

*'is the earliest component of the two large blocks of flats<sup>36</sup> and maisonettes that were arguably the most important commissions of his career and has a distinctive profile that sets it apart from other tall blocks. More importantly, it proved that such blocks could be well planned and beautifully finished, revealing Goldfinger as a master in the production of finely textured and long-lasting concrete masses.'*

- 2.35 Carradale House (1967–70 ) was listed Grade II in 2000<sup>37</sup> and Glenkerry House (1972–5 ) listed Grade II<sup>38</sup> in 2015 (Figure 12<sup>39</sup>).
- 2.36 Writing in 2013, Owen Hatherley noted:
- 'The Balfron Tower is surrounded by an entire estate of Goldfinger structures, all designed with an attention to detail and quality of materials unusual for the '60s or any other decade ... The Brownfield Estate as a whole is still remarkable as an example of a time when public housing could be valued as much, or rather more, than any other form of building ...'*<sup>40</sup>
- 2.37 Ernö Goldfinger's studies of the site layout show that Balfron Tower's shape and position within the wider estate was fixed early on whilst the positioning of the surrounding blocks were experimented with. Balfron was designed as two separate blocks of distinct function - the main accommodation block and the other a service tower - linked together by bridge corridors on every third floor. Accommodation comprised of 146 flats and maisonettes over 26 floors with the maisonettes at levels 14 and 15 being distinguished by 'pop out' balconies. Goldfinger introduced the concept of an enclosed gallery on every third floor to serve flats on the same level, one level above and one below.<sup>41</sup>
- 2.38 Each main elevation (east and west) is framed to the north by the service tower with its graphically distinctive access corridors and, to the south by the slim tower of the protruding staircase. The west elevation is rationalised into 6 bays, the

<sup>36</sup> i.e, Balfron preceded Trellick Tower in west London by a number of years. Balfron was built 1965–67. Construction of Trellick began in 1968.

<sup>37</sup> National Heritage List for England, List entry number: 1246931 / Date first listed: 04-Dec-2000.

<sup>38</sup> National Heritage List for England, List entry number: 1427917 /Date first listed: 15-Oct-2015.

<sup>39</sup> © W. Faichney <https://www.flickr.com/photos/willfaichneyphotography/8718278125>

<sup>40</sup> 'London's most underappreciated architecture – in pictures', *The Guardian*, 28 May 2013.

<sup>41</sup> This basic organisational principle was later repeated in his Trellick Tower. Grade: II\* / List Entry Number: 1246688 / Date first listed: 22-Dec-1998.

dense horizontal and vertical elements of which are tempered by an interplay between each element in which the vertical bays appear secondary to the thicker horizontal floor slabs with the 'pop out' balconies providing further relief to the broad expanse of the façade. On the east elevation, the interplay of floor slabs and vertical flat dividers continues to a layering which has the effect of lightening the elevation.

- 2.39 The north elevation embodies a strong verticality; the service tower's slender proportion being emphasised by a regular pattern of vertical slit windows. The contrasting southern elevation uses the architectural expression of both main elevations with planter balustrades and set-back glazing rising up its left side and glazing with fixed panels and clerestory windows to the right side.
- 2.40 Carradale House was completed in 1967 as the second part of Phase One of Goldfinger's scheme. A block of 88 flats in 11 storeys the reinforced concrete block is set at right angles to the north elevation of Balfron separated by a small green. It is described as 'a distinctive, unique reworking of the ideas first embraced in Balfron Tower, taking the planning idea of a corridor only every third floor to increase speed of lift service, neighbourliness and internal space, but with a refinement of detail more characteristic of Trellick Tower, with which it is more comparable in date.'
- 2.41 Glenkerry House was completed in 1972-5 as part of Phase Two of Goldfinger's scheme. It lies a short distance to the west of Balfron and Carradale separated from them by the narrow St Leonard's Road. The 14-storey block comprises of 75 flats and four maisonettes and is laid out on the same principals as Balfron Tower. The main service tower is joined at a right angle to the northern end of the slab and a secondary stair tower projects at the southern end.
- 2.42 Immediately to the north of all three blocks are the large sportsgrounds of Langdon Park School and the open grass space of Jolley's Green. The Blackwall Tunnel Northern Approach Road (A102) to the east and East India Dock road to the south are the dominant features.



Figure 12: Brownfield Estate looking east, 2013 (1) Balfron (2) Carradale (3) Glenkerry

#### Late 20th century

- 2.43 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.<sup>42</sup>
- 2.44 It was under this new management that the name 'Aberfeldy Estate' emerged, replacing the mid-20th century appellation 'Abbott Road Area' neighbourhood. Poplar HARCA instigated a number of changes around the turn of the century. These included the re-opening and re-dedication of St Nicholas and All Hallows church (which had closed in 1969 and served as a vinyl record warehouse); the rebuilding of Culloden Primary School in 2000 and the Aberfeldy Neighbourhood Centre in 2003.
- 2.45 In 2010, Poplar HARCA submitted a planning application to regenerate the Aberfeldy Estate, setting up a limited liability

<sup>42</sup> 'Poplar HARCA' Wikipedia: [https://en.wikipedia.org/wiki/Poplar\\_HARCA](https://en.wikipedia.org/wiki/Poplar_HARCA)

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. This entailed 'the demolition of 297 residential units along with retail units and the existing Aberfeldy Neighbourhood Centre', and its replacement with up to 1,176 residential units in a range of buildings between two and ten storeys in height'.<sup>43</sup>

- 2.46 Among those buildings that have been demolished were Braithwaite House, Helen Mackay House, Richie House, Gaze House, Jervis Bay House, Currie House and Dunkeld House (replaced by the brown-brick blocks around New Village Avenue) as well as streets of 19th-century terraced housing, such as that along the (realigned) Bromley Hall Road and Abbott Road.

<sup>43</sup> Pattison, B., Tyler, P., Wells, P. and Wilson, I. (2016) *Regeneration revival? Making housing-led regeneration work across England*. Project Report. Sheffield, Chartered Institute of Housing, 30–31.

### 3 The heritage significance of the site and its context

#### Introduction

- 3.1 This section of the report identifies designated heritage assets – conservation areas and listed buildings - and non-designated heritage assets that have potential intervisibility with the Site, and considers their heritage significance and the contribution of their setting to that significance.
- 3.2 The nature and location of these heritage assets was established through a search of the Greater London Historic Environment Record (GLHER), the National Heritage List for England (NHLE), resources provided the LB Tower Hamlets and additional desk research using published sources including historical OS maps.
- 3.3 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 within the Townscape and Visual Impact Assessment).
- 3.4 Built heritage assets 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 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.
- 3.5 A group of 9 conservation areas and 36 individual or groups of receptors which may have a level of intervisibility with the Site were identified for assessment. They are discussed in detail in the following section of this report.
- 3.6 Figures 13 & 14<sup>44</sup> show the location of these assets in relation to the Site.

<sup>44</sup> LB Tower Hamlets Interactive Map, Online: [https://www.towerhamlets.gov.uk/ignl/planning\\_and\\_building\\_control/conservation\\_and\\_urban\\_design/listed\\_buildings.aspx](https://www.towerhamlets.gov.uk/ignl/planning_and_building_control/conservation_and_urban_design/listed_buildings.aspx)

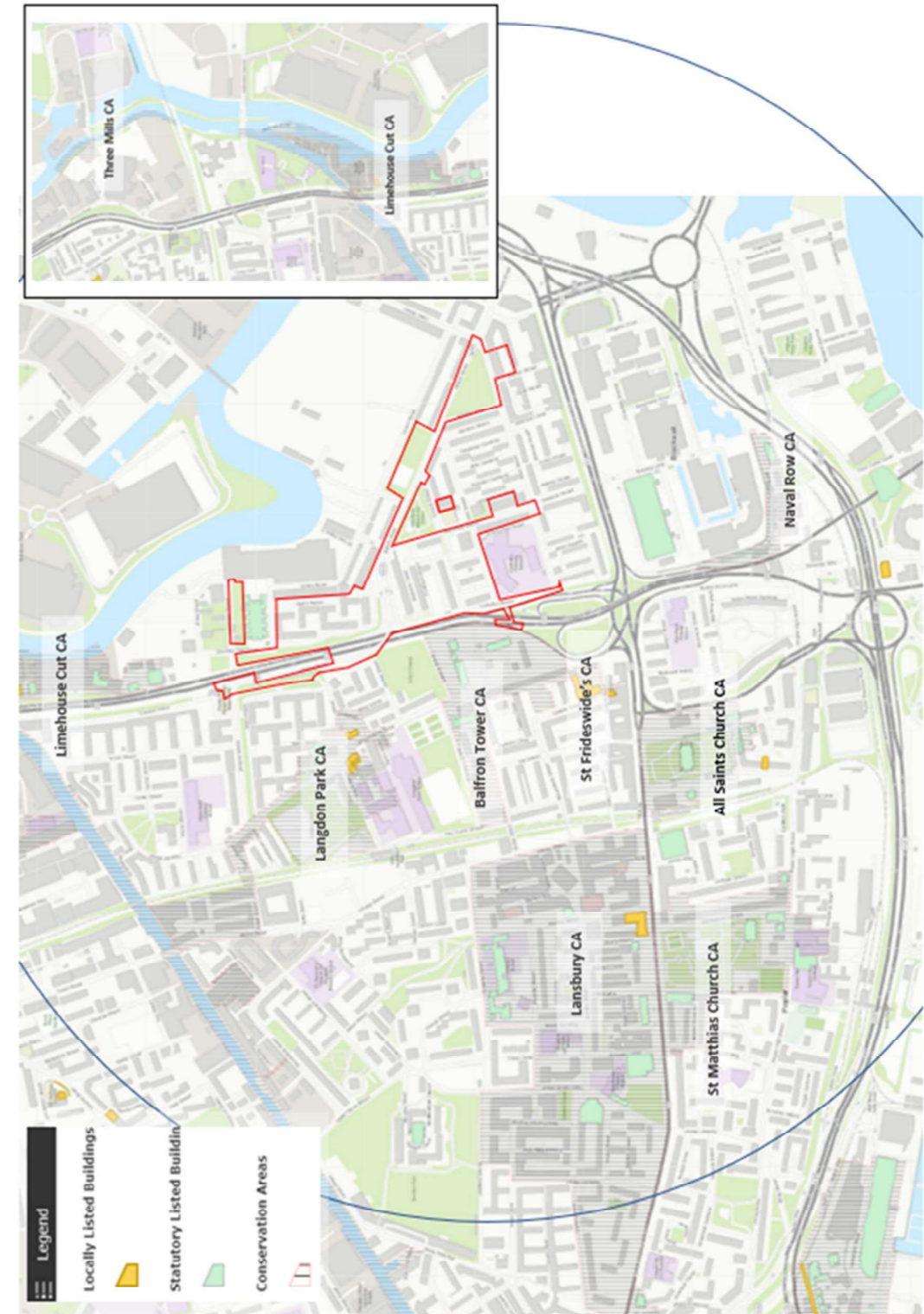


Figure 13: Location of heritage assets in LBTH within 1500m radius of centre of Site



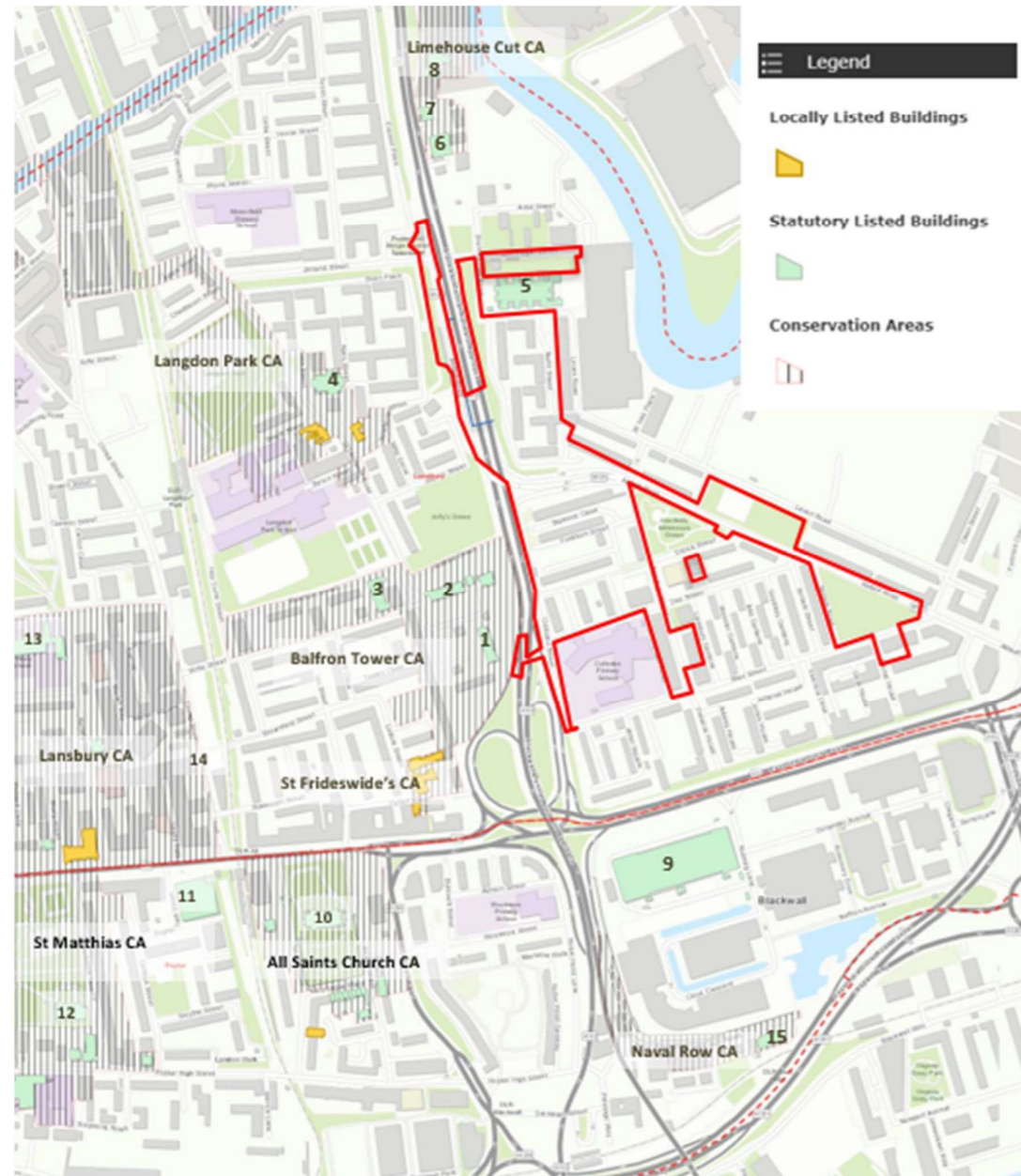


Figure 14. Heritage assets located c. 500m radius of centre of Site

Key to listed buildings in fig. 14

1. Balfroon 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 (Grade II\*);
10. All Saints All Saints' with St Frideswide Church (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);
15. East India Dock Pumping Station (GII).

The heritage context of the site

- 3.7 The Site itself does not contain any designated or non-designated heritage assets.
- 3.8 The heritage assets within the study area exist in a highly heterogenous built environment, with an overall character that is strongly post-war, including 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 early 16th century however most heritage assets date from the mid-19th to mid-20th century.

Conservation areas

- 3.9 The site lies does not lie within a conservation area. The following conservation areas lie within the ZVI:

- All Saints Church, Poplar Conservation Area
- Balfroon Tower Conservation Area
- Langdon Park Conservation Area
- Lansbury Conservation Area
- Limehouse Cut Conservation Area



- Naval Row Conservation Area
- St Frideswide's Conservation Area
- Three Mills Conservation Area

All Saints Church Poplar Conservation Area

- 3.10 This small conservation area lies c.280m to the south west of the of the closest site boundary of the Proposed Development.<sup>45</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 buildings on Montague Place and Bazeley Street.
- 3.11 The character and significance of the conservation area is based upon its retention, unusual for this area extensive post war redevelopment, of an early 19th century streetscape grouped around the generously sized churchyard of All Saints. 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.
- Balfron Tower Conservation Area
- 3.12 The Balfron Tower Conservation Area lies c.15m to the west of the closest site boundary of the Proposed Development. It was designated in October 1998. It is a small area designated to protect the Brownfield Estate, most of which was designed by Ernö 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.
- 3.13 The Brownfield Estate is recognised as a fine example of planned 1960s social housing and is 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.
- 3.14 The Character Appraisal, adopted by Cabinet on 7 March 2007, noted the desirability of maintaining key vistas, both within and

<sup>45</sup> LBTH All Saints Conservation Area, Appraisal and Management Guidelines, March 2007

outside the Conservation Area.<sup>46</sup> 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'*.

- 3.15 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.
- Langdon Park Conservation Area
- 3.16 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>47</sup> The original area, to the south east of the Docklands Light Railway line, includes Langdon Park itself, a school, and 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 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 a complex of residential and studio units. Langdon Park itself is an informal open space created during the post-war period for recreation.
- 3.17 The Langdon Park Conservation Area is a mixed proposition in terms of its heterogeneous character, especially with 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.

<sup>46</sup> LBTH, Balfron Tower Conservation Area, Appraisal and Management Guidelines, March 2007

<sup>47</sup> LBTH, Langdon Park Conservation Area, Appraisal and Management Guidelines, November 2009

Lansbury Conservation Area

- 3.18 The Lansbury Conservation Area lies c.450m west of the closest site boundary of the Proposed Development. It was designated in January 1997.<sup>48</sup> It is an extensive area, encompassing 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 development. 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.
- 3.19 There are a number of listed buildings within the conservation area including the post-war Chrisp Street Market Clock Tower, the Susan Lawrence and Elizabeth Lansbury School, and the Church of St Mary and St Joseph. Older, listed, 19th century terraces remain in an around East India Dock Road. There is one locally listed building: the landmark George Green's School building of 1883.
- 3.20 The Lansbury Conservation largely retains those elements of its post-war, planned residential character which is intrinsic to its significance.

Limehouse Cut Conservation Area

- 3.21 The Limehouse Cut Conservation Area lies c.175m north and west of the closest site boundary of the Proposed Development. Designated in 2009, the boundaries of this extensive linear conservation area are closely drawn, being focussed on the historic Limehouse Cut canal and immediate hinterland, running south west from the River Lea to the Limehouse Basin and the River Thames.<sup>49</sup> 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 light industrial 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

<sup>48</sup> LBTH, Lansbury Conservation Area, Appraisal and Management Guidelines, March 2008

<sup>49</sup> LBTH, Limehouse Cut Conservation Area, Appraisal and Management Guidelines, August 2011

the canalside from redevelopment which fails to respect the character of the historic canal or develop a positive relationship between new and existing buildings.

- 3.22 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 surrounding community living in the densely packed streets of terraced houses that would have surrounded it.
- 3.23 The setting of the part of the conservation area within the study area, has managed, despite the busy A12 which forms its western boundary, to maintain much of its 19th and early 20th century character embodied within the 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 plots give way to new uses.

Naval Row Conservation Area

- 3.24 The Naval Row Conservation Area lies c.250m to the south of the site boundary. Designated in January 1987 by the London Docklands Development Corporation it is an extremely tightly focused area.<sup>50</sup> 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 those houses were demolished in 1945. The listed perimeter wall of the former East India Docks dominates but the southern edge of Naval Row which is lined with historic buildings of interest including the Grade II listed hydraulic Pumping Station, now converted to residential use. It is their group value which is safeguarded by the Conservation Area designation. 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

<sup>50</sup> LBTH, Naval Row Conservation Area, Appraisal and Management Guidelines, March 2007



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.

St Frideswide's Conservation Area

- 3.25 The St Frideswide's Conservation Area lies c.110m to the west of the closest site boundary of the Proposed Development. It was designated in September 1993.<sup>51</sup> A small area, bounded by Follett Street, Lodore Street and St Leonard's Road, it 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 historic and architectural significance and ensures that its special character is retained.

St Matthias Church, Poplar Conservation Area

- 3.26 The St Matthias Church, Poplar Conservation Area lies c.575m south west of the closest site boundary of the Proposed Development. It was designated in February 1986.<sup>52</sup> The conservation area is bounded by East India Dock Road to the north, 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 and 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 Pope John House.

- 3.27 The purpose of the designation is to safeguard the visual setting of the Grade II\* listed 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 the church and the small 19th century houses of Woodstock Terrace.

Three Mills Conservation Area

- 3.28 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

<sup>51</sup> LBTH, St Frideswide's Conservation Area, Appraisal and Management Guidelines, March 2007

<sup>52</sup> LBTH, St Matthias Church Mills Conservation Area Appraisal and Management Guidelines, March 2008

the Proposed Development. 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).<sup>53</sup> 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.

*Listed buildings*

- 3.29 Buildings and structures are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest.
- 3.30 There are a number of listed buildings within a 1500m radius of the centre of the site. 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)

- 3.31 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 the surrounding Grade II listed early 19th century buildings: All Saints' Rectory, Newby Place; Nos 5 to 11 (consec) Mountague Place; Nos. 1-3, 24 Bazely Street; the Greenwich Pensioner Public House; and Nos. 45 to 51 Bazely Street (odd).  
List Entry Number: 1240311 / Date first listed: 19-Jul-1950 / Date of most recent amendment: 27-Sep-1973.

All Saints Rectory (GII)

- 3.32 This early 19th century, yellow stock brick 3 storey building sits within a large garden opposite All Saints Church with St Frideswide (GII) and Churchyard. Behind are the DLR railway lines. Its significance lies in its architectural form and massing

<sup>53</sup> LBTH, Three Mills Conservation Area Appraisal and Management Guidelines, March 2007

and its historical relationship with the All Saints' with St Frideswide Church (GII).

Grade: II / List Entry Number: 1357861 / Date first listed: 27-Sep-1973

*Brownfield Estate*

Balfron Tower (GII\*)

- 3.33 A high-rise block of flats and maisonettes designed by Ernö Goldfinger, and built 1965-7 as phase 1 of the London County Council (later Greater London Council -GLC) Brownfield Estate. It is currently undergoing a programme of refurbishment. Comprises of 136 one- and two-bedroomed flats and ten maisonettes arranged over 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. It is constructed of reinforced concrete, with timber cladding to balconies, and an asphalt flat roof. Bush hammered concrete is well detailed, with fair margins and radiused (rounded) corners and executed to a high standard. There are marble linings to the hall, and sapele hardwood doors.

- 3.34 The principal reasons for designation are: Authorship: designed and planned by Ernö 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.

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

Carradale House (GII)

- 3.35 A high-rise block of flats, designed by Ernö Goldfinger and built 1967-8 for phase 2 of the London County Council (later Greater London Council - GLC) Brownfield Estate. Refurbished 2012. A block of 88 flats over 11 storeys, it is of in-situ reinforced concrete, cross-wall construction with some pre-cast panels and cedar boarding; a flat concrete roof. The principal reasons for designation are as above for Balfron Tower.

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

Glenkerry House (GII)

- 3.36 A high-rise block of flats, designed by Ernö Goldfinger and built 1967-8 and for 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, it is of in-situ reinforced concrete, cross-wall construction with some pre-cast panels and cedar boarding; a flat concrete roof. The principal reasons for designation are as above for Balfron Tower.

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

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

- 3.37 These early 19<sup>th</sup> century terraced houses form of a group with the similar Grade II listed terraces making up Nos. 45-51 Bazely Street and the Greenwich Pensioner Public House. Their significance lies in their architectural form and setting around the All Saints Church With St Frideswide (GII).

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

Bromley Hall (GII\*)

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

- 3.39 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 19<sup>th</sup> century when Industrialisation and dense residential development infilled the canalside and open 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. The building's significance lies in its architectural form and survival of historical fabric. The presence of the A12 is a wholly negative factor in its setting and detracts from its significance.

List Entry Number: 1357791 / Date first listed: 19-Jul-1950, Amended: 08-Mar-1993.

Former Bromley Hall School for the Physically Handicapped (GII)

- 3.40 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. 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'.

- 3.41 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. 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.'
- 3.42 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. 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 and aesthetic merits.
- List Entry Number: 1402561 / Date first listed: 09-Jan-2012.  
*Chrisp Street Market Clock Tower (GII)*
- 3.43 The Chrisp Street Market Clock Tower was built 1951-52 to the designs of Frederick Gibberd. 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 communal and historical significance as part of the Festival. Its setting contributes to its significance as 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.

List Entry Number: 1450866 / Date first listed: 31-Oct-2017.

*Church of St Mary and St Joseph (GII)*

- 3.44 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, being part of the wider post-war set-piece development that is protected by the Lansbury Conservation Area.

List Entry Number: 1376749 / Date first listed: 05-Mar-1998.

*Church Of St Michael And All Angels (GII) and War Memorial (GII)*

- 3.45 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 War Memorial (GII) form a coherent group creating a key focus of the Langdon Park Conservation Area. Its setting, at a busy road junction is intrinsic to the original intent as a church built to serve the newly developed suburb.

List Entry Number: 1065049 / Date first listed: 27-Sep-1973.

*Church Of St Saviours (GII)*

- 3.46 Built 1873-4 by Frederick J and Horace Francis, brothers who specialised in Gothic revival architecture (several buildings of theirs are listed Grade II\* and II). St Saviours is a good example of a town church, 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.

List Entry Number: 1242275 / Date first listed: 12-Dec-1989.