 135-153 tenement block		
<p>135-153, Commercial Street, E1 (GII, NHLE 1357541) (167 on Fig 1)</p>	<p>Artisans' flats, 1863-4 by Henry Darbishire for the Peabody Trust. The earliest building erected for the Peabody Trust, and a significant example of mid-Victorian philanthropic and artisan housing: the original design incorporated shops, artisans' dwellings, laundries, drying areas and baths.</p> <p>Significance. Architectural: quality; Historical: place in the early development of the Peabody Trust housing programme and indicative of social conditions of the area at the time: Setting: prominent corner position and relationship with other Listed Buildings in Commercial Street.</p> <p>Contribution that setting makes to its significance</p> <p>The best way to appreciate 135-153, Commercial Street is to view it from the northeast side of Commercial Street looking northwest towards its rounded corner on Folgate Street and Commercial Street. This view looks away from the Site. Buildings with similar proportions in its vicinity and Listed Buildings further down Folgate Street make a positive contribution to its setting and significance.</p> <p>Tall 21st century buildings (Broadgate Tower) on Norton Folgate at the west end of Folgate Street make a negative contribution to its setting and hence significance.</p> <p>This building is located on a busy main road which makes a negative contribution to its significance.</p>	<p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its moderately intact setting.</p>
Commercial Street – Spitalfields market buildings		
<p>Spitalfields Market, Commercial Street, E1 (GII, NHLE 1065750)</p>	<p>Market buildings designed by George Sherrin and built between 1885 and 1893. Of architectural interest and historical interest as the final iteration of the wholesale market which had first been established here in 1638 and moved out in 1991. All the buildings at Spitalfields Market form a group.</p>	<p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to</p>

	<p>Significance. Architectural: quality; Historical: the final iteration of the wholesale market which had first been established here in 1638. Setting: prominent position and relationship with central Commercial Street assets.</p> <p>Contribution that setting makes to its significance</p> <p>The best way to appreciate Spitalfields Market is to go inside and experience the hustle and bustle of the market stalls (although fruit and vegetables have since 1991 been sold at New Spitalfields Market in Leyton).</p> <p>Spitalfields Market occupies a large block of land border by Commercial Street, Lamb Street and Brushfield Street. It is best appreciated looking southwest at its northeast corner or northwest at its southeast corner. Both views are away from the Site. Alternatively, it can be appreciated by looking directly at one of its three (north, south and east) facades.</p> <p>The Grade I Listed Christ Church and the Listed Buildings in and around Fournier Street make a positive contribution to the setting of Spitalfields Market. Tall development on the west side of Spitalfields Market makes a negative contribution to its setting and hence significance.</p> <p>View 44 in the TVIA looks northwest along Commercial Street with the Market in the centre of the photograph. The Site is not visible in this view.</p> <p>Spitalfields Market is located on a busy main road which makes a negative contribution to its significance.</p>	<p>its moderately intact setting today.</p>
Commercial Street – Public Houses (group)		
<p>Ten Bells Public House, Commercial Street E1 (GII, NHLE 1065204)</p> <p>(46 on Fig 1)</p>	<p>The Ten Bells, founded 1666, present building mid-19th century and The Golden Heart (1936) designed by one of the leading pub architects of the inter-war period.</p> <p>Architecturally, both are good examples of their types with intact period features and are associated with Truman’s Brewery, Brick Lane. Both pubs would have been used by Spitalfields markets traders and local artisans. The Ten Bells is associated with the folklore of Jack the Ripper.</p>	<p>Whilst of high heritage importance these Heritage Assets are of medium sensitivity to visual and experiential effects due to their moderately intact setting today.</p>
<p>Golden Heart Public House (GII, NHLE 1426296)</p> <p>(200 on Fig 1)</p>	<p>Significance: Architectural: quality, typical London pubs of their period; Historical: association with Truman Brewery and local population.</p> <p>Contribution that setting makes to their significance</p>	

	<p>Both public houses lie on the east side of Commercial Street. The Ten Bells is situated on the corner with Fournier Street and is best viewed looking northeast (in a direction to the east of the Site) while the Golden Heart is situated on the corner with Hanbury Street and is best viewed looking southeast (away from the Site).</p> <p>Both public houses benefit from similarly proportioned buildings in the adjoining streets as well as the Grade II Listed Spitalfields Market opposite. The Ten Bells also benefits from being next to the attractive Christ Church and the many Listed Buildings along Fournier Street. These buildings make a positive contribution to their significance.</p> <p>View 44 in the TVIA looks northwest along Commercial Street with the Ten Bells in the right side of the photograph opposite Spitalfields Market. The Site is not visible in this view.</p> <p>These buildings are located on a busy main road which makes a negative contribution to their significance.</p>	
Elder Street - 18th century terraced houses (group)		
<p>1, Elder Street, E1/ 9 & 10, Fleur De Lis Street E1 / 9 & 10, Fleur De Lis Street E1 (GII, NHLE 1240659)</p>	<p>C.1720, silk weavers' houses. The houses of Elder Street form the core of the Conservation Area including most of the surviving 18th century development. The value of the many original 3 storey brick houses comes from the consistent proportions of the street, the richness of the brick textures, the refinement of the architectural details, the harmonious relationship of the buildings and the prevailing domestic residential character as well as from their historical connections to Spitalfields' silk weaving and trading industries.</p>	<p>These designated heritage assets are of high importance and when considered alongside their heritage (important early 18th century silk weavers' houses in a relatively intact setting) of high setting sensitivity.</p>
<p>1 & 3, Elder Street, E1 (GII, NHLE 1065178)</p>	<p>Significance: Architectural: quality; Historical: important survival of the early development of the area and association with silk weaving industry;</p>	
<p>5 & 7, Elder Street, E1 (GII, NHLE 1357820)</p>	<p>Contribution that setting makes to their significance</p>	
<p>9-13, Elder Street, E1 (GII, NHLE 1065179)</p>	<p>The best way to appreciate Elder Street is to look north from its junction with Folgate Street towards the Site (see View 49 in the TVIA). The Site is barely visible at the end of the street in this view. This relatively intact 18th century streetscape with little in the way of 'modern' intrusions in the view makes an extremely positive contribution to the</p>	
<p>15, Elder Street, E1 (GII, NHLE 1357821)</p>		

17, Elder Street, E1 (GII, NHLE 1065180)	setting and hence significance of these Grade II Listed Buildings.	
19 & 21, Elder Street, E1 (GII, NHLE 1065181)	The view looking south from its junction with Commercial Street (away from the Site) or higher up the street (from Fleur de Lis Street) is not as spectacular because the 18 th century silk weavers houses are mainly towards the north end of the street and the view is overshadowed by the tall 21 st century building on the west side of Spitalfields Market to the south of Folgate Street. The latter makes a negative contribution to the significance of the houses in Elder Street. The Listed Buildings in Folgate Street make a positive contribution to the setting and hence significance of the Listed Buildings in Elder Street.	
23, Elder Street, E1 (GII, NHLE 1357822)		
24, Elder Street, E1 (GII, NHLE 1065182)		
28 & 30, Elder Street, E1 (GII, NHLE1065183)		
32 & 34, Elder Street, E1 (GII, NHLE 1357824)		
36, Elder Street, E1 (GII, NHLE 1065184)		
Elder Street – Industrial buildings		
4-8 Elder Street, E1 (LBTH Local List) (225 on fig 1)	Late 19 th century group of three purpose-built warehouses/workshops. In brick with loading bays. Significance: Architectural: quality; Historical: place in the early development of the area; Setting: relatively intact period streetscape. Contribution that setting makes to their significance The late 19 th century warehouse is best viewed from the junction of Fleur de Lis Street and Elder Street looking northwest. The setting of this Locally Listed buildings is enhanced by the positive contribution of the Listed 18 th century buildings along Elder Street, although the building is overshadowed by the tall 21 st century Principal Place and the adjacent tall building (Broadgate Tower) on Norton Folgate. These buildings make a negative contribution to the setting of the Locally Listed building.	This non-designated heritage asset is of low importance and when considered alongside its significance (late 19 th century warehouse in a moderately intact setting) of low setting sensitivity.

Folgate Street – early 18th century terraced houses		
<p>10-18, Folgate Street, E1 (GII, NHLE 1357829)</p>	<p>Early 18th century terraced houses with typical period features. The value of the many original 3 storey brick houses comes from the consistent proportions of the street, the richness of the brick textures, the refinement of the architectural details, the harmonious relationship of the buildings and the prevailing domestic residential character as well as from their historical connections to Spitalfields’ silk weaving and trading industries.</p> <p>Significance: Architectural: quality; Historical: important survival of the early development of the area and association with silk weaving industry; Setting: relatively intact period streetscape.</p> <p>Contribution that setting makes to their significance</p> <p>The best way to appreciate 10-18, Folgate Street is from the south end of Blossom Street looking southeast, south and southwest away from the Site. Other Listed and Locally Listed Buildings in Folgate Street and the numerous Listed Buildings in Elder Street in the immediate vicinity of these early 18th century houses make a positive contribution to their setting and hence significance. In addition, both streets have retained their granite setts, which also make a positive contribution to their setting. Tall 21st century buildings along Norton Folgate at the west end of Folgate Street (Broadgate Tower) make a negative contribution to the setting and significance of 10-18, Folgate Street.</p>	<p>These designated heritage assets are of high importance and when considered alongside its significance (important early 18th century terraced houses in a relatively intact setting) of high setting sensitivity.</p>
Folgate Street – Public House and Shops		
<p>11-11a Folgate Street, E1 (LBTH Local List)</p> <p>(228 on Fig 1)</p>	<p>Late 19th century Arts and Crafts style Water Poet Public House at no. 11a with shopfronts to ground floor and accommodation above at no. 11.</p> <p>Significance: Architectural: quality; Setting: relatively intact period streetscape</p> <p>Contribution that setting makes to their significance</p> <p>This attractive late 19th century Public House at no. 11a with shops and accommodation above at no. 11 is best appreciated from Folgate Street looking north-west looking at its corner façade with Blossom Street. Its setting and significance is enhanced by positive contribution of</p>	<p>This non-designated heritage asset is of low importance and when considered alongside its significance (late 19th century public house in a moderately intact setting) of low setting sensitivity.</p>

	the Grade II 18 th century buildings along Folgate Street and Elder Street. Tall 21 st century buildings along Norton Folgate at the west end of Folgate Street (Broadgate Tower) make a negative contribution to their setting and significance.	
Great Eastern Street – Commercial building		
2-4 Great Eastern Street, EC2 (LBH Local List) (207 on Fig 1)	<p>Built on a bomb-damage site in the early 1950s, this dominant and handsome five-storey corner building exhibits the best of post-War functional industrial design. Built in a mixture of yellow brick and white painted concrete, on a steel frame the original metal windows survive. For many years the building has been occupied by Leyland Paints.</p> <p>Significance: Architectural: quality; Historical: place in the post-war development of the area.</p> <p>Contribution that setting makes to its significance</p> <p>The Locally Listed 2-4 Great Eastern Street, a five storey 1950s commercial building, lies opposite the west end of the Site with its Grade II Listed Forecourt Wall and Oriol window. Nos 2-4 Great Eastern Street occupies a corner plot (Great Eastern Street and Shoreditch High Street) and is best appreciated looking north away from the Site.</p> <p>Buildings of a similar proportion in its vicinity including the attached Grade II Listed 19th century nos 6-8 Great Eastern Street make a positive contribution to its setting and therefore significance.</p> <p>Broadgate Tower and Principal Place to the south make a negative contribution to its setting.</p> <p>The Overground Railway bridge over Shoreditch High Street makes a negative contribution to its setting.</p>	This non-designated heritage asset is of low importance and when considered alongside its significance (early 1950s commercial building in a depleted setting) of low setting sensitivity.
Great Eastern Street – Commercial buildings (group)		
6-8, Great Eastern Street, EC2 (GII, NHLE 1264878) (175 on Fig 1)	The listed buildings of Great Eastern Street all post-date the laying out of the road in the 1870s. They are therefore associated with this major infrastructure project and have parallels to the earlier buildings on each side of Commercial Street, which is a continuation of Great Eastern Street to the south-east.	Whilst of high heritage importance these Heritage Assets are of medium sensitivity to visual and experiential effects due to their depleted setting today.
5, Fairchild Place, 11-15, Great		

<p>Eastern Street, EC2 (GII, NHLE 1391708)</p> <p>(186 on Fig 1)</p>	<p>Nos 6-8 Great Eastern Street is purpose built, five-storey warehouse with offices constructed in red brick with high quality stone dressings. It dates to c.1882 and is reflective of its corner plot with Fairchild Street formed by the laying out of Great Eastern Street. Its triangular footprint resembles a flat iron. It is round ended to the northwest.</p>	
<p>40-42, Great Eastern Street, EC2 (GII, NHLE 1391702)</p> <p>(151 on Fig 1)</p>	<p>The building is located in close proximity to the historic former entrance of the Goods Yard immediately to the east and the two structures are closely related in age, materials and historic use.</p>	
	<p>No. 5 Fairchild Place/nos 11-15 Great Eastern Street also occupies a key triangular plot towards the southern end of the street. The building dates to 1878 and was built as shops, dwellings and bank premises for the National Penny Bank. The Penny Bank was established in the late 19th century for working class people to start and continue savings. The list description for the building notes that ‘The Great Eastern Street Penny Bank is a relatively early Penny Bank and only two other listed examples pre-date it – for this it is of historic special interest. Furthermore, it has group value with the similarly styled nos 6-8 Great Eastern Street, the pair impressively flanking the thoroughfare, cut through in 1878, as a significant Victorian Metropolitan Improvement’.</p> <p>No. 40-42 Great Eastern Street (1877) showroom and warehouses for the cabinet ironmongers Edward Wells & Co. in an eclectic style. It reflects the historic furniture trade of the Shoreditch area.</p> <p>Significance: Architectural: quality; Historical & Setting: contemporaneous with the late 19th century laying out of Great Eastern Street; functions relating specifically to the local area and population; relationship to the surrounding buildings of similar period and massing.</p> <p>Contribution that setting makes to their significance</p> <p>The busy Great Eastern Street dominated by traffic makes a negative contribution to their setting.</p> <p>Nos 6-8 Great Eastern Street is best appreciated from the southwest side of Great Eastern Street looking southeast directly towards its narrow corner and on towards the Site (see View 28 in the TVIA). The setting and significance of nos 6-8 Great Eastern Street is improved by the positive contribution of no. 5, Fairchild Place, 11-15, Great Eastern Street on the opposite side of Great Eastern Street since this late 19th century Listed Building also occupies a corner plot. The two buildings form an interesting pair on each</p>	

	<p>side of Great Eastern Street towards its junction with Shoreditch High Street.</p> <p>Nos 2 to 4 Great Eastern Street forms the southern half of the plot with nos 6-8. Nos 2-4 was rebuilt in the 1950s following bomb damage and is itself a Locally Listed Building. This building makes a neutral contribution to its setting. Nos 6-8 Great Eastern Street sits close to a busy junction of two A roads, which make a negative contribution to its setting. The southeast end of Great Eastern Street has a more fragmented townscape than the north-west end.</p> <p>No. 5 Fairchild Place, 11-15, Great Eastern Street is best appreciated from the northeast side of Great Eastern Street looking south directly towards its corner façade (with Fairchild Place). The direction of this view is away from the Site and towards the tall 21st century Principal Place in Norton Folgate which make a negative contribution to its setting and significance.</p> <p>The setting and significance of no. 5, Fairchild Place, 11-15, Great Eastern Street is improved by the positive contribution of nos 6-8 Great Eastern Street on the opposite side of Great Eastern Street since this late 19th century Listed Building also occupies a corner plot. The two buildings form an interesting pair on each side of Great Eastern Street towards its junction with Shoreditch High Street.</p> <p>Nos 40-42 Great Eastern Street also occupies a corner plot with Curtain Road. The building is best viewed from the southwest side of Great Eastern Street looking north at its corner façade away from the Site. The setting and hence significance of the building is helped by the positive contribution of the similarly proportioned 19th and 20th century buildings in the vicinity, which form a generally cohesive built edge to this part of Great Eastern Street. These include the Locally Listed late 19th century Old Blue Last at 38 Great Eastern Street on the opposite corner of Great Eastern Street and Curtain Road/New Inn Road.</p>	
Great Eastern Street - The Old Blue Last public house		
<p>The Old Blue Last Public House, 38 Great Eastern Street, EC2 (LBH Locally Listed) (216 on Fig 1)</p>	<p>This striking and dominant bull-nosed corner pub stands on the apex of Great Eastern Street and Curtain Road. It is built in brick and has well restored original decorative details on the exterior of the pub including a huge sign on corner roofline. There has been a pub on the site from the 18th century which was originally called the Last. It is supposedly the first pub where Porter was sold. In 1876,</p>	<p>This non-designated heritage asset is of low importance and when considered alongside its significance (late 19th public house in a</p>

	<p>Truman's took over the pub. They pulled the Last down and rebuilt the current building as The Old Blue Last.</p> <p>Historical & Setting: contemporaneous with in the late 19th century laying out of GES; relationship to the surrounding buildings of similar period and massing.</p> <p>Contribution that setting makes to its significance</p> <p>This attractive 19th century public house with a rounded façade on the corner of Great Eastern Street and Curtain Road/New Inn Road. The building is best viewed from the southwest side of Great Eastern Street looking south-east at its corner façade in the direction of the Site. The setting of this public house is improved by the positive contribution of nos 40-42 Great Eastern Street (Grade II 19th century warehouse) opposite but is surrounded by taller late 20th or early 21st century buildings which make a negative contribution to its setting or significance (View 27 in the TVIA).</p> <p>The busy Great Eastern Street dominated by traffic makes a negative contribution to its setting.</p>	<p>moderately intact setting) of low setting sensitivity.</p>
<p>Gibraltar Walk, Padbury Court & Shacklewell Street - 19th century artisans' workshops (group)</p>		
<p>Nos. 1-19 Gibraltar Walk, E2 (LBTH Locally Listed)</p>	<p>19th century artisans' workshops that once served the furniture trade when it was the primary industry in this area. Good surviving buildings of their type redolent with the history of the area.</p>	<p>These non-designated heritage assets are of low importance and when considered alongside their significance (19th artisans' workshops in a depleted setting) of low setting sensitivity.</p>
<p>Nos.16-30 Padbury Court, E2 (LBTH Locally Listed)</p>	<p>Significance. Architectural: quality; Historical: its place in the small-scale furniture industry; Setting: relationship with Bethnal Green Road but some decontextualized by surrounding modern redevelopment.</p>	
<p>No. 25 Shacklewell Street, E2 (LBTH, Locally Listed)</p>	<p>Contribution that setting makes to its significance</p>	
<p>Nos. 27-35 Shacklewell Street, E2 (LBTH, Locally Listed)</p>	<p>The two-storey 19th century artisan workshops along Gibraltar Walk and Padbury Court are best viewed from opposite the corner of the two roads looking south towards the east end of the Site. Nos 123-159 Bethnal Green Road, a mid-late 19th century terrace of shops with residential above, punctuated by the Well and Bucket Public House at its centre, occupies the whole northwest side of Bethnal Green Road between Brick Lane and Gibraltar Walk. This three- and four-storey terrace makes a positive contribution to the setting and significance of the artisan workshops along Gibraltar Walk and Padbury Court.</p>	

	Large late 20 th century apartment blocks in the vicinity and on the horizon make a negative contribution to their setting and significance.	
Redchurch Street – 18th century weaver’s cottage		
113, Redchurch Street, E2 (GII, NHLE 1393497) (95 on Fig 1)	<p>This early 18th century example of a weaver’s cottage is of special architectural and historic interest as a rare and early survival of a weaver’s tenement house, a building type that once dominated Spitalfields, the hub of the English silk industry until the 19th century. It is a relatively well-preserved example of its type, retaining above ground level its characteristic fenestration pattern and internal plan form. It is an important regional representative of a pre-Industrial Revolution dwelling for domestic workers in the textile-weaving industry.</p> <p>Significance. Architectural: well-preserved example of its type and rarity; Historical: its place in the early development of the area and association with silk weaving industry.</p> <p>Contribution that setting makes to its significance</p> <p>113, Redchurch Street lies on the northwest side of Redchurch Street near its east end close to its junction with Bethnal Green Road. Its façade is best appreciated from the southeast side of Bethnal Green Road looking north (away from the Site). Its setting in a short terrace of similar sized properties that makes a positive contribution to its significance, however its setting is negatively affected by the busy road junction with Bethnal Green Road and taller modern developments (Avant Garde Tower) to the southwest along Bethnal Green Road. These make a negative contribution to its significance.</p>	Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its depleted setting today.
Shoreditch High Street – The Clerk’s House		
The Clerk’s House, 118½, Shoreditch High Street, E1 (GII, NHLE 1235317) (73 on Fig 1)	<p>One of the remaining early 18th century buildings in close proximity to St Leonard’s Church. Was probably a former Watch House. The Church of St Leonard with No 118½, the railings to north of No 118½ and the churchyard gates and railings form a group.</p> <p>Significance. Architectural: quality and rarity; Historical: its place in the early development of the area and association with St Leonard’s churchyard. Setting: relationship with St Leonards Church.</p> <p>Contribution that setting makes to its significance</p>	Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its depleted setting today.

	<p>The two storey (with attic) Clerk’s House, 118½, Shoreditch High Street is best viewed either from the west side of Shoreditch High Street either looking east or southeast towards its façade or this façade with its side (north) elevation, respectively. The former view is not towards the Site while the latter is.</p> <p>The Church of St Leonard, its churchyard, the railings to the north of No 118½ and the churchyard gates and railings form a group and make a clear positive contribution to the setting and significance of No 118½.</p> <p>In its wider setting 19th, 20th and 21st century buildings along Shoreditch High Street, including the Grade II Listed 125-130, Shoreditch High Street (Wells & Company Commercial Iron Works) are neutral to its setting (see View 29 in the TVIA).</p> <p>The busy and noisy junction of Shoreditch High Street and Hackney Road makes a negative contribution to the setting and significance of this building.</p>	
Shoreditch High Street – Church of St Leonard		
<p>Church of St Leonard, Shoreditch High Street, E1 (GI, NHLE 1235382)</p>	<p>In 1736-40 St Leonard’s Church was rebuilt by George Dance the Elder replacing an earlier medieval building on the site. The church is built in brick with Portland dressings and a distinctive and elegant Portland stone tower above. The church is a significant historic place of worship that has clear architectural and historic value. It also has played an important spiritual role in the lives of local residents for centuries and therefore also has a strong social significance. The building is also something of a local landmark.</p> <p>Significance. Architectural: high quality; Historical & Setting: its place in the earliest development of the area (earlier church buildings on this site); was always a roadside church, retains its churchyard.</p> <p>Contribution that setting makes to its significance</p> <p>The church is better viewed in winter when it is not obscured by the foliage of the churchyard trees. The best views are either of its front (west) façade or this façade with its north elevation. The former view is not towards the Site while the latter is.</p> <p>The church’s distinctive and elegant Portland stone tower is an important landmark feature which rises above the trees in the churchyard.</p>	<p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its moderately intact setting today.</p>

	<p>The churchyard, the Clerk’s House at no 118½ Shoreditch High Street, the railings to the north of No 118½ and the churchyard gates and railings form a group make a positive contribution to the setting and significance of St Leonard’s Church.</p> <p>In its wider setting, 19th, 20th and 21st century buildings along the streets around the churchyard (Shoreditch High Street, Hackney Road, Austin Street and Calvert Avenue) provide the church with an evolving urban context (see View 29 in the TVIA). These streets include a number of Grade II Listed Buildings such as 125-130, Shoreditch High Street (the late 19th century Wells & Company Commercial Iron Works) opposite, Cleeve House at 6-20 Calvert Avenue (an 1895-99 tenement block in the Boundary Estate) to the south and the 1899 Public Control Department of London Borough of Tower Hamlets in Calvert Avenue in Boundary Estate to the southeast. These buildings make a neutral contribution to the setting and significance of the church.</p> <p>The busy and noisy junction of Shoreditch High Street and Hackney Road makes a negative contribution to the setting and significance of this building.</p>	
Shoreditch High Street – 180-182 Bank Building		
<p>National Westminster Bank, 180-182, Shoreditch High Street, E1 (GII, NHLE 1235319)</p> <p>(82 on Fig 1)</p>	<p>The National Westminster Bank was built for the London and County Bank between 1865 and 1880. It is an attractive four-storey building and is partly built with a steel frame construction. The design of the bank building shares similar architectural characteristic with other banks of the period and is clearly influenced by the Italian palazzo style.</p> <p>Significance: Architectural: quality; Historical & Setting: part of the late 19th century redevelopment of this area of Shoreditch High Street.</p> <p>Contribution that setting makes to its significance</p> <p>This building lies on the west side of Shoreditch High Street and is best appreciated from the east side of the street looking west towards its decorative façade (away from the Site).</p> <p>The building has two modern buildings as neighbours to the north and an empty plot to the south. This immediate setting is neutral to its significance.</p>	<p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its depleted setting today.</p>

	<p>Further south (on the same side of the street and to the north of Holywell Lane), a row of early 18th century shops with residential accommodation above (altered facades) make a positive contribution to the setting of the Grade II Listed Bank. These Grade II Listed Buildings form a group and include nos 186 to 191 Shoreditch High Street (consec). A Locally Listed decorative 19th century corner building at nos 192-193 Shoreditch High Street adds interest at the south end of the group.</p> <p>The busy and noisy Shoreditch High Street makes a negative contribution to the setting and significance of this building.</p>	
Shoreditch High Street - 18th and 19th century shops with residential accommodation above (group)		
<p>Nos 186-189 Shoreditch High Street, E1 (GII NHLE 1235320) (201 on Fig 1)</p>	<p>Nos 186-189, no. 190, no. 191 and no. 196 Shoreditch High Street are significant because they all have their origins in the early 18th century. No. 191 is an early 19th century refacing of an earlier building. The buildings follow narrow, traditional plot widths, although no. 196 is a wider building.</p>	<p>Whilst of high heritage importance these Heritage Assets are of medium sensitivity to visual and experiential effects due to their depleted setting today.</p>
<p>No. 190 Shoreditch High Street, E1 (GII, NHLE 1365739) (140 on Fig 1)</p>	<p>Shoreditch High Street is an ancient route leading to and from the City of London and one that has been inhabited since the medieval period. The buildings now located on its sides date from the early 18th century and represent the phased development of the area's historic environment:</p>	
<p>No. 191 Shoreditch High Street, E1 (GII, NHLE 1265136) (111 on Fig 1)</p>	<p>from Georgian suburb to Victorian commercial quarter. The street leads to the city and the city forms a clear part of the street's setting.</p> <p>Significance: Architectural: quality; Historical & Setting: part of the early 18th century development of this area of Shoreditch High Street, sets amongst buildings of a similar massing and function.</p>	
<p>No. 196 Shoreditch High Street, E1 (GII, NHLE 1235410) (94 on Fig 1)</p>	<p>Contribution that setting makes to their significance</p> <p>These buildings lie on the west side of Shoreditch High Street and are best appreciated from the east side of the street looking west towards their façades (away from the Site). View 35 in the TVIA shows these buildings on the far right of the photograph. The buildings make a positive contribution to the significance of each other as a group.</p> <p>Nos 186-189, 190 and 191 Shoreditch High Street sit opposite the TEA building (nos 54-56 Shoreditch High Street), a Building of Townscape Merit/Positive Contributor to the South Shoreditch Conservation Area. The TEA building was built in 1931-2 at the junction with Bethnal Green Road and Shoreditch High Street for Lipton, who</p>	

	<p>owned the adjoining warehouse (1879-81) to the east. The TEA building, while of architectural interest, makes a neutral contribution to the setting of the 18th century buildings opposite.</p> <p>No. 196 Shoreditch High Street is in a prominent position on the busy Shoreditch High Street, terminating the view along Bethnal Green Road. Its setting has been transformed since built, most recently by the concrete viaduct of the Overground railway, which curves around it to the northwest and southeast with its large arched railway bridge crossing Shoreditch High Street, which adjoins the concrete box of the Overground Railway Station to the south-east (on the Site). Its immediate context and setting are fragmented today, making a negative contribution to its significance.</p> <p>The busy and noisy Shoreditch High Street makes a negative contribution to the setting and significance of these buildings.</p>	
Shoreditch High Street - 18th and 19th century shops with residential accommodation above (group)		
<p>Nos 192 and 193 Shoreditch High Street, E1 (LBH Locally Listed) (215 on Fig 1)</p>	<p>Nos 192 and 193 Shoreditch High Street is an impressive corner building, built as showrooms, storerooms and workshops for Abraham Lazarus, tailor and gentlemen's outfitter, in 1889. It is built in red brick with buff terracotta detailed in a Flemish Renaissance style. Rising for four and a half storeys over a basement, the building has façades on Shoreditch High Street and Holywell Lane with a splayed corner. It was designed by architect Drury and Lovejoy and constructed by Patman & Fotheringham.</p>	<p>These Locally Listed Buildings are of low setting sensitivity because they are of low importance and the assessment of their settings and significance does not change this.</p>
<p>No. 223 Shoreditch High Street, E1 (LBH Locally Listed) (209 on Fig 1)</p>	<p>No. 223 Shoreditch High Street is an altered and possibly extended house with commercial premises (a barbers) on the ground floor. Built in stock brick with a white painted plaster façade. Today the property comprises four-storeys plus a mansard storey in the roof (of later date) but probably started off as a small two- storey premises in the early 19th century.</p>	
<p>No. 225 Shoreditch High Street (Wendt House), E1 (LBH Locally Listed) (210 on Fig 1)</p>	<p>No. 225 Shoreditch High Street (Wendt House) is an attractive 2-bay, 4-storey high building in stock brick. It has a ground floor shop front which is in part 19th century. On the 1st, 2nd and 3rd floors are pairs of 12 light wood-framed windows.</p>	
<p>Nos. 227-230 (consec.) Shoreditch High Street, E1 (LBH Locally Listed) (211 on Fig 1)</p>	<p>Nos 227-230 (consec.) Shoreditch High Street are a typical group of four-storey brick-built early 18th century houses with shops to the ground floors. They are tall, flat-fronted buildings, typical of this section of the street. Some good timber shop fronts.</p> <p>These Locally Listed buildings of 18th and 19th century date generally with shops to the ground floor and residential</p>	

	<p>accommodation above underline the historic character and appearance of Shoreditch High Street, adding weight to the special interest and significance of the South Shoreditch Conservation Area.</p> <p>These locally listed buildings are relevant in terms of their relationship and proximity to the Site. They are located between individual and groups of listed buildings along Shoreditch High Street. All form part of the South Shoreditch Conservation Area. They highlight the historic character, appearance and significance of Shoreditch High Street, which has been a main route from the City of London since at least the 16th century. It was once the principal shopping street of the area, with a daily street market but it became increasingly dominated by wholesale suppliers in the late 19th century.</p> <p>Significance: Architectural: quality; Historical & Setting: part of the 18th and 19th century development of this part of Shoreditch High Street. They are set amongst buildings of a similar massing and function.</p> <p>Contribution that setting makes to their significance</p> <p>Nos 223, 225 and 227-230 (consec.) Shoreditch High Street are 4 storeys high stock brick early 19th century former terraced houses. They are survivors of type of development that was once common along this main route. All have undergone changes including replacement modern shopfronts and roof level alterations. No. 223 has been painted. They form a relatively uniform group and therefore make a positive contribution to the significance of each other.</p> <p>Nos 192-193, 223, 225 and 227-230 (consec.) Shoreditch High Street lie on the west side of the street and are generally best appreciated from the east side looking west towards their façades (away from the Site). The corner building at nos 192 and 193 Shoreditch High Street is best appreciated by looking northwest at its facades along Holywell Lane and Shoreditch High Street again in a direction away from the Site.</p> <p>Nos 223, 225 and 227-230 (consec.) Shoreditch High Street sit opposite a 19th century terrace of two storey shops with accommodation above (nos 21-26 Shoreditch High Street). These buildings are Buildings of Townscape Merit/Positive Contributors in the South Shoreditch Conservation Area and make a positive contribution to the setting of the Locally Listed 18th and 19th century buildings on the other side of the road.</p>	
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	The busy and noisy Shoreditch High Street makes a negative contribution to the setting and significance of these buildings.	
Shoreditch High Street – No. 125-130		
125-130, Shoreditch High Street, E1 (GII, NHLE 1235402) (90 on Fig 1)	<p>The building dates to the late 19th century and was built for Wells & Company as a commercial iron works. It is built in brick with stone dressings. The most noticeable aspects of the building's elevational composition are the substantial arched openings at first floor level. The building is very characterful and relates well to its Victorian neighbours, contributing significantly to a strong building line on the western side of Shoreditch High Street.</p> <p>Significance: Architectural: quality; Historical & Setting: part of the late 19th century redevelopment of this area of the High Street, sets amongst buildings of a similar period and massing.</p> <p>Contribution that setting makes to its significance</p> <p>This building lies on the west side of Shoreditch High Street and is best appreciated from the east side of the street looking west towards its façade (away from the Site).</p> <p>Nos 125-130, Shoreditch High Street sits opposite the 18th century Grade I Listed Church of St Leonard and Grade II Listed 18th the century Clerk's House at no. 118½ Shoreditch High Street. The Church and Clerks House and churchyard make a positive contribution to the setting of the late 19th century iron works building opposite.</p> <p>The busy and noisy Shoreditch High Street makes a negative contribution to the setting and significance of this building.</p>	Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its depleted setting today.
Wheler Street - Bedford House		
Bedford House, formerly the Bedford Institute Association, Wheler Street E1 (GII, NHLE 1357579)	<p>Bedford House (1894) located at the corner of Wheler Street and Quaker Street. A mission building run by the Quaker Bedford Institute Association. Built to designs by Rutland Saunders. Highly decorative and attractive building in red brick (from Rowlands Castle Brick Fields) in English bond and glazed brick, with brick, Monks Park stone and terracotta dressings.</p> <p>Significance: Architectural: quality; Historical & Setting: association with Quaker movement and social issues of the area at the time.</p>	Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual and experiential effects due to its depleted setting today.

	<p>Contribution that setting makes to its significance</p> <p>Bedford House lies on the corner of Wheler Street and Quaker Street and is best appreciated from the east side of Wheler Street looking southwest at its front (north/Quaker Street) gabled façade with main entrance and side (east/Wheler Street) elevation. This direction is away from the Site. The southern Site boundary runs along the north side of Quaker Street opposite Bedford House, which makes it the closest Listed Building to the Site (excluding those within the Site).</p> <p>Bedford House sits on a triangular plot bounded by Wheler Street, Quaker Street and Commercial Street. This plot includes the Grade II Listed Commercial Public House of c.1865 at the corner of Wheler Street and Commercial Street and Locally Listed shops with residentially accommodation above at nos 144-146 Commercial Street. The rest of the plot includes unlisted mainly 20th century buildings of a similar height and massing. The Listed and Locally Listed Buildings on the plot make a positive contribution to the setting and therefore significance of Bedford House. The other buildings on the plot are part of the urban setting of Bedford House and are neutral to its significance.</p> <p>To the north of Bedford House lies the active railway line (in a cutting) and the Goods Yard beyond. A thin strip of land with sheds (car wash) occupies the space between Quaker Street and the railway line. These three components all lie within the Site. The Goods Yard is barely visible from street level over the sheds in front of Bedford House apart from the bridge over Wheler Street. The Goods Yard makes a positive contribution to the setting and significance of Bedford House as part of the 19th century development of the area. The active railway line and the sheds make a negative contribution to the setting of Bedford House.</p> <p>Two 20th century apartment blocks (5 storeys high) have been built to the east and northeast of Bedford House and are neutral to its setting. To the southeast further up Wheler Street, two 19th century (much altered) shops with tenements above make a positive contribution to the setting of Bedford House.</p> <p>Bedford House lies in the western part of the Brick Lane and Fournier Street Conservation Area.</p>	
<p>Wilkes Street - Early 18th century terraced houses (incl. Princelet Street and Fournier Street) (group)</p>		
<p>13 Fournier Street/1 Wilkes</p>	<p>The Brick Lane and Fournier Street Conservation Area appraisal states that Fournier Street, Wilkes Street,</p>	<p>These designated heritage assets are of high</p>

Street, E1 (GII, NHLE 1357849)	<p>Princelet Street and Hanbury Street 'are characterised by the exceptionally consistent quality of 18th century houses. Individually, the houses contain features of high quality and historic interest and as a group they form a valuable 18th century domestic townscape remarkably unchanged by modernisation or conversion.'</p> <p>Significance: Architectural: quality; Historical: place in the early development of the area and association with silk weaving industry; Setting: relatively intact period streetscape.</p> <p>Contribution that setting makes to their significance</p> <p>The remarkable 18th century houses in Wilkes Street can best be appreciated looking south up the street towards the north side elevation of Christ Church with its landmark white ashlar tower visible in some views above the 18th century houses to the southwest. Views north towards the Site include 20th century brewery buildings to the north of Hanbury Street. The Site is not visible from the north end of Wilkes Street although the tall modern tower of Principal Place on Norton Folgate (Broadgate Tower) is visible on the skyline above the brewery buildings.</p> <p>It is clear that the immediate setting of the 18th century houses that line Fournier Street, Wilkes Street, Princelet Street and Hanbury Street make an extremely positive contribution to their setting and significance. As does the Grade I Listed early 18th century Christ Church by Nicholas Hawksmoor in the southwest corner of the area.</p> <p>The north of this area is bounded mainly by 20th century factory buildings of Trumans Brewery. While this large brewery site does include the Grade II* 18th century Directors House and Grade II Listed 18th and early 19th century Brewery Buildings, these historic buildings are smaller and lie on Brick Lane further to the north (see Fig 1). It is therefore considered that the 20th century of the expansion of the Brewery makes a negative contribution to the setting of the 18th century houses that line Fournier Street, Wilkes Street, Princelet Street and Hanbury Street</p> <p>To the west of this area, Spitalfields Market makes a positive contribution to the setting of the Fournier Street area due to the historic use of this site as a wholesale market since 1638.</p>	<p>importance and when considered alongside their significance (exceptionally consistent quality of 18th century houses in a relatively intact setting) of high setting sensitivity.</p>
15 Fournier Street, E1 (GII, NHLE 1065158)		
2 and 4, Princelet Street, E1 (GII, NHLE 1357887)		
2, Wilkes Street E1 (GII, NHLE 1242278)		
6, Wilkes Street, E1 (GII, NHLE 1065790)		
10, Wilkes Street, E1 (GII, NHLE 1065791)		
13 and 15, Wilkes Street, E1 (GII, NHLE 1065792)		
14, Wilkes Street, E1 (GII, NHLE 1393808)		
16, Wilkes Street, E1 (GII, NHLE 1242284)		
17-25, Wilkes Street, E1 (GII, NHLE 1357532)		
18, Wilkes Street/ 18 Hanbury Street, E1 (GII, NHLE 1357531)		

Assessment of Construction Effects

- 36 Heritage Assets on the site will incur long term direct impact during construction. These will include repair, restoration, alteration (including the covering up of exposed historic fabric), removal of adjoining structures, partial demolition, and demolition.
- 37 Heritage Assets on the Site and in its vicinity will also incur short term impacts to their significance due to changes in their setting. These will include visual and experiential impacts such as the presence of tower cranes in views from the surrounding areas and the hoarding of the perimeter of the site in the conventional manner for construction sites and the movement of vehicles and machinery in and around the Site. Other constructional short-term effects to their significance include noise, dust and vibration.
- 38 The setting of listed and locally listed buildings, the character and appearance of the adjacent conservation areas and townscape quality generally would be affected by demolition and construction works. The works would disrupt the appreciation of heritage and townscape character as a result of construction activity, movement of heavy plant and material to and from the site; erection of construction infrastructure e.g. scaffolding, fixed tower cranes, mobile cranes, hoarding, site lighting; and the construction of new buildings. This would have the potential impact of reducing temporarily the degree to which heritage and townscape character in the vicinity of the site will be appreciated, but that character will not be permanently harmed. A Construction Environmental Management Plan (CEMP) will be prepared, and it will provide for mitigation measures including hoarding, control of noise and dust, etc. It should be noted that mitigation such as hoarding can be as problematic as the effects it seeks to hide.
- 39 The impacts of construction vibration upon the viaduct and the forecourt wall and gates is currently unknown. Initial surveys indicate that the viaduct and forecourt walls are in relatively good structural condition, though this is subject to full investigative structural survey which will be undertaken subject to approval and prior to any construction works commencing. The Oriel window is in a poor condition. Therefore, a precautionary approach has been taken in the assessment below and the effects upon the assets of construction vibration are considered. However, conservation of the Heritage Assets' condition will be a priority of the construction works and fully integrated into the CEMP with appropriate implementation and full understanding on the condition of the asset the effect would likely be reduced to not significant.
- 40 The impacts of the construction of the Revised Scheme on the significance of built heritage assets in the vicinity of the Site will be of a comparable nature to those occurring at the operational stage, albeit of a shorter duration. That is, there will be the temporary presence of tall structures such as cranes both during construction (tower cranes) and during operation (tower blocks). Therefore, the predicted effects of construction activities on the significance of Heritage Assets in the vicinity of the Site are broadly similar to those assessed in operational impacts (see below) and have not been repeated here.

Table 6: Assessment of Impact during Construction

Heritage Asset	Effect of Revised Scheme on the significance of heritage asset during CONSTRUCTION	Magnitude of Impact on Significance (Table 2)	Significance of Effect (Table 3)	Mitigation	Residual effect
GOODSYARD SITE					
<p>Braithwaite Viaduct</p> <p>This Heritage Asset is of high heritage importance and is of high physical sensitivity and medium setting sensitivity.</p> <p>The Braithwaite Viaduct, a building at risk, forms a key element of the Revised Scheme. It will be repaired and restored along its full length. Much of the Viaduct’s immediate historic setting to the south (a series of unlisted vaults and structures) would also be retained and repaired. Goods Yard structures attached on its north and west side would be removed.</p> <p>The significance of the Braithwaite Viaduct as a very early and rare example of a railway viaduct associated with a first-generation London Terminus would be affected by the construction of the Revised Scheme as a result of:</p>	<p>Long term effects of repair and restoration</p>	<p>Low Beneficial (physical)</p>	<p>Moderate Beneficial</p>	<p>None required</p>	<p>Moderate Beneficial</p>
	<p>Long term physical effects of removal of some adjoining and other Goods Yard (later) structures (both above and below ground). Demolition of unlisted Heritage Assets within the setting of the Braithwaite Viaduct to the north and west (vaults to the west of the Braithwaite Viaduct), ramp and vaults below between Commercial Road and Wheler Street) that contribute to the historical significance of the Viaduct as evidence of the viaduct’s incorporation into the Goods Yard. The potential loss of above and below ground remains of the earlier station building to which the Braithwaite Viaduct was originally connected. Loss of potential Shoreditch Station (i.e. original to the viaduct) as well as</p>	<p>Medium Adverse (setting)</p>	<p>Moderate Adverse</p>		<p>Moderate Adverse</p>

	<p>Bishopsgate Goods yard structures.</p> <p>The further depletion of the historic railway structures on the Site will make a negative contribution to its setting</p>				
	<p>The effect of construction vibration upon the viaduct is not expected to be significant. Initial surveys indicate that the viaduct is in relatively good structural condition, though this is subject to full investigative structural survey which will be undertaken subject to approval and prior to any construction works commencing. Conservation of the Heritage Asset’s condition will be a priority of the construction works and fully integrated into the CEMP.</p>	<p>Low Adverse (physical)</p>	<p>Moderate Adverse</p>	<p>CEMP</p>	<p>Minor Adverse</p>
	<p>The proposals include building within and upon the listed viaduct. At ground floor level retail units will be created within the arches. This will involve mainly infilling the front (north) elevation of arches with a large glass screen and doorway. Walls will be built across the rear (south) and sides (east and west)</p>	<p>Low Adverse (physical)</p>	<p>Moderate Adverse</p>	<p>CEMP</p>	<p>Moderate Adverse</p>

	<p>of the arches to create small retail units. These alterations may involve some loss of, or covering up of, historic fabric.</p> <p>Conservation of the Heritage Asset's fabric will be a priority of the construction works and fully integrated into the CEMP.</p>				
	<p>Short term impacts to its significance of noise, dust and other construction effects.</p>	<p>Low Adverse (setting) (temporary)</p>	<p>Minor to Moderate Adverse (temporary)</p>	<p>CEMP</p>	<p>Minor to Moderate Adverse (temporary)</p>
<p>Forecourt wall and gates to old Bishopsgate Goods Station</p> <p>This Heritage Asset is of high heritage importance and is of high physical sensitivity and medium setting sensitivity.</p> <p>This structure, a building at risk, will be fully repaired and integrated into the wider scheme as part of the Revised Scheme. It will form one of the key access points into the Site.</p> <p>Demolition of unlisted Heritage Assets within the setting of the Oriol Gateway that contribute to the latter's significance. These include to the east (vaults to the west of Wheler Street), ramp (and vaults below) lying between Commercial Road and Wheler Street that form part the Goods Yard structures as well as</p>	<p>Long term effects of repair and restoration</p>	<p>Low Beneficial (physical)</p>	<p>Moderate Beneficial</p>	<p>None required</p>	<p>Moderate Beneficial</p>
	<p>Long term effects of removal of adjoining and other Goods Yard structures</p>	<p>Medium Adverse (setting)</p>	<p>Moderate Adverse</p>	<p>None</p>	<p>Moderate Adverse</p>
	<p>As part of the Revised Scheme, a new staircase is proposed from Commercial Street up onto the Platform Park. The staircase is located on the rear (east) elevation of the listed masonry arches. To accommodate the new staircase, it is proposed that a small portion of listed wall is removed.</p>	<p>Medium Adverse (physical)</p>	<p>Moderate to Major Adverse</p>	<p>Historic Building Recording</p>	<p>Moderate to Major Adverse (Historic Building Recording will help to partially offset the loss of significance of the part of the heritage asset to be demolished)</p>

<p>potentially earlier Shoreditch Station structures. The Proposals also include the demolition of a section of attached boundary wall to provide steps.</p> <p>The significance of the Forecourt wall and gates to old Bishopsgate Goods Station as the former entrance to the goods yard with its highly decorative architectural treatment to the Oriel Window would be affected by the construction of the Revised Scheme as a result of:</p>	<p>Context:</p> <p>The Commercial Street staircase (Plot 7A) provides a direct route for visitors walking from Spitalfields, Brick Lane and Commercial Street up onto the elevated park and a direct route up to the office reception area of Plot 2. The staircase is located on the rear elevation of the listed masonry arches. To accommodate the new staircase, it is proposed that a small portion of listed wall is removed to create a more generous entrance space at ground level, widening the narrow pavement at this busy junction. Further information on this intervention can be found in Section 4 of the Heritage Statement (2019).</p> <p>This proposal was presented and consulted on with the GLA, Historic England, and the Boroughs' Conservation Officers at multiple meetings in 2018 (20th June, 5th November and 11th December).</p>				
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	<p>The effect of construction vibration upon the Forecourt Walls and Gateway to the Goods Yard is not expected to be significant. Initial surveys indicate that the walls are in relatively good structural condition, though this is subject to full investigative structural survey which will be undertaken subject to approval and prior to any construction works commencing. Conservation of the Heritage Asset's condition will be a priority of the construction works and fully integrated into the CEMP.</p>	<p>Low Adverse (physical)</p>	<p>Moderate Adverse</p>	<p>CEMP</p>	<p>Minor Adverse</p>
	<p>The effect of construction vibration upon the Oriel Window is not expected to be significant. Initial surveys indicate that it is in a poor condition, though this is subject to full investigative structural survey which will be undertaken subject to approval and prior to any construction works commencing. Conservation of the Heritage Asset's condition will be a priority of the construction works and fully integrated into the CEMP.</p>	<p>Medium Adverse (physical)</p>	<p>Moderate to Major Adverse</p>	<p>CEMP</p>	<p>Minor to Moderate Adverse</p>

	Short term impacts to its significance of noise, dust, vibration and other construction effects such as hoarding.	Low Adverse (setting) (temporary)	Minor to Moderate Adverse (temporary)	CEMP	Minor to Moderate Adverse (temporary)
<p>Goods Yard structures that are to be retained</p> <p>These Goods Yard structures are Heritage Assets of medium heritage importance and are of medium physical sensitivity and medium setting sensitivity.</p> <p>The considerable interest that these structures provide as physical evidence of the sequential growth of the site would be affected by the construction of the Revised Scheme as a result of:</p>	Long term effects of repair and restoration	Low Beneficial (physical)	Minor to Moderate Beneficial	None required	Minor to Moderate Beneficial
	Long term physical effects of removal of adjoining and other Goods Yard structures	Medium Adverse (setting)	Moderate Adverse	None required	Moderate Adverse
	The effect of construction vibration upon the Goods Yard structures to be retained is not expected to be significant. Initial surveys indicate that they are in a relatively good structural condition, though this is subject to full investigative structural survey which will be undertaken subject to approval and prior to any construction works commencing. Conservation of the condition of these Heritage Assets will be a priority of the construction works and fully integrated into the CEMP.	Low Adverse (physical)	Minor to Moderate Adverse	CEMP	Minor Adverse
	Short term impacts to its significance of noise, dust and other construction effects.	Low Adverse (setting) (temporary)	Minor to Moderate Adverse (temporary)	CEMP	Minor to Moderate Adverse (temporary)

<p>Goods Yard structures that are to be demolished</p> <p>These Goods Yard structures are Heritage Assets of medium heritage importance and are of medium physical sensitivity.</p> <p>The considerable interest that these structures provide as physical evidence of the sequential growth of the site would be affected by the construction of the Revised Scheme as a result of the long-term direct impacts of demolition.</p>	<p>Demolition</p>	<p>High Adverse (physical)</p>	<p>Moderate to Major Adverse</p>	<p>Historic Building Recording</p>	<p>Moderate to Major Adverse (Historic Building Recording will help to partially offset the loss of significance of the heritage assets to be demolished)</p>
<p>Sclater Street - Unlisted buildings in Fournier Street and Brick Lane Conservation Area</p>					
<p>'The Weavers Cottages', 70-74 Sclater Street, E1</p> <p>These early 18th century cottages are Heritage Assets of medium heritage importance and are of medium physical sensitivity and medium setting sensitivity.</p> <p>Weavers Cottages will be extended to the rear and east side. The rear extensions will be taken down and replaced with a modern, three storey, glazed extension. The glazing will be small pane, Crittall type glazing, to reflect the scale of the building. This extension will contain the services for the offices, a lift, WCs, allowing the rooms</p>	<p>Long term effects of repair and restoration</p>	<p>Low Beneficial (physical)</p>	<p>Minor to Moderate Beneficial</p>	<p>None required</p>	<p>Minor to Moderate Beneficial</p>
<p>Weavers Cottages will be extended to the rear and east side. The rear extensions will be taken down and replaced with a modern, three storey, glazed extension. The glazing will be small pane, Crittall type glazing, to reflect the scale of the building. This extension will contain the services for the offices, a lift, WCs, allowing the rooms</p>	<p>Long term physical effects of alteration (removal of historic fabric)</p> <p>Loss of rear extensions to 70-74 Sclater Street (three Weaver Cottages). A structural condition survey of the buildings indicates that main body of the houses can be restored but that the rear extensions may be beyond repair due to structural issues.</p>	<p>Low Adverse (physical)</p>	<p>Minor to Moderate Adverse</p>	<p>Historic Building Recording</p>	<p>Minor to Moderate Adverse (Historic Building Recording will help to partially offset the loss of significance of the assets to be demolished)</p>

<p>in the main house to retain their original proportions and character.</p> <p>76 Sclater Street, a vacant terraced house site directly to the east of the cottages, will become a gateway building, giving access to The Goodsyrd development behind. The gateway building will be clad in corten steel to compliment and contrast with the brickwork of the cottages. It will provide meeting spaces for the offices. This represents a change to the setting of the Weavers Cottages with the visually prominent extension to the east.</p> <p>The significance of these early 18th century terraced houses as expressed through their character and appearance would be affected as a result of:</p>	<p>Short term impacts to its significance of noise, dust, vibration and other construction effects such as hoarding.</p>	<p>Low Adverse (setting) (temporary)</p>	<p>Minor Adverse (temporary)</p>	<p>CEMP</p>	<p>Minor Adverse (temporary)</p>
<p>'Victorian Building', 66-68 Sclater Street, E1</p> <p>This building is a Heritage Asset of low importance and are of low physical sensitivity and low setting sensitivity.</p> <p>Existing modern extensions to the rear and west side of the building will be removed. The historic fabric of the building will be repaired and the gable (west) wall of the building will be repaired and rebuilt, with some new window</p>	<p>Long term effects of repair and restoration</p>	<p>Low Beneficial (physical)</p>	<p>Minor Beneficial</p>	<p>None required</p>	<p>Minor Beneficial</p>
	<p>Removal of existing modern extensions to the rear and west side of the building.</p>	<p>Low Beneficial (setting)</p>	<p>Minor Beneficial</p>	<p>None required</p>	<p>Minor Beneficial</p>
	<p>Long term physical effects of alteration (removal of historic fabric)</p>	<p>Low Adverse (physical)</p>	<p>Minor Adverse</p>	<p>None required</p>	<p>Minor Adverse</p>

<p>openings will be inserted as needed. The Victorian shop fronts will be restored.</p> <p>The building will be reconfigured internally so that the proposed two residential units are each over three floors, rather than lateral apartments.</p> <p>The significance of this building as expressed through its character and appearance would be affected as a result of:</p>	<p>Short term impacts to its significance of noise, dust, vibration and other construction effects such as hoarding.</p>	<p>Low Adverse (setting) (temporary)</p>	<p>Minor Adverse (temporary)</p>	<p>CEMP</p>	<p>Minor Adverse (temporary)</p>
<p>Mission Hall, 64 Sclater Street, E1</p> <p>This building is a Heritage Asset of low importance and of low physical sensitivity and low setting sensitivity.</p> <p>The Mission Hall will be repaired, and the slate roof coverings and historic window openings will be reinstated. A twentieth century brick wall that screens the Mission Hall off from Sclater Street will be removed.</p> <p>New, large entrances at the east and west of the hall will be created to improve the building’s connectivity to the street.</p> <p>The significance of this building as expressed through its rarity as a once common type of building would be affected as a result of:</p>	<p>Long term effects of repair and restoration</p>	<p>Low Beneficial (physical)</p>	<p>Minor Beneficial</p>	<p>None required</p>	<p>Minor Beneficial</p>
	<p>Removal of the 20th century brick wall along Sclater Street that currently screens the building</p>	<p>Low Beneficial (setting)</p>	<p>Minor Beneficial</p>	<p>None required</p>	<p>Minor Beneficial</p>
	<p>Long term physical effects of alteration (removal of fabric)</p>	<p>Low Adverse (physical)</p>	<p>Minor Adverse</p>	<p>None required</p>	<p>Minor Adverse</p>
	<p>Short term impacts to its significance of noise, dust, vibration and other construction effects such as hoarding.</p>	<p>Low Adverse (setting) (temporary)</p>	<p>Minor Adverse (temporary)</p>	<p>CEMP</p>	<p>Minor Adverse (temporary)</p>
<p>The Part of the Brick Street and Fournier Street Conservation Area within the Site</p>	<p>Long term effects of repair and restoration of the three heritage</p>	<p>Low Beneficial (physical)</p>	<p>Moderate Beneficial</p>	<p>None required</p>	<p>Moderate Beneficial</p>

<p>The north-east corner of the Site lies within the Brick Street and Fournier Street Conservation Area.</p>	<p>assets (unlisted buildings) in Sclater Street</p>				
<p>The Brick Lane and Fournier Street Conservation Area is of high importance and medium setting sensitivity.</p> <p>Three unlisted buildings in Sclater Street will be repaired and restored as described above. A new gateway building will be constructed at 76 Sclater Street next to (east of) the Weavers Cottages.</p> <p>A modern block will be built on Plot 6 partially within the Conservation Area at the very east end of the Site to the east of the unlisted buildings in Sclater Street and the new gateway building at 76 Sclater Street.</p> <p>The significance of the Conservation Area as expressed through its distinctive character and appearance with large areas of Georgian housing will be affected by the construction of the Revised Scheme as a result of:</p>	<p>Removal of later fabric (20th century brick wall along Sclater Street that currently screens the Mission Hall and 20th century extensions to the Victorian Building)</p>	<p>Low Beneficial (physical)</p>	<p>Moderate Beneficial</p>	<p>None required</p>	<p>Moderate Beneficial</p>
	<p>Long term physical effects of alteration (removal of historic fabric)</p>	<p>Low Adverse (physical)</p>	<p>Moderate Adverse</p>	<p>None required</p>	<p>Moderate Adverse</p>
	<p>Short term impacts to its significance of noise, dust, vibration and other construction effects such as hoarding.</p>	<p>Low Adverse (setting) (temporary)</p>	<p>Moderate Adverse (temporary)</p>	<p>None required</p>	<p>Moderate Adverse (temporary)</p>

Assessment of Impact during Operation

- 41 The following section assesses the operational effects of the Revised Scheme, including effects on Heritage Assets on the Site including that part of the Brick Lane and Fournier Street Conservation Area that lies within the Site and visual and experiential effects on the setting of the Heritage Assets identified above, having had special regard to the architectural and historic interest of the Listed Buildings and character and appearance of the identified Conservation Areas, as assessed in the statements of heritage significance set out above.
- 42 The Revised Scheme is of considerable scale and density and would change the setting of heritage assets and the townscape character of the surroundings of the Site by virtue of its visibility and presence. The setting of Heritage Assets is sensitive to other stimuli such as changes including levels of activity, artificial light during the hours of darkness, noise and smells. All of the Heritage Assets considered as part of this assessment are located in the centre of London and the level of additional light, noise or activity generated by the Revised Scheme will not further affect the heritage significance of any heritage asset.
- 43 All operational effects are long term.

Table 7 Assessment of Impact during Operation

Heritage Asset/Receptor	Effect of Revised Scheme on the significance of heritage asset during OPERATION	Magnitude of Impact (Table 2)	Significance of Effect (Table 3)	Mitigation	Residual Effect
GOODSYARD SITE					
Braithwaite Viaduct (GII, NHLE 063895)	The significance of the Braithwaite Viaduct as a very early and rare example of a railway viaduct associated with a first-generation London Terminus would be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in close proximity and modern hard landscaping. The Revised Scheme will change the setting of the Braithwaite Viaduct by:	Low Adverse (setting)	Minor to Moderate Adverse	None	Minor to Moderate Adverse

	<ul style="list-style-type: none"> • The construction of modern tower blocks partially on top of the viaduct (Plots 8B and 8C). • The construction of modern tower blocks to the west (Plot 8A) and north of the viaduct (Plots 10A to 10C). • The hard and soft landscaping to the top of the viaduct (Platform Level) and hard landscaping to Middle Road between the Viaduct and Plots 10A to 10C (Ground Level) <p>This will change the setting of the Braithwaite Viaduct from a derelict railway site to a modern urban centre. The proximity and visual distraction of the tower blocks both to the side and on top will affect the appreciation of the Braithwaite Viaduct with its unusual attractive elliptical arches (although this feature will remain visible). This new urban setting will not contribute to the historical and archaeological significance of the Viaduct.</p> <p>This designated heritage asset comprises the entire length of the extant viaduct which is of high importance and when considered alongside the contribution that setting makes to its significance (much changed and depleted original and Goods Yard setting) of medium sensitivity to setting change.</p>				
<p>Forecourt wall and gates to old Bishopsgate Goods Station (GII, NHLE 1235316)</p>	<p>The significance of the Forecourt wall and gates to old Bishopsgate Goods Station as the former entrance to the Goods Yard with its highly decorative Oriel Window would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and modern hard landscaping (TVIA Views 63 and 65).</p>	<p>Low Adverse (setting)</p>	<p>Minor to Moderate Adverse</p>	<p>None</p>	<p>Minor to Moderate Adverse</p>

	<p>The Revised Scheme will change the setting of the Forecourt wall and gates to old Bishopsgate Goods Station by:</p> <ul style="list-style-type: none"> • The hard and soft landscaping and creation of an open space over the Forecourt Wall and Oriel Gateway with the construction of a modern tower block (Plot 2) oversailing this open space (View 65 in the TVIA). • The construction of modern tower blocks to the northeast of the Forecourt Wall (Plot 1). • The construction of modern tower blocks on the rest of the Goods Yard site. <p>This will change the setting of the Forecourt wall and gates to old Bishopsgate Goods Station from a derelict railway site to a modern urban centre. The proximity and visual distraction of the tower blocks both on top and to the side will affect the appreciation of the Forecourt wall and gates to old Bishopsgate Goods Station. This new urban setting will not contribute to the historical and archaeological significance of this heritage asset.</p> <p>This designated heritage asset comprises the Forecourt Wall and Oriel Gateway which are of high importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted Goods Yard setting) of medium sensitivity to setting change.</p>				
<p>Goods Yard structures that are to be retained</p>	<p>The significance of the Goods Yard Structures to be retained as expressed through the physical evidence that they provide of the nature, form and character of the Goods Yard would be affected by the construction of</p>	<p>Low Adverse (setting)</p>	<p>Minor to Moderate Adverse</p>	<p>None</p>	<p>Minor to Moderate Adverse</p>

	<p>the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and modern hard landscaping.</p> <p>The Revised Scheme will change the setting of the Goods Yard structures that are to be retained by:</p> <ul style="list-style-type: none"> • Hard and soft landscaping for example over the vaults to the south of the Braithwaite Viaduct. • The construction of modern tower blocks partially over the vaults to the south of the Braithwaite Viaduct (part of Plot 8B and 8C). • The construction of modern tower blocks on the rest of the Goods Yard site, including behind (south) of the north boundary wall (Plots 4, 5 and 6) and in front (north) of the wall (Plot 6). <p>This will change the setting of the Goods Yard structures that are to be retained from a derelict railway site to a modern urban centre. The proximity and visual distraction of the tower blocks both on top of vaults as well as in front (Plot 6) and behind the boundary wall (Plots 4, 5 and 6) will affect the appreciation of the Goods Yard Structures to be retained. This new urban setting will detract from their historical and archaeological significance.</p> <p>These non-designated heritage assets comprise the vaults to the south of the Braithwaite Viaduct, remains of the boundary wall and other structures to be retained which are of medium importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted Goods Yard setting) of medium sensitivity to setting change.</p>				
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Sclater Street - Unlisted buildings in Fournier Street and Brick Lane Conservation Area					
<p>'The Weavers Cottages', 70-74 Sclater Street, E1</p>	<p>The significance of these early 18th century terraced houses as expressed through their character and appearance would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and other visual changes.</p> <p>The Revised Scheme will change the setting of 'The Weavers Cottages', 70-74 Sclater Street by:</p> <ul style="list-style-type: none"> • The construction of a with a modern, three storey, glazed extension. • The construction of a modern gateway building clad in corten steel at 76 Sclater Street, a vacant terraced house plot directly to the east of the cottages. • The construction of the proposed much taller modern tower blocks 'Blyth' (5 storeys), 'Stour' (6 and 9 storeys) and 'Waveney' buildings (9 and 12 storeys) on Plot 5 to the rear (south). <p>Although this will change the setting of the Weavers Cottages', 70-74 Sclater Street, their setting has already been compromised by the concrete box of the Overground Railway (not as visible and tall as the Revised Scheme) and the construction of the Avant Garde Tower to the west (only visible by looking away from the building to the northwest). The proximity and visual distraction of the tower blocks behind the cottages and the new modern gateway building clad in corten steel next door will affect the appreciation and</p>	<p>Low Adverse</p>	<p>Minor Adverse</p>	<p>None</p>	<p>Minor Adverse</p>

	<p>understanding of the Weavers Cottages and hence their significance.</p> <p>These non-designated heritage assets comprise three 18th century weavers' cottages in Sclater Street which are of medium importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted) of low sensitivity to setting change.</p>				
<p>'Victorian Building', 66-68 Sclater Street, E1 (Local List equivalent)</p>	<p>The significance of this building as expressed through its 19th century character and appearance would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity.</p> <p>The Revised Scheme will change the setting of 'The Victorian Building', 66-68 Sclater Street by the construction of the proposed much taller modern tower blocks 'Blyth' (5 storeys), 'Stour' (6 and 9 storeys) and 'Waveney' buildings (9 and 12 storeys) on Plot 5 to the rear (south). The proximity and visual distraction of the tower blocks behind the Victorian Building will affect its appreciation and therefore significance.</p> <p>Although this will change the setting of the 'The Victorian Building', its setting has already been compromised by the concrete box of the Overground Railway (not as visible and tall as the Revised Scheme) and the construction of the Avant Garde Tower to the west (only visible by looking away from the building to the northwest).</p> <p>This building is a Heritage Asset of low heritage importance and low setting sensitivity.</p>	<p>Low Adverse</p>	<p>Minor Adverse</p>	<p>None</p>	<p>Minor Adverse</p>

<p>Mission Hall, 64 Sclater Street, E1 (Local List equivalent)</p>	<p>The significance of the 19th century Mission Hall as expressed through its rarity as a once common type of building would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity.</p> <p>The Revised Scheme will change the setting of the Mission Hall , 64 Sclater Street by the construction of the proposed much taller modern tower blocks 'Blyth' (5 storeys), 'Stour' (6 and 9 storeys) and 'Waveney' buildings (9 and 12 storeys) on Plot 5 to the rear (south). This will change the understanding and appreciation of the building by drawing attention away from its single storey small scale.</p> <p>Although the Revised Scheme will change the setting of the Mission Hall, its setting has already been compromised by the concrete box of the Overground Railway (not as visible and tall as the Revised Scheme) and the construction of the Avant Garde Tower to the west (only visible by looking away from the building to the northwest).</p> <p>This building is a Heritage Asset of low heritage importance and low setting sensitivity.</p>	<p>Low Adverse</p>	<p>Minor Adverse</p>	<p>None</p>	<p>Minor Adverse</p>
<p>The Part of the Brick Street and Fournier Street Conservation Area within the Site The Brick Lane and Fournier Street</p>	<p>The significance of the Brick Street and Fournier Street Conservation Area as expressed through its distinctive character and appearance with large areas of Georgian housing around Fournier Street and 18th and 19th century brewery buildings around Brick Lane would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and behind the unlisted heritage assets in Sclater Street. These heritage assets contribute to the Conservation</p>	<p>Low Adverse</p>	<p>Minor to Moderate Adverse</p>	<p>None</p>	<p>Minor to Moderate Adverse</p>

<p>Conservation Area is of high importance and medium setting sensitivity.</p>	<p>Area's significance as part of the area's 18th and 19th century development.</p> <p>The Revised Scheme will change the setting of the Weavers Cottages, the Victorian Building and the Mission Hall by the construction of the proposed much taller modern tower blocks 'Blyth' (5 storeys), 'Stour' (6 and 9 storeys) and 'Waveney' buildings (9 and 12 storeys) on Plot 5 to the rear (south). The proximity and visual distraction of these tower blocks behind the historic buildings will affect their appreciation and understanding and hence the significance of this corner of the conservation area.</p> <p>In addition, a new modern block will be built on Plot 6 to the east (the northern part of Plot 6 is within the Conservation Area). The tower block on Plot 6 is the smallest block planned as part of the Revised Scheme and will therefore be more in proportion to buildings on the other (north) side of Sclater Street and in the part of Brick Lane that its east end addresses. This building will not affect the significance of this part of the conservation area.</p> <p>Although the Revised Scheme will change the setting of the Weavers Cottages, the Victorian Building and the Mission Hall, their setting has already been compromised by the concrete box of the Overground Railway (not as visible and tall as the Revised Scheme) and the construction of the Avant Garde Tower to the west.</p> <p>The Conservation Area is a Heritage Asset of high heritage importance and medium setting sensitivity.</p>				
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Heritage Assets within the 500m in the ZVI (Listed and Locally Listed) All impacts are visual effects on significance					
<p>Bethnal Green Road - Nos. 123-159 (33 on Fig 1)</p>	<p>The significance of this row of Grade II Listed mid/late 19th century terraced houses with shops as expressed through their attractive 19th century facades would be slightly affected by the Revised Scheme as a result of visual impacts of tower blocks in views towards the Site when looking south-west down Bethnal Green Road (View 36 in the TVIA). Although their setting already includes a number of modern tower blocks, the addition of the Revised Scheme would bring the urban centre closer so that the 19th century streetscape terminates with a dense cluster of modern buildings, slightly affecting the significance of the row of terraced houses.</p> <p>Whilst of high heritage importance this Heritage Asset is of low sensitivity to visual effects due to its depleted setting today.</p>	<p>Negligible Adverse</p>	<p>Negligible Adverse</p>	<p>None required</p>	<p>Negligible Adverse</p>
<p>Bethnal Green Road – Knave of Clubs PH</p>	<p>The significance of this Grade II Listed late 19th century public house on the corner of Bethnal Green Road and Club Row as expressed through its attractive facades and rounded corner would be slightly affected by the Revised Scheme as a result of visual impacts of tower blocks in views towards the Site when looking southwest down Bethnal Green Road (View 40 in the TVIA). Although its setting already includes modern tower blocks, the addition of the Revised Scheme would create the effect of a large modern wall of tall buildings on the other side of the road. Although best viewed looking northwest away from the Site, the visual distraction would affect the appreciation of the public house and therefore slightly affect its significance.</p>	<p>Negligible Adverse</p>	<p>Negligible Adverse</p>	<p>None required</p>	<p>Negligible Adverse</p>

	Whilst of high heritage importance this Heritage Asset is of low sensitivity to visual effects due to its depleted setting today.				
Boundary Estate - Arnold Circus Garden	<p>The significance of this Registered Park and Garden with Grade II Listed bandstand as expressed through its design as the centrepiece of the Boundary Estate would be affected by the Revised Scheme as a result of visual impacts of tower blocks in views towards the Site particularly in winter when the trees are off the trees (View 32w in the TVIA). View 33 in the TVIA shows that the Avant Garde tower block is visible at the end of Club Row.</p> <p>These designated heritage assets are of high importance and when considered alongside their significance (the focal point of the Boundary Estate in an intact setting) of high setting sensitivity.</p>	Low Adverse (in winter)	Moderate Adverse	None required	Moderate Adverse
Boundary Estate – Residential blocks and ancillary services	<p>The significance of the Grade II Listed Boundary Estate residential blocks and ancillary services as expressed through their place in the history of social housing, its unique radiating design, cohesive architectural treatment, and good quality build and its comprehensive and largely intact survival as a paragon of its type will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in views when looking south along Camlet Street from Arnold Circus towards the Site (View 32w in the TVIA) in winter when the trees are off the trees. The buildings on Plots 1 and 2 of the Revised Scheme will be visible in the view over the roofs of Lakenham House (west side) and at the south end of the street. This would also have an impact on the setting of Molesey House on the east side of Camlet Street (TVIA View 32w). In the view the Revised</p>	Low Adverse (in winter)	Moderate Adverse	None required	Moderate Adverse

	<p>Scheme visually challenges the appreciation of the architectural composition and intentions behind the layout of the Estate.</p> <p>The same view in summer shows that the leaves on the trees would effectively screen the Proposed Development from view (TVIA View 32s).</p> <p>The Avant Garde (a modern tower block) is visible at the end of Club Row looking south from Arnold Circus (View 33 in the TVIA) and the Broadgate Tower and the Principal Place Tower are visible from the churchyard at the rear of St Leonards Church over the roof of Cleeve House, a tenement block in the Boundary Estate (View 58 in the TVIA).</p> <p>Significance: Architectural: unique radiating design, cohesive architectural treatment; Historical: its place in the history of social housing; Setting: value is derived from cohesive group setting.</p> <p>These designated heritage assets are of high importance and when considered alongside their significance (the focal point of the Boundary Estate in an intact setting) of high setting sensitivity.</p>				
Boundary Estate – Schools	<p>The significance of the Grade II Listed Boundary Estate schools and school house as expressed through their good quality School Board for London (SBL) design; their place in the history of education and in planned social housing; the value derived from their cohesive group setting with other buildings within the Boundary Estate will be slightly affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks particularly in winter when the leaves are off the trees. The location of the schools to the north of Arnold</p>	Negligible Adverse (in winter)	Minor Adverse/Negligible Adverse	None required	Minor Adverse/Negligible Adverse

	<p>Circus and at the north end of Club Row and Rochelle Street means that the visual impact is not as great as in other parts of the Boundary Estate (Camlet Street) further to the south and closer to the Site and a negligible magnitude of effect has been given.</p> <p>The Avant Garde (a modern tower block) is visible at the end of Club Row looking south from Arnold Circus (View 33 in the TVIA). This building makes a negative contribution to the setting of Former Nichol Street Infant School (TVIA View 33). The Revised Scheme would add the view of another tower block beside it. This would slightly affect the significance of this Grade II Listed Boundary Estate school as expressed through its cohesive group setting with other buildings within the Boundary Estate.</p> <p>Views from the Virginia Primary School to the Site would be obscured by Arnold Gardens (raised) and its trees. Views from the Rochelle Primary School to the Site would be obscured by other buildings.</p> <p>These designated heritage assets are of high importance and when considered alongside their significance (the architecturally interesting schools within the Boundary Estate in an intact setting) of high setting sensitivity.</p>				
<p>Brick Lane - Truman's Brewery Buildings</p>	<p>The significance of the Grade II* and Grade II Listed early 18th century to early 19th century Brewery buildings in Brick Lane as expressed as an interesting survival and remarkably complete collection of urban brewery buildings will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in the distance when looking north along Brick Lane (View 54 in the TVIA). The narrowness of Brick Lane and the alignment of the street with the east end of the</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>

	<p>Site means that the development will only just be visible. It will be too distant to influence its significance.</p> <p>The Revised Scheme is NW of this group of assets. Looking north up Brick Lane, part of the building on Plot 6 will be visible in the distance.</p> <p>These designated heritage assets are of high importance and when considered alongside their significance (18th and 19th century brewery buildings at the core of the later expansion of the brewery in a relatively intact setting) of high setting sensitivity.</p>				
Brick Lane – No. 114-122	<p>The significance of the Grade II Listed terraced houses at 114-122, Brick Lane as expressed through their phasing and development (early C18th silk weavers houses, refaced late C18th and early C19 shop front to no. 120) will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in the distance when looking north along Brick Lane (View 54 in the TVIA). A building crossing over Brick Lane advertising ‘TRUMAN’ when looking north along Brick Lane from these Heritage Assets and the narrowness of Brick Lane mean that the development will not be visible. There will be no effect upon its significance.</p> <p>This designated heritage asset is of high importance and when considered alongside its significance (early 18th century houses in a moderately intact setting) of medium setting sensitivity.</p>	Neutral	Neutral	None required	Neutral
Buxton Street - No. 35	<p>The significance of the Grade II Listed early 19th century Vicarage as expressed through its architecture will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in the distance when looking southwest towards the Site (View</p>	Neutral	Neutral	None required	Neutral

	<p>41 in the TVIA). Tower blocks are already visible in the distance across Allen Gardens and the Revised Scheme would add to these. The buildings are screened by trees in the gardens.</p> <p>This designated heritage asset is of high importance and when considered alongside its significance (early 19th century vicarage in a decontextualized setting) of low setting sensitivity.</p>				
<p>Cheshire Street – Nos. 2-38</p>	<p>The significance of this Grade II Listed late 19th century terrace of shops with residential accommodation above as an unusually well-preserved example of a long, complete terrace of its type will be slightly affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking west along Cheshire Street towards the Site. The Broadgate Tower and the Principal Place tower are modern tower blocks that are already visible in the view (View 39 in the TVIA). Although the tower blocks on the Site will add to this pair, they will be nearer. The tower blocks of the Revised Scheme will add to the visual distraction of tower blocks appearing above the roofline of the late 19th century terrace of shops, which will slightly affect their significance.</p> <p>This designated heritage asset is of high importance and when considered alongside its significance (unusually long well-preserved terrace of late 19th century houses in a setting where modern tower blocks are already visible) of low setting sensitivity.</p>	<p>Negligible Adverse</p>	<p>Minor Adverse/Negligible Adverse</p>	<p>None required</p>	<p>Minor Adverse/Negligible Adverse</p>

<p>Club Row – Nos. 3 & 5 with 31 Whitby Street</p>	<p>The significance of the Grade II Listed pair of adjoining weavers’ tenement houses of 1764-5 as expressed through their surviving legible form and early fabric will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in close proximity, when looking south along Club Row towards the Site. The Avant Garde Tower, a modern tower block, has already been built at the south end of Club Row (View 33 in the TVIA) and the tower blocks on Site will add to it. In addition, the pair of 18th century weavers’ tenement houses is best viewed looking west or north-west away from the Site.</p> <p>Whilst of high heritage importance this Heritage Asset is of low sensitivity to visual effects due to its depleted setting today.</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>
<p>Commercial Street – The Commercial Public House and adjacent LL building (No. 144-146)</p>	<p>The significance of this Grade II Listed 19th century public house as expressed through its attractive carefully composed rounded corner will be affected by the construction of the Revised Scheme as a result of tower blocks appearing behind the Heritage Asset when looking north (TVIA View 46). The Revised Scheme will affect how the public house is perceived and experienced due to the proximity and visual distraction of the tower block on Plot 2. The Revised Scheme will also disrupt the historic relationship that the Tavern has with the Goods Yard (historically with upper level 1880s warehouse and now a more open space).</p> <p>The Revised Scheme is N of this group of assets in close proximity. It will be visible when looking directly at the asset and will rise up behind it.</p>	<p>Low Adverse</p>	<p>Minor to Moderate Adverse</p>	<p>None required</p>	<p>Minor to Moderate Adverse</p>

	Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its moderately intact setting today.				
Commercial Street – Former police station	<p>The significance of the Grade II Listed 19th century former Police Station as expressed through its imposing and solid façade will be slightly affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking north from the building towards the Site.</p> <p>The Revised Scheme is N of this asset and is in close proximity, however the police station is best appreciated looking southwest directly at it away from the Site. Tall tower blocks will be seen by looking northeast down the street, and this would slightly affect the significance of the Police Station which appears obliquely in the view (View 64 in the TVIA). This is because its imposing and solid façade would be diminished by the sheer height of the building on Plot 2.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its moderately intact setting today.</p>	Negligible Adverse	Negligible Adverse	None required	Negligible Adverse
Commercial Street – Christ Church	<p>The significance of the Grade I Listed early 18th century Christ Church as expressed through its design by Nicholas Hawksmoor, its landmark white ashlar tower and its association with early 18th century houses in Fournier Street and Wilkes Street will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north from the church along Wilkes Street towards the Site and from the forecourt in front of the church along Commercial Street (View 44 in the TVIA).</p>	Neutral	Neutral	None required	Neutral

	<p>Other modern buildings are visible from the church, including Avant Garde tower to the north, modern buildings on Bishopsgate to the west and a tower block in the City to the south, the Revised Scheme would introduce a cluster of tall buildings to the north (TVIA View 44) but would not affect its significance.</p> <p>This designated heritage asset is of high importance and when considered alongside its significance (important early 18th century church in a relatively intact setting) of high setting sensitivity.</p>				
<p>Commercial Street – Nos. 135-153 tenement block</p>	<p>The significance of the Grade II Listed 19th century Artisans flats designed by Henry Darbishire for the Peabody Trust as expressed through its prominent corner position and architecturally interesting street facades to the northeast and south will be slightly affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking northwest along Commercial Street towards the Site (View 43 in the TVIA).</p> <p>The Revised Scheme, which is to the N of this heritage asset, is on the other side of, and further down, the street. The tallest parts of the Site will be visible from the front of the building, but the orientation of the building’s facades means that the scheme will have a very limited effect upon how it is perceived and experienced. In addition, other modern buildings have been built in the vicinity such as the Principal Place Tower to the west of the building (View 43 in the TVIA).</p> <p>The effect is not neutral because its architecturally interesting and imposing façade will be diminished by the height and dominance of the building on Plot 2.</p>	<p>Negligible Adverse</p>	<p>Minor Adverse/ Negligible Adverse</p>	<p>None required</p>	<p>Minor Adverse/ Negligible Adverse</p>

	Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its moderately intact setting today.				
Commercial Street – Spitalfields market buildings	<p>The significance of the Grade II Listed 19th century Spitalfields Market designed by George Sherrin as expressed through its architecturally interesting street facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north along Commercial Street towards the Site (View 44 in the TVIA).</p> <p>The Revised Scheme is N of this asset. The tallest parts will be visible in long views looking towards the asset from the south which will have some affect upon how it is perceived and experienced. The tower blocks will appear above and behind the gabled façade and will challenge the appreciation of the building, which will affect its significance. The effect is lessened by the distance between Spitalfields Market and the Site, some 300m, which reduces the visual size of the buildings. Spitalfields Market already has an attached tall modern building to the west, although this is not visible from Commercial Street.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its moderately intact setting today.</p>	Low Adverse	Minor to Moderate Adverse	None required	Minor to Moderate Adverse
Commercial Street – Public Houses	<p>The significance of the Grade II Listed mid-19th century Ten Bells Public House and the 1936 Golden Heart as expressed through their architecturally interesting street corner facades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north and northwest along</p>	Neutral	Neutral	None required	Neutral

	<p>Commercial Street towards the Site (Views 43 and 44 in the TVIA).</p> <p>Both public houses lie on the east side of Commercial Street and occupy corner locations. The Ten Bells is best viewed looking northeast (in a direction to the east of the Site) while the Golden Heart is best viewed looking southeast (away from the Site).</p> <p>The Revised Scheme is N of these assets. The tallest parts of the Site will be visible in long views looking towards the assets from the south (Views 43 and 44 in the TVIA). This will not affect their significance.</p> <p>Whilst of high heritage importance these Heritage Assets are of medium sensitivity to visual effects due to their moderately intact setting today.</p>				
<p>Elder Street – group of 18th century terraced houses</p>	<p>The significance of the Grade II Listed early 18th century silk weavers houses in Elder Street as expressed through their relatively intact 18th century streetscape with little in the way of ‘modern’ intrusions will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north along Elder Street towards the Site (View 49 in the TVIA).</p> <p>The Revised Scheme is N of this group of assets. The buildings on Plots 2 and 3 will terminate the view along the street and appear to rise abruptly above the roofline of the Listed buildings. Individual impacts will vary in scale for each asset, but they also derive group value from their consistency of scale and character. The new buildings will interrupt the quiet historical streetscape to the detriment of the setting of the Listed buildings.</p> <p>Significance: Architectural: quality; Historical: place in the early 18th century development of the area and</p>	<p>Low Adverse</p>	<p>Moderate Adverse</p>	<p>None required</p>	<p>Moderate Adverse</p>

	<p>association with silk weaving industry; Setting: relatively intact 18th century streetscape with little in the way of ‘modern’ intrusions in the view.</p> <p>These designated heritage assets are of high importance and when considered alongside their significance (important early 18th century silk weavers’ houses in a relatively intact setting) of high setting sensitivity.</p>				
<p>Elder Street – Nos 4-8 (industrial buildings) (Local List)</p>	<p>The significance of the Locally Listed 19th century warehouses towards the north end of Elder Street as expressed through their functional facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north along Elder Street towards the Site (View 49 in the TVIA).</p> <p>This non-designated heritage asset is of low importance and when considered alongside its significance (late 19th century warehouse in a moderately intact setting) of low setting sensitivity.</p>	Low Adverse	Minor Adverse	None required	Minor Adverse
<p>Folgate Street, Nos, 10-18 – group of 18th century terraced houses</p>	<p>The significance of these Grade II Listed early 18th century terraced houses in Folgate Street as expressed through their architecturally and historically interesting facades forming a relatively intact period streetscape will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking from the front of the houses north along Blossom Street towards the Site (View 60 in the TVIA).</p> <p>The Revised Scheme is N of this group of assets. There will be an effect upon the group of houses in Folgate Street – in particular, nos 16 and 18 opposite the junction with Blossom Street which face the Site and look north up Blossom Street. The tower block on Plot 2</p>	Low Adverse	Moderate Adverse	None required	Moderate Adverse

	<p>will terminate the view and introduce a considerably taller element in the view from the relatively intact period streetscape of Folgate Street</p> <p>This designated heritage asset is of high importance and when considered alongside its significance (important early 18th century terraced houses in a relatively intact setting) of high setting sensitivity.</p>				
<p>Folgate Street 11/11A, Water Poet Public House (Local List)</p>	<p>The significance of this Locally Listed late 19th century public house on the corner of Folgate Street and Blossom Street as expressed through its architecturally interesting Arts and Crafts style facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks looking from the front of the houses north along Blossom Street towards the Site (View 60 in the TVIA).</p> <p>The Revised Scheme is N of this locally listed asset. The asset wraps around the corner with Blossom Street and the tower block on Plot 2 will terminate the view and introduce a considerably taller element in the view.</p> <p>This non-designated heritage asset is of low importance and when considered alongside its significance (late 19th century public house in a moderately intact setting) of low setting sensitivity.</p>	Low Adverse	Minor Adverse	None required	Minor Adverse
<p>Great Eastern Street, Nos. 2-4 (Local List)</p>	<p>The significance of this Locally Listed five storey 1950s commercial building as expressed through its dominant and handsome five-storey corner facades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking east from the front of the building across Shoreditch High Street to the Site (View 65 in the TVIA).</p>	Neutral	Neutral	None required	Neutral

	<p>The Revised Scheme is E of the asset, in close proximity. The modern style of this 1950s building means that it will relate well to the modern tower blocks on the other side of the wide road (busy Shoreditch High Street) and the effect on its significance is neutral.</p> <p>This non-designated heritage asset is of low importance and when considered alongside its significance (early 1950s commercial building in a depleted setting) of low setting sensitivity.</p>				
<p>Great Eastern Street – Commercial building 6-8, Great Eastern Street, EC2 (GII, NHLE 1264878) (175 on Fig 1)</p>	<p>The significance of the Grade II Listed late 19th century commercial building at 6-8 Great Eastern Street as expressed through its architecturally interesting facades rounding the tight corner with Fairchild Street will be affected by the construction of the Revised Scheme as a result of the visual impacts of the tower block on Plot 2 rising up behind the building. This will challenge the understanding of the building as a prominent corner building as originally designed (View 28 in the TVIA). Modern tower blocks on Plots 1 and 3 will also surround 6-8 Great Eastern Street when looking southeast along Great Eastern Street towards the Site (Views 27 and 28 in the TVIA). There will be a definite negative effect upon the setting of this building.</p> <p>The Revised Scheme is E of the group of assets, in close proximity although separated by the busy thoroughfare of Shoreditch High Street.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>	<p>Low Adverse</p>	<p>Minor to Moderate Adverse</p>	<p>None required</p>	<p>Minor to Moderate Adverse</p>

<p>Great Eastern Street – Commercial building 5, Fairchild Place, 11-15, Great Eastern Street, EC2 (GII, NHLE 1391708) (186 on Fig 1)</p>	<p>The significance of the Grade II Listed late 19th century commercial building at 5, Fairchild Place, 11-15, Great Eastern Street as expressed through its architecturally interesting facades rounding the corner with Fairchild Place will be affected by the construction of the Revised Scheme as a result of the visual impacts of the tower block on Plot 2 rising up behind 6-8, Great Eastern Street on the opposite side of the street (see above). The two buildings (6-8 and 11-15) make an interesting pair when travelling southeast along Great Eastern Street. Due to the visual impact on 6-8, Great Eastern Street (see above), the significance of the two acting as a pair will be compromised by the dominance of the tower block on Plot 2 behind.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>	<p>Low Adverse</p>	<p>Minor to Moderate Adverse</p>	<p>None required</p>	<p>Minor to Moderate Adverse</p>
<p>Great Eastern Street – Commercial building 40-42, Great Eastern Street, EC2 (GII, NHLE 1391702) (151 on Fig 1)</p>	<p>The significance of the Grade II Listed late 19th century commercial building at 40-42, Great Eastern Street as expressed through its interesting eclectic style will not be affected by the construction of the Revised Scheme because the best views of this building look northwest away from the Site and the building is also some 300m from the Site (TVIA View 27).</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>
<p>Great Eastern Street - The Old Blue Last public</p>	<p>The significance of this Locally Listed 19th century public house on the corner of Great Eastern Street and New Inn Road as expressed through its rounded corner and</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>

<p>house (Local List) (216 on Fig 1)</p>	<p>attractive facades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking at the public house southeast along Great Eastern Street towards the Site (View 27 in the TVIA). Modern buildings already line Great Eastern Street in this view, although they are not as tall as the Revised Scheme. The Site is about 300m away, far away enough for the Revised Scheme not to distract.</p> <p>This non-designated heritage asset is of low importance and when considered alongside its significance (late 19th public house in a moderately intact setting) of low setting sensitivity.</p>				
<p>Gibraltar Walk and Padbury Court & Shacklewell Street –19th century artisans’ workshops</p>	<p>The significance of these Locally Listed 19th century terraced workshops and warehouse as expressed through their attractive workshop facades and functional warehouse façade will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking southwest along Padbury Court and Shacklewell Street towards the Site.</p> <p>The Revised Scheme is SE of this group of assets. The tallest parts of the scheme will be seen in distant views.</p> <p>This non-designated heritage asset is of low importance and when considered alongside its significance (19th artisans’ workshops in a depleted setting) of low setting sensitivity.</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>
<p>Redchurch Street – No. 113, 18th century</p>	<p>The significance of this Grade II Listed early 18th century weaver’s cottage in Redchurch Street as a rare and early survival of a weaver’s tenement house, a building type that once dominated Spitalfields will not be affected by the construction of the Revised Scheme as a result of</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>

<p>weavers cottage (95 on Fig 1)</p>	<p>the visual impacts of tower blocks looking southwest along Bethnal Green Road towards the Site (View 36 in the TVIA).</p> <p>The Revised Scheme is S of this asset. The tallest parts of the scheme may be seen in distant views beyond the existing Avant Garde Tower. This Listed Building is best viewed looking north away from the Site.</p> <p>Whilst of high heritage importance these Heritage Assets are of medium sensitivity to visual effects due to their depleted setting today.</p>				
<p>Shoreditch High Street – No. 118½. The Clerk’s House</p>	<p>The significance of this Grade II Listed 18th century building as expressed through its group value with the Church of St Leonard, the churchyard, the Clerk’s House at no 118½ Shoreditch High Street, the railings to the north of No 118½ and the churchyard gates and railings. will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks looking south along Shoreditch High Street towards the Site (View 29 in the TVIA).</p> <p>The Revised Scheme is S of this asset. The building on Plot 2 will be seen in distant wide views looking south along Shoreditch High Street past the Clerks House and from the churchyard. Although the Broadgate Tower is already visible in this view, the addition of the building on Plot 2, which is nearer, will have a slight effect on the significance of the church. This is by adding a more urban feel to the churchyard, which forms a group with St Leonard’s Church, the Clerk’s House at no 118½ Shoreditch High Street, the railings to the north of No 118½ and the churchyard gates and railings.</p>	<p>Negligible Adverse</p>	<p>Minor Adverse/ Negligible Adverse</p>	<p>None required</p>	<p>Minor Adverse/ Negligible Adverse</p>

	<p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>				
<p>Shoreditch High Street – Church of St Leonard</p>	<p>The significance of this Grade I Listed 18th century church rebuilt by George Dance the Elder as expressed through its group value with its churchyard, Clerk’s House at no 118½ Shoreditch High Street, the railings to the north of No 118½ and the churchyard gates and railings will be slightly affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking south along Shoreditch High Street towards the Site (View 29 in the TVIA) and south from the churchyard (View 58 in the TVIA).</p> <p>The Revised Scheme is S of this asset. The Plot 2 building will not compete with the church’s distinctive and elegant Portland stone tower due to distance and their alignment on the same side of the street (View 29 in the TVIA). The building on Plot 2 will be visible in wide views looking south along Shoreditch High Street past the church and from the churchyard. Although the Broadgate Tower is already visible in this view, the addition of the building on Plot 2, which is nearer, will have a slight effect on the significance of the church. This is by adding a more urban feel to the churchyard, which forms a group with the Clerk’s House at no 118½ Shoreditch High Street, the railings to the north of No 118½ and the churchyard gates and railings.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>	<p>Negligible Adverse</p>	<p>Minor Adverse/ Negligible Adverse</p>	<p>None required</p>	<p>Minor Adverse/ Negligible Adverse</p>

<p>Shoreditch High Street – No. 180-182 (Bank premises) (82 on Fig 1)</p>	<p>The significance of this Grade II Listed 19th century National Westminster Bank as expressed through its Italian palazzo style façade will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking south along Shoreditch High Street towards the Site (View 35 in the TVIA).</p> <p>The Revised Scheme is SE of this asset. The building on Plot 2 will be seen in wide views looking south along Shoreditch High Street past the asset. This building is best viewed looking west away from the Revised Scheme.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>
<p>Shoreditch High Street - 18th and 19th century shops with residential accommodation above (Grade II) Nos 186-189, no. 190, no. 191 and no. 196 Shoreditch High Street (94, 111, 140 and 201 on Fig 1)</p>	<p>The significance of these Grade II Listed early 18th century shops with residential accommodation above along Shoreditch High Street as expressed through their tall narrow façades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking south along Shoreditch High Street towards the Site (View 35 in the TVIA) and east along Bethnal Green Road (View 66 in the TVIA).</p> <p>The Revised Scheme is SE of this group of assets. These early 18th century terraced shops are best appreciated looking west away from the Site. The buildings on Plot 2 and 3 will be seen in views looking south along Shoreditch High Street past the assets. Although the height of the new buildings will contrast with the much</p>	<p>Neutral</p>	<p>Neutral</p>	<p>None required</p>	<p>Neutral</p>

	<p>smaller historic buildings, this will not affect their significance.</p> <p>Whilst of high heritage importance these Heritage Assets are of medium sensitivity to visual effects due to their depleted setting today.</p>				
<p>Shoreditch High Street - 18th and 19th century shops with residential accommodation above (Local list) (209, 210, 215 on Fig 1)</p>	<p>The significance of these Locally Listed 18th and early 19th century shops with residential accommodation above along Shoreditch High Street as expressed through their tall narrow façades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking towards the Site (Views 35, 63, 65 and 66 in the TVIA).</p> <p>The Revised Scheme is E of this group of assets and in close proximity across Shoreditch High Street. The scheme will be seen in views looking east from the assets. These 18th and 19th century terraced shops are best appreciated looking west away from the Site. Although the height of the new buildings will dramatically contrast with the much smaller historic buildings, this does not affect their significance.</p> <p>These Locally Listed Buildings are of low setting sensitivity because they are of low importance and the assessment of their significance does not change this.</p>	Neutral	Neutral	None required	Neutral
<p>Shoreditch High Street – No. 125-130 (Industrial building)</p>	<p>The significance of this Grade II Listed late 19th century commercial iron works on Shoreditch High Street as expressed through its noticeable first floor arched openings in their façades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking south along</p>	Neutral	Neutral	None required	Neutral

	<p>Shoreditch High Street towards the Site (View 29 in the TVIA).</p> <p>The Revised Scheme is SE of this asset. The tallest buildings of the scheme will be seen in distant views looking south along Shoreditch High Street. The building is best viewed looking west away from the Site.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>				
Wheler Street - Bedford House	<p>The significance of the Grade II Bedford House (1894) as expressed through its architecturally impressive red and yellow brick façade will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking north along Wheler Street towards the Site (View 46 in the TVIA). The architectural interest of the building will be visually challenged when looking at it in this direction, even though this is not the best view of the building (which is looking southwest away from the Site).</p> <p>The Revised Scheme is N of this asset and in close proximity. The asset is almost adjacent to the Site.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its depleted setting today.</p>	Low Adverse	Minor to Moderate Adverse	None required	Minor to Moderate Adverse
Wilkes Street (incl. Princelet Street and Fournier Street) - early 18th	<p>The significance of this group of Grade II early 18th century houses as expressed through their exceptional consistent quality, their association with silk weaving and as a valuable 18th century domestic townscape remarkably unchanged by modernisation will be slightly affected by the construction of the Revised Scheme as a</p>	Negligible Adverse	Minor Adverse/ Negligible Adverse	None required	Minor Adverse/ Negligible Adverse

<p>century terraced houses</p>	<p>result of visual impacts of tower blocks when looking north along Wilkes Street towards the Site.</p> <p>The Revised Scheme is N of this group of assets. The tallest parts of the scheme will be seen in the distance when looking north along Wilkes Street, past the Truman’s complex as shown by the ZVI (Figure 1). Although the tower blocks will be seen in the distance, this will cause a slight effect to the significance of this valuable 18th century domestic townscape by introducing a modern urban element to their setting</p> <p>These designated heritage assets are of high importance and when considered alongside their significance (exceptionally consistent quality of 18th century houses in a relatively intact setting) of high setting sensitivity.</p>				
<p>CONSERVATION AREAS</p>					
<p>Boundary Estate Conservation Area</p>	<p>The significance of the Boundary Estate Conservation Area as expressed through its place in the history of social housing, its unique radiating design, cohesive architectural treatment, and good quality build and its comprehensive and largely intact survival as a paragon of its type will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks. The buildings on Plots 1 and 2 of the Revised Scheme will be visible in the view south along Camlet Street (View 32w in the TVIA) in winter when the trees are off the trees. The tower blocks would appear over the roofs of Lakenham House (west side), at the south end of the street and have an impact on the setting of Molesey House on the east side of Camlet Street (TVIA View 32s). The Revised Scheme, will in places, visually</p>	<p>Low Adverse</p>	<p>Moderate Adverse</p>	<p>None required</p>	<p>Moderate Adverse</p>

	<p>challenge the appreciation of the architectural composition and intentions behind the layout of the Estate.</p> <p>Modern tower blocks are already visible in places from the Boundary Estate Conservation Area. The Avant Garde (a modern tower block) is visible at the end of Club Row from the Boundary Estate Conservation Area (View 33 in the TVIA). The Broadgate Tower and the Principal Place Tower are visible from the churchyard at the rear of St Leonards Church TVIA View 58). The Revised Scheme adds to this growing number of tower blocks and further affects the significance of the Boundary Estate, a coherent carefully planned and model community based on generous space light and air.</p> <p>The Revised Scheme is S of this Conservation Area.</p> <p>This designated heritage asset comprises the entire conservation area which is of high importance and when considered alongside its significance (based on its character as a cohesive and well-designed enclave of 19th century residential buildings which is architecturally impressive) of high setting sensitivity.</p>				
<p>Brick Lane and Fournier Street Conservation Area</p>	<p>The significance of the Brick Lane and Fournier Street Conservation Area as expressed through its distinctive character and appearance with large areas of Georgian housing will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in parts of the conservation area when looking from the conservation area towards the Site. The parts of the Conservation Area that will be most affected are those which border the Site.</p>	<p>Low Adverse</p>	<p>Minor to Moderate Adverse</p>	<p>None required</p>	<p>Minor to Moderate Adverse</p>

	<p>The two groups of heritage assets that are most sensitive to visual effect in this conservation area are the early 18th to early 19th century Truman brewery buildings in Brick Lane and the valuable early 18th century domestic townscape in and around Fournier Street. There will be no effect on the brewery buildings in Brick Lane because the Revised Scheme will not be experienced within the setting of this important assets. There will be a negligible adverse effect on the early 18th century domestic townscape in and around Fournier Street because the building on Plot 2 will be visible in distant views affecting its significance slightly.</p> <p>Areas of the conservation area that will also be impacted by visual effects include Wheler Street and Sclater Street.</p> <p>The significance of the two Grade II Listed Buildings in Wheler Street (the Commercial Public House and Bedford House) as expressed through their architecturally interesting and decorative facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in proximity. This will challenge appreciation of these two 19th century heritage assets in the conservation area.</p> <p>The significance of the unlisted heritage assets along Sclater Street and within the Site (the 18th century weavers cottages, the Victorian Building and the 19th century Mission Hall) as expressed through their appearance and character will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in proximity. This will challenge appreciation of these heritage assets in this part of the conservation area.</p>				
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	<p>In addition, occasional visual impacts of tower blocks will occur in kinetic views when moving through the conservation area and looking towards the Site. The narrow streets and tight urban grain of the Conservation Area however helps to mitigate against views of the towers.</p> <p>The Brick Lane and Fournier Street Conservation Area is of high heritage importance and when considered alongside its significance (based on its character and appearance, with its exceptional group of 18th century houses in and around Fournier Street, its 18th and 19th century brewery buildings in Brick Lane and otherwise mixed townscape and urban character) of medium setting sensitivity.</p>				
<p>Elder Street Conservation Area</p>	<p>The significance of the Elder Street Conservation Area as expressed through its early 18th century Spitalfields area (Elder Street) will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking towards the Site from the Conservation Area (Views 49 and 60 in the TVIA).</p> <p>The buildings on plots 2 and 3 will terminate the views along both Blossom Street and Elder Street and appear to rise abruptly above the roofline of the Listed buildings. Individual impacts will vary in scale for each asset, which magnifies the effect on the group as a whole. These heritage assets derive group value from their consistency of scale and character. The new buildings will interrupt the quiet historical streetscape to the detriment of the setting of the Listed buildings.</p> <p>Other occasional visual impacts of tower blocks will be experienced in kinetic views when moving through the conservation area and looking towards the Site.</p>	<p>Low Adverse</p>	<p>Moderate Adverse</p>	<p>None required</p>	<p>Moderate Adverse</p>

	<p>Although the narrow streets and tight urban grain helps to mitigate against views of the towers.</p> <p>This designated heritage asset comprises the entire conservation area which is of high heritage importance and when considered alongside its significance (based on its character and appearance, with its early 18th century houses of architectural and historic special interest and significance in and around Elder Street and otherwise mixed townscape and urban character) of high setting sensitivity.</p>				
<p>Redchurch Street Conservation Area</p>	<p>The significance of the Redchurch Street Conservation Area as expressed through its intimate and personable character (now quite rare in urban England) and its tightly packed grid of streets, some of which are remnants from the 18th century will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking towards the Site from the Conservation Area (Views 34 and 40 in the TVIA).</p> <p>The buildings on Plot 4 will terminate the views along Chance Street and appear to rise abruptly above the roofline of the unlisted historic buildings within the Conservation Area (TVIA View 34) affecting its intimate and personable character. The new buildings will interrupt the quiet historical streetscape to the detriment of the setting of the historic buildings in the Conservation Area.</p> <p>Other occasional visual impacts of tower blocks will be experienced in kinetic views when moving through the conservation area and looking towards the Site. Tower blocks will be visible in streets that align towards the Site. Where they are not aligned towards the Site, the</p>	<p>Low Adverse</p>	<p>Minor to Moderate Adverse</p>	<p>None required</p>	<p>Minor to Moderate Adverse</p>

	<p>narrow streets and tight urban grain of the Conservation Area will help to mitigate against views of the towers (for example along Redchurch Street as shown by the ZVI (Figure 1)).</p> <p>This designated heritage asset comprises the entire conservation area which is of high heritage importance and when considered alongside its significance (based on its character and appearance, tightly packed grid of streets, some of them remnants from the 18th century and otherwise mixed townscape and urban character) of medium setting sensitivity.</p>				
<p>South Shoreditch Conservation Area</p>	<p>The significance of the South Shoreditch Conservation Area as expressed through its historic development as one of one of the earliest ‘suburbs’ of the City of London, its industrial trades (furniture making, printing and footwear manufacture) of the mid-19th to early 20th century will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks of the conservation area when looking from the conservation area towards the Site.</p> <p>The part of the Conservation Area that will be most affected by visual effects is in Great Eastern Street close to the Site. The significance of the two late 19th century Grade II Listed Buildings towards the southeast end of the street (6-8 Great Eastern Street (warehouse with offices) and no. 5 Fairchild Place/nos 11-15 Great Eastern Street (shops, dwellings and bank premises for the National Penny Bank) as expressed through their architecturally interesting and decorative corner facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in proximity. This will challenge appreciation of these two</p>	<p>Low Adverse</p>	<p>Minor to Moderate Adverse</p>	<p>None required</p>	<p>Minor to Moderate Adverse</p>

	<p>19th century heritage assets in the conservation area which form an interesting pair at this end of the street.</p> <p>The South Shoreditch Conservation Area is of high importance and when considered alongside its significance (based on its character and appearance, which reflect the historic development of one of the earliest 'suburbs' of the City of London resulting in a mixed townscape and urban character) of medium setting sensitivity.</p>				
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Assessment of Cumulative Impact

44 **Table 8a** below shows a list of Schemes within a 500m radius of the Revised Scheme that have been considered in the Cumulative Effects Assessment. A map showing their location is provided in **Figure 2**.

Table 8a. Schemes considered in the Cumulative Effects Assessment

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status
14 (LBH)	The Stage (Plough Yard) (LPA Ref: 2015/3453)	Minor material amendment (under Section 73 of the Town and County Planning Act 1990) to planning permission 2012/3871, dated 07/10/2015. The amendment is to vary conditions 1 (approved plans), 55 (floorspace) and 56 (unit mix) in order to provide 27 additional units in Building one (412 residential units in total); the relocation of plant and uses ancillary to the residential building; alterations to the basement of the development; alterations to the floorplans, the cladding material and the elevations of Building one; and, minor increases in A1 - A4, B1 and C3 floorspace. The development is subject to an Environmental Impact Assessment (EIA) in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011.	Under Construction To be completed in 2021.
17 (LBH)	201-207 Shoreditch High Street (LPA Ref: 2015/2403)	Demolition of existing buildings and structures and erection of a part 7, part 10 and part 30 storey building (plus 2 levels of basement) comprising office (Class B1) and hotel (Class C1) accommodation with ancillary retail, restaurant, event space, lounge and amenity areas; roof terraces; refuse and recycling facilities; cycle parking; servicing and plant; and landscaping.	Permission Granted
28 (LBTH)	Silwex House, Quaker Street (LPA Ref: PA/16/00392/A1)	Demolition of the roof and part side elevations, the retention and restoration of the southern and northern elevations and the construction of a two storey roof extension to provide a new hotel (Use Class C1) development comprising approximately 260 bedrooms over basement, ground and four upper floors with ancillary cafe space and servicing on the ground floor, associated plant in the basement and roof, improvements to the front pavement and associated works.	Granted 2016

29 (LBH)	<p>Shoreditch Village (183-187 Shoreditch High Street, bounded by Holywell Lane, New Inn Yard and rail viaduct) (LPA Ref: 2017/0596)</p>	<p>Demolition of 17 Anning Street, rear of 186 Shoreditch High Street and rear of 187 Shoreditch High Street. Redevelopment to provide 3 mixed use buildings ranging from 2 to 8 storeys (plus basement), comprising office (B1) use, flexible retail (A1/A3) use and flexible office/retail (B1/A1/A3) use. Works include external alterations and refurbishment of 187 Shoreditch High Street, with change of use to flexible office/retail (B1/A1/A3) use; new public realm and street market; and façade retention of 186 Shoreditch High Street including accommodating new ground floor public access passageway from Shoreditch High Street to new public realm, along with associated landscaping, roof plant, terraces and other works incidental to the proposed development.</p>	Granted 2018
30 (LBH)	<p>168-178 Shoreditch High Street (LPA Ref: 2015/3316)</p>	<p>Demolition of petrol filling station and erection of a 6 storey (plus basement) mixed use development comprising 868 sqm of A3 (restaurants and cafes) floorspace on ground and basement floors and 2,884sqm of B1 (Business) floorspace on the 1st - 5th floors</p>	Granted 2016
32 (LBTH)	<p>Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1 (PA/14/03548)</p> <p>Blossom Street Scheme</p>	<p>Redevelopment of the former Nicholls and Clarke urban block and adjoining former depot site, Loom Court and land and buildings north of Fleur de Lis Passage and Fleur de Lis Street, including retention and refurbishment of buildings, for commercially led mixed use purposes comprising buildings of between 4 and 14 storeys to provide B1 (office), A1 (retail), A3 (restaurants and cafés), A4 (public house) and 40 residential units; together with new public open spaces and landscaping, new pedestrian accesses, works to the public highway and public realm, the provision of off-street parking, and all necessary ancillary and enabling works, plant and equipment. (AMENDED PLANS RECEIVED showing retention of 12-13 Blossom Street Warehouses as separate buildings) Land bounded by Elder Street, Folgate Street, Blossom Street, Norton Folgate, Shoreditch High Street and Commercial Street, E1</p>	Granted Planning Permission 3 May 2016

- 45 Several schemes listed within the ES and within a 500m radius of the Revised Scheme have been excluded from the Cumulative Effects Assessment for various reasons shown in red in **Table 8b** (e.g. Principal Tower has been completed).

Table 8b. Schemes excluded from the Cumulative Effects Assessment

Map Reference	Scheme Name and Reference Number	Nature of Scheme	Status (Reason excluded from assessment)
1 (LBTH)	Land within former Truman's Brewery site, (LPA Ref. PA/12/00090)	Demolition of the existing store building, substation, workshops and boundary wall to Buxton Street and Spital Street up to the Cooperage Building and erection of a 3 storey high data centre with basement accommodation including provision of Use Class B1.	Application permitted (12 April 2012). Permission has lapsed without implementation.
2 (LBTH)	London Fruit Exchange Brushfield Street And Multi Storey Car Park Whites Row, Brushfield Street, London (LPA ref: PA/16/03266)	Demolition of Whites Row Multi-Storey Car Park, 99-101 Commercial Street (The Bank), 54 Brushfield Street (The Gun Public House), and partial demolition of the London Fruit & Wool Exchange behind the retained Brushfield Street facade and the erection of a six storey building with a basement, for business, employment and retail use (Use Classes B1/A1/A2/A3 & A4) with landscaping and associated works, together with a new pavilion building for retail accommodation (Use Class A1).	Application permitted (11 October 2017) Completed in 2018.
12 (LBTH)	Land bounded by 2-10 Bethnal Green road, 1-5 Chance Street (Huntingdon Industrial Estate) and 28-32 Redchurch Street (PA/19/00294)	Request for an Environmental Impact Assessment Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) for redevelopment to provide an office-led mixed-use development comprising approximately 17,000 sqm (GEA) office floorspace (Use Class B1(a)) and 5,500 sqm (GEA) of flexible ground and lower ground floorspace (Use Class A1, A3 and B1(a), with associated plant and cycle parking in a building ranging from 2 to 10 storeys above ground with two levels of basement. Land bounded by 2- 10 Bethnal Green road, 1-5 Chance Street (Huntingdon Industrial Estate) and 28-32 Redchurch Street	Not yet submitted. EIA Scoping Opinion issued 7 March 2019.
13 (LBH)	Principal Tower (Principal Place / Bishops Place) (LPA Ref: 2016/2044)	Minor material amendment to planning permission 2015/0279 dated 13/05/2015, for the following development: Demolition of the rear of 233 Shoreditch High Street, perimeter walls, viaduct structure across Plough Yard and all other structures on the	Completed in 2019.

		<p>site; erection of a decking structure and development comprising the erection of one part 10, part 16 storey building to provide 76,530sqm B1 floor space together with 1885sqm at ground floor level of A1-A4 floor space (Building 1); one 50-storey block comprising 30,486sqm of private residential floorspace together with 242sqm at ground floor level of A1-A4 floor space (Building 2); Affordable housing component of one 14 storey block comprising 3,615sqm of affordable residential floorspace plus 116sqm of Class A1-A4 floor space at ground floor (Building 3); and one 6 storey block comprising 1,709sqm of affordable residential floorspace (Building 4); one single storey block comprising of 263sqm of flexible space Class A1- A4/D1/D2/B1 (Building 5), one single kiosk comprising of 100sqm of Class A1-A4, parking spaces; open space; all other associated works. The amendment is to vary conditions 2 (approved plans) and 38 (residential mix) in order to increase the number of units within Building 2 from 273 to 301 as well as condition 10 (retail opening hours) to extend the hours of retail use to 0700 to 2300 Mon to Wed 0700 to 2400 Thurs to Sat and 0700 to 2230 on Sun and public holidays. Other amendments include the addition of a D2 use to the flexible use proposed in Building 1, increased cycle provision, alterations to waste storage at buildings 2 and 3, reduction in retail floorspace in Building 3, and window alterations in Building 2.</p>	
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- 46 The cumulative effect from the interaction of the identified cumulative schemes with the Completed Proposed Development is shown in **Table 9**. The townscape views in the Townscape, Heritage and Visual Impact Assessment show that the relationship between the identified cumulative schemes and the Site is such as to permit the Revised Scheme to be seen with some cumulative schemes.
- 47 During the construction of the Revised Scheme, the cumulative schemes listed in **Table 8a** are likely to be in different planning and construction stages. This means that the activity associated with the construction of each are likely to be staggered. However, if all the cumulative schemes were under construction at the same time, the impacts of the construction of the Revised Scheme and Cumulative Schemes on the significance of built heritage assets in the vicinity of the Site will be of a comparable nature to those occurring at the operational stage, albeit of a shorter duration. That is, there will be the temporary presence of tall structures such as cranes both during construction (tower cranes) and

during operation (tower blocks). Therefore, the predicted effects of construction activities (Revised Scheme and Cumulative Schemes) on the significance of Heritage Assets in the vicinity of the Site are broadly similar to those assessed in operational impacts (**Table 9**) and have not been repeated here.

- 48 Cumulative developments would be experienced in the setting of the assets and it is considered that significant cumulative effects will occur. The effects to the Boundary Estate Conservation Area and grouped assets therein, the Elder Street Conservation Area and the Elder Street group of 18th century terraced houses and nos 10-18 Folgate Street, 18th century houses, will experience a moderate adverse level of effect as a result of the Revised Scheme. Cumulative developments would be experienced in the setting of the assets. It is considered that these schemes would not further affect their significance. For these Heritage Assets, this will comprise a Moderate Adverse cumulative effect which is significant.
- 49 It is also considered that two Heritage Assets (nos 135-153 Commercial Street (Grade II 19th century Artisan tenement block) and The Old Blue Last (Locally Listed public house in Great Eastern Street) will experience a greater cumulative effect. This will result in a Minor to Moderate Adverse cumulative effect and a Minor Adverse cumulative effect, respectively, which are not considered to be significant. The remaining cumulative effects are not considered to differentiate in overall effect from those presented for the operational assessment.

Table 9. Assessment of Cumulative Impact

Heritage Asset/Receptor	Effect of Revised Scheme and Cumulative Schemes on the significance of heritage asset	Magnitude of Impact (Table 2)	Significance of Effect (Table 3)
Goods Yard Site			
Braithwaite Viaduct	The significance of the Braithwaite Viaduct as a very early and rare example of a railway viaduct associated with a first-generation London Terminus would be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in close proximity and modern hard landscaping. This new urban setting will not contribute to the historical and archaeological significance of the Viaduct. This designated heritage asset comprises the entire length of the extant viaduct which is of high importance and when considered alongside the contribution that setting makes to its significance (much changed and depleted original and	Low Adverse (setting) (no change to effect with the addition of the cumulative schemes)	Minor to Moderate Adverse (no change to effect with the addition of the cumulative schemes)

	<p>Goods Yard setting) of medium sensitivity to setting change.</p> <p>The Braithwaite Viaduct will be mainly surrounded by tower blocks of the Revised Scheme. Other cumulative schemes would not be visible from the viaduct apart from Silwex House, Quaker Street, a two-storey roof extension. This would only be visible from the top of the viaduct (Platform Level) looking southwest. It is not considered that this scheme would affect its significance.</p>		
Forecourt wall and gates to old Bishopsgate Goods Station	<p>The significance of the Forecourt wall and gates to old Bishopsgate Goods Station as the former entrance to the Goods Yard with its highly decorative Oriel Window would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and modern hard landscaping (TVIA Views 63 and 65). This new urban setting will detract from the historical and archaeological significance of this heritage asset.</p> <p>This designated heritage asset comprises the Forecourt Wall and Oriel Gateway which are of high importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted Goods Yard setting) of medium sensitivity to setting change.</p> <p>201-207 Shoreditch High Street would be visible opposite the Forecourt wall and gates to old Bishopsgate Goods Station. It is not considered that this scheme would affect its significance.</p>	<p>Low Adverse (setting)</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
Goods Yard structures that are to be retained	<p>The significance of the Goods Yard Structures to be retained as expressed through the physical evidence that they provide of the nature, form and character of the Goods Yard would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and modern hard landscaping. The proximity and visual</p>	<p>Low Adverse (setting)</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	<p>distracted of the tower blocks both on top of vaults as well as in front (Plot 6) and behind the boundary wall (Plots 4, 5 and 6) will affect the appreciation of the Goods Yard structures to be retained. This new urban setting will detract from the historical and archaeological significance of the Goods Yard structures that are to be retained.</p> <p>These non-designated heritage assets comprise the vaults to the south of the Braithwaite Viaduct, remains of the boundary wall and other structures to be retained which are of medium importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted Goods Yard setting) of medium sensitivity to setting change.</p> <p>The Goods Yard structures to be retained will be mainly surrounded by tower blocks of the Revised Scheme. Other cumulative schemes would not be visible from them apart from Silwex House, Quaker Street. This would only be visible by standing on top of the vaults (Platform Level) and looking south. It is not considered that this scheme would affect their significance.</p>		
Sclater Street - Unlisted buildings in Fournier Street and Brick Lane Conservation Area			
<p>'The Weavers Cottages', 70-74 Sclater Street, E1</p>	<p>The significance of these early 18th century terraced houses as expressed through their character and appearance would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and other visual changes. The proximity and visual distraction of the tower blocks behind the cottages and the new modern gateway building clad in corten steel next door will affect the appreciation and understanding of the Weavers Cottages and hence their significance.</p>	<p>Low Adverse (setting) (no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse (no change to effect with the addition of the cumulative schemes)</p>

	<p>These non-designated heritage assets comprise three 18th century weavers' cottages in Sclater Street which are of medium importance and when considered alongside the contribution that setting makes to their significance (much changed and depleted) of low sensitivity to setting change.</p> <p>Other cumulative schemes would not be visible from these cottages and therefore there would be no cumulative effect on their significance.</p>		
<p>'Victorian Building', 66-68 Sclater Street, E1</p>	<p>The significance of this building as expressed through its 19th century character and appearance would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity. The proximity and visual distraction of the tower blocks behind the Victorian Building will affect its appreciation and therefore significance.</p> <p>Although this will change the setting of the 'The Victorian Building', its setting has already been compromised by the concrete box of the Overground Railway (not as visible and tall as the Revised Scheme) and the construction of the Avant Garde Tower to the west (only visible by looking away from the building to the northwest).</p> <p>This building is a Heritage Asset of low heritage importance and low setting sensitivity.</p> <p>Other cumulative schemes would not be visible from the Victorian Building and therefore there would be no cumulative effect on its significance.</p>	<p>Low Adverse (setting)</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
<p>Mission Hall, 64 Sclater Street, E1</p>	<p>The significance of the 19th century Mission Hall as expressed through its rarity as a once common type of building would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity. This will change the understanding and</p>	<p>Low Adverse (setting)</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	<p>appreciation of the building by drawing attention away from its single storey small scale.</p> <p>Although the Revised Scheme will change the setting of the Mission Hall, its setting has already been compromised by the concrete box of the Overground Railway (not as visible and tall as the Revised Scheme) and the construction of the Avant Garde Tower to the west (only visible by looking away from the building to the northwest).</p> <p>This building is a Heritage Asset of low heritage importance and low setting sensitivity.</p> <p>Other cumulative schemes would not be visible from the Mission Hall and therefore there would be no cumulative effect on its significance.</p>		
<p>The Part of the Brick Street and Fournier Street Conservation Area within the Site</p>	<p>The significance of the Brick Street and Fournier Street Conservation Area as expressed through its distinctive character and appearance with large areas of Georgian housing would be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in close proximity and behind the unlisted heritage assets in Sclater Street. The proximity and visual distraction of these tower blocks behind the historic buildings will affect their appreciation and understanding and hence the significance of this corner of the conservation area.</p> <p>In addition, a new modern block will be built on Plot 6 to the east (northern part of Plot 6 is within the Conservation Area). The tower block on Plot 6 is the smallest block planned as part of the Revised Scheme and will therefore be more in proportion to buildings on the other (north) side of Sclater Street and in the part of Brick Lane that its east end addresses. This building will not affect the significance of this part of the conservation area.</p>	<p>Low Adverse (setting) (no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse (no change to effect with the addition of the cumulative schemes)</p>

	<p>Although the Revised Scheme will change the setting of the Weavers Cottages, the Victorian Building and the Mission Hall, their setting has already been compromised by the concrete box of the Overground Railway (not as visible and tall as the Revised Scheme) and the construction of the Avant Garde Tower to the west.</p> <p>The Conservation Area is a Heritage Asset of high heritage importance and medium setting sensitivity.</p> <p>Other cumulative schemes would not be visible from the part of the conservation area within the Site and therefore there would be no cumulative effect on its significance.</p>		
Conservation Areas			
<p>Boundary Estate Conservation Area</p>	<p>The significance of the Boundary Estate Conservation Area as expressed through its place in the history of social housing, its unique radiating design, cohesive architectural treatment, and good quality build and its comprehensive and largely intact survival as a paragon of its type will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks. The Revised Scheme, will in places, visually challenge the appreciation of the architectural composition and intentions behind the layout of the Estate. Modern tower blocks are already visible in places from the Boundary Estate Conservation Area. The Revised Scheme adds to this growing number of tower blocks and further affects the significance of the Boundary Estate, a coherent carefully planned and model community based on generous space light and air.</p> <p>Cumulative schemes would either not be visible (Views 32w and 33 in the TVIA) or would make a minor addition to the increasing backdrop of tower blocks (View 58 in the TVIA) but would</p>	<p>Low Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	not further affect the significance of the Conservation Area. This will therefore remain a Moderate Adverse cumulative effect.		
Brick Lane and Fournier Street Conservation Area	<p>The significance of the Brick Lane and Fournier Street Conservation Area as expressed through its distinctive character and appearance with large areas of Georgian housing will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks in parts of the conservation area when looking from the conservation area towards the Site.</p> <p>The parts of the Conservation Area that will be most affected are those which border the Site and not the early 18th to early 19th century Truman brewery buildings in Brick Lane (neutral effect) and the valuable early 18th century domestic townscape in and around Fournier Street (negligible adverse effect).</p> <p>Areas of the conservation area that will be impacted by visual effects include Wheler Street and Sclater Street.</p> <p>Cumulative Schemes such as The Stage and 201-207 Shoreditch High Street lie to the west of the Site and the Brick Lane and Fournier Street Conservation Area will be visible in views from the Conservation Area but would not further affect the significance of this area. This will therefore remain a Minor to Moderate Adverse cumulative effect.</p>	Low Adverse (no change to effect with the addition of the cumulative schemes)	Minor to Moderate Adverse (no change to effect with the addition of the cumulative schemes)
Elder Street Conservation Area	<p>The significance of the Elder Street Conservation Area as expressed through its early 18th century Spitalfields area (Elder Street) will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking towards the Site from the Conservation Area (Views 49 and 60 in the TVIA). Cumulative schemes such as the Blossom Street Scheme will be</p>	Low Adverse (no change to effect with the addition of the cumulative schemes)	Moderate Adverse (no change to effect with the addition of the cumulative schemes)

	visible in views from the Conservation Area and would not further affect its significance. This will therefore remain a Moderate Adverse cumulative effect.		
Redchurch Street Conservation Area	The intimate and personable character (now quite rare in urban England) that characterises the Redchurch Street Conservation Area with its tightly packed grid of streets, some of which are remnants from the 18th century will be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks when looking towards the Site from the Conservation Area (Views 34 and 40 in the TVIA). Cumulative schemes such as the 201-207 Shoreditch High Street Scheme will be visible in views from the Conservation Area and would not further affect the significance of this Conservation Area. This will therefore remain a Minor to Moderate Adverse cumulative effect.	Low Adverse (no change to effect with the addition of the cumulative schemes)	Minor to Moderate Adverse (no change to effect with the addition of the cumulative schemes)
South Shoreditch Conservation Area	The significance of the South Shoreditch Conservation Area as expressed through its buildings that reflect the historic development of one of the earliest 'suburbs' of the City of London, its industrial trades (furniture making, printing and footwear manufacture) of the mid-19th to early 20th century will be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks when looking towards the Site from the Conservation Area. Cumulative schemes such as the 201-207 Shoreditch High Street Scheme (within this conservation area) and The Stage (outside and adjacent to this Conservation Area) will both be visible from the Conservation Area and would not further affect the significance of this Conservation Area (Views 26, 27 and 28 TVIA). This will therefore remain a Minor to Moderate Adverse cumulative effect.	Low Adverse (no change to effect with the addition of the cumulative schemes)	Minor to Moderate Adverse (no change to effect with the addition of the cumulative schemes)
Heritage Assets within 500m & ZVI			

<p>Bethnal Green Road - Nos. 123-159</p>	<p>The significance of this row of Grade II Listed mid/late 19th century terrace of houses with shops as expressed through their attractive 19th century facades would be slightly affected by the Revised Scheme as a result of the visual impacts of tower blocks in views towards the Site when looking southwest down Bethnal Green Road (View 36 in the TVIA). Although their setting already includes a number of modern tower blocks, the addition of the Revised Scheme would bring the urban centre closer so that the 19th century streets terminates with a dense cluster of modern buildings, slightly affecting the significance of this row of 19th century terraced houses.</p> <p>201-207 Shoreditch High Street would make a minor addition to this cluster of modern buildings at the visual end of the road and not affect the significance of the Grade II heritage asset (View 36 in the TVIA). This will therefore remain a Negligible Adverse cumulative effect.</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
<p>Bethnal Green Road – Knave of Clubs PH</p>	<p>The significance of this Grade II Listed late 19th century public house on the corner of Bethnal Green Road and Club Row as expressed through its attractive facades and rounded corner would be slightly affected by the Revised Scheme as a result of the visual impacts of tower blocks in views towards the Site when looking southwest down Bethnal Green Road (View 40 in the TVIA).</p> <p>Although its setting already includes modern tower blocks, the addition of the Revised Scheme would create the effect of a large modern wall of tall buildings on the other side of the road. Although best viewed looking northwest away from the Site, the visual distraction would affect the appreciation of the public house and therefore slightly affect its significance.</p> <p>201-207 Shoreditch High Street would make a minor addition to this cluster</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	<p>of modern buildings at the southern end of the road and would not further affect the significance of the Grade II heritage asset (View 40 in the TVIA). This will therefore remain a Negligible Adverse cumulative effect.</p>		
<p>Boundary Estate - Arnold Circus Garden</p>	<p>The significance of this Registered Park and Garden with Grade II Listed bandstand as expressed through its design as the centrepiece of the Boundary Estate would be affected by the Revised Scheme as a result of the visual impacts of tower blocks in views towards the Site particularly in winter when the trees are off the trees (View 32w in the TVIA). View 33 in the TVIA shows that the existing Avant Garde tower block is visible at the end of Club Row. Cumulative schemes would not be visible (Views 32w and 33 in the TVIA). This will therefore remain a Moderate Adverse effect.</p>	<p>Low Adverse (no change to effect with the addition of the cumulative schemes)</p>	<p>Moderate Adverse (no change to effect with the addition of the cumulative schemes)</p>
<p>Boundary Estate – Residential blocks and ancillary services</p>	<p>The significance of the Grade II Listed Boundary Estate residential blocks and ancillary services as expressed through their place in the history of social housing, its unique radiating design, cohesive architectural treatment, and good quality build and its comprehensive and largely intact survival as a paragon of its type will be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in views when looking south along Camlet Street towards the Site (View 32w in the TVIA) in winter when the trees are off the trees. The existing Avant Garde (a modern tower block) is visible at the end of Club Row (View 33 in the TVIA) and the existing Broadgate Tower and Principal Tower are visible from the churchyard at the rear of St Leonards Church. Cumulative schemes would either not be visible (Views 32w and 33 in the TVIA) or would make a minor addition (The Stage and 201-207 Shoreditch High Street) to the increasing backdrop of tower blocks (View 58 in the TVIA) but would not increase the impact on the significance</p>	<p>Low Adverse (in winter) (no change to effect with the addition of the cumulative schemes)</p>	<p>Moderate Adverse (no change to effect with the addition of the cumulative schemes)</p>

	of the Listed Buildings. This will therefore remain a Moderate Adverse cumulative effect.		
Boundary Estate – Schools	The significance of the Grade II Listed Boundary Estate schools and school house as expressed through their good quality School Board for London (SBL) design; their place in the history of education and in planned social housing; the value derived from their cohesive group setting with other buildings within the Boundary Estate will be slightly affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks particularly in winter when the leaves are off the trees. The location of the schools to the north of Arnold Circus and at the north end of Club Row and Rochelle Street means that the visual impact is not as great as in other parts of the Boundary Estate (Camlet Street) further to the south and closer to the Site and a negligible magnitude of effect has been given. Cumulative schemes would not be visible. The effect will therefore remain as Minor Adverse/Negligible Adverse.	Negligible Adverse (in winter) (no change to effect with the addition of the cumulative schemes)	Minor Adverse/Negligible Adverse (no change to effect with the addition of the cumulative schemes)
Brick Lane-Truman’s Brewery	The significance of the Grade II* and Grade II Listed early 18 th century to early 19 th century Brewery buildings in Brick Lane as expressed as an interesting survival and remarkably complete collection of urban brewery buildings will not be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in the distance when looking north along Brick Lane (View 54 in the TVIA). The narrowness of Brick Lane and the alignment of the street with the east end of the Site means that the development will only just be visible. It will be too distant to influence its significance. Other cumulative schemes would not be visible. The effect will therefore remain as neutral.	Neutral (no change to effect with the addition of the cumulative schemes)	Neutral (no change to effect with the addition of the cumulative schemes)
114-122, Brick Lane	The significance of the Grade II Listed terraced houses at 114-122, Brick Lane as expressed through their phasing and	Neutral	Neutral

	<p>development (early C18th, refaced late C18th and early C19 shop front to no. 120) will not be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in the distance when looking north along Brick Lane (View 54 in the TVIA). A building crossing over Brick Lane advertising 'TRUMAN' when looking north along Brick Lane from these Heritage Assets and the narrowness of Brick Lane mean that the development will not be visible. The effect will therefore remain as neutral.</p>	<p>(no change to effect with the addition of the cumulative schemes)</p>	<p>(no change to effect with the addition of the cumulative schemes)</p>
35, Buxton Street	<p>The significance of the Grade II Listed early 19th century Vicarage as expressed through its architecture will not be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in the distance when looking southwest towards the Site (View 41 in the TVIA).</p> <p>The top of the tower of nos 201-207 Shoreditch will further add to the number of tower blocks on the skyline but will not affect the significance of the heritage asset. The effect will therefore remain as neutral.</p> <p>NB Immediate setting of the Vicarage has changed since the C19th buildings along the street and the church have been demolished and Allen Garden created.</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
2-38, Cheshire Street	<p>The significance of this Grade II Listed late 19th century terrace of shops with residential accommodation above as an unusually well-preserved example of a long, complete terrace of its type will be slightly affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks when looking west along Cheshire Street towards the Site. The Broadgate Tower and the Principal Place tower are modern tower blocks that are already visible in the view (View 39 in the TVIA). Although the tower blocks on the Site will add to</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse/Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	<p>this pair, they will be nearer. The tower blocks of the Revised Scheme will add to the visual distraction of tower blocks appearing above the roofline of the late 19th century terrace of shops, which will slightly affect their significance.</p> <p>Cumulative schemes would not be visible and therefore would not affect the significance of the Grade II heritage asset (View 39 in the TVIA). This will therefore remain a Minor Adverse/Negligible Adverse effect.</p>		
3 and 5 Club Row, with 31 Whitby Street	<p>The significance of the Grade II Listed pair of adjoining weavers' tenement houses of 1764-5 as expressed through their surviving legible form and early fabric will not be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks in the distance, when looking south along Club Row towards the Site because the existing Avant Garde Tower, a modern tower block, has been built at the south end of Club Row (View 33 in the TVIA). No cumulative schemes are visible from this Heritage Asset. The effect will therefore remain as neutral.</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
The Commercial Public House, 142, Commercial Street & adjacent LL building, No. 144-146	<p>The significance of this Grade II Listed 19th century public house as expressed through its attractive carefully composed rounded corner will be affected by the construction of the Revised Scheme as a result of tower blocks appearing behind the Heritage Asset when looking north (TVIA View 46). The Revised Scheme will affect how the public house is perceived and experienced due to the proximity and visual distraction of the tower block on Plot 2. Although 201-217 Shoreditch High Street would be just visible beyond the Revised Scheme this would not further affect the significance of the heritage asset (View 46 in the TVIA). This will therefore remain a Minor to Moderate Adverse cumulative effect.</p>	<p>Low Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

<p>Former Police Station, Commercial Street</p>	<p>The significance of the Grade II Listed 19th century former Police Station as expressed through its imposing and solid façade will be slightly affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks when looking north from the building towards the Site.</p> <p>Tall tower blocks will be seen by looking northeast down the street, and this would slightly affect the significance of the Police Station which appears obliquely in the view (View 64 in the TVIA). This is because its imposing and solid façade would be diminished by the sheer height of the building on Plot 2.</p> <p>Although 201-207 Shoreditch High Street would be visible beside the revised scheme and appear to terminate the street this would not further affect the significance of the heritage asset (View 64 in the TVIA). This will therefore remain a Negligible Adverse cumulative effect.</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
<p>Commercial Street - Christ Church</p>	<p>The significance of the Grade I Listed early 18th century Christ Church designed by Nicholas Hawksmoor as expressed through its landmark white ashlar tower will not be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks, when looking north from the building along Wilkes Street towards the Site and from the forecourt in front of the church along Commercial Street. No cumulative schemes are visible from this Heritage Asset (View 44 in the TVIA). The effect will therefore remain as neutral.</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
<p>Commercial Street – Nos. 135-153 (tenement block)</p>	<p>The significance of the Grade II Listed 19th century Artisans flats designed by Henry Darbishire for the Peabody Trust as expressed through its prominent corner position and architecturally interesting street facades to the northeast and south will be slightly affected by the construction of the</p>	<p>Low Adverse</p> <p>(greater effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse</p> <p>(greater effect with the addition of the cumulative schemes)</p>

	<p>Revised Scheme as a result of the visual impacts of tower blocks when looking northwest along Commercial Street towards the Site (View 43 in the TVIA).</p> <p>The effect is not neutral because its architecturally interesting and imposing façade will be diminished by the height and dominance of the building on Plot 2.</p> <p>The tower at nos 201-207 Shoreditch High Street will make an addition to the collection of tower blocks at the visual end of the street and will further detract from the significance of the Grade II Heritage Asset (View 43 in the TVIA). This is because 201 to 207 Shoreditch High Street will appear behind the prominent southeast corner of the building causing visual distraction and affecting appreciation of this architecturally interesting street corner. The cumulative effect will increase to Minor to Moderate Adverse.</p> <p>Whilst of high heritage importance this Heritage Asset is of medium sensitivity to visual effects due to its moderately intact setting today.</p>		
<p>Commercial Street – Spitalfields market buildings</p>	<p>The significance of the Grade II Listed 19th century Spitalfields Market designed by George Sherrin as expressed through its architecturally interesting street facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north along Commercial Street towards the Site (View 44 in the TVIA).</p> <p>Cumulative schemes would not be visible and therefore would not further affect the significance of the Grade II heritage asset (View 44 in the TVIA). The effect will therefore remain as Minor to Moderate Adverse.</p>	<p>Low Adverse (no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse (no change to effect with the addition of the cumulative schemes)</p>

<p>Commercial Street – Public Houses</p>	<p>The significance of the Grade II Listed mid-19th century Ten Bells Public House and the 1936 Golden Heart as expressed through their architecturally interesting street corner facades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north and northwest along Commercial Street towards the Site (Views 43 and 44 in the TVIA).</p> <p>The tower at nos 201-207 Shoreditch High will make a minor addition to the collection of tower blocks at the visual end of the street but will not further detract from the significance of these Grade II Heritage Assets (Views 43 and 44 in the TVIA). The effect will therefore remain as neutral.</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
<p>Elder Street – group of 18th century terraced houses</p>	<p>The significance of the Grade II Listed early 18th century silk weavers houses in Elder Street as expressed through their relatively intact 18th century streetscape with little in the way of ‘modern’ intrusions will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north along Elder Street towards the Site (View 49 in the TVIA). In addition to the Revised Scheme, the Blossom Street Scheme would be visible at the end of the road on the west side. It is not considered that the Blossom Street Scheme would have a further effect on the significance of these Grade II Listed buildings. This will therefore remain a Moderate Adverse cumulative effect.</p>	<p>Low Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
<p>4-8 Elder Street (LBTH Local List)</p>	<p>The significance of the Locally Listed 19th century warehouses towards the north end of Elder Street as expressed through their functional facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking north along Elder Street towards the Site (View 49 in the TVIA). It is not considered that the Blossom Street Scheme would have a further effect on</p>	<p>Low Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	the significance of this Locally Listed building. This will therefore remain a Minor Adverse cumulative effect.		
Folgate Street, Nos, 10-18 – group of 18th century terraced houses	The significance of these Grade II Listed early 18 th century terraced houses in Folgate Street as expressed through their architecturally and historically interesting facades forming a relatively intact period streetscape will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking from the front of the houses north along Blossom Street towards the Site (View 60 in the TVIA). The Blossom Street Scheme adds height to the buildings on each side of Blossom Street but will not further affect the significance of the Grade II Listed houses in Folgate Street. This will therefore remain a Moderate Adverse cumulative effect.	Low Adverse (no change to effect with the addition of the cumulative schemes)	Moderate Adverse (no change to effect with the addition of the cumulative schemes)
Folgate Street 11/11A, Water Poet Public House (Local List)	The significance of this Locally Listed late 19 th century public house on the corner of Folgate Street and Blossom Street as expressed through its architecturally Arts and Crafts style facades will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks looking from the front of the houses north along Blossom Street towards the Site (View 60 in the TVIA). The Blossom Street Scheme adds height to the buildings on each side of Blossom Street but will not further affect the significance of this Locally Listed building. This will therefore remain a Minor Adverse cumulative effect.	Low Adverse (no change to effect with the addition of the cumulative schemes)	Minor Adverse (no change to effect with the addition of the cumulative schemes)
Great Eastern Street, Nos 2-4 (Local List)	The significance of this Locally Listed five storey 1950s commercial building as expressed through its dominant and handsome five-storey corner facades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking east from the front of the building across Shoreditch High Street to Site (View 65 in the	Neutral (no change to effect with the addition of the cumulative schemes)	Neutral (no change to effect with the addition of the cumulative schemes)

	<p>TVIA). The modern style of this 1950s building means that it will relate well to the modern tower blocks on the other side of Shoreditch High Street. The addition of the tower block at 201-207 Shoreditch High Street, next door to the asset, will not affect its significance. The effect will therefore remain as neutral.</p>		
<p>Great Eastern Street – Commercial building</p> <p>6-8, Great Eastern Street, EC2 (GII, NHLE 1264878)</p> <p>(175 on Fig 1)</p>	<p>The significance of the Grade II Listed late 19th century commercial building at 6-8 Great Eastern Street as expressed through its architecturally interesting facades rounding the tight corner with Fairchild Street will be affected by the construction of the Revised Scheme as a result of the visual impacts of the tower block on Plot 2 rising up behind the building. This will challenge the understanding of the building as a prominent corner building as originally designed (View 28 in the TVIA). The construction of 201-207 Shoreditch High Street on the plot next to this heritage asset will further add to the surrounding of this asset with modern tower blocks, although this will not further detract from its significance. This will therefore remain a Minor to Moderate Adverse cumulative effect.</p>	<p>Low Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
<p>Great Eastern Street – Commercial building</p> <p>5, Fairchild Place, 11-15, Great Eastern Street, EC2 (GII, NHLE 1391708)</p> <p>(186 on Fig 1)</p>	<p>The significance of the Grade II Listed late 19th century commercial building at 5, Fairchild Place, 11-15, Great Eastern Street as expressed through its architecturally interesting facades rounding the corner with Fairchild Place will be affected by the construction of the Revised Scheme as a result of the visual impacts of the tower block on Plot 2 rising up behind 6-8, Great Eastern Street on the opposite side of the street (see above). The two buildings (6-8 and 11-15) make an interesting pair when travelling southeast along Great Eastern Street. Due to the visual impact on 6-8, Great Eastern Street (see above), the significance of the two acting as a pair will be compromised by</p>	<p>Low Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	<p>the dominance of the tower block on Plot 2 behind.</p> <p>Although the construction of 201-207 Shoreditch High Street on the plot next to 6-8, Great Eastern Street further adds to the tall buildings surrounding this asset, it will not further detract from the significance of 5, Fairchild Place, 11-15, Great Eastern Street. This will therefore remain a Minor to Moderate Adverse cumulative effect.</p>		
<p>Great Eastern Street – Commercial building 40-42, Great Eastern Street, EC2 (GII, NHLE 1391702) (151 on Fig 1)</p>	<p>The significance of the Grade II Listed late 19th century commercial building at 40-42, Great Eastern Street as expressed through its interesting eclectic style will not be affected by the construction of the Revised Scheme because the best views of this building look away from the Site and the building is also some 300m from the Site (TVIA View 27).</p> <p>The addition of 201-207 Shoreditch High Street and The Stage to the view southeast along Great Eastern Street will not change the significance of this Grade II Listed late 19th century commercial building (TVIA View 27). This will therefore remain a Neutral cumulative effect.</p>	<p>Neutral (no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral (no change to effect with the addition of the cumulative schemes)</p>
<p>Great Eastern Street - The Old Blue Last public house (Local List)</p>	<p>The significance of this Locally Listed 19th century public house on the corner of Great Eastern Street and Curtain Road/New Inn Road as expressed through its striking and dominant bull-nosed corner and attractive facades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking from the front of the public house southeast along Great Eastern Street towards the Site (View 27 in the TVIA).</p> <p>The tower at nos. 201 – 207 Shoreditch High Street will screen the building on Plot 2 which will affect the significance of this Locally Listed Building (View 27 in the TVIA). This is because it will appear as a much taller building</p>	<p>Low Adverse (greater effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse (greater effect with the addition of the cumulative schemes)</p>

	<p>behind the public house when looking southeast along Great Eastern Street. The visual distraction of nos 201-207 Shoreditch High Street will affect appreciation of its striking and dominant bull-nosed corner. The cumulative effect will increase to Minor Adverse.</p> <p>This non-designated heritage asset is of low importance and when considered alongside its significance (late 19th public house in a moderately intact setting) of low setting sensitivity.</p>		
Gibraltar Walk and Padbury Court & Shacklewell Street –19th century artisans’ workshops	<p>The significance of these Locally Listed 19th century terraced workshops and warehouse as expressed through their attractive workshop facades and functional warehouse façade will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking southwest along Padbury Court and Shacklewell Street towards the Site.</p> <p>Cumulative schemes will not further affect the significance of these Locally Listed Buildings (View 36 in the TVIA). The effect will therefore remain as Neutral.</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
Redchurch Street, No. 113	<p>The significance of this Grade II Listed early 18th century weaver’s cottage in Redchurch Street as a rare and early survival of a weaver’s tenement house, a building type that once dominated Spitalfields will not be affected by the construction of the Revised Scheme as a result of the visual impacts of tower blocks looking southwest along Bethnal Green Road towards the Site (View 36 in the TVIA).</p> <p>Cumulative schemes will not further affect the significance of this Grade II Listed early 18th century weaver’s cottage (View 36 in the TVIA). The effect will therefore remain as Neutral.</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

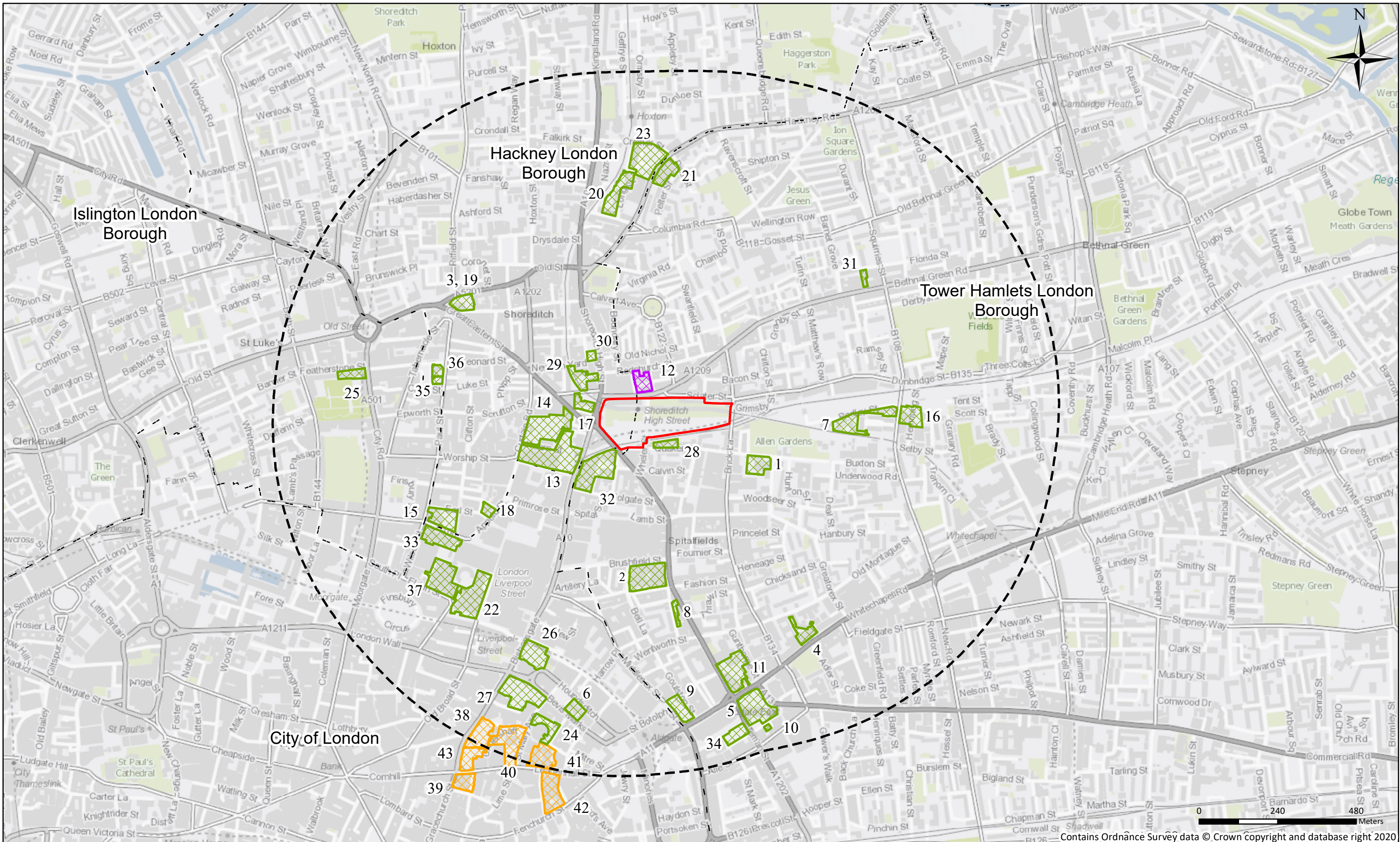
<p>Shoreditch High Street, No. 118½ - The Clerk's House</p>	<p>The significance of this Grade II Listed 18th century building as expressed through its group value with the Church of St Leonard, the churchyard, the railings to the north of No 118½ and the churchyard gates and railings. will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks looking south along Shoreditch High Street towards the Site (View 29 in the TVIA).</p> <p>The building on Plot 2 will be seen in distant wide views looking south along Shoreditch High Street past the Clerks House and from the churchyard. Although the Broadgate Tower is already visible in this view, the addition of the building on Plot 2, which is nearer, will have a slight effect on the significance of the Clerks House. This is by adding a more urban feel to the churchyard, which forms a group with St Leonard's Church, the Clerk's House at no. 118½ Shoreditch High Street, the railings to the north of No 118½ and the churchyard gates and railings.</p> <p>Cumulative Schemes (The Stage and 201-207 Shoreditch High Street) make a minor addition to the cluster of tower blocks when looking south along Shoreditch High Street towards the Site (View 29 in the TVIA) and south from the churchyard (View 58 in the TVIA) and will not further affect the significance of this Listed Building. This will therefore remain a Minor Adverse/ Negligible Adverse cumulative effect.</p>	<p>Negligible Adverse (no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse/ Negligible Adverse (no change to effect with the addition of the cumulative schemes)</p>
<p>Shoreditch High Street – Church of St Leonard</p>	<p>The significance of this Grade I Listed 18th century church rebuilt by George Dance the Elder as expressed through the group value of its church yard, the Clerks House, Railings and Gates will be slightly affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking south along Shoreditch High Street towards the Site (View 29 in the</p>	<p>Negligible Adverse (no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse/ Negligible Adverse (no change to effect with the addition of the cumulative schemes)</p>

	<p>TVIA) and south from the churchyard (View 58 in the TVIA).</p> <p>The building on Plot 2 will be visible in wide views looking south along Shoreditch High Street past the church and from the churchyard. Although the Broadgate Tower is already visible in this view, the addition of the building on Plot 2, which is nearer, will have a slight effect on the significance of the church. This is by adding a more urban feel to the churchyard, which forms a group with the Church, the Clerk's House at no 118½ Shoreditch High Street, the railings to the north of No 118½ and the churchyard gates and railings.</p> <p>Cumulative Schemes make a minor addition (The Stage and 201-207 Shoreditch High Street) to the cluster of tower blocks when looking south along Shoreditch High Street towards the Site (View 29 in the TVIA) and south from the churchyard (View 58 in the TVIA) and will not further affect the significance of this Listed Building. This will therefore remain a Minor Adverse/ Negligible Adverse cumulative effect.</p>		
<p>Shoreditch High Street – No. 180-182 (Bank premises) (82 on Fig 1)</p>	<p>The significance of this Grade II Listed 19th century National Westminster Bank as expressed through its Italian palazzo style façade will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks, when looking south along Shoreditch High Street towards the Site (View 35 in the TVIA).</p> <p>Phase II Shoreditch Village will be built next to, and on the south side of, nos 180-182 Shoreditch High Street. This new building will be best viewed looking west away from the Site. The Revised Scheme might be seen at a very acute angle looking south along Shoreditch High Street towards the Site (View 31 in the TVIA) but because of this oblique view will not further affect the significance of this Listed</p>	<p>Neutral (no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral (no change to effect with the addition of the cumulative schemes)</p>

	Building. This will therefore remain a Neutral cumulative effect.		
Shoreditch High Street - 18th and 19th century shops with residential accommodation above (Grade II) Nos 186-189, no. 190, no. 191 and no. 196 Shoreditch High Street (94, 111, 140, 201 on Fig 1)	The significance of these Grade II Listed 18 th and 19 th century shops with residential accommodation above along Shoreditch High Street as expressed through their tall narrow façades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks looking south along Shoreditch High Street towards the Site (View 35 in the TVIA) and east along Bethnal Green Road (View 66 in the TVIA). Phase II Shoreditch Village will incorporate nos 186 and 187 Shoreditch High Street (both refurbished) and involve the construction of a new large three storey mainly glass building next to, and on the north side of no. 186 Shoreditch High Street. This new building will be best viewed looking west away from the Site. The Revised Scheme might be seen at a very acute angle looking south along Shoreditch High Street towards the Site (View 31 in the TVIA) but because of this oblique view will not further affect the significance of nos 186-189, 190 and 191 Shoreditch High Street. This will therefore remain a Neutral cumulative effect.	Neutral (no change to effect with the addition of the cumulative schemes)	Neutral (no change to effect with the addition of the cumulative schemes)
Shoreditch High Street - 18th and 19th century shops with residential accommodation above (Local List) (209, 210, 215 on Fig 1)	The significance of these Locally Listed 18 th and early 19 th century shops with residential accommodation above along Shoreditch High Street as expressed through their tall narrow façades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking towards the Site (Views 35, 63, 65 and 66 in the TVIA). Cumulative schemes such as the Blossom Street Scheme (View 63 in the TVIA) and 201-207 Shoreditch High Street (View 65 in the TVIA) will be visible in some views and will not further affect the significance of these	Neutral (no change to effect with the addition of the cumulative schemes)	Neutral (no change to effect with the addition of the cumulative schemes)

	Locally Listed Buildings. This will therefore remain a Neutral cumulative effect.		
Shoreditch High Street – No. 125-130 (Industrial building)	<p>The significance of this Grade II Listed late 19th century commercial iron works on Shoreditch High Street as expressed through its noticeable first floor arched openings in their façades will not be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking south along Shoreditch High Street towards the Site (View 29 in the TVIA).</p> <p>The addition of cumulative schemes (minor addition of The Stage and 201-207 Shoreditch High Street to View 29 in the TVIA) will not affect the significance of this Listed Buildings. This will therefore remain a Neutral cumulative effect.</p>	<p>Neutral</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Neutral</p> <p>no change to effect with the addition of the cumulative schemes)</p>
Wheler Street - Bedford House	<p>The significance of the Grade II Bedford House (1894) as expressed through its architecturally impressive red and yellow brick façade will be affected by the construction of the Revised Scheme as a result of visual impacts of tower blocks when looking north along Wheler Street towards the Site (View 46 in the TVIA). Although 201-217 Shoreditch High Street would be just visible beyond the revised scheme this would not further affect the significance of the heritage asset (View 46 in the TVIA) because the Revised Scheme will be closer. This will therefore remain a Minor to Moderate Adverse cumulative effect.</p>	<p>Low Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor to Moderate Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>
Wilkes Street (incl. Princelet Street and Fournier Street) - early 18th century terraced houses	<p>The significance of this group of Grade II early 18th century houses as expressed through their exceptional consistent quality, their association with silk weaving and as a valuable 18th century domestic townscape remarkably unchanged by modernisation will be slightly affected by the construction of the Revised Scheme as a result of visual impacts of</p>	<p>Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>	<p>Minor Adverse/ Negligible Adverse</p> <p>(no change to effect with the addition of the cumulative schemes)</p>

	<p>tower blocks when looking north along Wilkes Street towards the Site.</p> <p>The tallest parts of the scheme will be seen in the distance when looking north along Wilkes Street, past the Truman's complex as shown by the ZVI (Figure 1). Although the tower blocks will be seen in the distance, this will cause a slight effect to the significance of this valuable 18th century domestic townscape by introducing a modern urban element to their setting</p> <p>Cumulative Schemes would not be visible in this view. This will therefore remain a Minor Adverse/Negligible Adverse cumulative effect.</p>		
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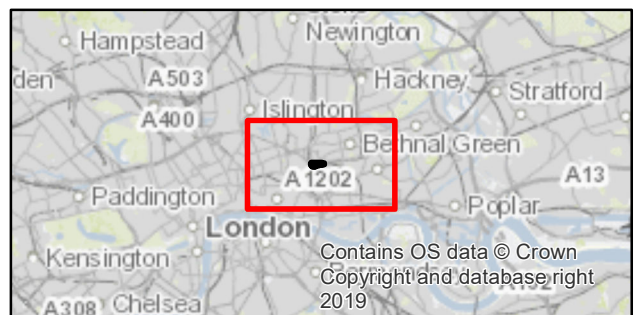
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Map Reference: 73926-0006 | User Name: ronan.corrigan | Date: 15/01/2020

Project: Bishopsgate Goods yard
 Client: Bishopsgate Goods Yard Regeneration Ltd

Cumulative Schemes Surrounding the Site

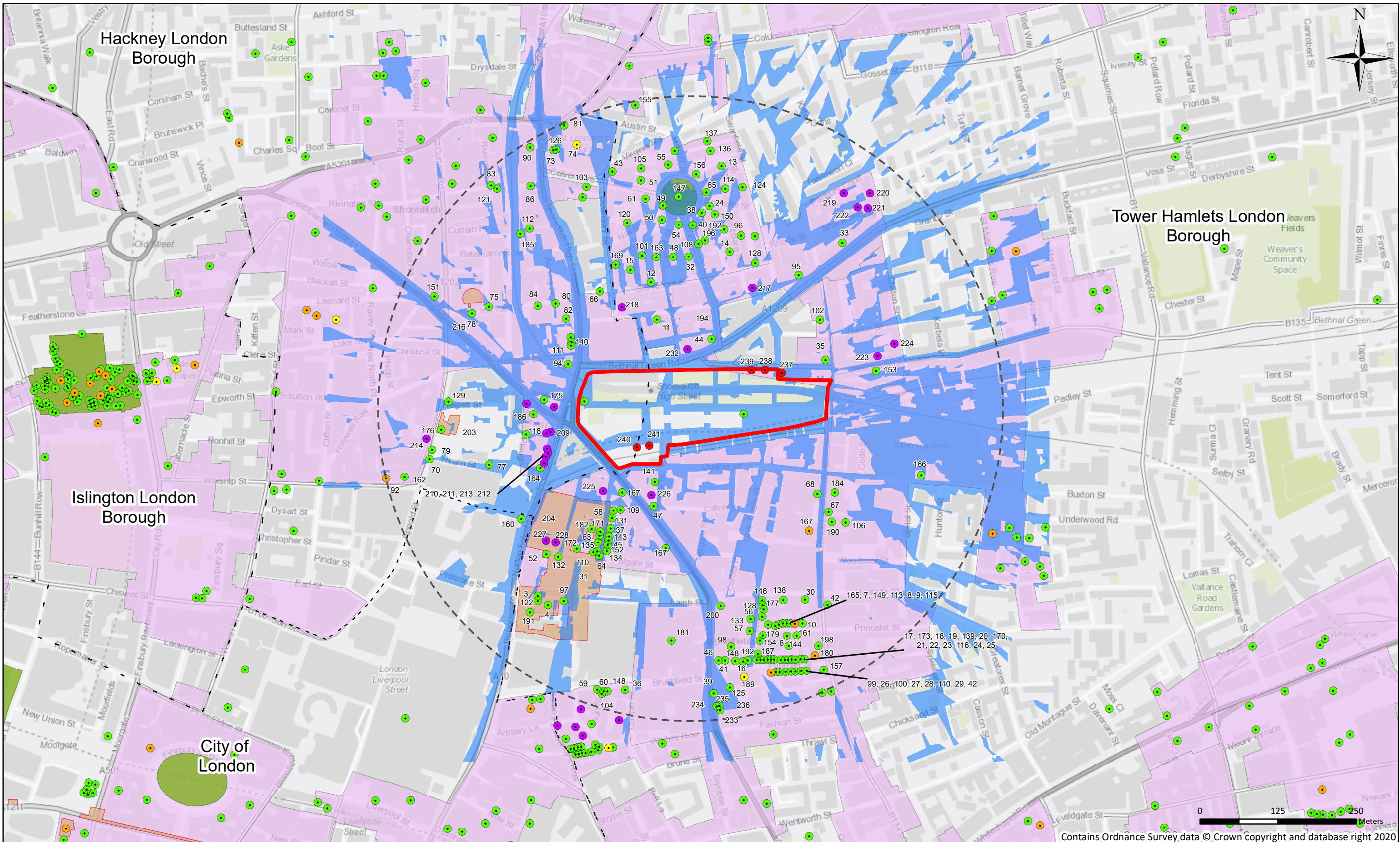
- Legend**
- 1Km Site Buffer
 - Site Boundary
 - Cumulative Schemes
 - TVIA
 - Not Submitted
 - Borough Boundaries



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Temple Group Ltd., The Woolyard, 52 Bermondsey Street, London, SE1 3UD
 Tel. 020 7394 3700 Fax. 020 7394 7871



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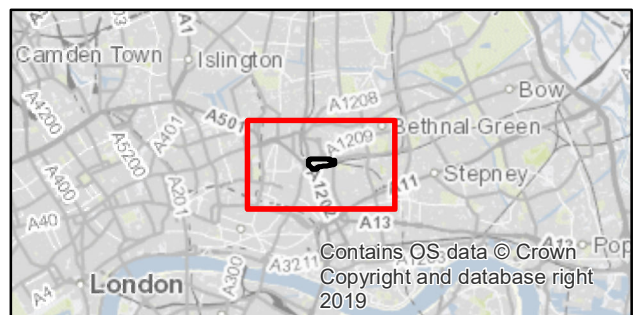
Map Reference: T4106-0006 | User Name: abigail.harley-tuffs | Date: 22/06/2020

Project: Bishopsgate Goods yard
 Client: Bishopsgate Goods Yard Regeneration Ltd

Zone of Visual Influence (ZVI) around site

Legend

- | | |
|--|--|
| ● Non listed heritage assets | ● Listed buildings |
| ● Locally listed buildings | ● Grade II* |
| 500m buffer | ● Grade II |
| Borough Boundaries | ZVI |
| Site Boundary | Scheduled monuments |
| | Registered parks and gardens |
| | Conservation areas |



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Temple Group Ltd., The Woolyard, 52 Bermondsey Street, London, SE1 3UD
 Tel. 020 7394 3700 Fax. 020 7394 7871

