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Viewing distance 40cm

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## **Part 2: Built Heritage Assessment**

ES Volume 2: Built Heritage	
<b>AUTHOR</b>	KM Heritage
<b>SUPPORTING APPENDIX</b>	<b>ES Volume 3: Appendix: Built Heritage:</b> <b>Annex 1: Heritage Statement</b>
<b>KEY CONSIDERATIONS</b>	<p>This ES chapter assesses the likely direct and indirect effects of the Aberfeldy Village Masterplan ('Proposed Development') on those elements of setting that contribute to the heritage significance of built heritage receptors (above-ground only) in proximity to the Site, including conservation areas, listed buildings, locally listed buildings and other non-designated heritage assets.</p> <p>The present built heritage baseline is described by presenting a summary of all receptors before going on to assess them in turn. The detailed history and heritage context of the Site and description of the receptors is provided in the accompanying Heritage Statement (<b>ES Volume 3, Appendix Built Heritage – Annex 1</b>).</p> <p>The ES chapter assesses each heritage receptor in terms of:</p> <ul style="list-style-type: none"> <li>• Potential impacts and likely effects during the demolition/construction phase;</li> <li>• Potential impacts and likely effects once the Proposed Development is completed and operational;</li> <li>• Mitigation measures, where appropriate; and</li> <li>• Likely cumulative effects, taking into account other new developments proposed in the area.</li> </ul>
<b>CONSULTATION</b>	<p><b>Historic England (HE)</b></p> <p>Pre-application discussions have been had with HE in order to understand the scale and scope of effects that the Proposed Development might have on Heritage Assets in the vicinity. In its response to scoping letter of 3 September 2021 HE confirmed "that the Built Heritage section of the Aberfeldy New Masterplan EIA Scoping Report (TRIUM for Ecoworld International and Poplar Harca, August 2021, p58) captures all our key areas of interest."</p> <p><b>London Borough of Tower Hamlets (LBTH)</b></p> <p>LBTH requested in its Scoping Opinion dated 8 September 2021 (<b>paragraph 4.11.1</b>) that the Built Heritage chapter considers effect of the Proposed Development on built heritage (designated and non-designated assets) including their heritage significance and the contribution made to that significance by their setting during demolition and construction, and operation of the Proposed Development. This ES chapter provides an assessment of all designated and non-designated built heritage assets likely to be affected by the Proposed Development. As requested, these assets have been identified using a zone of visual influence of 'appropriate size' to ensure all heritage assets likely to be affected have been included and has used that Zone of Visual Influence (ZVI) to scope assets 'in' or 'out' of assessment depending on their identified intervisibility with the Site.</p> <p>All heritage assets suggested in the LBTH Scoping Opinion were analysed using this method and it was found that Maritime Greenwich World Heritage Site, Blackwall Pier, Trinity House, and the Royal Oak Public House will not have intervisibility between the Site of the Proposed Development and these heritage assets. Therefore, an assessment of the Proposed Development's potential impacts to these heritage assets is not required.</p> <p>Heritage assets which have been 'Scoped in' to this ES chapter are discussed and assessed in the <i>Baseline Conditions</i> section of this reports chapter where 'a clear analysis of the heritage significance of each affected heritage asset, including the contribution of its setting to heritage significance' is provided. This includes an assessment of the Grade II listed Bromley Hall School site (see <i>Receptor and Receptor Sensitivity</i>) The assessment takes account of the relevant sections of NPPF regarding levels of harm that may result.</p>

## INTRODUCTION

- 1.1** This Built Heritage report has been prepared by KM Heritage and is submitted with a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the

<sup>1</sup> Ministry of Housing, Communities & Local Government ('MHCLG'),(2021), Online: [www.gov.uk/government/publications/national-planning-policy-framework-2](http://www.gov.uk/government/publications/national-planning-policy-framework-2)

<sup>2</sup> MHCLG', (2019) Online:[www.gov.uk/government/collections/planning-practice-guidance](http://www.gov.uk/government/collections/planning-practice-guidance)

<sup>3</sup> Mayor of London (2021), Online: [www.london.gov.uk/what-we-do/planning/london-plan](http://www.london.gov.uk/what-we-do/planning/london-plan)

<sup>4</sup> LBTH (2021), Online: [www.towerhamlets.gov.uk/ignl/planning\\_and\\_building\\_control/planning\\_policy\\_guidance/Local\\_plan/local\\_plan](http://www.towerhamlets.gov.uk/ignl/planning_and_building_control/planning_policy_guidance/Local_plan/local_plan)

Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Proposed Development".

- 1.2** The Proposed Development comprises the comprehensive redevelopment of the Site. The Proposed Development will provide new retail and workspace floorspace along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass to create a new east to west route. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street and a public park.
- 1.3** The purpose of this report is to assess the Proposed Development in terms of its potential effect upon the significance of heritage assets within its influence.

## ASSESSMENT METHODOLOGY

### Legislation and National and Local Policy and Guidance

- 1.4** The methodology used to conduct the assessment is informed by consideration of legislation, regulation and guidance as it relates to Built Heritage, including:
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
  - National Planning Policy Framework ('NPPF') (2021)<sup>1</sup>;
  - Ministries of Housing, Communities and Local Government (MHCLG) (2019) Planning Practice Guidance<sup>2</sup>;
  - The London Plan 2021<sup>3</sup>;
  - Tower Hamlets ('LBTH') Local Plan 2031: Managing Growth and Sharing Benefits, (2021)<sup>4</sup>;
  - Tower Hamlets Conservation Area Appraisals;
  - English Heritage (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment<sup>5</sup>;
  - Historic England (2017) Historic Environment Good Practice Advice Notes: The Setting of Heritage Assets (GPA 3) (2nd ed)<sup>6</sup>;
  - Historic England Good Practice Advice 2: Managing Significance in Decision-Taking in the Historic Environment (2015)<sup>7</sup>; and
  - Historic England Advice Notes<sup>8</sup>.
- 1.5** The Built Heritage Statement provides a detailed appraisal of the relevant legislation, policy and guidance (see **ES Volume 3, Appendix Built Heritage – Annex 1**).

### Defining the Baseline

- 1.6** A site survey was undertaken in December 2020 in order to help understand the existing condition and special interest of relevant heritage receptors and their settings. Site observations and a desk-based review of OS maps, relevant heritage receptors - built heritage assets are recorded in national and / or local historic environment databases, in this instance the National Heritage List for England (NHLE) and the Greater London Historic Environment Record (GLHER) - alongside historical research about the development of the Site and the surrounding district, have been undertaken in order to understand and assess the existing baseline conditions. This analysis, combined with information about existing building locations and heights, topography and townscape and landscape features within the study area, and an understanding of the scale of the Proposed Development give a thorough understanding of the baseline as it pertains to Built Heritage.
- 1.7** LBTH EIA Scoping Opinion (8 September 2021) states at **paragraph 4.11.2**: 'The built heritage assessment must provide assessment of all built heritage assets likely to be significantly affected [...] It must be ensured, that the study area is based on the zone of visual influence of the Proposed Development noting the anticipated maximum height of the Proposed Development at 96 m. (The maximum Above Ordnance Datum

<sup>5</sup> Historic England, Online: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment>

<sup>6</sup> Historic England, Online: [historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets](http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets)

<sup>7</sup> Historic England, Online:[historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking](http://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking)

<sup>8</sup> Historic England, Online: [historicengland.org.uk/advice/planning/planning-system](http://historicengland.org.uk/advice/planning/planning-system)

(AOD) height was changed subsequent to the Scoping Report being submitted and is now 100m).’ Further, ‘the ES must demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by the Proposed Development have been included and can be properly assessed.’

- 1.8** In order to identify an appropriate geographical extent for the study area, a Zone of Visual Influence (‘ZVI’) map of 1750m radius from the centre of the Site was created and within this an appropriate study area of 1500m was defined - based upon professional judgment as to the likely maximum affected distance of the Proposed Development - considering distance from the Site and the intervening built townscape. (The ZVI map is contained in **ES Volume 2, Townscape, Visual Impact and Heritage Assessment, Townscape and Visual Impact Assessment (‘TVIA’)**).
- 1.9** Built heritage receptors (definition at **paragraph 1.23** below) within the 1500m study area were identified and plotted on the ZVI in order to ascertain which might have intervisibility with the Site and possibly experience an effect upon their setting from the Proposed Development. The area of existing context likely to be affected by the Proposed Development will vary with the scale and alignment of the existing context, and the scale and massing of the Proposed Development. For example, where streets align with the Site or the Site is seen across open space this can extend the zone of influence in certain areas.
- 1.10** Initial analysis of the 1500m study area identified 9 conservation areas and 67 individual or groups of heritage receptors. As described above, using the ZVI map, this initial group was reduced to 9 conservation areas and 36 individual or groups of receptors which may have a level of intervisibility with the Site and it is this group which will be assessed. They are discussed in detail in the Baseline section of this report.
- 1.11** The study area and the method for its identification is considered reasonable and proportionate to the scale, nature and context of the Proposed Development, and the sensitivity of the built heritage receptors.

### *Evolution of the Baseline*

- 1.12** The Site has been allocated as a site for regeneration within LBTH’s draft Leaside Area Action Plan<sup>9</sup>. Accordingly, it is in an area identified for residential-led redevelopment in the future.
- 1.13** The evolved baseline is a baseline condition at an indeterminate point in the future, for a scenario which assumes all of the cumulative schemes are built in the surrounding environment and that the surrounding environment, including the Site, has naturally evolved in the absence of the Proposed Development being implemented.
- 1.14** In the event of the evolution of the baseline without the Proposed Development, the setting of those receptors in the wider study area would most likely remain subject to change as a result of the construction of nearby consented and emerging developments.

### *Impact Assessment Methodology*

#### *Demolition and Construction*

- 1.15** **ES Volume 1, Chapter 5: Demolition and Construction** sets out the anticipated programme of works and key activities that would be undertaken on the Site during construction necessary to facilitate the Proposed Development.
- 1.16** Due to the many stages of the demolition and construction process, and the temporary nature of the effects, receptors have been assessed in broad qualitative terms. The scale of effects would vary according to the proximity of the receptor to the Site and would be adverse or neutral, reversible and short-term. Detailed assessment of the construction effects on the settings of built heritage assets is not appropriate due to the evolving nature and impact of the construction works. The assessment is considered appropriate and proportionate in relation to the temporary and constantly changing nature of the potential effects.
- 1.17** The Site would be enclosed by boundary hoardings, which would change its appearance and the setting of close-by heritage receptors. In addition, plant and equipment associated with the construction process (e.g. cranes) will be visible. This phase of the Proposed Development could also introduce new environmental conditions into the setting (and experience) of built heritage receptors as there will be an increase in noise, vibration, dust and traffic in the surrounding area. Such impacts will be experienced only when in close proximity to the Site.

- 1.18** The likely effect of these activities on the value of built heritage receptors identified in the baseline is assessed below. This is not a strict quantitative process and therefore professional judgement will be employed in determinate potential effects. Where professional judgement is used this will be stated.

#### *Completed Development*

- 1.19** The Proposed Development will introduce new and permanent built form into the setting of built heritage assets. The effect of this permanent new built form is assessed on the basis of the design drawings for the Proposed Development and the Accurate Verified Representations (AVR) or ‘verified views’ prepared by Miller Hare (see **ES Volume 2, Townscape, Visual Impact and Heritage Assessment, Townscape and Visual Impact Assessment**). The verified views – both rendered views and wirelines - are based upon the maximum parameters of the Proposed Development for the Outline Proposals and detailed plans/model for the Detailed Proposals. The heritage assessment is likewise based upon the maximal effect of development, in accordance with best practice guidance.

- 1.20** Where the Proposed Development in its completed state may have an effect on the surroundings in which the heritage asset is experienced, a qualitative assessment is made of whether, how and to what degree setting contributes to the significance of the heritage receptor.

#### *Assumptions and Limitations*

##### *Demolition and Construction*

- 1.21** It has been assumed that during the demolition and construction stage, appropriate measures to mitigate the effect of related activities (such as noise, dust and the visual effect of construction operations) would be implemented by means of a Construction Environmental Management Plan (CEMP) and conditions applied to the planning permission, in line with **ES Volume 1, Chapter 5: Demolition and Construction**.

##### *Completed Development*

- 1.22** It has been assumed that the Proposed Development will be implemented as per the design as it is proposed in the planning application (See **ES Volume 1, Chapter 4: The Proposed Development**). The assessment of the potential impacts and likely effects on heritage assets has been based on the design drawings for Phase A of the Proposed Development, and ‘maximum parameter’ height and massing and, in the absence of detailed information, commitments in respect of building materiality, articulation, and landscaping (for Phases B, C and D of the Proposed Development). Such commitments are set out in the Design Code which will be submitted for approval with the planning application.

### *Methodology for Defining Effects*

#### *Heritage Receptor: Definition*

- 1.23** The term ‘heritage receptor’ is used within this assessment to describe both ‘designated’ and ‘non-designated’ heritage assets.
- A ‘designated’ heritage asset is one that is recorded on The National Heritage List for England (‘NHLE’) <sup>10</sup>. This is the official register of all nationally protected historic buildings and sites in England, including Listed Buildings, Scheduled Monuments, Protected Wrecks, Registered Parks and Gardens, and Battlefields. Grade I buildings are of exceptional interest, only 2.5 % of all listed buildings are Grade I. Grade II\* buildings are particularly important buildings of more than special interest; totalling 5.8 % of listed buildings are Grade II\*. Grade II buildings are of special interest; totalling 91.7 % of all listed buildings are in this class;
  - Conservation areas are also classed as designated heritage assets;
  - A non-designated heritage asset includes Locally Listed buildings or structures of historical significance, which have been identified by the local authority; <sup>11</sup> and
  - A further category of non-designated heritage asset is one which has not been formally placed upon the local authority’s ‘Local List’ but which nevertheless shares qualities often attributed to locally listed buildings.

<sup>9</sup> LBTH 2021, *Leaside Area Action Plan* (available online: <https://talk.towerhamlets.gov.uk/leasideplan>)

<sup>10</sup> NHLE: <https://historicengland.org.uk/listing/the-list>

<sup>11</sup> LB Tower Hamlets *Local List (undated) and Local List New Additions (undated)*, Online: [Listed buildings and locally listed buildings](https://towerhamlets.gov.uk/listed-buildings-and-locally-listed-buildings) (towerhamlets.gov.uk)



1.24 For the purposes of this ES chapter, built heritage receptors do not include below-ground archaeological remains.

## Setting

1.25 'Setting' is defined in the NPPF Glossary 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 an asset, may affect the ability to appreciate that significance or may be neutral."*

1.26 The assessment of setting is informed by professional judgment and the check-list of potential attributes outlined by the Historic England guidance *Good Practice Advice 3: The Setting of Heritage Assets* (2017) ("GPA 3").

1.27 GPA 3: identifies five steps towards assessing the implications of the Proposed Development which may affect the setting of heritage assets (consistent with other guidance):

(a) *Identify the assets affected;*

(b) *Assessing the contribution setting makes to significance;*

(c) *Assessing the effect of the proposed development;*

(d) *Maximising enhancement and minimising harm; and*

(e) *Making and documenting the decision and monitoring outcomes*

1.28 Step (e) is incumbent on the decision maker through the provision of conditions.

## Defining the Effect

1.29 Combining a receptor's sensitivity to change and the potential magnitude of impact from the Proposed Development provides an indication of the likely effect on the receptor. Professional judgement is, however, key in order to determine whether an effect is 'significant' or not 'significant'; heritage assessment is not a strict quantitative process and some of these considerations will depend on expert judgements.

1.30 Accordingly, the assessment is qualitative and there is an emphasis on narrative text throughout this assessment to describe the heritage value of receptors and the judgements presented in relation to them.

1.31 This assessment considers the following range of effects of the Proposed Development upon heritage receptors.

- Significance of effect: it is accepted that effects that are moderate or major in scale are considered 'significant', and effects that are negligible or minor in scale are deemed 'not significant'.
- Direct and Indirect effects: direct effects are those to listed fabric that engage section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Indirect effects are generally setting effects, engaging s66(1).
- Spatial effects: 'local' effects are those affecting the Site and neighbouring receptors; 'district' level is receptors beyond the vicinity of the Site and its neighbours but within the local planning authority boundary; 'regional' level is affecting London as a whole.
- Temporal effects: short to medium-term effects are considered to be those associated with the demolition and construction phase defined as 'temporary' in that they last for a defined period of time only. Permanent or 'long-term' effects are those associated with the completed and occupied Proposed Development.
- Benefits: the definition of the nature of effect - whether beneficial, adverse or neutral is set out in **Table 1.5**.

## Heritage Significance or Value

1.32 The quality inherent in a heritage asset is described as 'significance', referred to for clarity throughout this assessment as 'heritage significance'. This incorporates the concepts of 'special architectural and historic interest' in relation to Listed buildings and Conservation Areas, and 'character and appearance' in relation

to Conservation Areas. The 'significance' of a heritage asset is a quality that may be more or less sensitive to change, depending on the specific circumstances of the asset and the nature of that change.

1.33 Paragraph 194 of the NPPF states:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*

1.34 'Significance' (for heritage policy) is defined in the NPPF (Annex) 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."*

1.35 This is reaffirmed by Historic England in its historic environment best practice guidance: *Good Practice Advice 2: Managing Significance in Decision-Taking in the Historic Environment* (2015).

1.36 The heritage significance of heritage assets, both designated and non-designated, varies according to the nature and circumstances of the asset in question. A number of listed buildings at the same grade, for instance, may have greater or lesser levels of heritage significance depending on: the nature of their special architectural or historic interest (i.e. the reason for listing); the degree to which the listed building has changed since it was listed (i.e. whether physical alteration of the building since listing has preserved or enhanced its special interest); or the degree to which the setting of the listed building has changed since listing.

1.37 A general classification of a designated heritage asset (into grades) does not therefore equate to an identical or similar level of heritage significance in every asset of the same grade. The *Planning (Listed Buildings and Conservation Areas) Act 1990* ("the Act") does not refer to grades of listed buildings or conservation areas, referring only to 'special architectural or historic interest', and the statutory tests are applied equally to the designated heritage assets concerned. The Department for Digital, Culture, Media and Sport's 'Principles of Selection for Listing Buildings'<sup>12</sup> states that listed buildings are graded to reflect their relative special architectural and historic interest. Grading therefore provides a helpful general indication of a level of heritage significance, and that has been used in assessing the sensitivity of heritage assets to change.

1.38 The heritage significance of a listed building or structure that may be affected by change is its 'special architectural and historic interest'. More precisely, a development may affect this special architectural and historic interest by harming or reducing the degree to which such interest can be appreciated (i.e., the potential impact).

1.39 The heritage significance of each of the designated heritage assets assessed does not inherently rely on no change occurring in their setting, nor is it necessarily harmed by the presence of the Proposed Development in their setting. Quite the opposite; the visibility of new development is frequently a highly positive quality, signalling regeneration and assisting in place-making.

1.40 The heritage significance of a conservation area that may be affected by a Proposed Development is its 'character and appearance'. Conservation areas are defined in the Act as being 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. A development may affect this character and appearance by harming or reducing the degree to which these qualities can be appreciated (the potential impact).

1.41 The heritage significance of Locally listed buildings or other non-designated heritage assets that may be affected (the potential impact) is their general (not special) architectural and historic interest. A development may affect this general interest by harming or reducing the degree to which this quality can be appreciated (the potential impact). The methodology adopted to assess the potential impacts of the Proposed Development upon the heritage significance of the heritage assets is to measure those impacts – using professional judgement - against criteria contained in national and local policy and guidance relating to the historic built environment.

1.42 Having laid out the subtleties of assigning 'Heritage Significance' to a heritage receptor, for ease and the purposes of assessment, a generalised hierarchy of 'Heritage Value' may be tabulated (**Table 1.1**).

<sup>12</sup> Department for Digital, Culture, Media and Sport, (2018) 'Principles of Selection for Listed Buildings'

**Table 1.1 Heritage Receptor Value**

Heritage Receptor Significance or Value		
Significance or Value	Criteria	Examples
<b>Exceptional</b>	Building/site/area of international heritage value	World Heritage Sites. May include Grade I and II* statutorily listed buildings, Registered Historic Parks and Gardens or Scheduled Monuments with upstanding remains of acknowledged international significance.
<b>High</b>	Building/site/area of national heritage value	Will include Grade I and II* statutorily listed buildings and Registered Historic Parks and Gardens. Scheduled Monuments with upstanding remains. Conservation areas containing High value buildings..
<b>Medium</b>	Building/site/area of national heritage value	May include Grade II statutorily listed buildings and Registered Historic Parks and Gardens, Conservation Areas containing buildings that contribute significantly to its historic character, Scheduled Monuments without upstanding remains..
<b>Low</b>	Buildings/sites/areas of national and/or regional significance, or local assets of particular heritage value	May include Grade II statutorily listed buildings and Registered Historic Parks and Gardens, Conservation Areas containing buildings of modest architectural quality or with evidence of limited historical integrity. Scheduled Monuments without upstanding remains. May include Locally Listed Buildings.
<b>Very Low</b>	Buildings/sites/areas with some evidence of significance but in an incoherent or eroded form of local interest and generally with no statutory protection.	Often buildings of local interest and dispersed elements of townscape. May include receptors with some evidence of local heritage value but not represented in a Local List or designated as being of particular townscape merit.

*Receptor Sensitivity*

- 1.43** It should be noted that the various policy and guidance relating to the historic built environment do not provide a definitive system of measurement of effects of change upon heritage assets. Therefore, there is no fixed or agreed system of measuring the sensitivity of heritage assets to change and the magnitude of effect of that change.
- 1.44** It is, however, widely recognised that the heritage significance of an asset is not the same as its sensitivity to changes to its setting. The Setting of Heritage Assets (Historic England 2017, p. 9 ). states: ‘...the setting of a heritage asset is 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 an asset, may affect the ability to appreciate that significance or may be neutral’. Thus, in determining effects upon the setting of assets by the Proposed Development, both importance and sensitivity to changes to setting have been considered. Factors considered when assessing sensitivity to change include, but are not limited to: heritage significance, condition, type and period of asset, and position in the townscape.
- 1.45** Sensitivity is a quality relative to each particular built heritage receptor and its circumstance and as such, for the purposes of this assessment, sensitivity has been viewed as a function of the following:
- The inherent importance of the built heritage receptor as defined by available measures of its significance (such as a listing description for a listed building or a Conservation Area Appraisal for a conservation area) or in the case of a non-designated heritage asset by its inclusion in a Local List; and
  - The location of the built heritage receptor and its relationship to a development. This takes account of topography and landscape features.
- 1.46** Sensitivity of receptors to change is classified as Low, Medium or High, in accordance with the criteria set out in **Table 1.2**. An assessment of sensitivity is a qualitative judgement, although one which is supported by a clear narrative linked to evidence from the baseline study.

**Table 1.2 Receptor Sensitivity to Change**

Sensitivity to Change in Setting	
Value	Criteria
<b>Low</b>	The receptor is tolerant of change without detriment to its character or is of low or local importance. Change can occur in the circumstances of the receptor without having a significant or any effect on the receptor’s heritage or townscape value.
<b>Medium</b>	The receptor has moderate capacity to absorb changes without significantly altering its present character. Some change in its circumstances may have an effect that, depending on the magnitude of that change, may or may not be significant. This sensitivity is typical for Listed Buildings Grade II and their settings, Conservation Areas and their settings, and registered Historic Parks and Gardens Grade II and their settings.
<b>High</b>	The receptor has little ability to absorb change without fundamentally altering its present character. Any change in its circumstances would have a significant effect on the receptor’s heritage or townscape value. This sensitivity is typical for Listed Buildings with Grade I and II* and their settings, Scheduled Monuments, registered Historic Parks and Gardens Grade I and II* and their settings and always World Heritage Sites.

*Magnitude of Impact*

- 1.47** It should be noted that the various policies and guidance relating to the historic built environment do not provide a definitive system of measurement of impacts upon heritage assets. The matter of the impact magnitude upon built heritage assets is a qualitative judgment supported by the narrative text within the assessment supported by professional judgement.
- 1.48** In creating the magnitude of impact criteria, the following aspects have been considered:
- Level and extent of impact;
  - Extent of visibility in conjunction with the heritage asset;
  - Proximity to the heritage asset; and
  - Extent of any change of character, function or key elements.
- 1.49** The magnitude of impact has been classified as Major, Moderate, Minor or Negligible, in accordance with the criteria set out in **Table 1.3**.

**Table 1.3 Magnitude Of Impact**

Magnitude of Impact	
Value	Description
<b>Major</b>	Considerable change to the value of the receptor. The Proposed Development is a new component, ranging from a notable change in receptor characteristics over an extensive area to intensive change over a more limited area. The Proposed Development would be very noticeable. Loss of or major alteration to key elements / features / characteristics of the baseline. The duration of this effect may be permanent.
<b>Moderate</b>	A clearly discernible change to the value of the receptor. The Proposed Development is dissimilar to a main component of the receptor but similar to other components. The Proposed Development would be readily noticeable. Partial loss of or alteration to one or more key elements / features / characteristics of the baseline. The duration of this effect may be semi-permanent and partially reversible.
<b>Minor</b>	Slight change to the value of the receptor. The Proposed Development is similar to a main component of the receptor but similar to other components. The Proposed Development would not be readily noticeable. Minor loss of or alteration to one or more key elements / features / characteristics of the baseline. The duration of this effect may be temporary and reversible.
<b>Negligible/None</b>	No material change.



## Significance and Nature of Effect

- 1.50** The scale of the overall effect is obtained via a scale of Major, Moderate, Minor or Negligible arrived at by combining the sensitivity of receptors (**Table 1.2**) against the magnitude of impact (**Table 1.3**), using the matrix provided at **Table 1.4**.
- 1.51** Significant effects are those that are classified as Moderate or Major (whether Adverse / Beneficial / Neutral). Those that are classified as Negligible or Minor (whether Adverse / Beneficial / Neutral) are not significant.

**Table 1.4 Significance Of Effect**

Sensitivity of Receptor	Magnitude of Impact			
	Major	Moderate	Minor	Negligible/None
High	Major	Major	Moderate	Negligible/None
Medium	Major	Moderate	Minor	Negligible/none
Low	Moderate	Minor	Negligible/None	Negligible/None

- 1.52** The Nature of the effect can be Beneficial, Neutral or Adverse. **Table 1.5** provides definitions in each case in combination with the Significance of Effect from **Table 1.4**.

**Table 1.5 Nature of Effect**

Nature of Likely Effect	
Value	Description
<b>Major Beneficial</b>	The Proposed Development will substantially enhance and/or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
<b>Moderate Beneficial</b>	The Proposed Development will lead to a considerable degree of enhancement to and/or better reveal the value of the receptor and/or appreciation of heritage value through improvement to its setting
<b>Minor Beneficial</b>	The Proposed Development will enhance and/or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
<b>Negligible/Non-Neutral</b>	The Proposed Development will cause a negligible or barely discernible enhancement to the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
<b>Minor Adverse</b>	The Proposed Development will cause noticeable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
<b>Moderate Adverse</b>	The Proposed Development will cause considerable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
<b>Major Adverse</b>	The Proposed Development will cause a major deterioration in the value of the receptor and/or appreciation of its value through harm to its setting.

## BASELINE CONDITIONS

### The Site and Surrounding Context

- 1.53** The Site is a post-war residential development of 8.14 hectares to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the south west of Abbott Road. Known as Aberfeldy Village, it is located in Poplar, within the administrative boundary of the London Borough of Tower Hamlets.
- 1.54** The heritage receptors within the study area exist in a highly heterogenous built environment, with an overall character that is strongly post-war, with large areas of post-industrial sites in a state of flux either undergoing or awaiting redevelopment, and dominated by the busy multi-lane highway and intersections of the A12 and A13. Building age, form and quality is varied with the earliest Listed building dating from the late 15th century however most heritage assets date from the mid-19th to mid-20th century. The Site itself does not contain any designated or non-designated heritage receptors.

### Historical Overview

- 1.55** The area developed from open marshland through to a peak of industrial and residential development in the second half of the 19th century before an extended period of decline during the post-war period. Poplar, like many working-class neighbourhoods which relied heavily upon the docks for employment opportunities, saw rapid economic decline as a result of the closure of the inner-London docks system, a process largely completed by the early 1970s. A new era began to be ushered-in during the 1980s when the London Docklands Development Corporation begin the regeneration of the extensive former docks and their hinterlands – symbolized most conspicuously by the Canary Wharf development of 1987–91 on the former West India Docks

### Historical Development of The Site and Surrounding Context

- 1.56** Until the second half of the 19th century, the area upon which Aberfeldy Village is built, was known as Bromley Marsh. To its north, the Limehouse Cut canal was established in 1766. Linking the River Thames at Limehouse Basin to the River Lee in Bromley-by-Bow, it provided onwards access to a vast network of canals and waterways along which goods could be moved.
- 1.57** By 1806, the first part of the East India Dock Company's extensive new docks system – based around the much older Blackwall Yard first established by the East India Company in 1617 - was ready to receive ships. The docks provided not only direct employment for thousands of men, but also spawned a wide range of local businesses designed to service and supply the ships and to process, transport and merchandise their cargoes. The accompanying East India Dock Road, a branch of Whitechapel's Commercial Road was laid out in 1806–12,
- 1.58** In the second half of the 19th century, new docks and factories in Canning Town and Poplar created high demand for workers housing and from about 1861, local landowner David McIntosh began building along Barking Road laying out new streets behind and, reflective of his Scottish heritage, many were given Scottish place names including Blair, Athol and Aberfeldy Streets in what would become known as the McIntosh Estate. By the 1890s a number of schools had been erected by the London School Board, and churches and missions proliferated alongside public house and shops.
- 1.59** In 1872 the North Metropolitan Tramways Company opened a horse-drawn tramway from the East India Docks to Whitechapel, with a depot in Aberfeldy Street. In 1906 the London County Council ('LCC') constructed an electric tramway along the whole length East India Dock Road (extending it across the Lea in 1912) and a depot in Athol Street (later Levan Street) in 1906/7.
- 1.60** The area saw relatively little change in the built environment during the early 20th century; it was the second half of the century which would see major change occur. Proximity to the dockyards and riverside industrial sites saw Poplar relentlessly targeted during the London Blitz of the Second World War, and by flying bombs and rockets in 1944 and 1945. Some 24 per cent of the buildings in Stepney and Poplar were destroyed or seriously damaged, including whole swathes of the Aberfeldy Street area.
- 1.61** In July 1945 the Metropolitan Boroughs of Stepney and Poplar were included in the LCC's first post-war redevelopment programme to clear slums and build new homes and shops. Aberfeldy Street was 'rebuilt from 1948 as the main local shopping street: three-storey blocks of flats over shops' and became the commercial heart of the neighbourhood. Reconstruction of the Abbott Road Area neighbourhood was substantially complete by the 1960s, with most housing having been erected in the late 1940s and 1950s. Despite the new scale of these high-density residential units, much of the pre-existing street pattern was preserved.
- 1.62** The Housing Subsidy Act 1956 had confined provision of government subsidy only to new housing built to replace that removed by slum clearance; offering higher subsidy amounts for blocks of more than six storeys. The Brownfield Estate, immediately west of the Abbott Road Area neighbourhood on the other side of the new Blackwall Tunnel Approach Road, was originally envisioned in 1951 as a low-rise scheme. Keen to take advantage of the move to 'high-rise', the LCC approached the architect Ernö Goldfinger in October 1962. The scheme, completed in 1967, was Goldfinger's first public housing project and is considered to be an exemplar of post-war social housing. It contains the there landmark blocks Balfron Tower, Carradale House and Glenkerry House.
- 1.63** In 1996 the London Borough of Tower Hamlets set up the Poplar HARCA (Housing and Regeneration Community Association) to regenerate a number of council estates and in 1998, parts of seven estates (about 4,500 homes), including the Abbott Road Area neighbourhood, transferred to Poplar HARCA. Between 2005 and 2007 several more were transferred, including the Brownfield Estate. It was under this



new management that the name 'Aberfeldy Estate' emerged, replacing the mid-20th century appellation 'Abbott Road Area neighbourhood'.

**1.64** In 2010, Poplar HARCA began to regenerate the Aberfeldy Estate, setting up a limited liability partnership (Aberfeldy New Village LLP) to deliver this regeneration plan. A key aim was to enhance access to the estate by reconnecting it to the wider area and developing a mixed community that could support a wider range of commercial, public and voluntary sector services.

**1.65** A full discussion of the historical development of the Site's and its surrounding context is provided within **ES Volume 2, ES Volume 2, Townscape, Visual Impact and Heritage Assessment, Townscape and Visual Impact Assessment – Built Heritage Assessment.**

## RECEPTORS AND RECEPTOR SENSITIVITY

**1.66** As described above (**paragraph 1.8**) using a ZVI, a group of heritage receptors which may have a level of intervisibility with the Site was identified. This group comprises of 9 conservation areas and 36 individual, or groups of, receptors and it is this group which will be assessed.

**1.67** These receptors are presented at **Table 1.6**. The table is arranged alphabetically by conservation area along with their associated designated and non-designated heritage receptors (listed by street name). Any heritage receptors not located within a conservation area listed at the end of the table.

**Table 1.6 Heritage Receptors and Sensitivity to Change In Setting**

Receptor	Sensitivity
<b>Conservation Area</b>	
All Saints Church, Poplar Conservation Area	Medium
<b>Listed Buildings</b>	
Bazeley Street E14: 1-3, 24 (GII)	Medium
East India Dock Road: All Saints' with St Frideswide Church (GII)	Medium
Mountague Place E14: 5, 6, 7, 8, 9, 10, 11 (GII)	Medium
Newby Place E14: All Saints Rectory & Gate Piers (GII)	Medium
<b>Conservation Area</b>	
Balfron Tower Conservation Area	Medium
<b>Listed Buildings</b>	
Balfron Tower (GII*)	Medium
Carradale House (GII)	Medium
Glenkerry House (GII)	Medium
<b>Conservation Area</b>	
Langdon Park Conservation Area	Medium
<b>Listed Buildings</b>	
St Leonard's Road E3: Church of St Michael and All Angels & War Memorial (GII)	Medium
<b>Locally Listed Buildings</b>	
St Leonards Road E3: 159-167 (odd) & 162 (GII)	Medium
<b>Conservation Area</b>	
Lansbury Conservation Area	Medium
<b>Listed Buildings</b>	
Chrisp Street E14: Market Clock Tower (GII)	Medium

Cordelia Street E14: Susan Lawrence and Elizabeth Lansbury School (GII)	Medium
Upper North Street E14: Church of St Mary and St Joseph (GII)	Medium
<b>Conservation Area</b>	
Limehouse Cut Conservation Area	Medium
<b>Listed Buildings</b>	
Gillender Street E3: Bromley Hall (GII*)	Medium
Gillender Street E3: Dowgate Wharf, (22-23) (GII); Former Fire Station (38) (GII); Poplar Public Library (45) (GII)	Low
<b>Conservation Area</b>	
Naval Row Conservation Area	Medium
<b>Listed Buildings</b>	
East India Dock Pumping Station (GII)	Medium
<b>Conservation Area</b>	
St Frideswide's Conservation Area	Medium
<b>Locally Listed Buildings</b>	
Follett Street E14: 18	Low
Lodore Street E14: Tabard Court; St Frideswide's Mission Hall	Low
<b>Conservation Area</b>	
St Matthias Church, Poplar Conservation Area	Medium
<b>Listed Buildings</b>	
East India Dock Road: War memorial to the children of Upper North Street School (GII*)	Medium
Hale Street E14: Pope John House (GII)	Medium
Poplar High Street E14: Poplar Technical College (GII)	Low
<b>Conservation Area</b>	
Three Mills Conservation Area	Medium
<b>Listed Buildings: None</b>	
<b>Locally Listed Buildings: None</b>	
<b>Listed Buildings Not in a Conservation Area</b>	
Blackwall Way E14: Dry Dock at Blackwall Engineering (GII)	Low
Bromley Hall Road E14: Former Bromley Hall School (GII)	Medium
East India Dock Road E14: Former Financial Times Print Works (GII*)	Medium
East India Dock Road E14: Plaque on modern dock wall facing west (GII); Poplar Baths (GII); Statue of Richard Green (GII)	Low
Leamouth Road E14: East India Dock Wall and Gateway (GII); Entrance Gateway (GII)	Low
Northumbria Street E14: Church of St Saviours (GII)	Low
Poplar High Street E14: Northern portal and parapet to the Blackwall Tunnel (GII)	Low
Twelvetees Crescent E3: Twelvetees Crescent Bridge (GII); Group of Gasholders, former Bromley-by-Bow gasworks (GII)	Medium
<b>Non-Designated Heritage Assets Not in a Conservation Area</b>	

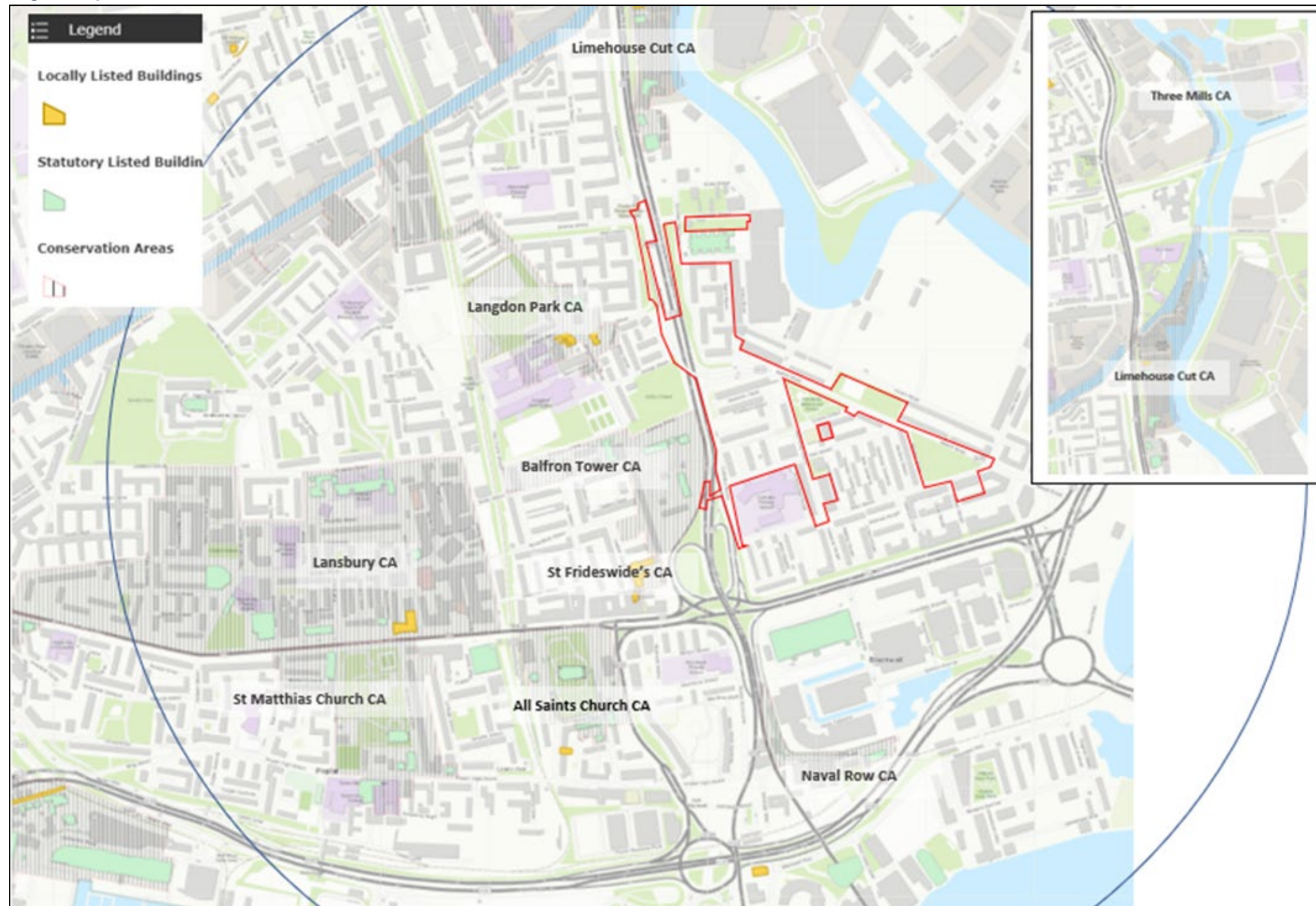


Aberfeldy Street: St Nicholas Church	Low
Bright Street, E14: Langdon Park School LSB building of 1907	Low
Leven Road, E14: Former Poplar Bus Depot	Low

Location of Heritage Receptors in relation to the Site

1.68 Because of the size of the search area, it is not possible, for the purposes of this document to provide all of the receptors annotated on one map. **Figures 1.1**<sup>13</sup> illustrates the relative position of each receptor in relation to the Site. **Figure 1.2** shows a more detailed view of those receptors within 500m of the Site.

Figure 1.1 Location Of Heritage Receptors in LBTH Within C.1500m Radius from Site Centre



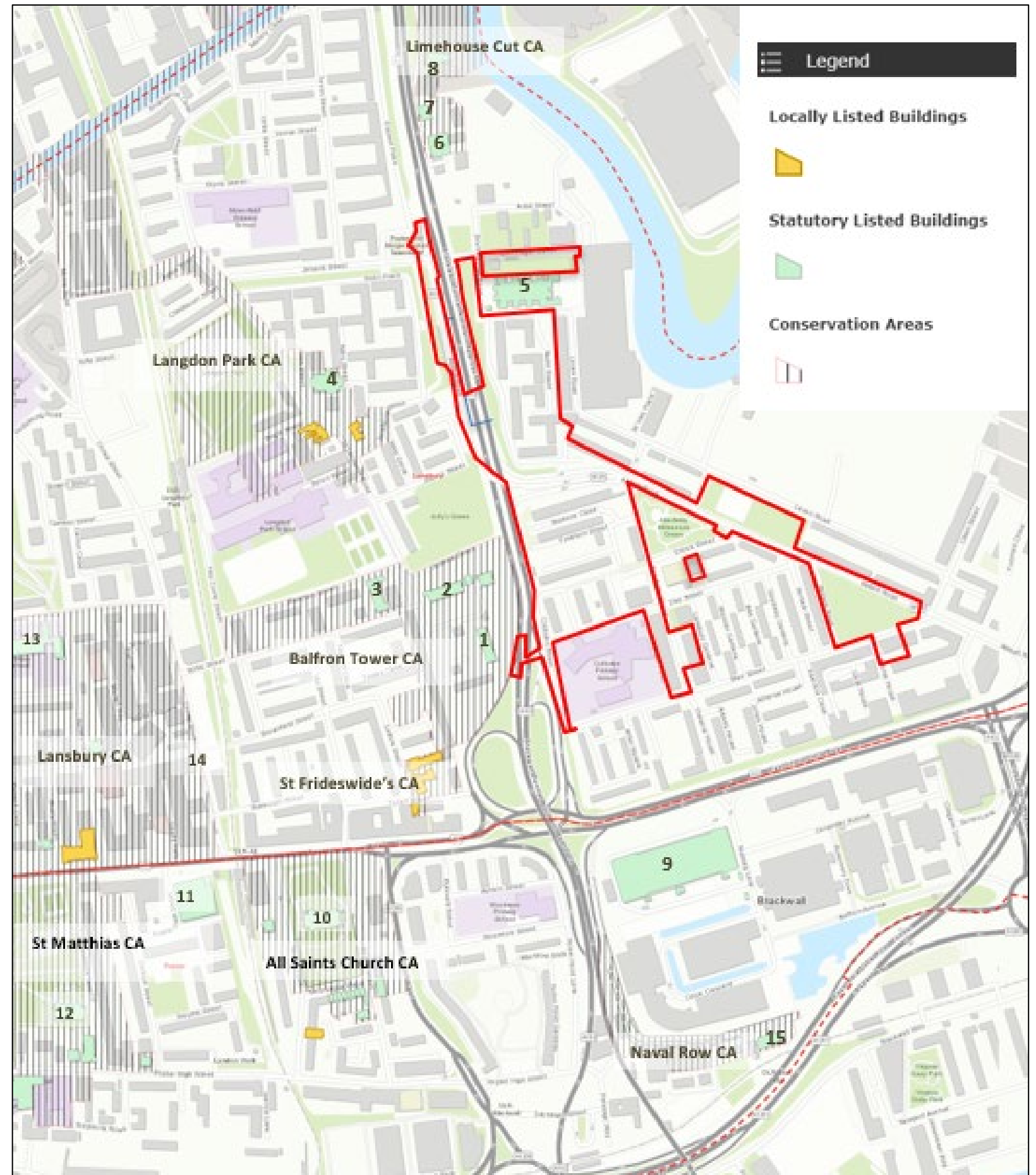
<sup>13</sup> Map is taken from LBTH interactive map, Online: [www.towerhamlets.gov.uk/](http://www.towerhamlets.gov.uk/)



**Figure 1.2 Heritage Receptors Located C.500m Radius from Site Centre**

Key (Figure 1.2 Opposite)

1. Balfron Tower, St Leonard's Road (GII\*);
2. Carradale House, St Leonard's Road (GII);
3. Glenkerry House, Burcham Street (GII);
4. Church Of St Michael and All Angels & War Memorial, St Leonard's Road (GII);
5. Former Bromley Hall School, Bromley Hall Road (GII);
6. Poplar Public Library, Gillender Street (GII);
7. Bromley Hall, Gillender Street (GII\*);
8. Former Fire Station, Gillender Street (GII);
9. Former Financial Times Print Works, East India Dock Road (GII\*);
10. All Saints Church with St Frideswide(GII);
11. Poplar Baths (GII);
12. St Matthias Church (GII);
13. Susan Lawrence and Elizabeth Lansbury Schools (GII);
14. Chrisp Street Market Clock Tower (GII); and
15. East India Dock Pumping Station (GII).





## Description of Heritage Receptors

### Conservation Areas

#### All Saints Church Poplar Conservation Area

**1.69** This small conservation area lies c.280m to the south west of the closest site boundary of the Proposed Development.<sup>14</sup> It was designated in February 1986 and has as its focus, the 1820s All Saints Church with St Frideswide (GII\*), along with its grounds and rectory both listed Grade II. It extends to the south to enclose a small group of low-rise early 19th century residential streets and listed building on Montague Place and Bazeley Street.

**1.70** The character and appearance of the conservation area and therefore its heritage significance is based upon its retention, unusual for this area, of extensive post war redevelopment, of an early 19th century streetscape around the generous sized churchyard of All Saint, The low rise nature of the surviving 19th century streetscape on the northern side of East India Dock Road adds to this sense of historical homogeneity.

**1.71** The conservation area's heritage significance is High given the number and grading of its heritage assets however it is able to absorb some change in its setting without significantly altering its character, therefore its sensitivity to change in this regard is Medium.

#### Balfron Tower Conservation Area

**1.72** The Balfron Tower Conservation Area lies c.15m to the west of the closest boundary of the Proposed Development.<sup>15</sup> It was designated in October 1998. It is a small area designated to protect the character and appearance and therefore significance of the Brownfield Estate, most of which was designed by Ernő Goldfinger himself or his Studio and includes the Balfron Tower (GII\*), Carradale House (GII) and Glenkerry House (GII) alongside associated buildings including low-rise housing, a community centre, shops and green space...

**1.73** The Brownfield Estate is recognised as a fine example of planned 1960s social housing and considered to be exemplary amongst post-war housing schemes. This is reflected in the listing of its three set-piece tower blocks. The conservation area is defined by the clear boundaries of the estate, forming an architectural and geographical extent to its setting.

**1.74** The Character Appraisal, adopted by Cabinet on 7 March 2007, noted the desirability of maintaining key vistas, both within and outside the Conservation Area. In terms of the latter, it noted that from Balfron Tower there are 'striking views across the Borough' and 'The tower blocks are clearly visible from East India Dock Road and have long been considered landmark buildings in London's East End'.

**1.75** Although there are no London Views Management Framework ('LVMF') protected views in the area, the Tower Hamlets Conservation Strategy 2016 identified a number of local landmarks, and locally important views in this part of the borough. Balfron Tower was one such landmark, and views towards it from Langdon Park and East India Dock Road were specified.

**1.76** The conservation area's heritage significance is High given the number and grading of its heritage assets. It is, however, able to absorb change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

#### Langdon Park Conservation Area

**1.77** The Langdon Park Conservation Area lies c.120m west of the closest site boundary of the Proposed Development. It was first designated in December 1990, and extended to the north west in October 2008.<sup>16</sup> The original area, to the south east of the Docklands Light Railway line, includes Langdon Park itself, a school, a series of locally listed terraces of c.1850 to its south. The focal point is the Grade II listed former St Michael's Church, vicarage, institute and war memorial located on St Leonard's Road. The church was converted to residential use in the 1980s and is now named St Michael's Court. Opposite, the former St Leonard's Arms public house, now flats, is also locally listed and forms part of a grouping along with the church and locally listed terraces. The north western portion, contains the former Spratt's Biscuit Factory, which sits beside the Limehouse Cut Canal, and is now complex of residential and studio units. Langdon Park itself is an informal open space created during the post-war period for recreation.

**1.78** The Langdon Park Conservation Area is a mixed proposition in terms of its heterogeneous character, especially in terms of its off-centre groupings of heritage assets, but the whole is successfully stitched together by Langdon Park itself which offers long, wide views all around towards taller elements on the horizon such as the roofscape of St Michael's Court, Balfron Tower and Glenkerry House to its south east and the Canary Wharf cluster to the south west.

**1.79** The conservation area's heritage significance is Medium and it is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

#### Lansbury Conservation Area

**1.80** The Lansbury Conservation Area lies c.450m west of the closest site boundary of the Proposed Development.<sup>17</sup> It was designated in January 1997. It is an extensive area, covering much of the post-war redevelopment of Poplar, bounded by Canton Street, Lindfield Street and Cordelia Streets to the north, East India Dock Road to the south, Stansby Road to the west and Chrisp Street to the east. The fundamental principle behind the designation of the Lansbury Conservation Area is to preserve and safeguard the original character and integrity of this exemplary post-war housing scheme. In 1951 the newly finished Lansbury Estate became the 'Live Architecture Exhibition' of the Festival of Britain and Chrisp Street market was the first specially designed pedestrianised shopping centre in the UK.

**1.81** There are a number of listed buildings within the conservation area including the post war Chrisp Street: Market Clock Tower, Susan Lawrence and Elizabeth Lansbury School and the Church of St Mary and St Joseph. Oder, listed, 19th century terraces remain in and around East India Dock Road. There is one locally listed building: the landmark George Green's School building of 1883.

**1.82** The Lansbury Conservation largely retains those elements of its post-war, planned residential character which is intrinsic to its significance.

**1.83** The conservation area's heritage significance is Medium and it is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

#### Limehouse Cut Conservation Area

**1.84** The Limehouse Cut Conservation Area lies c.75m north and west of the closest site boundary of the Proposed Development.<sup>18</sup> Designated in 2009, the boundaries of this extensive linear conservation area are closely drawn being focussed on the historic Limehouse Cut canal and its immediate hinterland, running south west from the River Lea to the Limehouse Basin and the River Thames. Dominated by the waterscapes of the Canal, River Lea and Bow Creek, it includes all retaining walls, revetment walls and associated features on both sides of the historic cutting and its tow path including some 19th century development. The substantial wall along the west bank of the associated part of the River Lea is also included within the area. The designation aims to protect the canal side from redevelopment which fails to respect the character of the historic canal or develop a positive relationship between new and existing buildings.

**1.85** The focus of the present study is upon the buildings of Gillender Street which fall within the conservation area, namely Bromley Hall (GII\*) and the Grade II listed Dowgate Wharf (22-23), Former Fire Station (38), and Poplar Public Library (45) along with the locally listed warehouse building at No. 21 Gillender Street. Bromley Hall is of particular interest, being the oldest surviving structure in Poplar thought to date from the early 16th century with later remodelling and additions. Dowgate Wharf clearly relates to historic canal use and the former Poplar Public Library dates from the time before the construction of the A12 when it would have been much more accessible to the community living in the densely packed streets of terraced houses that would have surrounded it.

**1.86** The setting of the part of the conservation area within the study area, has managed, despite the introduction of the A12 which forms its western boundary, to maintain much of its 19th and early 20th century character embodied within heritage assets referred to, New, tall, canalside development currently underway contributes to a feeling of flux which is common in the area as underutilised or abandoned canalside areas give way to new uses.

**1.87** The conservation area's heritage significance is Medium and it is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

<sup>14</sup> LBTH All Saints Conservation Area, Appraisal and Management Guidelines, March 2007

<sup>15</sup> LBTH, Balfron Tower Conservation Area, Appraisal and Management Guidelines, March 2007

<sup>16</sup> LBTH, Langdon Park Conservation Area, Appraisal and Management Guidelines, November 2009

<sup>17</sup> LBTH, Lansbury Conservation Area, Appraisal and Management Guidelines, March 2008

<sup>18</sup> LBTH, Limehouse Cut Conservation Area, Appraisal and Management Guidelines, August 2011



## Naval Row Conservation Area

**1.88** The Naval Row Conservation Area lies c.250m to the south of the of the closest site boundary of the Proposed Development.<sup>19</sup> Designated in January 1987 by the London Docklands Development Corporation it is an extremely tightly focused area. Laid out in the early 19th century, Naval Row takes its name from a small terrace constructed c.1782 by John Perry, owner of Blackwall Yard, although the last of these houses was demolished in 1945. The listed perimeter wall of the former East India Docks dominates but the southern edge of the Row is lined with historic buildings of interest including the Grade II listed hydraulic pumping station, which has been converted to residential use. It is their group value which is safeguarded by the Conservation Area designation.

**1.89** A few metres to the north of the conservation area perimeter is the Grade II\* East India Dock House, the former Financial Times Print Works designed by Nicholas Grimshaw and Partners. The 'hemmed in' nature of the conservation area, means that despite its extremely urbanised setting amid complex road junctions and modern development, it manages to maintain a sense of the character that is central to its significance.

**1.90** The conservation area's heritage significance is Medium and it is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## St Frideswide's Conservation Area

**1.91** The St Frideswide's Conservation Area lies c.110m to the west of the closest site boundary of the Proposed Development.<sup>20</sup> It was designated in September 1993. A small area, bounded by Follett Street, Lodore Street and St Leonard's Road, the Conservation Area encompasses the St Frideswide's Mission and associated buildings. This group of locally listed buildings, include the Mission Hall and St Frideswide's Mews, Mission House and the associated Christ Church and 18 Follett Street. Its designation highlights its historical and architectural significance and ensures that its special character is retained.

**1.92** The conservation area's heritage significance is Medium and it is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## St Matthias Church, Poplar Conservation Area

**1.93** The St Matthias Church, Poplar Conservation Area lies c.575m south west of the closest site boundary of the Proposed Development.<sup>21</sup> It was designated in February 1986. The Conservation Area is bounded by East India Dock Road to the north, the terrace group at Woodstock Terrace to the east, Tower Hamlets College along Poplar High Street to the south and Hale Street and Wade's Place to the west. It has as its centrepiece, the historic St Matthias Church (II\*) and its churchyard. The Grade II\* listed War Memorial to the children of Upper North Street School lies within the Poplar Recreation Ground - a semi-formal public garden to the north of the church. Other Grade II listed buildings within its confines include tombs in the churchyard, the Coroner's Court; Old Poplar Town Hall and Council Offices; St Matthias's Vicarage and former Pope John House.

**1.94** The purpose of the designation is to safeguard the visual setting of St Matthias Church, the oldest church in Poplar. The prevailing character of conservation area is defined by the generous green spaces of the churchyard and adjacent Poplar Recreation Ground which complement the setting of St Matthias Church and the small 19th century houses of Woodstock Terrace.

**1.95** The conservation area's heritage significance is High given the high grade and number of listed buildings contained within it, however it is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium..

## Three Mills Conservation Area

**1.96** The Three Mills Conservation Area lies at the far extent of the study area, c.950m to the north of the closest site boundary of the Proposed Development.<sup>22</sup> It was designated in September 1971 to complement The London Borough of Newham's adjacent Three Mills Conservation Area on the east side of the River Lea, within Newham (the river is the boundary between the two boroughs). The listed buildings associated with the conservation area lie within the Newham portion; the part within Tower Hamlets is a small area on the west bank of the river largely comprising of towpath. The two authorities share responsibility for the enhancement of the riverscape in this location in order to ensure that development respects the character of the historic industrial quarter on the east side.

**1.97** The conservation area's heritage significance is Medium and it is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## Listed Buildings

**1.98** The following listed buildings are those which have been identified as having some level of intervisibility with the Proposed Development. Their key points of heritage significance are described, along with a brief analysis of their setting. The list is presented alphabetically by asset name.

### All Saints Church with St Frideswide (GII)

- List Entry Number: 1240311
- Date first listed: 19-Jul-1950 / Date of most recent amendment: 27-Sep-1973

**1.99** Built in 1817 from designs by J Hollis. The slender spire of this white stone parish church is a local landmark and the centrepiece and key reason for the designation of the All Saints Conservation Area. It is set back from the busy East India Dock Road within an extensive churchyard and forms an attractive grouping with surrounding Grade II listed early-19th century buildings: All Saints' Rectory, Nos. 5 to 11 (consec) Mountague Place and Nos. 1-3, 24 Bazely Street form a group with the Greenwich Pensioner Public House and Nos. 45-51 (odd) Bazely Street.

**1.100** The building's heritage significance as embodied in its 'special architectural and historic interest' is High. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

### All Saints Rectory (GII)

- Newby Place, E14
- Grade: II / List Entry Number: 1357861 / Date first listed: 27-Sep-1973

**1.101** This early C19, yellow stock brick 3 storey building sits within a large garden opposite All Saints Church With St Frideswide (GII) and Churchyard. Behind is the DLR railway lines.

**1.102** Its significance lies in its architectural form and massing and its historical relationship with the All Saints Church with St Frideswide (GII).

**1.103** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## Brownfield Estate

### .Brownfield Estate

**1.104** The three high-rise block of flats and maisonettes designed by Ernő Goldfinger and his studio - Balfron Tower, Carradale House and Glenkerry House - and built 1965-8 will be discussed as a group. These are the key elements of the Brownfield Estate, built by the Greater London Council. Each building is slightly different in design detail but all three are clearly related to one another in form and approach,

### Balfron Tower (GII\*)

- List Entry Number: 1334931
- Date first listed: 14-Mar-1996 / Amended: 15-Oct-2015

**1.105** High-rise block of flats and maisonettes, 1965-7 by Ernő Goldfinger, built as phase 1 of the London County Council (later Greater London Council 'GLC') Brownfield Estate. 136 one- and two-bedroomed flats and ten maisonettes arranged on 26 storeys, with six units per floor and five maisonettes on floors 1 and 2 and 15 and 16 - the latter forming a distinctive break in the pattern of the fenestration and balconies. The units are served at every third floor by enclosed corridors or access galleries linking them to an otherwise detached service tower.

**1.106** Principal reasons for designation are: Authorship: designed and planned by Ernő Goldfinger, a major exponent of the European Modern Movement in Britain and an architect of international standing; Architectural, Materials, Planning interest; Degree of survival; Social and historic interest and Group value: Balfron Tower has strong group value with the low-rise and high-rise elements of the estate, most notably with Carradale House, and the space within which it stands..

<sup>19</sup> LBTH, Naval Row Conservation Area, Appraisal and Management Guidelines, March 2007

<sup>20</sup> LBTH, St Frideswide's Conservation Area, Appraisal and Management Guidelines, March 2007

<sup>21</sup> LBTH, St Matthias Church Mills Conservation Area Appraisal and Management Guidelines, March 2008

<sup>22</sup> LBTH, Three Mills Conservation Area Appraisal and Management Guidelines, March 2007



## Carradale House (GII)

- List Entry Number: 1246931
- Date first listed: 04-Dec-2000 / Date of most recent amendment: 15-Oct-2015

**1.107** High-rise block of flats, 1967-8, designed by Ernő Goldfinger and built as phase 2 of the London County Council (later Greater London Council 'GLC') Brownfield Estate. Refurbished 2012. Block of 88 flats in eleven storeys. In-situ reinforced concrete, cross-wall construction with some pre-cast panels and cedar boarding; a flat concrete roof. Principal reasons for designation are as above for Balfron Tower.

## Glenkerry House (GII)

- List Entry Number: 1427917
- Date first listed: 15-Oct-2015

**1.108** High-rise block of flats, 1967-8, designed by Ernő Goldfinger and built as phase 2 of the London County Council (later Greater London Council 'GLC') Brownfield Estate. Refurbished 2012. A 14 storey block, comprising 75 flats and four maisonettes. In-situ reinforced concrete, cross-wall construction with some pre-cast panels and cedar boarding; a flat concrete roof. Principal reasons for designation are as above for Balfron Tower Heritage significance.

**1.109** The significance of Balfron Tower, Carradale House and Glenkerry House has a number of key aspects. These are summarised as follows:

- The Brownfield Estate and its buildings are significant as examples of post-war regeneration in London's East End undertaken by the LCC, the GLC and the London Borough of Tower Hamlets;
- Ernő Goldfinger is a highly significant modern architect, seen as one of Brutalism's pre-eminent figures and whose work was highly influential;
- Goldfinger's architecture is dramatic, muscular and powerful. As at Trellick, Balfron and Carradale have detached slim towers containing vertical circulation and community spaces, linked at every other floor to the main slab block by walkways;
- The sculptural and compositional quality of Goldfinger's work is carried through from the overall massing of the buildings into the use of concrete and in elevational design, and the detail appearance of the buildings is intrinsic to their architectural significance; and
- The plan form of the buildings and the quality of their accommodation is a key component of the significance of the Brownfield Estate buildings.

**1.110** Though the estate and its buildings possess heritage significance throughout, Balfron Tower is clearly the most important and iconic element of the overall group notwithstanding the designations allocated to the estate and to Carradale House and Glenkerry. It is visible from many directions, and this is noted in the conservation area appraisal.

**1.111** Balfron Tower's heritage significance as embodied in its 'special architectural and historic interest' is Exceptional as witnessed by its GII\* listing. That of Carradale House and Glenkerry House is High.

## The nature of the buildings setting

**1.112** However, the story of the development of the Brownfield Estate and its buildings is one where it formed part of an ongoing and wider process of large-scale regeneration. It was not intended as an isolated set-piece. Other tall buildings were anticipated as part of a general approach to housing provision in the area.

**1.113** There is no evidence at all that Balfron Tower was intended as a focal point – such thinking did not form any part of the planning of the Brownfield Estate, the design of its taller elements or of a masterplanning exercise for Poplar that might have created the specific location of Balfron Tower as an urban focus. For example, the low density of the Aberfeldy Triangle has nothing to do with the presence of Balfron Tower as a landmark building. There is no evidence whatsoever that the Aberfeldy triangle was developed at the scale it was out of a desire to remain low in scale in relation to the height of Balfron.

**1.114** Notwithstanding its landmark status as designated by the local planning authority and as noted above, the present setting of Balfron Tower contains many tall buildings – notably those of south Poplar and the Isle of Dogs, a relatively short distance from the Tower. It is generally accepted that its heritage significance is not harmed by this.

**1.115** The very architectural qualities that contribute to its heritage significance will allow Balfron Tower that significance to be preserved in the context of new development. Its power and strength as a striking and characterful tall building will not be harmed by new development, and that development should not be

constrained by over-stating the sensitivity of Balfron and the other buildings of the Brownfield Estate to change.

**1.116** There is, in fact, a legitimate and conceptually robust position that derives from a creative and enabling approach to urban design. This suggests that development in the context of Balfron – possibly to a greater scale than exists – could help create a more coherent, responsive and attractive setting and thus enhance the significance of Balfron Tower and its estate.

**1.117** Finally, the regeneration of Aberfeldy Village creates the opportunity to link to and enhance the ongoing regeneration of Balfron Tower, and in particular creates an opportunity to link the ground plane of Balfron Tower into the new public realm of the Aberfeldy Village project by means of the existing underpass. This, in turn, would assist in facilitating a greater appreciation of Balfron's significance.

## The contribution of setting to the buildings heritage significance

**1.118** It is clear, therefore, that the setting of Balfron Tower, Carradale House and Glenkerry House and the Balfron Conservation Area makes, in physical terms, very little contribution to the significance of these heritage assets. The relative isolation of these assets from a meaningful, connected context or a coherent urban scene with a common grain can be said to harm their significance. The presence and impermeability of the A12 is a wholly negative factor in their setting and detracts from their significance. Nothing could be further from Goldfinger's humane vision for contemporary living than the presence of a multi-lane highway at the foot of such a carefully designed residential building.

**1.119** The buildings are able to absorb some change in their setting without significantly altering their character therefore their sensitivity to change in this regard is Medium.

## Bazely Street, Nos. 1-3, 24 & Mountague Place, Nos.5, 6, 7, 8, 9, 10, 11 (GII)

- List Entry Number: 1357833 / Date first listed: 27-Sep-1973

**1.120** These early-19th century terraced houses form of a group with similar terraces making up Nos. 45-51 Bazely Street and the Greenwich Pensioner Public House. Their significance lie in their architectural form and massing and setting around the All Saints Church With St Frideswide (GII).

**1.121** The receptors' heritage significance as embodied in their 'special architectural and historic interest' is Medium. They are able to absorb some change in their setting without significantly altering their character therefore their sensitivity to change is Medium.

## Bromley Hall (GII\*)

- 43 Gillender Street E14
- List Entry Number: 1357791 / Date first listed: 19-Jul-1950, Amended: 08-Mar-1993

**1.122** Bromley Hall is the oldest building in Poplar and is thought to be the oldest brick house in London built in approximately 1485. It was largely remodelled c.1700 and further altered during its lifetime. Nevertheless, it retains a large amount of original fabric.

**1.123** Now in use as a business premises its setting has changed exponentially since it was first erected at the edge of Bromley Marsh: first during the 19th century when Industrialisation and dense residential development infilled the canalside and fields around it and later, during the post-war period, when its setting was once again changed dramatically with the construction of the dual carriageway of the A12 just metres from it.

**1.124** The building's significance lies in its architectural form and massing and survival of its historical fabric. its present setting, beside the A1, is a negative factor which somewhat affects the ability to appreciate its architectural and historic interest.

**1.125** The building's heritage significance as embodied in its 'special architectural and historic interest' is Exceptional as witnessed by its GII\* listing. It is, however, able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## Former Bromley Hall School for the Physically Handicapped(GII)

- Bromley Hall Road, E14
- List Entry Number: 1402561 / Date first listed: 09-Jan-2012

**1.126** Built as a school for physically disabled children by the LCC/GLC Architects' Department under Bob Giles; it opened in 1968 and was extended 1978-9.



- 1.127** It replaced an earlier London School Board building on the site. Special schools, with their air of segregation and exclusion, fell from favour during the 1970s, as educational policy shifted towards greater integration of disabled children in mainstream schooling and the school later became a pupil referral unit for Tower Hamlets Borough Council. This closed in 2002 and the site has remained vacant. The building was listed Grade II in 2012 however it is on Historic England's Heritage at Risk Register where its condition is judged to be 'Poor'.
- 1.128** The building's significance lies in its architectural quality and meticulously planned spaces. It is described in the listing as 'one of the architecturally outstanding schools of the 1960s, designed by the pioneering architects of the LCC/GLC and combining intimate, child-scaled interiors with bold, expressive external forms reflecting the local industrial vernacular.' This 'vernacular' is referenced in the tall, hipped roof forms rising to a canted rooflight which top a series of linked classroom pavilions: a nod to the nearby industrial warehouse typology.
- 1.129** It is also important for its educational interest: 'a building painstakingly designed around the specific needs of physically disabled children, reflecting the post-war education system's increasingly sensitive attitude to disability.'
- 1.130** The school's design responded to the A12 Blackwall Tunnel Approach Road (at the time under construction to the west) by employing 'an inward-looking cellular plan with classroom pavilions alternating with enclosed courtyards encircled by a continuous boundary wall – an arrangement indebted to Arne Jacobsen's Munkegård School in Copenhagen (completed 1957)'. Its organic, expressive forms and intricate cellular plan stood in stark contrast with the system-building that characterised much contemporaneous school architecture.
- 1.131** Designed to sit within an intensely urban setting, the inward-looking building is very much isolated from its context by a 2m high perimeter wall which served not only to give privacy to the occupants but also helped mitigate some of the noise and pollution from the nearby A12. Its heritage significance does not rely on its setting, however the condition of its present setting, amongst brownfield sites and scrub, is a negative factor which somewhat affects the ability to appreciate its architectural interest.
- 1.132** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.  
*Chrisp Street Market Clock Tower (GII)*
- Chrisp Street, E14
  - List Entry Number: 1450866 / Date first listed: 31-Oct-2017
- 1.133** The Chrisp Street Market Clock Tower, was built 1951-52 to the designs of Frederick Gibberd. Part of the 'Live' architecture exhibition of the Festival of Britain between 1951-1954, its heritage significance lies in its architectural form and communal and historical significance as part of the Festival. Its setting contributes to its significance in being part of the wider post-war set-piece development that is protected by the Lansbury Conservation Area as well as being a landmark on Chrisp Street, signifying the location of the market area.
- 1.134** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.  
*Church of St Mary and St Joseph (GII)*
- Upper North Street, E14
  - List Entry Number: 1376749 / Date first listed: 05-Mar-1998
- 1.135** This building is a striking modern design by Adrian Gilbert Scott part of the Gilbert Scott dynasty of architects. Built as part of the 'Live' architecture exhibition of the Festival of Britain between 1951-1954 its heritage significance lies in its architectural form and massing and communal and historical significance as part of the Festival. Its setting contributes to its significance in being part of the wider post-war set-piece development that is protected by the Lansbury Conservation Area.
- 1.136** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.  
*Church Of St Michael And All Angels (GII) and War Memorial (GII)*
- St Leonard's Road E3
  - List Entry Number: 1065049 / Date first listed: 27-Sep-1973
- 1.137** The former Church of St Michael and All Angels was built 1864-5, and restored in 1901 and 1955. It was deconsecrated and converted into flats c.2000. High Victorian in style, its interest lies in its external architectural form and massing. The church, vicarage, institute and Grade II listed War Memorial form a coherent group creating a key focus for the Langdon Park Conservation Area. Its setting, at a busy road junction is intrinsic to the original intent as a church to serve the newly developed suburb.
- 1.138** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.  
*Church Of St Saviours (GII)*
- Northumbria Street E14
  - List Entry Number: 1242275 / Date first listed: 12-Dec-1989
- 1.139** Built 1873-4 by Frederick J and Horace Francis, brothers who specialised in Gothic revival architecture (several of their buildings are listed Grade II\* and II). St Saviours is a good example of a town church design, embodying the separation of elements in the Puginian tradition. Unfortunately it was badly damaged by fire in 2007 and remains boarded up and roofless. The church is set with a small development of modern houses within Bartlett Park, a departure from its original setting which would have seen it set within streets of terraced housing.
- 1.140** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.  
*Dry Dock at Blackwall Engineering*
- Blackwall Way E14
  - List Entry Number: 1242217 / Date first listed: 01-Apr-1983 / Date of most recent amendment: 21-Nov-2000
- 1.141** The Dry Dock is of late 18th century origin but enlarged and rebuilt to its present dimensions before 1850 It was drastically remodelled by Richard Rogers Partnership in 1988. Listed for its architectural, historical and evidential interest, it is one of the earliest large dry docks remaining on the Thames.
- 1.142** Although by the banks of the Thames, its original industrial dockside setting and use have changed exponentially since it was first constructed.
- 1.143** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.  
*East India Dock House, former Financial Times Print Works (GII\*)*
- 240 East India Dock Road, E14
  - List Entry Number: 1430114 / Date first listed: 24-Feb-2016
- 1.144** The former production and printing works for the Financial Times, 1987-88, by Nicholas Grimshaw and Partners. Converted to a data centre in the late 1990s. A winner of several major architectural awards: its listing recognises its architectural interest as an impressive and characteristic example of High Tech architecture and the technological innovation employed in its construction: winning several major architectural awards. It has historical and communal interest as being at the vanguard of the post-Fleet Street development of the British Press in embracing new technologies and ways of working for producing print newspapers.
- 1.145** The building is located on the northern side of the Naval Row Conservation Area boundary. It turns its back on the river and conservation area and its setting is firmly within the ultra-urbanised townscape created by the dual carriageway of the A13 and A102 (which demarcate two sides of its site) and tall, modern buildings, railway lines and elevated carriageways to its east and south. The townscape in which the building is set was not designed as a place for pedestrians to ambulate through or linger, rather it was designed to facilitate fast passage by motor vehicle through and out of the area.
- 1.146** The building's heritage significance as embodied in its 'special architectural and historic interest' is Exceptional as witnessed by its GII\* listing. It is, however, able to absorb change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.



## *East India Dock Pumping Station (GII)*

- Naval Row E14
- List Entry Number: 1357801 / Date first listed: 27-Sep-1973

**1.147** This mid-19th century, one storey, brick building in Italianate style was built for an industrial purpose within an industrial dockside landscape. Its heritage significance lies in its architectural form and historical use. It forms a group with the East India Dock Boundary Wall (GII) and the Embankment Wall and Steps (GII) on Naval Row and these and the remaining historic buildings on Naval Row contribute to its setting.

**1.148** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## *East India Dock Wall and Gateway (GII)*

- Leamouth Road E14
- List Entry Number: 1357843 / Date first listed: 27-Sep-1973

**1.149** Part of the extensive survival in this area of the early 19th century East India Dock walls, this stock brick wall, c.4.5m high, also has a surviving arched gateway. Listed for its historical, evidential and communal interest as a surviving element of the great dock system which once dominated this part of London. Its original setting as part of the docks system has long since disappeared and the remnant walls are now stranded in the central reservation of the A2012 Leamouth Road.

**1.150** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

## *Former Fire Station (GII)*

- 25-38, Gillender Street E3
- List Entry Number: 1393719 / Date first listed: 01-Feb-2010

**1.151** This former LCC fire station of 1910 is considered one of the best examples of its type, and despite recent conversion to residential use, it remains externally intact with its distinctive picturesque facade that successfully combines the formal qualities of the building type with a strong municipal presence. Its original setting, within a townscape of established 19th century Industrialisation and dense residential development, changed dramatically during the post-war period, with the construction of the dual carriageway of the A12 just metres from it. The building's significance lies in its architectural form and massing and historical use.

**1.152** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

## *Gasholder No. 1, 2, 4, 6, 7, 8, 9; former Bromley-by-Bow Gasworks (GII)*

- Twelvetreces Crescent E3
- List Entry Number: 1080996; 1080993; 1190911; 1293590; 1080995; 1190906; 1080994
- Date first listed: 14-Mar-1996 / Amended: 15-Oct-2015

**1.153** This group of Gasholders were built c.1871-72 to the design of the engineers Joseph Clark and Thomas Kirkham for the Imperial Gas Light and Coke Company and altered 1925 -1927. Embedded into the industrial canalside which enabled coal to be brought to the gasworks, their setting is intrinsic to their interest. Coal gas production ceased at Bromley in 1972, but the site has remained in use for storing natural gas ever since. The site's future may be under review as a candidate for decommissioning. The heritage significance of the structures lies in their architectural form and historical use and canalside setting.

**1.154** The receptors' heritage significance as embodied in their 'special architectural and historic interest' is Medium. They are able to absorb some change in their setting without significantly altering their character therefore their sensitivity to change in this regard is Medium

## *Plaque on Modern Dock Wall Facing West, East India Dock Road (GII)*

- List Entry Number: 1240324 / Date first listed: 19-Jul-1950

**1.155** This plaque of 1806, was formerly part of the demolished East India Dock Gateway and is of historic interest in commemorating the construction of the dock and its opening. The plaque is situated on a modern wall at

the approach to the Blackwall tunnel at the junctions of the A12 and A102. Having lost its original setting, it now and serves as a commemorative near to where it was once installed.

**1.156** The receptor's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

## *Former Pope John House (GII)*

- East India Dock Road E14
- List Entry Number: 1240304 / Date first listed: 27-Sep-1973

**1.157** Listed as 'former Pope John House', but now known as 'Blomfield House', this imposing red brick building was designed, in Tudor revival style, by Sir Arthur Blomfield & Son in 1892. Its side elevation is on the East India Dock Road, but it faces Poplar Recreation Ground and St Matthias Church (GII\*) across Hale Street. Its immediate built environment setting has changed little since it was first built, although looking south along Hale Street, the Canary Wharf cluster can be clearly seen. The building's significance lies in its architectural form and massing.

**1.158** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## *Poplar Baths, (GII)*

- East India Dock Road E14
- List Entry Number: 1334939 / Date first listed: 11-Jan-2001

**1.159** Poplar Public Baths were built 1932-4 by Poplar Borough Council. Built in brick in the streamlined Art Deco style, it is most admired for its interior arrangement where reinforced concrete hyperbolic ribs support the glazed roof structure that was innovative in bringing natural light into the pools below. Closed in 1988, the building was remodelled and reopened in 2016 as part of a new leisure centre and residential development. The building's heritage significance lies in its architectural form and massing, particularly in its surviving internal spaces, as well as in its communal value.

**1.160** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## *Poplar Public Library (GII)*

- 45, Gillender Street E14
- List Entry Number: 1252435 / Date first listed: 27-Sep-1973 / Amended: 22-Oct-1992

**1.161** Built in 1904-5 by Squire, Myers and Petch, and faced with striking white ashlar masonry in a Beaux-Arts style, its grandeur speaks of the philanthropic ambitions of its founders and would have been in high contrast to its original context of canalside industry and dense streets of lowly workers' housing. No longer a library but in use as a business premises, its setting has changed markedly since it was first erected with the construction, during the post-war period, of the dual carriageway of the A12 just metres from it. The building's heritage significance lies in its architectural form and massing and historical use.

**1.162** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

## *Poplar Technical College (GII)*

- Poplar High Street E14
- List Entry Number: 1260095 / Date first listed: 01-Jul-1983 / Amended: 06-Oct-1992

**1.163** Built in 1906, by W E Riley and the LCC architects department, this Portland stone-faced building faces onto the busy Poplar High Street. The college was purpose built and had a merchant navy cadet training emphasis, hence the maritime putti of the overdoor. The building's heritage significance lies in its architectural expression and historical and communal use.

**1.164** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.



## Northern Portal and Parapet to the Blackwall Tunnel (GII)

- List Entry Number: 1065070 / Date first listed: 27-Sep-1973 / Amended: 11-May-2018
- Poplar High Street, E14

**1.165** The portal and remnant parapet, c.1897 are listed primarily for historical interest as the northern portal to the first vehicular tunnel built under the Thames and the parapet for its architectural interest in its use of pink polished granite. The parapet, though located in its original position has lost the context of its original built environment due to modern development in the surrounding area. Its heritage significance however remains as it does not rely on no change happening in its surroundings.

**1.166** The receptor's heritage significance as embodied in its 'special architectural and historic interest' is Medium. Its current setting shows that it is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

## Statue Of Richard Green (In Front Of Public Baths) (GII)

- East India Dock Road, E14
- List Entry Number: 1065216 / Date first listed: 19-Jul-1950

**1.167** A bronze statue on pedestal of granite of 1865. Situated on the busy East India Dock Road. Richard Green (1803–1863) was an English shipowner and philanthropist born in nearby Blackwall and associated with the East India company. Richard Green (1803–1863) was an English shipowner and philanthropist born in nearby Blackwall and associated with the East India Company. Its heritage significance lies in its aesthetic value and historical associations.

**1.168** The receptor's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## Susan Lawrence and Elizabeth Lansbury Schools (GII)

- Cordelia Street, E14
- List Entry Number: 1376748 / Date first listed: 05-Mar-1998

**1.169** The primary and adjoining nursery school were built 1949-1951 and 1951-1952 respectively, as part of the 'Live' architecture exhibition of the Festival of Britain between 1951-1954. Their heritage significance lies in their architectural form and communal and historical significance as part of the Festival.

**1.170** Their setting contributes to their heritage significance in being part of the wider post-war set-piece development that is protected by the Lansbury Conservation Area.

**1.171** The building's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## Twelvetreets Crescent Bridge (GII)

- Twelvetreets Crescent, E3
- List Entry Number: 1268439 / Date first listed: 10-Jun-1996

**1.172** The two-arched bridge spanning the River Lea and Bow Creek was built in 1872 for the Imperial Gaslight and Coke Company to give access to their Gas Works which opened in 1873. Listed for its architectural and evidential value, the bridge forms part of a group with the nearby listed gas holders.

**1.173** The receptor's heritage significance as embodied in its 'special architectural and historic interest' is Medium. It is able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## War Memorial to the Children of Upper North Street School (GII\*)

- Poplar Recreation Ground, East India Dock Road E14
- List Entry Number: 1065215 / Date first listed: 27-Sep-1973 / Amended: 01-Jun-2017

**1.174** A First World War memorial erected in 1917 in Poplar Recreation Ground as a memorial to children from a nearby school. It is listed for its aesthetic value and historical interest and has group value with a number of Grade II listed buildings around the ground including , the Grade II\* listed Church of St Matthias.

**1.175** The building's heritage significance as embodied in its 'special architectural and historic interest' is Exceptional as witnessed by its GII\* listing. It is, however, able to absorb some change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Medium.

## Locally Listed Buildings

### St Leonards Road E3: 159-167 (odd) & 162

**1.176** A series of locally listed terraces of c.1850 and the former St Leonard's Arms public house, now flats. They form a group with the Grade II listed Church Of St Michael And All Angels and the war memorial. Of a common type built all over London during this period, their setting is only of interest in relation to the surviving townscape elements of a similar period.

**1.177** The receptors' heritage significance as embodied in their 'general interest' is Low. They are tolerant of absorb change in their setting without significantly altering their character therefore their sensitivity to change in this regard is Low.

### Lodore Street: St Frideswide's Mission Hall, 18 Follett Street E14; 1 Lodore Street (Tabard Court)

**1.178** Part of the late-19th century philanthropic Oxbridge missions movement that operated in the poorest parts of London, the St Frideswide's Mission House opened in 1893. Devoted to a girl's and mother's group, the western part of the building housed nuns within an oratory. A further building was added at the present 18 Follett Street in 1900 and later became the Hostel of the Poplar Association for Befriending Girls. The three buildings are set within an urban environment of low-rise post-war social housing close to the A13 and East India Dock Road gyratory.

**1.179** The receptors' heritage significance as embodied in their 'general interest' is Low. They are tolerant of change in their setting without significantly altering their character therefore their sensitivity to change in this regard is Low.

## Non Designated Heritage Assets

### St Nicholas Church, Aberfeldy Street E14

**1.180** Situated on the Aberfeldy Estate the church, designed by the firm of Seely and Paget, a noted architectural practice of the inter-war years. Built in 1955, it was closed for worship by 1969 becoming a vinyl record warehouse and then, by the 1990s, a community centre. The church was re-dedicated as an Anglican place of worship in 2000.

**1.181** The building has communal value as a post-war estate church set within Aberfeldy Village and, although modest and utilitarian in appearance, has some architectural interest the building instanced an early use of aluminium prefabrication for a church steeple, being pre-assembled in a workshop before installation on site.

**1.182** The building's heritage significance as embodied in its 'general interest' is Low. It is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

### Langdon Park School LSB building

**1.183** Now part of the modern Langdon Park School campus, this London School Board School of 1907 (originally Byron Street School) is a survival from the early period of state school provision. The architectural treatment of the school – modified Queen Anne - is similar to that used in surviving London School Board schools throughout London and so is not special to this location. Its heritage significance lies in its survival and architectural presence.

**1.184** The building's heritage significance as embodied in its 'general interest' is Low. It is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

### Former Poplar Bus Depot, Leven Road, E14

**1.185** This former bus garage opened as a tram depot in December 1906, with trolleybus operation taking over in June 1940. It was the last of London's tram depots to be converted for use by trolleybuses. The trolleybuses themselves were replaced by new Routemaster buses in November 1959, with these buses finally disappearing from this garage in 1984. The garage was closed in November 1985 with buses transferred to nearby garages. Since then, the premises has been used as a storage facility.

**1.186** Comprising of a collection of low-rise brick buildings - two single-storey large warehouses and a three storey office building - the southern end of the warehouses are characterised by tall arches that at one time would



have allowed trams or buses in and out. These have since been blocked-up but form a striking elevation onto Leven Road.

1.187 The building's heritage significance as embodied in its 'general interest' is Low. It is tolerant of change in its setting without significantly altering its character therefore its sensitivity to change in this regard is Low.

## POTENTIAL EFFECTS

### Demolition and Construction

1.188 The setting of built heritage receptors may be affected by the demolition and construction works to varying degrees. The works may 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. Other constructional indirect short-term effects on many heritage receptors include noise, dust and vibration, movement of heavy plant and materials to and from the Site. Any effects would be solely to do with proximity of the construction works and the concomitant visual, aural and associated impacts, upon the experience of the setting of these assets. These effects would vary in intensity as the works enter different construction phases.

1.189 Due to the extended nature of the search area of up to 1500m from the centre of the Proposed Development, the majority of the identified designated heritage assets would not be affected during the demolition and construction stage due to their distance from the Site and the intervening built townscape. As a function of distance and sightlines.

1.190 The expected effects are presented in **Table 1.7**. Taking into account the standard mitigation measures that would be adopted as part of the CEMP, the overall effect of the demolition and construction stage works on these receptors would be medium term, temporary, indirect; and range from **Minor-Adverse** to **Negligible/None-Neutral**. None of the effects are significant.

1.191 The following receptors – either highly graded (GII\*) or in the case of Bromley Hall School, being exceptionally close (i.e. immediately adjacent) to the Site - are discussed in more depth:

- *Balfron Tower (GII\*)*, *Carradale House (GII)*, *Glenkerry House (GII)* and the *Balfron Tower Conservation Area*: although it is near proximity to the Proposed Development, the self-contained nature of the conservation area and these receptors and their relative isolation from most of the major demolition and construction activity created by the barrier that is the A12, means that their setting and significance will be largely unaffected by such activity. The effect upon heritage significance will be medium term, temporary, indirect, **Negligible/None-Neutral**.
- *East India Dock House, former Financial Times Print Works (GII\*)*: The receptor lies c.160m to the south of the boundary of the Proposed Development however it is separated from the main body of the Proposed Development by the A13 (and low-rise Athol Square residential development) and its setting at the confluence of several extremely busy dual carriageways (A12, S13, A102 and under-and overpasses) means that construction activity will have no determinantal affect upon it. It will still be experienced in the same way in views when traveling along these roads. The effect upon its heritage significance will be medium term, temporary, indirect, **Negligible/None-Neutral**.
- *Bromley Hall (GII\*)*: Bromley Hall lies c.180m to the north of the closest part of the site boundary. Its setting is heavily compromised by the proximity of the A12 which is a wholly negative factor in its setting and detracts from its significance. The already heavily compromised setting of Bromley Hall will not be directly affected by the construction or demolition activities, nor will its significance be any further degraded by the works. Effects are judged to be medium term, temporary, indirect, **Negligible/None-Neutral**.
- *Bromley Hall School (GII)*: due to the location of this receptor in close relation to the construction works for the Proposed Development, it will be impacted by construction activity described above however, these effects being of a temporary and indirect nature, means that effects would not be of a level that would affect its heritage significance in any meaningful way. Effects are judged to be medium term, temporary, indirect, **Minor-Adverse**.

**Table 1.7 Demolition and Construction Effects**

Demolition and Construction Effects				
Receptor	Sensitivity	Impact magnitude	Significance of Effect	Nature of Effect
<b>Conservation Area</b>				
All Saints Church Poplar Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Bazeley Street E14: 1-3, 24 (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
East India Dock Road: All Saints' with St Frideswide Church (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Mountague Place E14: 5, 6, 7, 8, 9, 10, 11 (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Newby Place: All Saints Rectory & Gate Piers (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Balfron Tower Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Balfron Tower (GII*)	Medium	Negligible	Negligible	Negligible/None-Neutral
Carradale House (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Glenkerry House (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Langdon Park Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
St Leonard's Road: Church of St Michael and All Angels & War Memorial (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Locally Listed Buildings</b>				
St Leonards Road: 159-167 (odd) & 162 (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Lansbury Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Chrip Street E14: Market Clock Tower (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Cordelia Street E14: Susan Lawrence and Elizabeth Lansbury School (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Upper North Street E14: Church of St Mary and St Joseph (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Limehouse Cut Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Gillender Street: Bromley Hall (GII*)	High	Negligible	Negligible	Negligible/None-Neutral
Gillender Street: Dowgate Wharf, (22-23) (GII); Former Fire Station (38) (GII); Poplar Public Library (45) (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral



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Conservation Area				
Naval Row Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
Listed Buildings				
East India Dock Pumping Station (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Conservation Area				
St Frideswide's Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
Locally Listed Buildings				
Follett Street: 18	Medium	Negligible	Negligible	Negligible/None-Neutral
Lodore Street: Tabard Court; St Frideswide's Mission Hall	Medium	Negligible	Negligible	Negligible/None-Neutral
Conservation Area				
St Matthias Church, Poplar Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
Listed Buildings				
East India Dock Road: War memorial to the children of Upper North Street School (GII*)	Medium	Negligible	Negligible	Negligible/None-Neutral
Hale Street E14: Pope John House (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Poplar High Street E14: Poplar Technical College (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Conservation Area				
Three Mills Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings: N/A</b>				
<b>Locally Listed Buildings: N/A</b>				
Listed Buildings Not in a Conservation Area				
Blackwall Way E14: Dry Dock at Blackwall Engineering (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Bromley Hall Road: former Bromley Hall School (GII)	Medium	Minor	Minor	Minor-Adverse
East India Dock Road: Former Financial Times printworks (GII*)	High	Negligible	Negligible	Negligible/None-Neutral
East India Dock Road E14: Plaque on modern dock wall facing west (GII); Poplar Baths (GII); Statue of Richard Green (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Leamouth Road E14: East India Dock Wall and Gateway (GII); Entrance Gateway (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Northumbria Street E14: Church of St Saviours (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Poplar High Street E14: Northern portal and parapet to the Blackwall Tunnel (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Twelvrees Crescent E3: Twelvrees Crescent Bridge (GII); Group of Gasholders, former Bromley-by-Bow gasworks (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral

Non-Designated Heritage Assets Not in a Conservation Area				
Aberfeldy Street; St Nicholas Church	Low	Negligible	Negligible	Negligible/None-Neutral
Bright Street, E14: Langdon Park School LSB building of 1907	Low	Negligible	Negligible	Negligible/None-Neutral
Leven Road, E14: Former Poplar Bus Depot	Low	Negligible	Negligible	Negligible/None-Neutral

## Completed Development

- 1.192** The Proposed Development is of considerable scale and density and may change the setting of heritage assets in the vicinity of the Site by virtue of that visibility and presence. Visibility is not, by itself, harmful: the heritage significance of each of the heritage assets assessed does not inherently rely on no change occurring in their setting, nor is it necessarily harmed by the presence of new development in their setting that is highly visible. Quite the opposite; the visibility of new development is frequently a highly positive quality, signalling regeneration and assisting in place-making and has the capacity to foster a favourable and respectful context for these receptors.
- 1.193** The Proposed Development will provide a highly positive visual marker at a key point in the locality. It will enhance the legibility of the Aberfeldy town centre in the broader urban context and assist in place making. Its design, discussed with the LBTH and English Heritage, breaks down the overall volume of accommodation in a way that responds to the circumstances of the Site and the heritage sensitivities of its surroundings. The full views assessment exercise is contained in **ES Volume 2, Townscape, Visual Impact and Heritage Assessment, Townscape and Visual Impact Assessment**.
- 1.194** Heritage receptors identified in the baseline will be subject to a range of permanent, indirect impacts, the effect of which will vary considerably depending on the distance from the Proposed Development and the sensitivity of the asset to change. For the surrounding conservation areas, there will be changes to distant views from within some limited parts of these areas, but this will have a negligible effect as to how the conservation areas are experienced.
- 1.195** Designed to sit within an urban landscape of competing architectural expression, the individual heritage receptors – listed and locally listed buildings and other non-designated heritage receptors - are robust when it comes to absorbing change, and therefore a change in their setting which introduces new built form into the surrounding environment is not enough of a change to diminish their special interest as expressed through their architectural or historical significance.
- 1.196** Due to the extended nature of the search area of up to 1500m from the centre of the Proposed Development, the majority of the identified designated heritage assets would not be affected during the completed development stage due to their distance from the Site and the intervening built townscape. Commonly, the tallest elements of the Site would be seen in distant views looking away from the receptor.
- 1.197** The expected effects are presented in **Table 1.8**. The overall effect of the completed development stage on these receptors would be medium term, temporary, indirect; and range from **Minor-Beneficial to Negligible/None-Neutral**. None of the effects are significant.
- 1.198** The following receptors – either highly graded (GII\*) or, in the case of Bromley Hall School, being exceptionally close (i.e. immediately adjacent) to the Site - are discussed in more depth:
- Balfron Tower (GII\*), Carradale House (GII), Glenkerry House (GII) and the Balfron Tower Conservation Area:** although it is in proximity to the Proposed Development, the self-contained nature of the conservation area and these receptors, means that their setting and significance will be largely unaffected by the Proposed Development. The absence of a meaningful, designed, fortuitous, desirable or even inoffensive context for Balfron Tower means that development in its setting is an opportunity for enhancement rather than a risk of harm to significance. There is little beyond the Brownfield estate boundaries – apart from Trellick Tower in North Kensington – that has any specific relationship to Balfron's heritage significance. The opportunity lies in designing development so as to respond to Balfron's significance and to create connections with Balfron from its hinterland. These connections can be visual and physical. The effect upon heritage significance will be permanent, indirect, and **Negligible/None-Neutral**.
  - East India Dock House, former Financial Times Print Works (GII\*):** The receptor lies c.160m to the south of the boundary of the Proposed Development however it is separated from the main body of



the Proposed Development by the A13 (and low-rise Athol Square residential development) and its setting at the confluence of several extremely busy dual carriageways (A12, S13, A102 and under-and overpasses) means that the Proposed Development will have no effect upon it. It will still be experienced in the same way in views when traveling along these roads. The effect upon its heritage significance will be permanent, indirect, **Negligible/None-Neutral**.

- Bromley Hall (GII\*):** Bromley Hall lies c.180m to the north of the closest part of the site boundary. Its setting is heavily compromised by the proximity of the A12 which is a wholly negative factor in its setting and detracts from its significance. The already heavily compromised setting of Bromley Hall will not be directly affected by Proposed Development. The tallest elements of the Proposed Development will be seen c.500m away in views south along the A12 and in views looking across the A12 towards the Site however as the receptor's significance does not rely upon no change occurring in its setting. Effects are judged to be permanent, indirect, **Negligible/None-Neutral**.
- Bromley Hall School (GII):** due to the location of this receptor near the Proposed Development, its immediate setting will be very clearly changed. The former school is located within the northern extent of the Planned Development but does not form part of the scheme. New buildings of up to 13 storeys will be erected on the south side of the school and low rise of up to 7 storeys on its north side. As has been described, the heritage significance of the school does not rely on its setting and therefore what is important to its significance will not be altered by introducing new built form into its vicinity. Indeed, its present setting amongst abandoned brownfield sites and scrub is a wholly negative factor in its setting and detracts from its significance. The effect of the Proposed Development, which has been carefully designed to respect the low-rise nature of the school, will vastly improve its setting by enlivening its surroundings and allowing it to sit within a vibrant, active community. Effects are judged to be permanent, indirect, **Minor-Beneficial**.

**Table 1.8 Completed Development Effects**

Completed Development Effects				
Receptor	Sensitivity	Impact magnitude	Significance of Effect	Nature of Effect
<b>Conservation Area</b>				
All Saints Church Poplar Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Bazeley Street E14: 1-3, 24 (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
East India Dock Road: All Saints' with St Frideswide Church (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Mountague Place E14: 5, 6, 7, 8, 9, 10, 11 (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Newby Place: All Saints Rectory & Gate Piers (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Balfron Tower Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Balfron Tower (GII*)	Medium	Negligible	Negligible	Negligible/None-Neutral
Carradale House (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Glenkerry House (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Langdon Park Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
St Leonard's Road: Church of St Michael and All Angels & War Memorial (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral

<b>Locally Listed Buildings</b>				
St Leonards Road: 159-167 (odd) & 162 (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Lansbury Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Chrip Street E14: Market Clock Tower (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Cordelia Street E14: Susan Lawrence and Elizabeth Lansbury School (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Upper North Street E14: Church of St Mary and St Joseph (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Limehouse Cut Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
Gillender Street: Bromley Hall (GII*)	High	Negligible	Negligible	Negligible/None-Neutral
Gillender Street: Dowgate Wharf, (22-23) (GII); Former Fire Station (38) (GII); Poplar Public Library (45) (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Naval Row Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
East India Dock Pumping Station (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
St Frideswide's Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Locally Listed Buildings</b>				
Follett Street: 18	Medium	Negligible	Negligible	Negligible/None-Neutral
Lodore Street: Tabard Court; St Frideswide's Mission Hall	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
St Matthias Church, Poplar Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings</b>				
East India Dock Road: War memorial to the children of Upper North Street School (GII*)	Medium	Negligible	Negligible	Negligible/None-Neutral
Hale Street E14: Pope John House (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
Poplar High Street E14: Poplar Technical College (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
<b>Conservation Area</b>				
Three Mills Conservation Area	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Listed Buildings: N/A</b>				
<b>Locally Listed Buildings: N/A</b>				
<b>Listed Buildings Not in a Conservation Area</b>				



Blackwall Way E14: Dry Dock at Blackwall Engineering (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Bromley Hall Road: former Bromley Hall School (GII)	Medium	Minor	Minor	Minor-Beneficial
East India Dock Road: Former Financial Times printworks (GII*)	High	Negligible	Negligible	Negligible/None-Neutral
East India Dock Road E14: Plaque on modern dock wall facing west (GII); Poplar Baths (GII); Statue of Richard Green (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Leamouth Road E14: East India Dock Wall and Gateway (GII); Entrance Gateway (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Northumbria Street E14: Church of St Saviours (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Poplar High Street E14: Northern portal and parapet to the Blackwall Tunnel (GII)	Low	Negligible	Negligible	Negligible/None-Neutral
Twelvetrees Crescent E3: Twelvetrees Crescent Bridge (GII); Group of Gasholders, former Bromley-by-Bow gasworks (GII)	Medium	Negligible	Negligible	Negligible/None-Neutral
<b>Non-Designated Heritage Assets Not in a Conservation Area</b>				
Aberfeldy Street; St Nicholas Church	Low	Negligible	Negligible	Negligible/None-Neutral
Bright Street, E14: Langdon Park School LSB building of 1907	Low	Negligible	Negligible	Negligible/None-Neutral
Leven Road, E14: Former Poplar Bus Depot	Low	Negligible	Negligible	Negligible/None-Neutral

**MITIGATION, MONITORING AND RESIDUAL EFFECTS**

**Demolition and Construction Mitigation**

1.199 The effect of demolition and construction operations on perception/experience of heritage and townscape significance will be reduced by the preparation and use of an effective CEMP. During demolition and construction works, best practice measures to mitigate the impacts from construction activities associated with noise, dust, vibrations, site traffic and visual change will be put in place and conditions applied to the planning permission (see **ES Volume 1, Chapter 17: Mitigation and Monitoring Schedule**). No additional mitigation is considered necessary.

**Completed Development Mitigation**

1.200 No mitigation is considered necessary during the completed Proposed Development stage as it is built-in to the design process – the design has been refined through pre-application discussions with the LBTH and the GLA, as well as through internal design review. The long-term potential effects of the completed Proposed Development have been an integral part of the design approach. It has been implemented through the design development process and has been used to adapt and modify the designs to take account of constraints and opportunities in relation to potentially adverse effects on the settings of built heritage assets. Potential adverse effects have been considered throughout the design process and are avoided by the submitted design of the Proposed Development.

1.201 Accordingly, the residual effects of the completed Proposed Development on the significance of the heritage assets remain unchanged from those previously identified in the absence of mitigation measures.

**Residual Effects**

1.202 All of the residual effects resulting from the Proposed Development, are presented in **Table 1.9**, identifying whether the effect is significant or not.

**Table 1.9 Residual Effects**

Receptor	Description of the Residual Effect	Scale and Nature	Significant / Not Significant	Geo	D	I	P	T	St	M	t	Lt
<b>Demolition and Construction</b>												
Conservation Areas	Visual intrusion; Demolition and Construction Dust	Negligible/None	Not Significant	L		I		T				Mt
Listed Buildings	Visual intrusion; Demolition and Construction Dust	Negligible/None	Not Significant	L		I		T				Mt
Bromley Hall School, former (GII)	Visual intrusion; Demolition and Construction Dust	Minor-Adverse	Not Significant	L		I		T				Mt
<b>Completed Development</b>												
Conservation Areas	Introduction of new built form outside of the conservation area	Negligible/None	Not Significant	L		I		P				Lt
Listed Buildings	Introduction of new built forms in setting	Negligible/None	Not Significant	L		I		P				Lt
Bromley Hall School, former (GII)	Introduction of new built forms in setting	Minor-Beneficial	Not Significant	L		I		P				Lt
<b>Notes:</b>												
Residual Effect												
- Scale = Negligible / Minor / Moderate / Major												
- Nature = Beneficial or Adverse												
Geo (Geographic Extent) = Local (L), Borough (B), Regional (R), National (N)												
D = Direct / I = Indirect												
P = Permanent / T = Temporary												
St = Short Term / Mt = Medium Term / Lt = Long Term												
N/A = not applicable / not assessed												

**ASSESSMENT OF THE FUTURE ENVIRONMENT**

**Evolution of the Baseline Scenario**

1.203 Should no changes occur at the Site, it is presumed that it would remain in its current state.

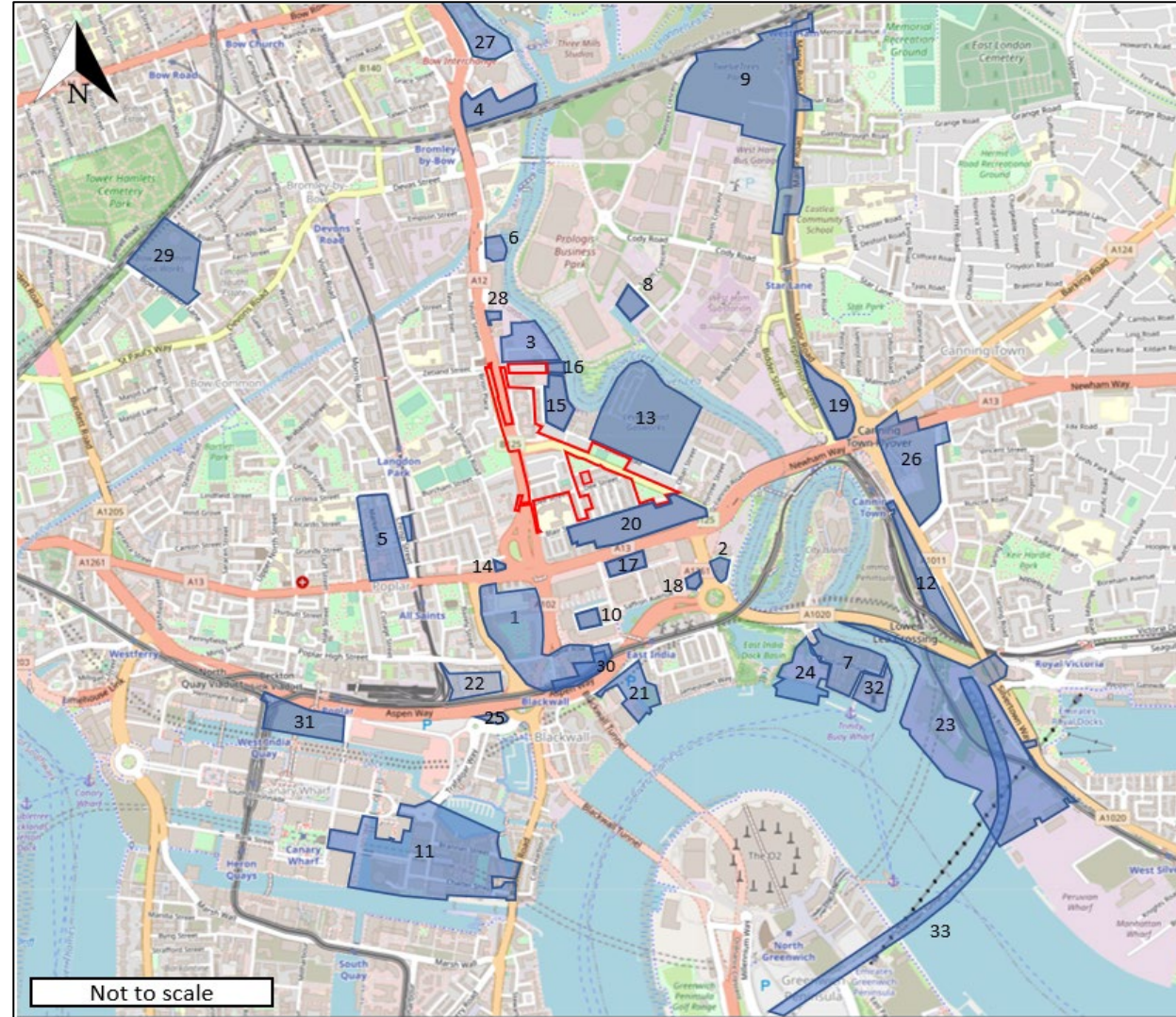
1.204 In terms of the surrounding context, there are a number of cumulative schemes not yet constructed, as well as planning applications under consideration by LBTH, which may have varying effects on the future baseline in terms of the setting of heritage assets. These include cumulative schemes are described below.

**Cumulative Effects Assessment**

1.205 This section considers the effects of the Proposed Development in combination with the effects of 33 cumulative schemes within the surrounding area on the receptors identified within this ES chapter that could potentially be impacted by the Proposed Development. See **ES Volume 1, Chapter 2: EIA Methodology, Annex 4. Figure 1.4** illustrates the location of these schemes numbered 1 to 33.



Figure 1.4 Cumulative Schemes



- 1.206 It is not expected that there will be a cumulative effect from 30 of the 33 schemes due to distance from heritage receptors assessed earlier in this report, and intervening townscape.
- 1.207 Table 1.10 lists the three schemes deemed likely to have a cumulative effect: Ailsa Wharf, Former Poplar Bus Garage and Islay Wharf. The receptor likely to be affected is Bromley Hall School (GII).

Table 1.10 Cumulative Schemes Expected To Have An Effect

Cumulative Schemes				
Scheme No.	Address	Application No,	Description	Status
3	Ailsa Wharf, Ailsa Street,	PA/16/02692 & PA/18/03461	Demolition of existing structures/buildings and the redevelopment of the site for a mixed use scheme within a series of thirteen blocks varying between 3 and 17 storeys; the creation of a new access road and the realignment of Ailsa Street; and associated site-wide landscaping and public realm works.	Granted October 2018 by LBTH Commenced
15	Former Poplar Bus Depot, Leven Road		PA/19/02148/A1	Part retention, part alteration, and part demolition of the existing boundary walls and the former Granted October 2020 by LBTH

			tram shed depot arches, and retention of the three storey office building. Demolition of the remainder of the existing warehouse and the redevelopment of the site to provide 547 residential units (Class C3), 3,492m <sup>2</sup> (GIA) of flexible space with associated parking, landscaping, public realm and all associated works	Not commenced
16	Islay Wharf, Lochnagar Street	PA/19/01760	Demolition of existing warehouse building and redevelopment of the site for mixed use development comprising two blocks ranging in height between 12 storeys and 21 storeys, accommodating 351m <sup>2</sup> of flexible uses classes (Class A1, A2, B1, D1, D2) on ground floor and mezzanine with associated public realm works and residential accommodation (Class C3) on the upper floors providing 133 residential units.	Granted November 2020 by LBTH Not commenced

Demolition and Construction

- 1.208 Should the cumulative schemes be constructed within the same timeframe as the Proposed Development, it is considered that the cumulative effect of schemes would be no greater than the Proposed Development in isolation and therefore analysis would remain unchanged at **Negligible/None-Neutral** for all receptors except Bromley Hall School (GII).
- 1.209 There would be cumulative effects in terms of impact upon the setting of Bromley Hall School from Cumulative Schemes 3, 15 and 16. This is due to their proximity to this receptor. The effects would be no greater than the Proposed Development in isolation. Therefore, indirect, temporary and **Minor-Adverse**.

Completed Development

- 1.210 It is considered that the cumulative effect of three schemes in terms of impact upon heritage significance would be no greater than the Proposed Development in isolation and therefore analysis would remain unchanged at **Negligible/None-Neutral** for all receptors except Bromley Hall School (GII).
- 1.211 There would be additional cumulative effects in terms of impact upon the setting of Bromley Hall School from cumulative schemes 3, 15 and 16 due to their proximity to the receptor. These schemes would introduce additional built form into the building's setting although this is not in itself harmful. The effects would be no greater than the Proposed Development in isolation. Therefore, indirect, temporary and **Minor-Beneficial**.

LIKELY SIGNIFICANT EFFECTS

- 1.212 Taking into consideration standard mitigation measures expected to be conditioned by way of a CEMP, activities associated with demolition and construction of the Proposed Development will not have significant effects to any built heritage assets.
- 1.213 Taking into consideration embedded mitigation measures once the Proposed Development is completed and operational it would not have significant effects to any built heritage assets.



**1.214** No cumulative effects have been identified when the effects arising from all phases of the Proposed Development are considered together with the effects arising from the identified cumulative schemes.