

9.0 Built Heritage

- 9.1.1 This chapter considers the details of Plot 1 submitted for approval in the RMA to determine the extent to which the effects of Plot 1 RMA on built heritage assets remain in conformity with the 2019 ESA.
- 9.1.2 This chapter should be read in conjunction with *Bishopsgate Goods Yard, London: Heritage Statement Addendum (ECR Volume 4, Appendix G)* and *Chapter 16: Built Heritage, Volume 2* of the 2019 ESA as amended by the response to Land Use Consultants' review on matters concerning built heritage submitted in July 2020.

9.2 Scope of the Assessment

- 9.2.1 The scope of this assessment is to:
- identify changes to the built heritage resource within the site and a 500 m study area surrounding it since the 2020 Heritage Statement (HS) was prepared;
 - update planning policy and guidance as required;
 - assess direct impacts of the Proposed Development, stemming from the proposals of the Plot 1 RMA, on the fabric of built heritage within the Site and the 500 m study area;
 - using new verified views, assess indirect impacts of the Proposed Development on the setting and hence the significance and sensitivity of heritage assets within the Site and the 500 m study area, stemming from the proposals of the Plot 1 RMA; and
 - assess the effect of the updated list of cumulative schemes using new verified views (**ECR Volume 3: Townscape and Visual Impact**).

9.3 Changes to Legislation, Policy and Guidance

- 9.3.1 **Table 9.1** presents the changes to the key planning legislation, policy and guidance since the preparation of the built heritage chapter in the 2019 ESA.

Table 9.1: Changes to planning policy and guidance

2019 ESA	2023 ECR
National planning policy	
National Planning Policy Framework 2019	National Planning Policy Framework 2023
Regional planning policy	
The London Plan 2016	The London Plan 2021
Local planning policy	
London Borough of Hackney (2010) Core Strategy	Hackney Local Plan 2033 (adopted 2020)
London Borough of Hackney (2015) Development Management Local Plan	

London Borough of Hackney (2018) Proposed Submission Local Plan (Local Plan 2033)	
London Borough of Tower Hamlets (2010) Core Strategy	Tower Hamlets Local Plan 2031 (adopted 2020)
London Borough of Tower Hamlets (2013) Managing Development Document	
London Borough of Tower Hamlets (2016) Plan Draft Local Plan 2031	
Technical standards and guidance	
Historic England, 2015, <i>Tall Buildings, Historic England Advice Note 4</i> , Swindon: Historic England	Historic England, 2022, <i>Tall Buildings, Historic England Advice Note 4 (Second Edition)</i> , Swindon: Historic England

9.3.2 Changes in the planning policy, technical standards, and guidance listed above do not materially affect the assessment methodology and conclusions reached in the 2019 ESA built heritage chapter (as amended in July 2020). For details of the current planning legislation, policy and guidance refer to *Bishopsgate Goods Yard, London: Heritage Statement Addendum (Volume 4, Appendix G)*.

9.4 Changes to Baseline Conditions or Receptors

- 9.4.1 Research undertaken in connection with updating the built heritage baseline has included an examination of the National Heritage List for England (hereafter 'NHLE'), and LBH's and LBTH's lists of locally-listed buildings and sites within the 500 m study area (searches undertaken on 12th October 2023).
- 9.4.2 It confirmed that the present baseline is largely consistent with that established in the 2019 ESA (as amended in July 2020). In addition to 228 built heritage assets identified therein, the research undertaken for this ECR identified one additional heritage asset, the Grade II listed Former Stapleton's Horse and Carriage Repository (NHLE 1469946, designated on 25 June 2020), located c. 280 m south of the Site at 106 and 106a Commercial Street, London, E1 6LZ.
- 9.4.3 The scoping exercise undertaken in the 2019 ESA (as amended in July 2020), which identified 113 built heritage assets susceptible to change as a result of the Proposed Development, remains valid in the context of the Plot 1 RMA. The newly identified Former Stapleton's Horse and Carriage Repository has been included for further assessment as heritage asset ('HA ref.') 242.
- 9.4.4 It should also be noted that the LBTH local list entry name for HA ref. 221, 27-35 Shacklewel Street, has been amended in the list to '31-33 Shacklewel Street' since the 2020 HS was produced. This change does not affect the asset's heritage significance and impact assessment provided in the 2019 ESA (as amended in July 2020).

9.5 Assessment of Effects of the Reserved Matters Application

- 9.5.1 Works associated with the construction of the Proposed Development within Plot 1 are not anticipated to have any direct impact on the fabric of built heritage assets identified within the Site. Consequently, it is considered that the assessment of direct impacts on built heritage assets provided in the 2019 ESA (as amended in July 2020) remains valid for the Plot 1 RMA.
- 9.5.2 The 2019 ESA (as amended in July 2020) assessed the impacts on the identified built heritage assets as a result of the construction of the Plot 1 building at maximum parameters. These have been amended by the non-material amendment application as set out in **Chapter 1: Introduction**. The Plot 1 RMA design lies within the consented parameters as amended by the recent non-material amendment application. A comparison between the verified views submitted with the 2019 ESA and the verified views produced for the purpose of Plot 1 RMA indicates that the minor changes to the massing of the proposed Plot 1 structure have no material effect on the conclusions of the 2019 ESA (as amended in July 2020).
- 9.5.3 The construction programme that formed the basis of the 2019 ESA assessment was based on a duration of 13 years. It is now anticipated that the demolition and construction of Bishopsgate Goodsyard as a whole will be undertaken over a circa 7 year period between 2024 and 2031. It is currently envisaged that Plot 1 will be constructed over circa 4 years with completion in around 2029. As the revised construction programme is significantly shorter than assessed in the 2019 ESA there is likely to be simultaneous and overlapping construction activities and a higher volume of construction traffic. In the context of potential indirect impacts on built heritage assets, the potential increase in the volume of the construction traffic will be offset by the significantly shortened construction duration and thus it will not materially alter the conclusions of the 2020 HS. No other aspect of the construction of the Proposed Development is anticipated to change.
- 9.5.4 The assessment of indirect impacts on the additional heritage asset HA ref. 242 as a result of Plot 1 RMA (**ECR Voume 4, Appendix G**) indicates that the Plot 1 RMA will have a negligible neutral effect on its heritage significance (sensitivity).

9.6 Potential for Change to Residual Effects

- 9.6.1 The Plot 1 RMA will not result in changes to the residual effects on built heritage assets assessed in the 2019 ESA (as amended in July 2020).

9.7 Requirement for Additional Mitigation

- 9.7.1 No additional mitigation measures are recommended.

9.8 Consideration of any new Cumulative Schemes

- 9.8.1 Four of the cumulative schemes considered as part of this ECR (as set out in **ECR Volume 2, Chapter 1**) formed part of the cumulative assessment undertaken in the 2019 ESA (as amended in July 2020). Four other cumulative schemes (Map Refs. 1, 3, 22 and 32) are specific to Plot 1 RMA. Assessment of the effects of the cumulative schemes in combination with the Proposed Development undertaken for the purpose of this ECR has been based on analysis of the verified townscape views, as updated for Plot 1 RMA (showing a wireline of the Proposed Development in combination with wireline extents of the cumulative schemes), and the verified views submitted in *Volume 3: Townscape and Visual Impact Assessment* of the 2019 ESA.
- 9.8.2 It is considered that the introduction of new cumulative schemes will not materially affect the conclusions of the cumulative impact assessment of the identified built heritage assets presented in the 2019 ESA (as amended in July 2020), and the conclusions remain valid for the purpose of Plot 1 RMA.
- 9.8.3 The assessment of cumulative impacts on the additional heritage asset HA ref. 242 as a result of Plot 1 RMA in combination with cumulative schemes indicates that the Plot 1 RMA will have a neutral effect on the heritage significance (sensitivity) of built heritage asset HA ref. 242.

9.9 Summary and Conclusion

- 9.9.1 This chapter, supported by *Bishopsgate Goods Yard, London: Heritage Statement Addendum* (**ECR Volume 4, Appendix G**), assesses the extent to which the likely significant effects on built heritage assets arising from the proposed Plot 1 RMA is consistent with the likely significant effects on built heritage assets presented in the 2019 ESA.
- 9.9.2 It is concluded that the baseline of the 2019 ESA (as amended in July 2020) remains valid for the Plot 1 RMA, with the addition of one built heritage asset, the Grade II listed Former Stapleton's Horse and Carriage Repository (NHLE 1469946, HA ref. 242).
- 9.9.3 The heritage significance (a description of what is valued about it) of each built heritage asset, and the degree of impact (if any) to that significance during the demolition and construction stages of the Proposed Development have been reviewed in the context of current planning legislation and policy, using guidance provided by Historic England and others, and the analysis of verified townscape views as updated for Plot 1 RMA.
- 9.9.4 It is concluded that the Plot 1 RMA will not result in changes to the residual effects on built heritage assets assessed in the 2019 ESA (as amended in July 2020). It is also concluded that the introduction of new cumulative schemes will not materially affect the conclusions of the cumulative impact assessment on the identified built heritage assets presented in the 2019 ESA (as amended in July 2020), and they remain valid for

the purpose of the Plot 1 RMA. The Plot 1 RMA will have a neutral residual effect and a neutral cumulative effect on one additional heritage asset, the Former Stapleton's Horse and Carriage Repository.

9.9.5 No additional mitigation measures have been recommended.