



THE GOODSYARD

Heritage Statement: Appendix B – Context Appraisal

September 2019



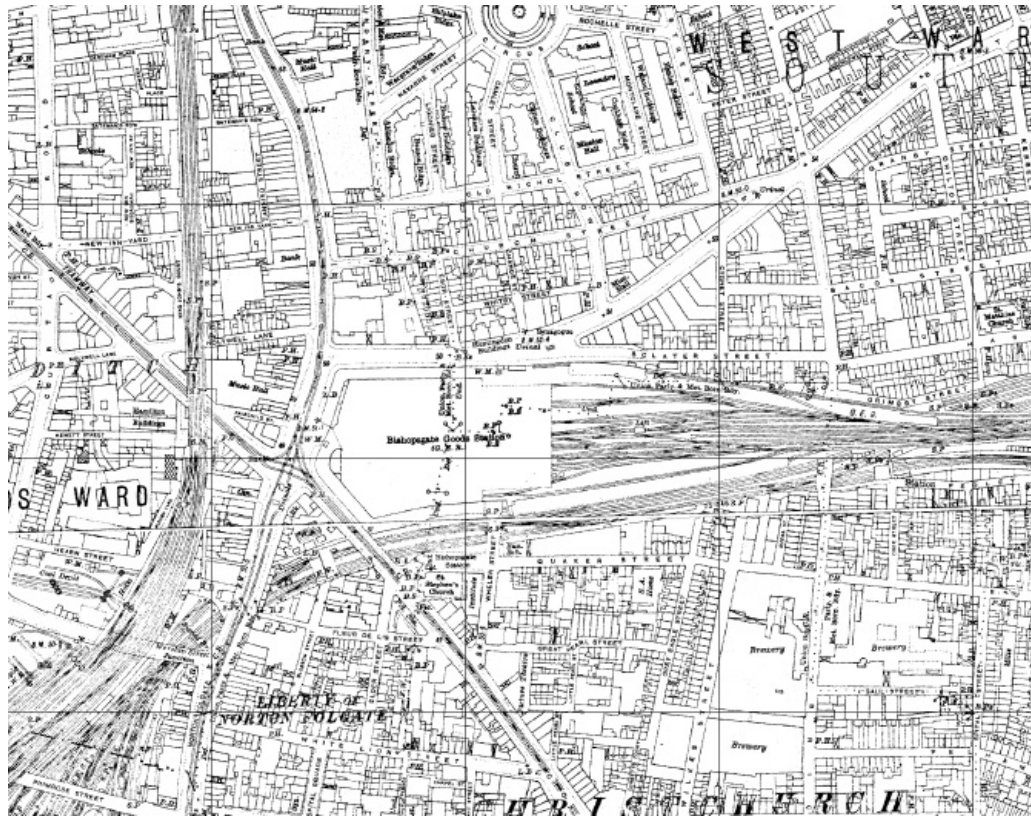
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Bishopsgate Goodsyard

Shoreditch High Street, London E1

Heritage Statement: Appendix B – Context Appraisal



September 2019

Consultancy for the
Historic Built Environment

KMHeritage

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1 Introduction

- 1.1 The following appraisal has been prepared by KM Heritage in order to assess the various heritage assets that form part of The Goodsyards wider context, providing an overview of their historic development and identifying their significance and that of their setting.
- 1.2 The Goodsyards is located on the fringe of the City of London, an area rich in history and architectural variation and interest. The area has developed in sequential phases with late-medieval development replaced and significantly extended during the 18th century providing streets of houses, shops, markets, churches and other social and economic facilities. During the 19th century, the area became increasingly commercialised and major Victorian infrastructure and philanthropic housing projects made clear and significant changes to the form and pattern of the built environment of the area. Pockets of the area have declined and/or have been redeveloped during the 20th century.
- 1.3 The context of The Goodsyards is therefore varied and historically and architecturally layered. Georgian churches stand close by to Victorian housing and warehousing and Georgian housing stands close by to a Victorian Goods Yard and modern, city-scale offices.
- 1.4 This appraisal has been produced as an Appendix to the Heritage Statement (March 2014) prepared in support of applications for planning permission and listed building consent for the redevelopment of the proposed site at The Goodsyards. The Heritage Statement cross-refers to the context appraisal which provides a general overview of the historic development of the area and identifies and assesses heritage assets across the wider area. The Heritage Statement does not seek to reiterate the contents of this context appraisal but draws on its findings and conclusions.
- 1.5 Heritage assets within The Goodsyards site are discussed and assessed within Appendix A, *Bishopsgate Goodsyards, Audit of Historic Structures and Heritage Assets*.

Scope

- 1.6 The context appraisal identifies and assesses heritage assets across the study area. As defined by the National Planning Policy Framework, a heritage asset can be: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage

assets [such as listed buildings and conservation areas] and assets identified by the local planning authority (including local listing).'

1.7 The appraisal takes into account the following conservation areas:

- South Shoreditch Conservation Area (London Borough of Hackney)
- The Boundary Estate Conservation Area (London Borough of Tower Hamlets)
- Redchurch Street Conservation Area (London Borough of Tower Hamlets)
- Brick Lane & Fournier Street Conservation Area (London Borough of Tower Hamlets)
- Elder Street Conservation Area (London Borough of Tower Hamlets).

1.8 In addition, the following identifies a number of listed buildings which have the potential to be affected by the proposed development at The Goodsyards site. Initial desk-based analysis identified all listed buildings within a 500m radius of the site (giving approximately 272 listed buildings). It is evident that not all of these listed buildings would be affected by the proposals and therefore the appraisal focusses on those listed buildings which would either be directly affected by the proposed development or indirectly through an impact on their setting.

1.9 The appraisal also identifies relevant locally listed buildings where and as appropriate. Both the London Borough of Hackney and of Tower Hamlets have a local list of buildings of historic or architectural interest (undated). Hackney's local list was adopted in 2012 and updated to 2018. The relevant locally listed buildings are identified below.

1.10 In addition, Arnold Circus is a grade II registered landscape within the study area (on the Register of Parks and Gardens of special historic interest overseen by English Heritage) and this too will also form part of this context appraisal.

Structure

1.11 The Goodsyards site is surrounded on four sides by conservation areas and these form a sizeable and direct part of its setting. These and their setting are first considered as the site has the most direct relationship with this particular designated heritage asset. Listed buildings and their setting are then considered, followed by an assessment of locally listed buildings. No judgements are made within this appraisal of the impact of the proposed scheme on the various heritage assets. This judgement and assessment is

confined to the Heritage Statement. The purpose of this document, as with Appendix A, is to set out the baseline information for the local area.

- 1.12 Given the scale of the proposed development the Tower of London World Heritage Site, although some distance from the site, is also included within this appraisal. This is due to the fact that the taller elements of the proposals would appear within the Tower of London's setting.

Author

- 1.13 The lead consultant and editor of this report is Kevin Murphy B. Arch MUBC RIBA IHBC. He was an Inspector of Historic Buildings in the London Region of English Heritage and dealt with a number of major projects involving listed buildings and conservation areas in London. Prior to this he had been a conservation officer with the London Borough of Southwark and was head of Conservation and Design at Hackney Council between 1997 and 1999. He trained and worked as an architect and has a specialist qualification in urban and building conservation.
- 1.14 The drafting of this appraisal has been undertaken by Kate Graham MA (Hons) MA PG Dip Cons (AA). Kate has been a deputy Team Leader in English Heritage's London Region, as well as having worked in English Heritage's policy team. Most recently, Kate was Conservation and Design Manager at the London Borough of Islington. She has also worked at the Architectural Heritage Fund. Kate has extensive experience of dealing with proposals that affect the historic environment, assessing significance of the historic environment and also has a background in research, policy analysis and in understanding historic buildings and places. She has trained as a historian and has a specialist qualification in historic building conservation.
- 1.15 Additional research for the audit has been undertaken by Dr Ann Robey FSA, a conservation and heritage professional with over twenty years of experience. She has worked for leading national bodies as well as smaller organisations and charities. She is a researcher and writer specialising in architectural, social and economic history, with a publication record that includes books, articles, exhibitions and collaborative research.

Images and mapping

- 1.16 Relevant images and mapping of the site's context are included at Appendix I of this document. These include a historic map sequence that helps to illustrate the development of The Goodsyards wider context. As with all

historic sources and evidence, additional information may come to light that adds further to our understanding of the history of the site's context and its significance.

2 Heritage assets: Conservation Areas

2.1 The following section identifies and assesses the key conservation areas within the wider context of The Goodsyards site. Listed buildings, locally listed buildings, a registered landscape and the Tower of London World Heritage Site are considered in following chapters.

2.2 There are five conservation areas that surround the site and each of these are considered in turn. These are:

- South Shoreditch Conservation Area (London Borough of Hackney)
- Boundary Estate Conservation Area (London Borough of Tower Hamlets)
- Redchurch Street Conservation Area (London Borough of Tower Hamlets)
- Brick Lane & Fournier Street Conservation Area (London Borough of Tower Hamlets)
- Elder Street Conservation Area (London Borough of Tower Hamlets)

South Shoreditch Conservation Area

2.3 The current conservation area boundary for South Shoreditch was designated in 2009 when the South Shoreditch and Shoreditch High Street Conservation Areas (originally designated in 1991) were combined and increased in size. The amalgamation of the conservation areas into a single, enlarged conservation area followed significant research into the history and interest of South Shoreditch carried out by the London Borough of Hackney and English Heritage. The conservation area now covers a large area that extends from the Hoxton Square area in the north to Shoreditch High Street in the south and to the borough boundary with the London Borough of Islington in the west.

2.4 The character of the conservation area is broadly summarised within the adopted South Shoreditch Conservation Area Appraisal (January 2009). It sets out at paragraph 1.3.1 and 1.3.2 that: *'This particular part of the Borough has had a long and distinguished association with the furniture and printing industries that reached its height in the mid-late 19th century and many of the buildings and streets which survive today have either originated from these trades or have been utilised in some way to accommodate them.'*

2.5 The text goes on to say that 'The distinctive character of South Shoreditch comes from the mix of grand, four and five storey former retail and warehouse buildings that line the main thoroughfares in combination with smaller, lower-scale buildings set behind the main frontages. These are divided by an

irregular grid of smaller streets and lanes, the overall result of which is to produce a dense and intimate streetscape behind the wider, open thoroughfares.'

- 2.6 Plans of the conservation which reflect its growth over time can be found at figures 1-3. Figure 1 shows the extent of the 1991 designations of South Shoreditch and Shoreditch High Street. Figure 2 shows how the two separate conservation areas were combined with previously undesignated areas added to the single conservation area boundary in 2009. This includes large areas to the east and west of Shoreditch High Street which extended the conservation area boundary to the north and west of The Goodsyards site. The Goods Yard site was not considered for inclusion within the South Shoreditch Conservation Area in 2009. Figure 3 identifies four character areas that combine to form the conservation area.

Overview of historic development

- 2.7 The historic development of the South Shoreditch Conservation Area is set out in the adopted conservation area appraisal and is not reiterated in full here. In summary, the area began to flourish during the medieval period with the foundation of the Augustinian Priory of St John the Baptist (the effect on the growth of the local area similarly applies to the foundation of the Priory and Hospital of St Mary Spital at the southern end of Shoreditch High Street). The location of Shoreditch immediately outside of the city walls attracted trades and activities that were more heavily regulated within the city. These included such industries as tanning and dyeing and social activities such as theatres. Although the above noted religious institutions were dissolved in 1539, growth had already been stimulated and development had spread along the principal routes of the area.
- 2.8 The 16th to 18th centuries were a period of change and increasing growth for South Shoreditch with the continued development of plots along and between the main roads. The appraisal states that 'The gradual infilling of the backland areas behind Shoreditch High Street, Old Street, Curtain Road and Worship Street in the 17th century resulted in the development of yards and alleys behind the street frontages, of varied plots and sizes.' 'Of particular note was the development of Hoxton Square on the north side of Old Street; the apparent consequence of this more formal approach to town planning was the gradual ascent of the square to a desirable residential area, in some contrast to the centre of South Shoreditch.'

- 2.9 In 1736-40 St Leonard's Church (see 3.53 below) was rebuilt by George Dance the Elder. Following this, the area became increasingly fashionable and streets of houses, planned and speculative, were laid out during the 18th century. By the end of the 18th century, Shoreditch had become a Georgian suburb on the city fringe with a street pattern that it largely retains today.
- 2.10 In common with many areas on the city fringe, Shoreditch grew rapidly during the 19th century. Its population exploded from 35,000 in 1801 to over 109,000 in 1851. Massive infrastructure improvements had a significant impact on the local area. The Regent's Canal opened in 1820 to the north and the passenger terminus of the Eastern Counties Railway at Shoreditch opened in 1840 (see Appendix A: Site Audit). Broad Street and Liverpool Street Stations opened later in the 19th century. Further important changes were carried out to the existing road network. This included the construction of Great Eastern Street in 1876 which cut through the heart of the conservation area and linked Old Street with Shoreditch High Street and then on to Commercial Street in the south east.
- 3.11 These major infrastructure projects not only invigorated trade, industry and population growth within the local area but they also had very significant effects on its physical, built environment. Viaducts cut through and traversed the area and large swathes of buildings were demolished in the name of transport and infrastructure improvements. The area became increasingly commercialised and its Georgian residential buildings replaced by Victorian industrial or commercial buildings and structures.
- 2.12 The South Shoreditch Conservation Area Appraisal summaries English Heritage's 2004 study into the area. It states that 'The three great manufacturing industries of the East End, clothing, furniture and footwear, were all to be found to varying degrees in South Shoreditch...Much of the commercial and industrial building stock that was used by these trades was generic in terms of architectural form.'
- 2.13 WWII had a significant impact on the area with many buildings and areas destroyed as a result of bomb damage. Redevelopment of such buildings and areas tended to be of a larger scale. In the post-war period, manufacturing industries declined and by the 1970s, the area was very run-down having lost much of its industry and former residents. The reversal of this decline began in the 1980s and continues today.

- 2.14 The conservation area appraisal for South Shoreditch states at 4.1.1 that ‘The past development of South Shoreditch, in terms of its historic development, has had the most profound effect on forming the townscape that we see today. It is not simply the reuse of 18th, 19th and early 20th century buildings that demonstrate this influence, but includes the street patterns, the streetscape, arrangement of buildings, views within and at the edges of the Conservation Area and the fabric and architectural style of the buildings themselves.’ It goes on to say that the greatest historical influence on the area ‘is without doubt the industrial trades (furniture making, printing and footwear manufacture) of the mid-19th and early 20th century.
- 2.15 That South Shoreditch is a conservation area of historic and architectural interest and significance is evident. The conservation area boundary encompasses not a collection of buildings of unified character or consistency but rather a group of buildings that reflect the historic development of one of the earliest ‘suburbs’ of the City of London. South Shoreditch has been a place of transition and change, rather than permanence. This has led to 20th century and Victorian commercial buildings and roads laid over Georgian streets and plots. These in turn were built over medieval roads and earlier development.
- 2.16 The area is also of interest for its consistency of materials – principally brick but with the use of render, stone, steel and iron work and timber also prevalent. The comparatively simple palette of materials combines to create buildings of variation but some consistency. Many, independently and collectively, are characterful and architecturally sound examples of their building type. South Shoreditch is representative of local 19th century economic growth, infrastructure improvements and trade and commerce and clearly has aesthetic, historic and communal value.
- 2.17 While there is variation in building heights, types, plot widths and materials, the conservation area retains a strong townscape character created from groups of buildings and the juxtaposition of building types. It is a strong and robust conservation area which has been largely undiluted by more recent development within its boundaries and its setting.

Setting

- 2.18 The historic character and appearance of this area of the city fringe and the significance of its historic development and past uses has led to the widespread designation of conservation areas beyond the South Shoreditch Conservation Area. These include the Boundary Estate, Redchurch Street, Brick Lane &

Fournier Street Conservation Areas which adjoin South Shoreditch to the east. Hackney Road and Kingsland Road Conservation Areas are situated to the north and again adjoin the South Shoreditch Conservation Area. The London Borough of Islington's Bunhill Fields and Finsbury Square Conservation Area is situated to the west.

- 2.19 Also very much part of the setting of the South Shoreditch Conservation Area is the city of London to the south and the larger, more city-scale buildings that predominate in the city and illustrate a significant aspect of its character. There are very tall buildings immediately to the south of the conservation area which have either been built or consented and the juxtaposition of new with old and larger buildings with ones more similarly scaled is a common sight within the setting of the conservation area.
- 2.20 To a degree the generally historic nature of the City fringe contributes to the setting of the conservation area but so too does the city scale of buildings to the south. The relationship between the two is one that would be expected on the fringes of the modern city and also one that emphasises the historic status, growth and uses of both areas.
- 2.21 The proposed development site at Bishopsgate Goods Yard also forms part of the setting of South Shoreditch Conservation Area and is partly situated immediately to the south and east of the designated area. Although the Goods Yard has historically been a part of Shoreditch life, and must have had an influence on its growth, it has never formed part of the conservation area. It does however have a relationship with the conservation area.

Boundary Estate Conservation Area

- 2.22 The Boundary Estate Conservation Area was designated in 1985. The conservation area is relatively small with its boundary drawn to encompass the historic Boundary Estate which was built by the London County Council in the late 19th century. A Conservation Area Appraisal and Management Guidelines for the Boundary Estate was adopted by Cabinet in March 2007 (figure 4).
- 2.23 The conservation area includes 20 grade II listed buildings, which amounts to almost all of the buildings on the estate, and a grade II registered landscape at Arnold Circus. These heritage assets are noted below.

Overview of historic development

- 2.24 The Boundary Estate was the first social housing estate to be built by the London County Council between 1894-1900. The estate replaced one of the most notorious slums in London: the Old Nichol. The Old Nichol centred around a tightly packed network of streets which were laid out in the late 17th and 18th centuries. The densely built housing here was of very poor quality and living conditions were abysmal.
- 2.25 The Housing of the Working Classes Act 1890 gave the local authority power to demolish slum housing and soon after, the Old Nichol slum was cleared to make way for a significant housing project. The proposals, which were then known as the Boundary Street, Bethnal Green Improvement Scheme, covered an area of 6ha and involved the displacement of 5719 people. Under the LCC architect Owen Fleming, the estate was designed and built on a radial plan with a garden with bandstand at its centre away from which the seven tree-lined streets of the estate ran (figures 5-6 highlight the contrast in the layout of the area before and after slum clearance and redevelopment).
- 2.26 Twenty blocks of five-storey flats were planned and each designed to suit its location. The Arts and Crafts style was adopted as the architectural language for each block. Two schools were also provided on the estate as were workshops and shops. The design and layout of the estate was a significant departure from the form of the houses and streets of the Old Nichol. The design of the estate represented a new approach to urban planning and in particular, to the housing of the working classes.
- 2.27 The Boundary Estate was formally unveiled in 1900 as an exemplar model of future social housing in east London and beyond.

Significance

- 2.28 The Boundary Estate was the first major housing initiative undertaken by the London County Council. The scheme was unusual for its time in that it provided open space and buildings were designed for their site rather than being purpose built generic or standard blocks (in the way that the Peabody Trust buildings were for example). While there is variation between the different blocks, they relate to each other architecturally and to the site as a whole.
- 2.29 This gives rise to a very cohesive and well-designed enclave of residential buildings which is architecturally impressive. The area has strong aesthetic

qualities and value that are/is derived from the consistency in building heights, uses and materials and an unified architectural approach overall. Clearly, the estate also has a strong historic value and significance as being a landmark development in the history of social housing executed by the London County Council.

- 2.30 The development of the estate inevitably made a dramatic impact on the existing built environment of the Shoreditch /Bethnal Green area. Large areas of poor-quality housing were demolished for a new phase of social housing development that was formally planned with open space. The street layout contrasts with the surrounding area and is clearly a reflection of the bold planning and architectural moves made by its architect. The estate provided much need and improved housing for thousands of its residents. It clearly has a strong communal value.
- 2.31 The planning of the estate allows for vistas along its radial streets that lead from the garden at the centre of Arnold Circus. The area has a leafy, tranquil feel which is, to a degree, a contrast to the surrounding built environment. Although there are views out towards busier streets, the Boundary Estate has a feel of a unified enclave of residential properties. This is emphasised through its contrast in plan and built form with much of the surrounding area. The conservation area appraisals identifies that the views from the Arnold Circus garden 'down onto the radial roads are a unique feature of the raised central garden. The view from the Bandstand along Calvert Avenue towards Shoreditch High Street is a particularly important one.'
- 2.32 Overall, the Boundary Estate is clearly a conservation area of real significance as an exemplar housing model constructed in the late 19th century.

Setting

- 2.33 As with the South Shoreditch Conservation Area, the Boundary Estate adjoins a number of other conservation areas in the City fringe which highlights the significance of the historic character and appearance of its wider context. The Boundary Estate stands somewhat proud of its surroundings in that it is a departure from the more traditional pattern of development that surrounds it. It is also a predominantly residential conservation area whereas others in close proximity have a history of more mixed or varied uses.
- 2.34 It does however have some consistency with the wider area in the age and materials of its built fabric but it does remain an enclave in what is otherwise a

commercial or mixed use area with buildings of varying ages and types. As an area on the City fringe, the Boundary Estate also forms part of the wider context of the City to the south.

The Redchurch Street Conservation Area

- 2.35 The Redchurch Street Conservation Area is situated immediately to the south of the Boundary Estate Conservation Area. Redchurch Street was designated in October 2008 and its appraisal adopted by Cabinet in November 2009. The Brick Lane & Fournier Street Conservation Area abuts the conservation area to the south.
- 2.36 The conservation area boundary is drawn to include an area that focusses on Redchurch Street but also includes areas of Old Nichol Street and Bethnal Green Road (figure 7). The purpose of designation, as set out in the adopted conservation area appraisal, was to ‘safeguard the remaining street pattern and the buildings within it.’
- 2.37 The appraisal also sets out that ‘The Redchurch Conservation Area is characterised particularly by a tightly packed grid of streets, some of the remnants from the 18th century. Redchurch Street itself is a historic remnant of a very old road, and its narrow width and small 3-4 storey scale buildings maintained to the present day, has resulted in an intimate and personable character which is now quite rare in urban England.’

Overview of historic development

- 2.38 The history of the conservation area is set out in some detail in the conservation area appraisal and is not reiterated in full here. In common with the development with much of the city fringe area, the Redchurch Street area was well established by the early 18th century (figure 8).
- 2.39 The Redchurch Street area was originally developed as part of the Old Nichol (see 3.24 above), partly developed by John Nichol of Gray’s Inn from the late 17th century for housing. The remaining area was developed by the Tyssen Estate a prominent Hackney landowner. Land in the east of the conservation area was leased during the later 18th century for the development and provision of housing. Houses continued to be built until 1836.
- 2.40 The Redchurch Street area was occupied by housing and also small workshops and manufacturing premises. The silk weaving industry was also evident here as part of an overspill from Spitalfields in the south. In common with South

Shoreditch to the west, the predominant industry was furniture making and associated trades. Again in common with the Shoreditch more generally, the various industries that characterised the area suffered and declined during the 20th century, particularly in the post-war period.

Significance

- 2.41 The summary to the Redchurch Street Conservation Area Appraisal states that ‘This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture dating from the early 18th century onwards. The character and appearance of the area, as described in this appraisal, define its special qualities.’ This is certainly the case.
- 2.42 Redchurch Street has many similar qualities to the South Shoreditch Conservation Area and, as set out below, neighbouring conservation areas to the south. It is a conservation area that aptly illustrates the historic growth and use of the area, a transformation from a residential development at the edges of Shoreditch and Spitalfields to a more mixed and varied townscape with a variety of historic uses. In a sense it is a microcosm of the wider area typified by a layering of streets and buildings of different ages and origin. It is this layering that is entirely characteristic of the City fringe’s historic built environment.
- 2.43 The north-western part of the conservation area is also of some significance for being a remnant of the Old Nichol estate that extended northwards and was demolished at the end of the 19th century to make way for the Boundary Estate. It therefore retains an interesting reminder of this once notorious area most noticeable in ‘Old Nichol Street.’
- 2.44 The conservation area is reflective of the changing economic and social circumstances of the City fringe as a home and place of work for large sections of society. These changing circumstances are reflected in its buildings, streets and townscape. The conservation area is therefore a heritage asset of aesthetic, historic and communal value.

Setting

- 2.45 As with the other conservation areas in the area surrounding The Goodsyards site, the significance of the Redchurch Street Conservation Area is amplified by similarly designated areas which share a common social, economic and architectural history derived from their location on the fringes of London.

- 2.46 To the north, the Boundary Estate forms an immediate part of the setting of the Redchurch Street Conservation Area and presents an interest contrast with the more informal and tighter street network of the conservation area. Bethnal Green Road presents a different scale, form, type and age of development that again emphasises the smaller-scale of the conservation area. To the south of Bethnal Green Road, new development in the form of new housing and a tower, now forms part of the immediate setting of the conservation area. Beyond Sclater Street, The Goodsyards site also forms part of the conservation area's setting. The sheer size and form of the Bishopsgate Goods Yard site renders it immediately at odds with the close network of streets and small building plots that characterise the nearby conservation areas.

The Brick Lane & Fournier Street Conservation Area

- 2.47 The Brick Lane & Fournier Street Conservation Area was first designated in 1969 as 'Fournier Street' and was extended first in 1978 and again in 1998 when its name was changed to reflect the contribution made by Brick Lane to the character of the area. It was extended further in 2008. The conservation area is now one of the largest in Tower Hamlets and covers an extensive area running from Bethnal Green Road in the north to Whitechapel in the south and from Spitalfields Market in the west to St Matthews Church to the north-east (figure 9).
- 2.48 The appraisal for the conservation area (adopted by Cabinet in 2009) states that the Brick Lane & Fournier Street Conservation Area 'contains some of the most architecturally and significant buildings in the Borough, including the exceptional group of 18th century houses around Fournier Street. The comprise the most important early Georgian quarter in England and include Christ Church Spitalfields, designed by Nicholas Hawksmoor.'

Overview of historic development

- 2.49 Although parts of the area was established by the late medieval period, development of the area in earnest did not begin until the latter half of the 17th century. Most of the land to the west of Brick Lane at this time belonged to the Wheler Estate/Family for whom Wheler Street is named. By the early 18th century, the area had become established as the centre of the London silk weaving industry.
- 2.50 The land around Fournier Street, Wilkes Street and Princelet Street was developed during the early decades of the 18th century at a time when

Christchurch Spitalfields, a grade I church commissioned under the 1711 Churches Act and designed by Nicholas Hawksmoor, was under construction. From the outset, many of the houses built along these streets were used for and by the silk weaving industry.

- 2.51 Brick Lane is and has been home to a market since the 18th century. The market developed as a place at which farmers and other producers could sell their wares outside of the city boundary. An important group of buildings along Brick Lane, that reflects a historic use more palatable outside of the city boundary, relate to the Truman Brewery which was established in 1679. The brewery expanded in and around the Brick Lane area to become one of the largest in London during the 19th century.
- 2.52 As with South Shoreditch and Redhurch Street Conservation Areas, the Brick Lane & Fournier Street Conservation Areas were touched by major infrastructure projects of the 19th century. This included the construction of the Eastern Counties Railway Terminus at Shoreditch High Street. The Braithwaite Viaduct, which served the passenger station, crossed Brick Lane, before continuing eastwards. The conversion of the railway terminus to an enlarged Goods Yard inevitably also had an impact on the Brick Lane area. Commercial Street was also laid out during the 19th century, which cut through the western part of the conservation area.
- 2.53 Spitalfields has long been home to a number of successive populations that reflect different periods of migration into the local area. This includes the Huguenots who were largely involved in silk weaving amongst other activities. A substantial Jewish population emerged during the 19th century and a Bangladeshi community has grown in the local area since the 1970s.

Significance

- 2.54 The Brick Lane & Fournier Street Conservation Area covers a very large area and it therefore necessarily encompasses a number of building types and ages and an evolved street pattern. There is a mix of building types and historic uses across the conservation area which is symptomatic of its location and continual reinvention, in common with other areas of the City fringe.
- 2.55 What sets the conservation area apart from other similar conservation areas in terms of character and appearance is the more widespread survival of early 18th streets and houses. While there is a mixed character and appearance to certain parts of the area's townscape, there are significantly large areas of Georgian

housing which adds considerably to the distinctive character and appearance of the conservation area.

- 2.56 The conservation area appraisal states that Fournier Street, Wilkes Street, Princelet Street and Hanbury Street 'are characterised by the exceptionally consistent quality of 18th century houses – the subtle variations of brick colouring, the original details of doors, windows, hoods and ironwork, and the standard of maintenance and repair. Individually, the houses contain features of high quality and historic interest, including panelling, mouldings and staircase balustrading, and as a group they form a valuable 18th century domestic townscape remarkably unchanged by modernisation or conversion.'
- 2.57 The significance of this interesting enclave of Georgian terraces is emphasised (and *vice versa*) by Christchurch which makes an important and undeniable contribution to the 18th century character of the area.
- 2.58 From the 18th century, other parts of the area's built environment evolved. This included the Spitalfields Market at the south-west of the conservation area and the Brewery buildings along and around Brick Lane. Elsewhere 19th and early 20th century buildings are evident and form part of the more varied townscape that sits as a hinterland to the earlier 18th century development.
- 2.59 The conservation area is significant for its role in the history of the development of London's city fringe. As with other similarly located conservation areas, it is representative of a greater mix of uses (many of which were not acceptable within the city boundary), evolution and adaption. This has resulted in a mix of buildings of different ages and types. One exception to this is the important group of 18th century houses around Fournier Street, the majority of which are listed. Another distinct characteristic of the conservation area is its valuable social history and how changing populations have made the mark on the fabric of the area. The conservation area is clearly one of special interest and has aesthetic, historic and communal value.

The Elder Street Conservation Area

- 2.60 The Elder Street Conservation Area was designated in July 1969. The conservation area is defined by Commercial Street to the north and north-east, Norton Folgate to the west and by Spital Square and Folgate Street to the south (figure 10). The conservation area boundary encapsulates a comparatively small area of townscape with its origins in the early 18th century.

- 2.61 Originally, the area was given over to principally residential development but over time, other uses have been introduced and historic plots redeveloped to give smaller areas of varying architectural character and appearance. The Elder Street Conservation Area is located to the west of the Brick Lane & Fournier Street Conservation Area and south of Bishopsgate Goods Yard. South Shoreditch Conservation Area in the London Borough of Hackney is located to the north-west of the Elder Street Conservation Area across Norton Folgate/Shoreditch High Street.

Overview of historic development

- 2.61 The conservation area was originally an area of marshy ground on the edges of the city of London. By the mid-13th century, the Priory of St Mary Spital was established in the area. With the priory came the Hospital of the Blessed Virgin Mary without Bishopsgate. Spitalfields took its name from the fields laying adjacent to the hospital boundary. The remains of the priory and hospital have been designated as a Scheduled Ancient Monument.
- 2.62 Parts of the area were developed for residential use in the 17th century, but the Georgian houses that survive today were built after 1716. The majority of the conservation area lies within the former St. John and Tillard Estate, one of the area's historic landlords. Elder Street was begun around 1722 as a row of houses, which were originally only one room deep, and these houses now form the core of the conservation area.
- 2.63 Although originally built as a more well to do suburb to the City, by the 19th century, Spitalfields had become very overcrowded and poverty was rife. The development of Commercial Street to the north-east was principally intended to provide the city and Shoreditch with better links to London's docks but the opening of the route in the mid 19th century also had the impact of removing poor quality housing and opening up the area more generally.
- 2.64 Demolition of many Georgian properties has occurred during the 20th century, largely as residential use declined in the area and other uses maximised opportunities for development and intensification. This trend has been halted and the area is now a popular place to live and work with many of the original Georgian terraced houses restored and reused as homes and offices.
- 2.65 The conservation area can be divided into a number of smaller sub-areas the character of which is largely dictated by their location in the conservation area:

- **Elder Street and Folgate Street:** located at the centre of the conservation area, the two streets and their junction are important for the degree of survival of most of the area's 18th century fabric.
- **Spital Square:** this area has lost much of its original 18th century character to later development but remaining historic buildings allude to the square's former character and appearance.
- **Blossom Street, Fleur de Lis Street and Elder Street (north):** This area retains a number of industrial buildings that are reflective of the increased commercialisation of the conservation area during the 19th century.
- **Norton Folgate:** There is a mixed frontage to Norton Folgate which includes remnants of Georgian residential development, Victorian shopping parades, the 1930s Nicholls and Clarke Warehouse frontage and post-war development. This area is reflective of the changing uses of the Elder Street Conservation Area.
- **Commercial Street:** This part of the conservation area is typified by mid-to late-Victorian development associated with the laying out of Commercial Street. It has a different character to the core of the conservation area and to Norton Folgate.

Significance

- 2.66** The significance of the conservation area is principally derived from the 18th century development of the Spitalfields area and the survival of a good number of buildings from this period. Obviously, the significance of the area is not limited to its 18th century character. Its significance is also derived from the changing character of the area during the 19th century which resulted from the great Victorian infrastructure improvements to roads and railways in the immediate area and beyond. There are obvious parallels with surrounding conservation areas.
- 2.67** The Victorian city fringe was one occupied by 18th century, deteriorating housing and characterised by poverty alongside thriving commercial enterprises and activity. The conservation area boundary essentially captures this trend and mixture of development providing a snapshot of life in the area during the 19th century. Its association with Spitalfields, an area potentially of London-wide importance, also attributes the area with both historic and architectural significance that is typical of the City fringe areas of East London.

Setting

- 2.68** As with all the conservation areas identified above, the setting of the Elder Street Conservation Area consists of several similarly designated areas that amplify its significance and character and appearance. With all of the conservation areas surrounding The Goodsyards site there are clear common threads that link the areas together, giving rise to certain shared qualities and characteristics. This relates principally to co-ordinated pre-19th century origins, scale, form, varied building typologies, materials, date and the impact of Victorian infrastructure projects.
- 2.69** In the case of Elder Street, the adjoining conservation area of Brick Lane & Fournier Street emphasises the Georgian development of the area in a band across this part of London. There is a continuity between the conservation area and those within its setting but subtle variations on a local level have left each conservation area with a related but distinct character.
- 2.70** The Elder Street Conservation Area has a close physical proximity to the city-scale development of Bishopsgate with two tall buildings (built and consented) forming part of its immediate context to the west of Norton Folgate/Bishopsgate. There is also a consented scheme within the conservation area itself that represents an increase in scale of the built environment within the area boundary. The City thus also forms part of the setting of the Elder Street Conservation Area. This has always been so although the form and scale of development within the city has substantially increased during the 20th century.
- 2.71** Of course, The Goodsyards site also forms part of the setting of the Elder Street Conservation Area, as it does with the majority of the conservation areas identified above. The Goodsyards site is slightly detached from the conservation area being located to the north of the broad railway cutting at the northern end of Elder Street. Views northwards along Elder Street are terminated by the cutting and the remains of the upper warehouse structure and ramp on the former Goods Yard site.

3 Heritage assets: Listed buildings

- 3.1** The following section identifies those listed buildings that have the potential to be affected by The Goodsyards proposed development. As set out above, 272 listed buildings within a 500m radius were initially identified but it is evident that due to their location within the study area, the existing street pattern and the lack of a physical/visual link between the buildings and the site that not all of these buildings and their significance would be affected either directly or indirectly. Table 3_1 identifies the listed buildings or groups of listed buildings that have been assessed as part of the context appraisal (and consequently the Environmental Impact Assessment).
- 3.2** The vast majority of the buildings identified are statutorily listed at grade II. There are a number of grade I and grade II* buildings within the study area. These include:
- Christchurch Spitalfields – I
 - St Leonards Church – I
 - The Geffrye Museum – I
 - The Director's House, Brick Lane – II*
 - Nos. 91-101 Worship Street – II*
- 3.3** As 82 separate listed entries have been identified below, many of the buildings have been grouped together and their significance thus explored. This is particularly the case where there are similarities in the historic development, the architectural style or overall significance of individual buildings. For example, the buildings and structures of the Boundary Estate are discussed as a group, as are the buildings of Elder Street and the Brewery buildings around Brick Lane.
- 3.4** The various listed buildings are therefore considered in the following groups as set out in Table 3_1.
- Bethnal Green Road
 - Boundary Estate
 - Truman Brewery
 - Brick Lane
 - Cheshire Street
 - Commercial Street Centre
 - Commercial Street North and Quaker Street
 - Elder Street and Folgate Street

- Great Eastern Street
- Redchurch Street
- Shoreditch High Street
- Worship Street

3.5 As there are numerous listed buildings within the local area, the list descriptions for the buildings have not been appended. The list descriptions can be found at www.english-heritage.org.uk/list.

Table 3_1: Listed buildings close to The Goodsyard site.

Name (as in list description)	Principal Address (as in list description)	Grade	Group
Bethnal Green Road			
Nos 123-159 Bethnal Green Road	Bethnal Green Road	II	
Knave of Clubs Public House (Les Trois Garçons)	Bethnal Green Road	II	
The Boundary Estate			
Marlow Workshops	Arnold Circus	II	Boundary Estate
Virginia Primary School	Arnold Circus	II	Boundary Estate
Sunbury Workshops	Arnold Circus	II	Boundary Estate
Chertsey House	Arnold Circus	II	Boundary Estate
Hurley House	Arnold Circus	II	Boundary Estate
Rochelle Street Primary School House	Arnold Circus	II	Boundary Estate
Playground wall at Rochelle Street Primary School	Arnold Circus	II	Boundary Estate
Sandford House	Arnold Circus	II	Boundary Estate
Iffley House	Arnold Circus	II	Boundary Estate
Iron railings and overthrows at Boundary Street Garden	Arnold Circus	II	Boundary Estate
Arnold Circus Gardens Bandstand	Arnold Circus	II	Boundary Estate
Abingdon House	Boundary Street	II	Boundary Estate
Public Control Department of LBTH	Calvert Avenue	II	Boundary Estate
Marlow House	Calvert Avenue	II	Boundary Estate
Molesely House	Camlet Street	II	Boundary Estate
Laleham House	Camlet Street	II	Boundary Estate
Clifton House	Club Row	II	Boundary Estate
Culham House	Rochelle Street, Arnold Circus	II	Boundary Estate
Rochelle Street Primary School	Rochelle Street, Arnold Circus	II	Boundary Estate
Iron railings at Rochelle Street Primary School	Rochelle Street, Arnold Circus	II	Boundary Estate
Former Nichol Street Infant School	Rochelle Street, Arnold Circus	II	Boundary Estate
Sunbury House	Swanfield Street, Arnold Circus	II	Boundary Estate
Sonning House	Swanfield Street, Arnold Circus	II	Boundary Estate
Henley House	Swanfield Street, Arnold Circus	II	Boundary Estate

Table 3_1: Listed buildings close to The Goodsyard site.

Name (as in list description)	Principal Address (as in list description)	Grade	Group
Hedsor House	Ligonier Street	II	Boundary Estate
Benson House	Ligonier Street	II	Boundary Estate
Walton House	Montclare Street, Arnold Circus	II	Boundary Estate
Porter's House (former Laundry)	Montclare Street, Arnold Circus	II	Boundary Estate
Cookham House	Montclare Street, Arnold Circus	II	Boundary Estate
Taplow House	Palissy Street, Arnold Circus	II	Boundary Estate
Brick Lane			
VAT House at Truman's Brewery	Brick Lane	II	Truman Brewery
Engineer's House at Truman's Brewery	Brick Lane	II	Truman Brewery
Former Stables at Truman's Brewery	Brick Lane	II	Truman Brewery
The Director's House, Truman Brewery	Brick Lane	II*	Truman Brewery
Black Eagle Brewery	Brick Lane	II	Truman Brewery
149 Brick Lane	Brick Lane	II	
Cheshire Street			
Nos. 2-38 Cheshire Street	Cheshire Street	II	
Commercial Street			
Ten Bells Public House	Commercial Street	II	Commercial Street Centre
Nash Monument, Christ Church	Commercial Street	II	Commercial Street Centre
Cattle and Horse Drinking Trough	Commercial Street	II	Commercial Street Centre
Christ Church	Commercial Street	I	Commercial Street Centre
Central North Block of Spitalfields Market	Commercial Street	II	Commercial Street Centre
Former Police Station	Commercial Street	II	Commercial Street North
135-153 Commercial Street	Commercial Street	II	Commercial Street North
The Commercial Public House	Commercial Street	II	Commercial Street North
Elder Street			
19-21 Elder Street	Elder Street	II	Elder Street
28-30 Elder Street	Elder Street	II	Elder Street
1-3 Elder Street	Elder Street	II	Elder Street
15 Elder Street	Elder Street	II	Elder Street

Table 3_1: Listed buildings close to The Goodsyard site.

Name (as in list description)	Principal Address (as in list description)	Grade	Group
17 Elder Street	Elder Street	II	Elder Street
23 Elder Street	Elder Street	II	Elder Street
24 Elder Street	Elder Street	II	Elder Street
Street lamp fixed to wall of no. 26 Elder Street	Elder Street	II	Elder Street
Railings at no 32-34 Elder Street	Elder Street	II	Elder Street
36 Elder Street	Elder Street	II	Elder Street
5-7 Elder Street	Elder Street	II	Elder Street
Railings at no. 9 and 13 Elder Street	Elder Street	II	Elder Street
Folgate Street			
Nos. 6-8 Folgate Street	Folgate Street	II	Folgate Street
Nos. 10-18 Folgate Street	Folgate Street	II	Folgate Street
Nos. 17-21 Folgate Street	Folgate Street	II	Folgate Street
No. 27 Folgate Street	Folgate Street	II	Folgate Street
Great Eastern Street			
Nos. 6-8 Great Eastern Street	Great Eastern Street	II	Great Eastern Street
Nos. 11-15 Great Eastern Street/no. 5 Fairchild Place	Fairchild Place	II	Great Eastern Street
Nos. 40-42 Great Eastern Street	Great Eastern Street	II	Great Eastern Street
No. 87 Great Eastern Street	Great Eastern Street	II	Great Eastern Street
Kingsland Road			
The Geffrye Museum	Kingsland Road	I	
Quaker Street			
Bedford House (formerly the Bedford Institute Association)	Quaker Street	II	
Redchurch Street			
No. 34 Redchurch Street	Redchurch Street	II	
No. 113 Redchurch Street	Redchurch Street	II	
Shoreditch High Street			
Railings and gates to 118 ½ Shoreditch High Street	Shoreditch High Street	II	Shoreditch High Street
No. 118 ½ Shoreditch High Street	Shoreditch High Street	II	Shoreditch High Street
Walls, gates and railings to St Leonard's Church	Shoreditch High Street	II	Shoreditch High Street
Church of St Leonard	Shoreditch High Street	I	Shoreditch High Street
Nos. 125-130 Shoreditch High Street	Shoreditch High Street	II	Shoreditch High Street

Table 3_1: Listed buildings close to The Goodsyard site.

Name (as in list description)	Principal Address (as in list description)	Grade	Group
National Westminster Bank	Shoreditch High Street	II	Shoreditch High Street
Nos. 187-189 Shoreditch High Street	Shoreditch High Street	II	Shoreditch High Street
No. 191 Shoreditch High Street	Shoreditch High Street	II	Shoreditch High Street
No. 196 Shoreditch High Street	Shoreditch High Street	II	Shoreditch High Street
Worship Street			
Nos. 91-101 Worship Street	Worship Street	II*	Worship Street
Nos. 103-105 Worship Street	Worship Street	II	Worshop Street

Bethnal Green Road

- 3.5 There are two list entries for Bethnal Green Road. These include the former Knave of Clubs Public House, now known as Les Trois Garçons, at no. 25 Bethnal Green Road and nos. 123-159 Bethnal Green Road.

No. 25 Bethnal Green Road – the Knave of Clubs Public House

- 3.6 No. 25 was listed in September 1973. It is a characterful late 19th century public house built predominantly in brick with stucco dressings (figure 11). It is three storeys high and in its materials, scale and height it relates relatively well to the surrounding area, particularly to the Redchurch Street Conservation Area of which the building forms part and which is located to the north, east and west.
- 3.7 The building is significant as it was built soon after the laying out of the new Bethnal Green Road in the late 19th century. It was built to address the corner of the newly formed Bethnal Green Road and Club Row. It is also a good example of a late Victorian pub that would have served a broad community in the local area.
- 3.8 The setting of the building has changed fairly dramatically in the post-war period with more recent, larger-scale development characterising its immediate setting to the east and south. The 19th century historic character of Bethnal Green Road is more evident in buildings to the west but this grain and character breaks down at the post-war Synagogue, which has a very different character, and Chance Street. Bishopsgate Goods Yard forms part of the building's immediate setting being located immediately to the south. The former Goods Yard helps to strengthen the setting of the pub through being an associated Victorian development.

Nos. 123-159 Bethnal Green Road

- 3.9 This group is formed of a mid-19th century terrace of houses with shops at ground floor with the Well and Bucket Public House at its centre (at no. 143). As with no. 25 Bethnal Green Road, this group was also listed in September 1973. The terrace is constructed in stock brick with stucco eaves cornice, band and blocking course. The terrace forms part of the Redchurch Street Conservation Area. No. 143 Bethnal Green Road is a building at risk as identified on English Heritage's *Heritage at Risk Register*.

- 3.10 The group of buildings is significant as a planned Victorian terrace with architectural uniformity and consistency. While the original cohesive design of the terrace has been diminished through variations in elevation treatment, paint colours and modern shopfronts, the pattern of the terrace with the pub as something of a centrepiece is still evident. The terrace has an association with the Victorian developments within the area that started to transform and extend its smaller Georgian scale character.
- 3.11 The significance of the buildings is amplified by the later Victorian terrace to the south which echoes its form, function and purpose. While unlisted and of less architectural interest, the later terrace which adjoins some much altered earlier 19th century buildings to the west, adds strength to the local context and its historic character and appearance. The listed group very much has a direct relationship with Bethnal Green Road and the group of buildings on the south side of the street. The rear of the terrace is visible from Shacklewell Street and the northern arm of Brick Lane. These areas also form part of the group's immediate setting.
- 3.12 Part of the terrace's wider setting is visible in longer views to the east and west along Bethnal Green Road. To the east, the traditional pattern of development changes to accommodate post-war or inter-war buildings set back from the established building line. To the west, particularly to the west of Brick Lane, the grain and townscape of the area changes with a series of larger-scale, more recent developments on the north and south sides of Bethnal Green Road. In the very far distance, the tower at no. 210 Bishopsgate is visible, a clear reminder that Bethnal Green Road is located on the edge of the city and that the city forms part of the street's broader setting.

The Boundary Estate

- 3.13 As set out in Table 3_1 above, there are some thirty grade II listed structures and buildings that form part of the Boundary Estate. In addition, the garden at the centre of the estate is a grade II registered landscape (see x.x) below). Paragraphs 2.22 to 2.34 above outline the historic development and significance of the Boundary Estate and that section of the report is relevant to a discussion of its listed buildings. This significance is partly derived from the quality of its housing, the planning of the estate, its role in the historic development of the area and for its role in the history of social housing.
- 3.14 The listed blocks of the estate exemplify this renewed approach to social housing by the London County Council. Each is purposefully designed to suit

its site and while there is consistency between the blocks, there is also variation.

- 3.15 The clear architectural and historic relationship between the listed blocks of the Boundary Estate strengthens the significance and setting of each of the independently listed blocks. As set out above, the robust interrelationship between the buildings and the cohesive layout of the estate creates an area which is very distinctive and while integrated with its context, it does represent a contrasting pattern of development. The wider setting of the estate is predominantly 18th-19th century in character and the Boundary Estate post-dates much of its setting to a degree. As set out above in relation to the Boundary Estate Conservation Area, the wider setting of the listed buildings of the estate is the City fringe.

The Truman Brewery and Brick Lane

- 3.16 It is interesting that given the age and origins of Brick Lane that relatively few of its buildings are listed. There is one group of buildings at its centre that illustrates the foundation and growth of the Truman Brewery at the end of the 17th century (see 2.51 above). This includes the Brewery's Engineer's House, its former stable, Director's House, Brewmaster's House and Vat House. All are listed at grade II with the Director's House listed at grade II*.
- 3.17 Most of the buildings that form the Brewery group were listed in 1949 or 1950 and are therefore examples of very early entries to the statutory list. The stables building was listed in 1973.
- 3.18 The buildings of the Brewery date from the early 18th century to the early 19th century and represent an interesting survival and remarkably complete collection of urban brewery buildings. The list description for the Brewmaster's House records that :

A brewhouse was built on land to the west of Brick Lane by Thomas Bucknall c1666; this was purchased by Joseph Truman in 1679. The Black Eagle Brewery produced porter, a heavy black beer robust enough to stand the hazards of large-scale production, long storage, and distribution. The brewery prospered hugely during the C18 under the direction of Sir Benjamin Truman, and much of the surviving building dates from this time - expansion began c1730 and the premises were enlarged further in 1742-3, possibly with John Price as surveyor. The interior of the Directors' House, principally of c1745, was extensively remodelled in the 1770s. According to Sir Benjamin's will, these improvements were undertaken to encourage his great-grandsons 'to spend some part

of their time in Spitalfields, especially during the winter season', which perhaps explains why several of the interiors are reminiscent of a country mansion rather than a town house. Nevertheless, Sir Benjamin's descendants declined to follow the trade. Following his death, the business was taken over by one of his partners, Sampson Hanbury, and in 1835 by Thomas Fowell Buxton, when the company's name became Truman, Hanbury, Buxton & Co. In 1873 the company built a new premises in Burton upon Trent, also called the Black Eagle, and production gradually shifted to the north. The Brick Lane brewery eventually closed in 1988.

- 3.19 The brewery buildings, and particularly the Director's House are of significance for their association with Thomas Fowell Buxton, a prominent abolitionist. The Directors House was upgraded from II to II* in 1994 to reflect this association. The Truman Brewery, and Buxton, was also known for treating its employees well. Free schooling was provided for the children of brewery workers and Buxton was engaged in various charitable works in the local area.**
- 3.20 The significance of this valuable group of buildings is derived partly from their architectural value, independently and as a group, partly from their historic value as an urban brewery in the Spitalfields area and partly from their value as an architecturally and historically cohesive group. It is also derived from the brewery's impact on and role in the local society and economy as a major local employer and the political campaigns and wishes of one of its directors.**
- 3.21 Brick Lane is a relatively narrow street and the groups of listed brewery buildings also make an impressive townscape contribution to the local area. The setting of the listed buildings partly comprises of adjacent and more recent brewery buildings. This generally historic setting adds value and character to the significance of the listed buildings.**

No. 149 Brick Lane

- 3.22 No. 149 was listed in 1985 at grade II. It is a modest and altered, 18th century three-storey house with a 19th century shopfront at ground floor. There are two 6x6 sashes (which appear to be modern replacements) to the first floor with a narrow 2x2 sash to the south. At second floor level, there is a long, six-light window which suggests that the building was built or adapted as a weaver's house.**
- 3.23 The building is significant as a reminder of the smaller-scale 18th century development of the area and also as a rare example of a weaver's house along Brick Lane. Many of the buildings surrounding the house are post-war or much**

altered 19th century buildings. No. 149 is a relatively unique example on Brick Lane of a building type which was presumably far more widespread.

- 3.24 The building is lacking a more cohesive setting although the surrounding townscape does broadly relate to no. 149 in terms of height, scale, plot widths and materials.

Cheshire Street

- 3.25 Nos. 2-38 Cheshire Street was listed at grade II in 1985, as with no. 149 Brick Lane. The terrace is a relatively late development in the local area having been constructed c.1870. The terrace is incredibly consistent with a regular elevational composition which uses recessed segmental headed windows at first floor and square headed windows at second floor. The terrace, with shops at ground floor, retains its historic shopfronts (restored). As set out in the list description, the group is an unusually well preserved example of its type.
- 3.26 The significance of the terrace is therefore partly derived from the degree of its preservation. It is also derived from the architectural and aesthetic interest of the elevational composition of the terrace and the strength that this gives this group of buildings in the surrounding townscape.
- 3.27 The northern side of Cheshire Street consists largely of post-war blocks that have replaced earlier buildings and amalgamated traditional plot-widths. The setting of the group has therefore been diminished to a degree. The south side of Cheshire Street retains a greater number of historic buildings but larger, more recent blocks are also part of the listed terrace's setting. Brick Lane can be seen in views along Cheshire Street to the west with the junction of Sclater Street also visible. This helps to define the prevailing heights of the local townscape to three-four storeys and the use of a limited palette of materials locally is evident. Views out to Brick Lane help to give Cheshire Street a sense of consistency and continuity with the surrounding historic built environment.

Commercial Street Centre

- 3.28 The group of relevant buildings at the centre of Commercial Street includes: Christ Church (grade I listed), the Ten Bells Public House (grade II listed), Nash Monument (grade II listed), Cattle Trough (grade II listed) and the Central North Block of Spitalfields Market (grade II listed) (figures 12-14).
- 3.29 Christ Church is an exceptional, early 18th century church designed by Nicholas Hawksmoor. The white ashlar body of the church and its tower dominate the

Spitalfields area and strongly resonates with the early Georgian buildings of Fournier Street and beyond. The list description for the building notes that the church, the principal elevation and entrance of which addresses Commercial Street, forms a group with buildings on Commercial Street and the group of buildings centred on Fournier Street. The Commercial Street group also includes the trough, bollards and the Ten Bells Public House. The gate piers to Christ Church are also separately grade II listed.

- 3.30 The church and its churchyard provide both an area of relief along Commercial Street and a prominent local landmark. Opposite is the Central North Block of Spitalfields Market which was built between 1885 and 1893 and was first listed in 1986. The building is constructed in a generous Arts and Crafts style.
- 3.31 The collection of prominent buildings around the centre of Commercial Street, around the junctions with Brushfield Street and Fournier Street, illustrates some of the significant phases of development and land uses within the Spitalfields area. Christ Church reflects the early Georgian development of the area while the Ten Bells and the market building reflect its Victorian character. All of the buildings and structures within the group have architectural and historical value and well as being important in the social history of the area.

Commercial Street North and Quaker Street

- 3.32 The group of listed buildings towards the northern end of Commercial Street and on the nearby Quaker Street include: nos. 135-153 Commercial Street (listed 1990), the former Police Station (listed 1973), the Commercial Public House (listed 1973) and Bedford House (1993) (figures 15-17). All of the buildings are listed at grade II.
- 3.33 Commercial Street was laid out to designs by Sir James Pennethorne between 1849 and 1857. It involved the demolition of approximately 250 buildings in the Spitalfields area. The demolition of buildings in laying out of the street and the diagonal line that it cut through the area resulted in a series of new junctions and building plots. These were developed from the 1860s.
- 3.34 Nos. 135-153 was built in 1863-4 as Artisans' flats by Henry Derbyshire for the Peabody Trust. The building occupies a triangular plot created by Commercial Street cutting through the local area. It is built in stock brick with red brick and stucco dressings and significantly narrows at the junction of Commercial Street and Folgate Street where it terminates with a curved element of greater height and detail, thus marking the corner. The building is significant as an

important example of philanthropic housing in the local area. It is the earliest building erected for the Peabody Trust.

- 3.35 The Commercial Public House (1865) occupies a similarly formed triangular plot as does the former Police Station to the west. As with many Victorian pubs in the local area, the pub is built in brick with a stuccoed ground floor and details. It too is richly embellished and round-ended. The former Police Station was built in 1874-5 and is characteristic of late 19th century police stations. Built in red brick with an ashlar ground floor the building has the austerity and status seen in similar buildings across London.
- 3.36 The Commercial Street buildings all relate to a significant infrastructure project, addressing Commercial Street and their plot size and form largely defined by the laying out of the road. Their height too is largely defined by the nature of the street with a prevailing historic building height of 4-5 storeys best fitting the width and status of the street.
- 3.37 Bedford House, located to the north of the Commercial Public House at the corner of Wheler Street and Quaker Street, was built in 1894 as a mission building by the Quaker Bedford Institute Association. The Association was established in 1867 and formed from three Quaker organisations with four aims: education, religious effort, moral training and relief of the sick and destitute. Bedford House was one of eight branches across London that became places of refuge from the overcrowding and slums of the East End. While clearly being an architecturally impressive building, the building is clearly of significance for its role in the local social history of the area.
- 3.38 Each of the listed buildings in this area emphasises the special interest of the others, underlining the Victorian development of the area and particularly the impact of Commercial Street on the surrounding built environment which is very urban in character. The Goodsyards site also forms part of the setting of this group of buildings. Commercial Street runs north towards Shoreditch High Street, Great Eastern Street and the Goods Yard and there are clear views of the Goods Yard's boundary wall. Bedford House on Quaker Street, is located directly opposite the Goods Yard which is situated to the north.

Elder Street and Folgate Street

- 3.39 The historic development of the Elder Street area is briefly outlined at 2.60 to 2.71 above. There are several listed buildings along both Elder Street and Folgate Street as identified in Table 3_1 above. These buildings date to the

early 18th century and both collectively and in their own right are of architectural and historic special interest and significance as part of the early 18th century fabric of the Spitalfields area. Almost all of the listed buildings on Elder Street and Folgate Street were added to the statutory list in 1950. Others were added in 1973.

- 3.40 There is a good deal of architectural consistency along Elder Street although there are subtle elevational variations and later alterations that give singularity to individual properties. There is no consistent or uniform parapet height and the buildings occupy plots of differing widths. The listed buildings of Folgate Street are slightly more consistent in this regard. Buildings of both streets exhibit the architectural composition typical of the early Georgian period. The historic patina of Elder Street and Folgate Street is diminished by later infill blocks that echo the Georgian architectural tradition. Loom Court is one such example, a large 1970s office block which although detailed to a degree with groupings of windows, detracts from the general historic character of the street.
- 3.41 Both streets also have a cobbled street surface which adds considerably to the historic character and appearance of the area. The wider setting of the listed buildings of Elder Street and Folgate Street is mixed. Along Blossom Street are a series of later Victorian warehouses and more recent infill blocks. Beyond, to Norton Folgate are a series of mixed historic buildings and the larger city-scale buildings to the west. There are clear views of the tower at no. 201 Bishopsgate along Folgate Street and the Spital Square development is also evident in views south along Elder Street (figure 18). Larger, city scale buildings form part of the setting of the listed buildings of Elder Street and Folgate Street, necessarily determined by their location on the edge of the City of London.
- 3.42 The Goodsyards site appears in views north along Elder Street in the far distance to the north of the railway cutting. It therefore forms part of the wider setting of the Elder Street listed buildings.

Great Eastern Street

- 3.43 The listed buildings of Great Eastern Street include nos. 6-8, 11-15, 40-42 and no. 87. Great Eastern Street was laid out in 1872-6 and was a similar enterprise to the laying out of Commercial Street. Great Eastern Street linked Old Street with Shoreditch High Street and was almost a continuation of Commercial Street. In common with Commercial Street, the laying out of the relatively

grand throughfare of Great Eastern Street necessitated the demolition of numerous buildings and the relaying of plots at the street's edges.

- 3.44 The listed buildings of Great Eastern Street all post-date the laying out of the road in the 1870s. They are therefore associated with this major infrastructure project and have parallels to the earlier buildings either side of Commercial Street to the south-east.
- 3.45 Nos. 6-8 is purpose built, five-storey warehouse with offices constructed in red brick with high quality stone dressings. It dates to c. 1882 and reflective of the plot formed by the laying out of Great Eastern Street, it is round ended to the north with almost a flat-iron type appearance. The building is located in close proximity to the historic former entrance of the Goods Yard immediately to the east and the two structures are closely related in age, materials and historic use.
- 3.46 No. 5 Fairchild Place/nos. 11-15 Great Eastern Street also occupies a key triangular plot at the southern end of the street. The building dates to 1878 and was built as shops, dwellings and bank premises for the National Penny Bank. The Penny Bank was established in the late 19th century for working class people to start and continue savings. The list description for the building notes that 'The Great Eastern Street Penny Bank is a relatively early Penny Bank and only two other listed examples pre-date it – for this it is of historic special interest. Furthermore, it has group value with the similarly styled no. 6-8 Great Eastern Street, the pair impressively flanking the thoroughfare, cut through in 1878, as a significant Victorian Metropolitan Improvement' (figure 19).
- 3.47 No. 40-42 Great Eastern Street was listed in 2006. It was built in 1877 as a showroom and warehouses by JW Brooker for the cabinet ironmongers Edward Wells & Co. The building is constructed in gault brick with blue brick, stone and terracotta dressings in a eclectic style with Gothic, Italianate and Venetian influences. This is a building that reflects the prevailing historic land use of the Shoreditch area, the furniture trade, and is executed in a characterful and exuberant manner. The list description's summary of importance, or significance, states that the building 'has architectural interest for its eclectic Venetian Gothic elevations and historic interest as one of the best surviving and grandest of this distinctive building type in South Shoreditch, the significant quarter that manufactured, sold and supplied furniture of all types and quality to retailers in the West End, provincial cities and throughout the British Empire.'

- 3.48 No. 87 Great Eastern Street is a narrow, two-bay, five-storey brick and stone building dating to the late 19th century (it was listed in 1975). In common with several buildings along Great Eastern Street, including nos. 40-42 the building has been clearly influenced by Gothic architecture. The building is of architectural value and evocative of much of the architectural character of the wider area. Historically, the building relates to the laying out of Great Eastern Street and the late Victorian development of the Shoreditch area.
- 3.49 Although dispersed along Great Eastern Street, all of the listed buildings along its length are of both architectural and historic importance and value. They relate to the later Victorian history of the area and the growth and development of the Shoreditch furniture trade and associated commercial activities. As buildings on the edges of Great Eastern Street, their setting and context is very urban with an eclectic range of buildings alongside and around them. Great Eastern Street is a broad and busy thoroughfare that highlights the urban nature of the street. At the south-eastern end of the street, which is less complete in terms of historic architecture

Redchurch Street

- 3.50 There are two listed buildings on Redchurch Street (2.35-2.46). These include no. 34 Redchurch Street and no. 113 Redchurch Street, both are located close to The Goodsyards site. No. 34 (formerly the Crown Public House and now the Owl and Pussycat) is a three-storey stucco-fronted public house. The building is three-storeys high and five bays wide. The façade dates to the early 19th century and may represent a refacing of an earlier, 18th century, building behind. The roof is not visible from street level.
- 3.51 No. 113 was listed in 2009 as an early 18th century example of a weaver's cottage. The list description for the building notes that the building was designated for the following reasons: 'Of special architectural and historic interest as a rare and early survival of a weavers tenement house, a building type that once dominated Spitalfields, the hub of the English silk industry until the 19th century; It is a relatively well preserved example of its type, retaining above ground its characteristic fenestration pattern and internal plan form; An important regional representative of a pre-Industrial Revolution dwelling for domestic workers in the textile-weaving industry.'
- 3.52 Both buildings are characteristic of the conservation area of which they form part and the wider Spitalfields area. They clearly have different historic uses, both of which have historic value and significance generally and particularly in

this context. Architecturally, the buildings relate to the historic scale and grain of the area. The setting of both buildings is principally first Redchurch Street where the scale and form of development relates to and enhances the significance of the listed buildings. No. 34 forms part of a narrow and tightly grained street while no. 113 is situated close to the junction with Bethnal Green Road where the street pattern opens up and there is a more mixed form and age of development. Larger, modern buildings form part of its setting. Both buildings are clearly situated within an urban environment.

Shoreditch High Street

- 3.53 Shoreditch High Street runs north-south on the line of the old Roman road that led northwards from the City of London. At the northern end of the street, there is a group of listed buildings close to St Leonard's Church. This includes the church and its railings, an adjoining building to the south at no. 118 ½ and its railings and nos. 125-130 on the western side of the street.
- 3.54 The current St Leonard's Church replaced an earlier medieval building on the site. The church, listed grade I, was built in 1736 by George Dance the Elder. The church sits in a large leafy churchyard delineated by Shoreditch High Street, Hackney Road, Calvert Avenue and Boundary Street. The church is built in brick with Portland dressings and a distinctive and elegant Portland stone tower above. The church is a significant historic place of worship that has clear architectural and historic value. It also has played an important spiritual role in the lives of local residents for centuries and therefore also has a strong social significance. The building is also something of a local landmark.
- 3.55 The original context of the church is much changed with only a few traces of its original 18th century setting remaining. The context is now principally a Victorian environment, including the Boundary Estate and buildings on Shoreditch High Street, Old Street, Kingsland Road and Hackney Road. One of the remaining 18th century buildings in close proximity to the church is 118 ½ Shoreditch High Street. Known locally as the Clerk's House, the building dates to the early 18th century. It is built in brick and is gable fronted to Shoreditch High Street. As a building contemporary to the church, it emphasises the significance of the latter and adds to the 18th century townscape of the area.
- 3.56 Opposite the church and no. 118 ½ Shoreditch High Street is no. 125-130 Shoreditch High Street, a grade II listed block built for Wells & Company as a

commercial iron works. The building dates to the late 19th century and is built in brick with stone dressings. The most noticeable aspects of the building's elevational composition are the substantial arched openings at first floor level. The building is very characterful and relates well to its Victorian neighbours, contributing significantly to a strong building line on the western side of Shoreditch High Street.

- 3.57 Further to the south, on the western side of Shoreditch High Street, are five listed buildings ranging in date from the early 18th century to the later decades of the 19th. The buildings illustrate the historic growth and development of Shoreditch High Street. The earlier buildings in particular highlight the 18th century grain of the area with tall buildings on narrow, traditional plot widths.
- 3.58 The National Westminster Bank (figure 20) at nos. 180-182 Shoreditch High Street was built for the London and County Bank between 1865 and 1880. It is a four-storey building, six bays wide and is partly built with a steel frame construction. The design of the bank building shares similar architectural characteristic for other banks of the period and is clearly influenced by the Italian palazzo style.
- 3.59 Nos. 186-189, no. 190, no. 191 and no. 196 Shoreditch High Street all have their origins in the early 18th century (figure 21 and 22). No. 191 is an early 19th century refacing of an earlier building. The buildings follow narrow, traditional plot widths, although no. 196 is a wider building of five bays. The bridge to the East London Line passes no. 196 immediately to the south.
- 3.60 Shoreditch High Street is an ancient route leading to and from the City of London and one that has been inhabited since the medieval period. The buildings now located on its sides date from the early 18th century and represent the phased development of the area's historic environment: from Georgian suburb to Victorian commercial quarter. The street leads to the city and the city forms a clear part of the former's setting. The East London Line cuts through the southern part of Shoreditch High Street linking the street to the former Goods Yard site and Shoreditch Station. The presence of the new bridge cutting through the street with the city beyond underlines the urban nature of the listed buildings' setting and wider context.

Worship Street

- 3.61 Worship Street is situated to the west of The Goodsyards site. The relevant listed buildings on Worship Street include nos. 91-101 Worship Street and nos.

103 and 105 Worship Street. Nos. 91-101 was listed at grade II* in 1950 as a terrace of buildings designed by Philip Webb and built in 1862. The buildings were purpose built with shops and workshops at ground floor and dwellings above. This is a rare form of development, particularly one designed by an architect such as Philip Webb. The row of buildings is particularly architecturally characterful and distinctive with a prominent ground floor and dormers and chimneys at roof level.

- 3.62 Nos. 103 and 105 Worship Street date to the 18th century with early-mid 19th century refronts. Both are constructed in stock brick and rise to three (no. 105) and four (no. 103) storeys. As with many listed buildings across the study area, the Webb group and nos. 103 and 105 are reflective of the 18th and 19th century development of the wider area. The 18th century buildings locally are residential in nature or origin while the Victorian buildings represent more purpose-built styles for commercial or light industrial activities such as those at nos. 91-101 Worship Street or the 19th century warehouses of the wider Shoreditch area.
- 3.63 Worship Street is situated to the south of the South Shoreditch Conservation Area and is very much on the boundary of the area with the City to the south. Very modern buildings face the listed buildings on the south side of Worship Street and no. 201 Bishopsgate forms part of the buildings' settings to the east. In addition, a number of recent permissions for tall buildings immediately to the east have increased the scale of the area and underlines the city-scale of the surrounding environment.

The Geffrye Museum, Kingsland Road

- 3.64 The Geffrye Museum is a grade I, II* and II listed former complex of almshouses and associated structures and is now a museum. The almshouses were listed in 1950. They are an important collection of modest almshouses set either side of a chapel at the centre of the building's east range. The almshouses, which were built c. 1715 by the Ironmonger's Company, were acquired by the LCC in 1910. They opened as a museum of the furniture trade in 1914 with internal alterations.
- 3.65 The Geffrye Museum is a relatively rare survival in a very urban and developed context. It has a very small scale typical of the date, purpose and form of its construction and enjoys a generous green and leafy forecourt, well set back from Kingsland Road. Its connection with the Shoreditch area when established as a furniture museum has resonance and gives the complex an

association with the historic furniture trade that flourished to the south during the 19th century.

- 3.66 The Geffrye Museum has strong aesthetic and architectural value in the form and scale of the buildings within their setting and for its overall composition. As almshouses and later as a museum, the complex also clearly has a social value which also adds considerably to its significance. The history of the Geffrye is closely related with that of the surrounding area and there are clear and enduring historic associations. The complex is of clear value and significance.

4 Heritage assets: locally listed buildings

- 4.1 Both the London Borough of Hackney and the London Borough of Tower Hamlets have identified buildings of local historic and architectural special interest in the form of local lists. The following table identifies the relevant locally listed buildings within the study area.

London Borough of Tower Hamlets	
No. 15 Bethnal Green Road Bethnal Green Great Synagogue	Post-war building in stock brick.
No. 52 Chilton Street	Victorian red brick with stucco dressings.
Nos. 144-146 Commercial Street	
Nos. 4-6 Elder Street	Late 19 th century group of three purpose built warehouses/workshops. In brick with loading bays.
Nos. 5-9 Folgate Street	Late 19 th century Arts and Crafts style group with shopfronts to ground floor.
Nos. 11-11a Folgate Street	Late 19 th century Arts and Crafts style group with shopfronts to ground floor.
No. 9-13 Redchurch Street	Red brick, late Victorian building now extended and altered.
No. 85 Redchurch Street	Victorian pub with glazed tile ground floor.
London Borough of Hackney	
Nos. 2-4 Great Eastern Street	
The Old Blue Last Public House, 38 Great Eastern Street	19 th century public house built post 1870s. Round corner to junction.
No. 10-12 (consecutive) Holywell Row	Group of late 18 th /early 19 th century terraces with shops at ground floor.
No. 15-21 (consecutive) Holywell Row	Group of late 18 th /early 19 th century terraces with shops at ground floor.
No. 24-27 (consecutive) Holywell Row	Group of late 18 th /early 19 th century buildings with alterations.
No. 223 Shoreditch High Street	5 storey, 2 bay early 19 th century building with shop to ground floor.
No. 225 Shoreditch High Street	5 storey, 2 bay early 19 th century building with shop to ground floor.
Nos. 227-230 (consecutive) Shoreditch High Street	Group of late 18 th /early 19 th century terraced buildings.
Nos. 192 and 193 Shoreditch High Street	Two buildings of 18 th and 19 th century origins. Prominent showroom windows to 193.

- 4.2 The presence of locally listed buildings in the context of The Goodsyards underlines the historic character and appearance of the wider area, adding

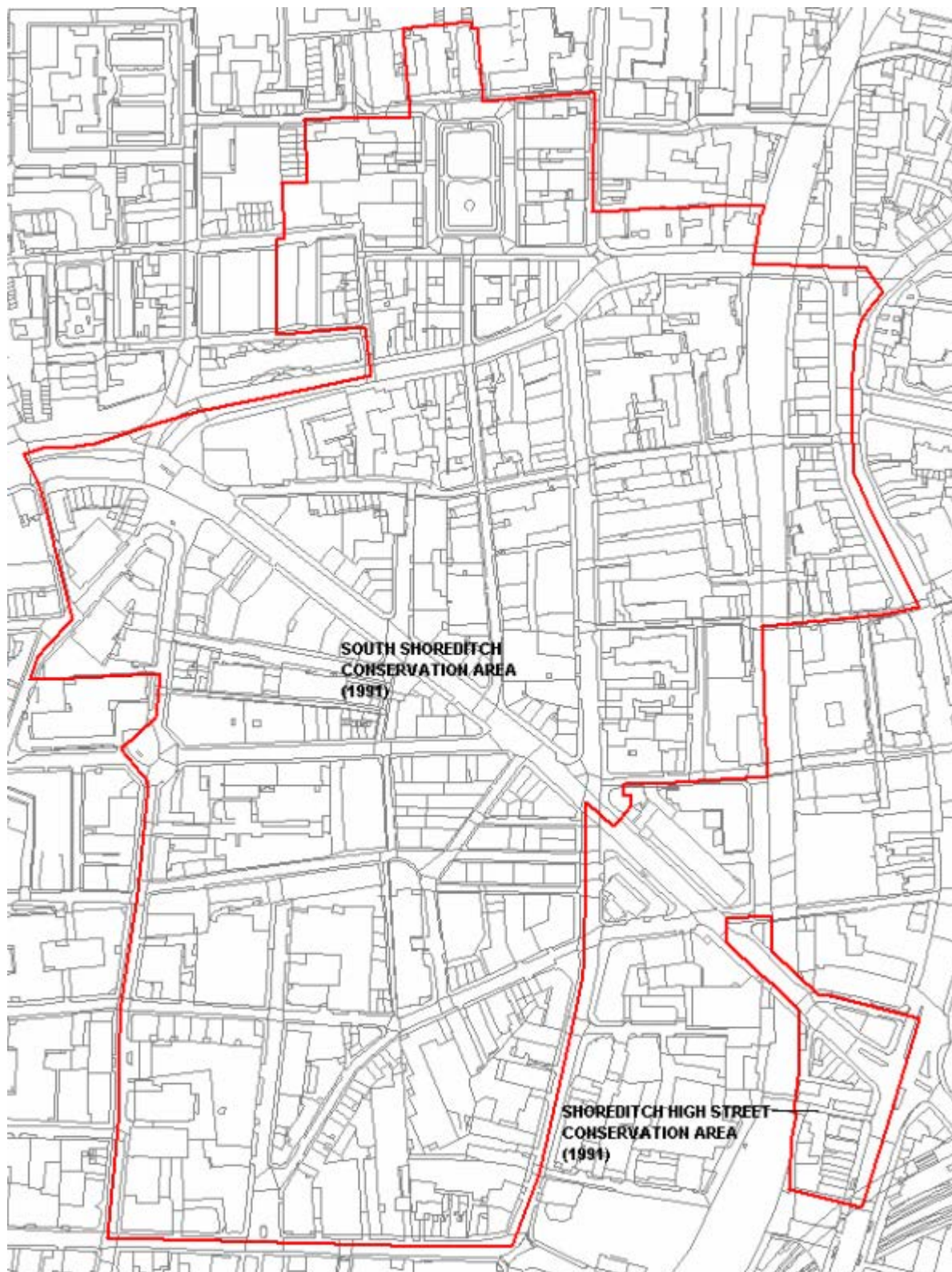
weight to the special interest and significance of nearby conservation areas and listed buildings and their settings.

- 4.3 All of the locally listed buildings identified above are relevant in terms of their relationship and proximity to the site. The greatest number appear on Shoreditch High Street where they are located between individual and groups of listed buildings. All form part of the South Shoreditch Conservation Area. The presence of locally listed and listed buildings along Shoreditch High Street, which includes the former Goods Yard forecourt, highlights the historic character, appearance and significance of the street and the area more generally.

5 Heritage asset: Register of Historic Parks and Gardens of Special Historic Interest

- 5.1** There is one registered landscape (or Historic Park and Gardens of Special Historic Interest) within the study area. This is located at the centre of the Boundary Estate at Arnold Circus. The history and character of the Boundary Estate and its buildings are set out at 2.22-2.34 and 3.13-3.15.
- 5.2** The registered landscape consist of a raised garden surrounded by perimeter railings with concentric paths around its edges at lower and upper levels. The gardens are approached through wrought-iron overthrows and four sets of steps on the points of the compass. The garden was formed from the spoil from the ground excavation to build the estate, piled up at its centre and eventually landscaped and grassed over. The gardens are at the centre of the overall design for the Boundary Estate and were intended to be a common attraction and unifying feature for its residents. The bandstand at the centre of the gardens was erected in the late 19th century and is itself a grade II listed structure.
- 5.3** As already noted, the gardens were a socially unifying feature, bringing residents together in an attractive green space at the very centre of the estate. In addition, they were also key to the overall design concept of the estate – both in a physical sense and in the importance of improved living conditions and the generally well-being of residents. The design for the estate was laid out with the gardens forming a key visual feature within Arnold Circus.
- 5.4** The significance of the estate is set out above. It was a ground-breaking approach to improved housing conditions overseen by the LCC. The gardens were a key part of this and are therefore an early example of a planned landscape within a social housing estate. The form and layout of the gardens is also of interest – not a typical square but one that slotted in with the wider design concept for the cleared site. It was a garden that was clearly a significant move forward from the slum conditions of the Old Nichol that it replaced. As part of the Boundary Estate and as a garden in its own right, Arnold Circus is of significance and value.

Appendix I: Images and mapping



**Figure 1: South Shoreditch and Shoreditch High Street Conservation Areas in 1991
(South Shoreditch Conservation Area Appraisal)**

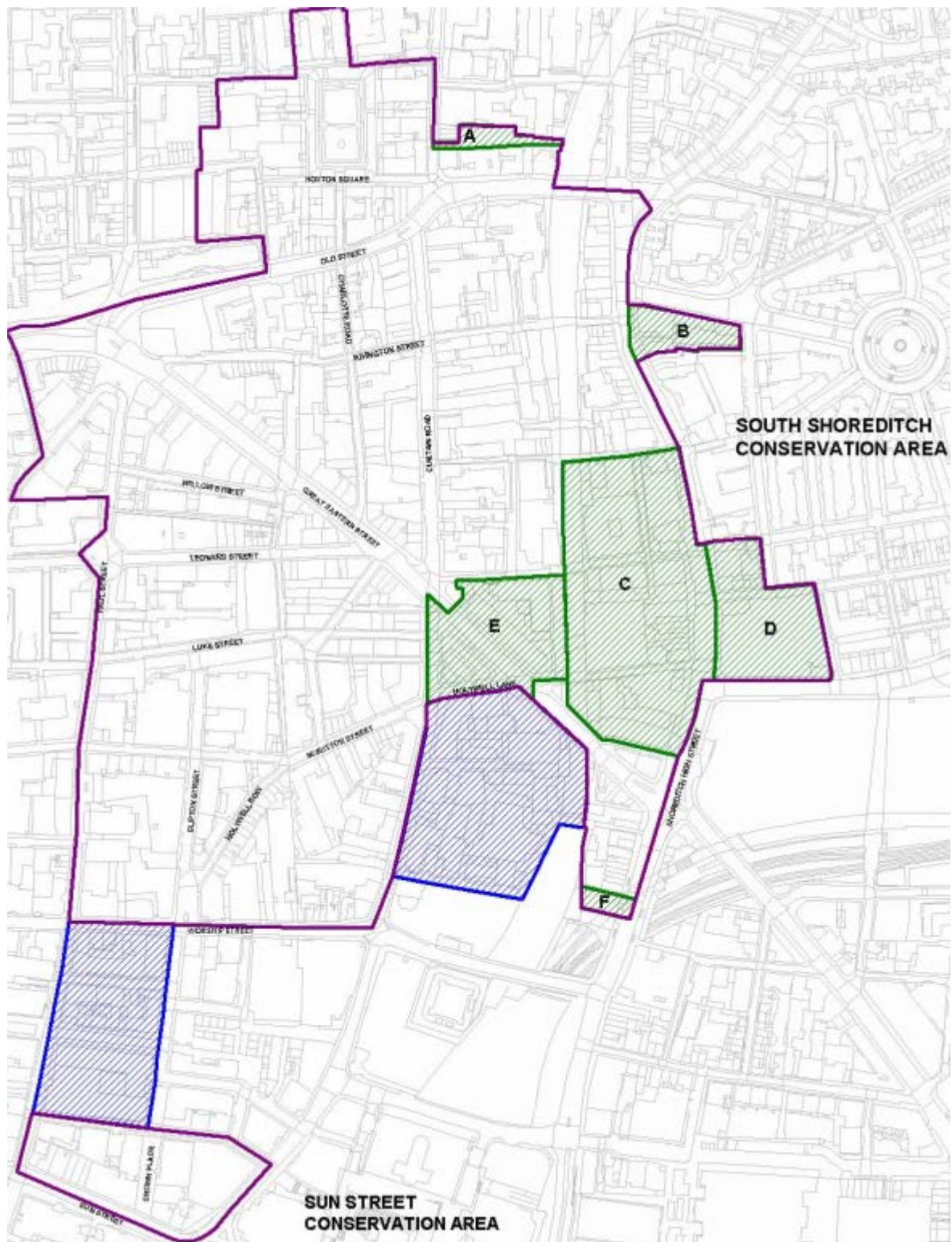


Figure 2: South Shoreditch Conservation Area as amended in 2009 (South Shoreditch Conservation Area Appraisal).

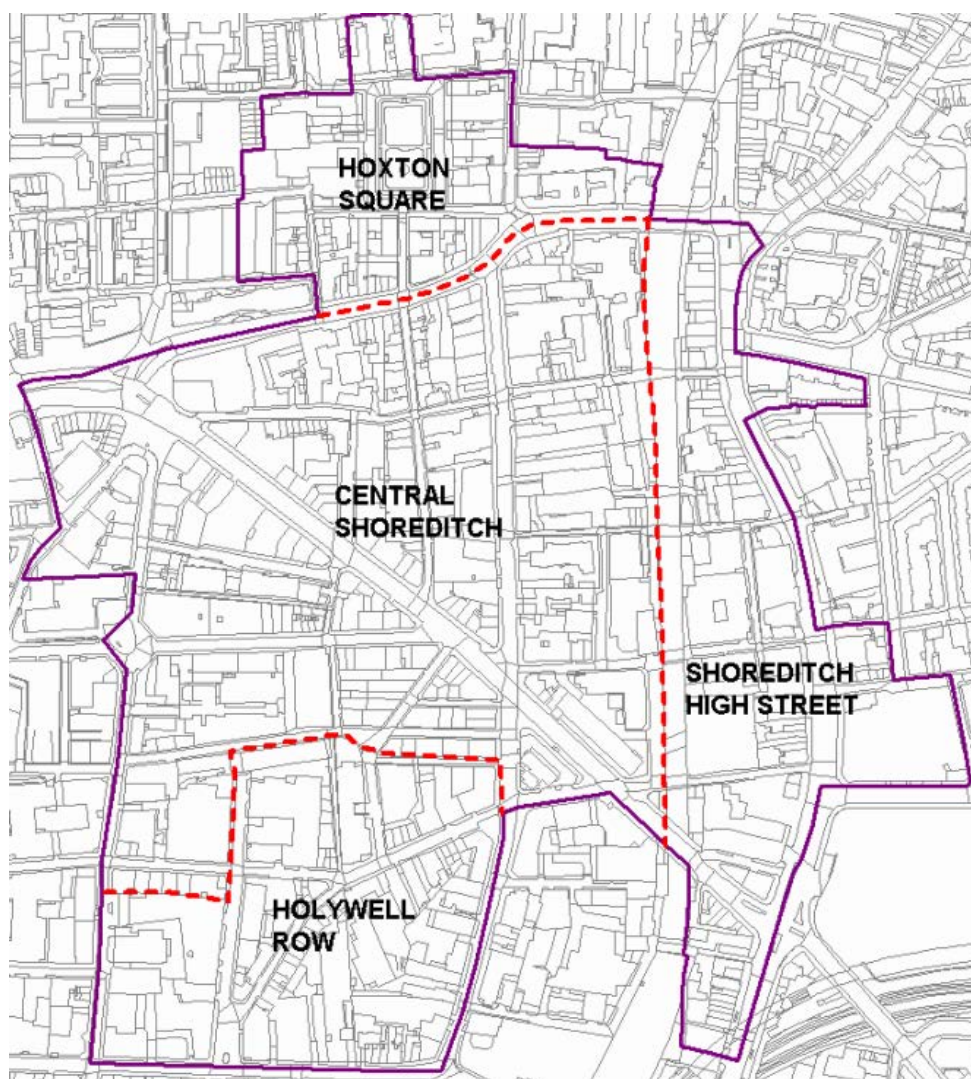


Figure 3: South Shoreditch Character Areas (South Shoreditch Conservation Area Appraisal).



Figure 4: The Boundary Estate Conservation Area (from the Boundary Estate Conservation Area Appraisal and Management Guidelines, 2007). The blocks marked in blue represent grade II listed buildings.



Figure 5: Extract from 1877-1880 OS map showing the Old Nichol slum to the north of Bethnal Green Road.

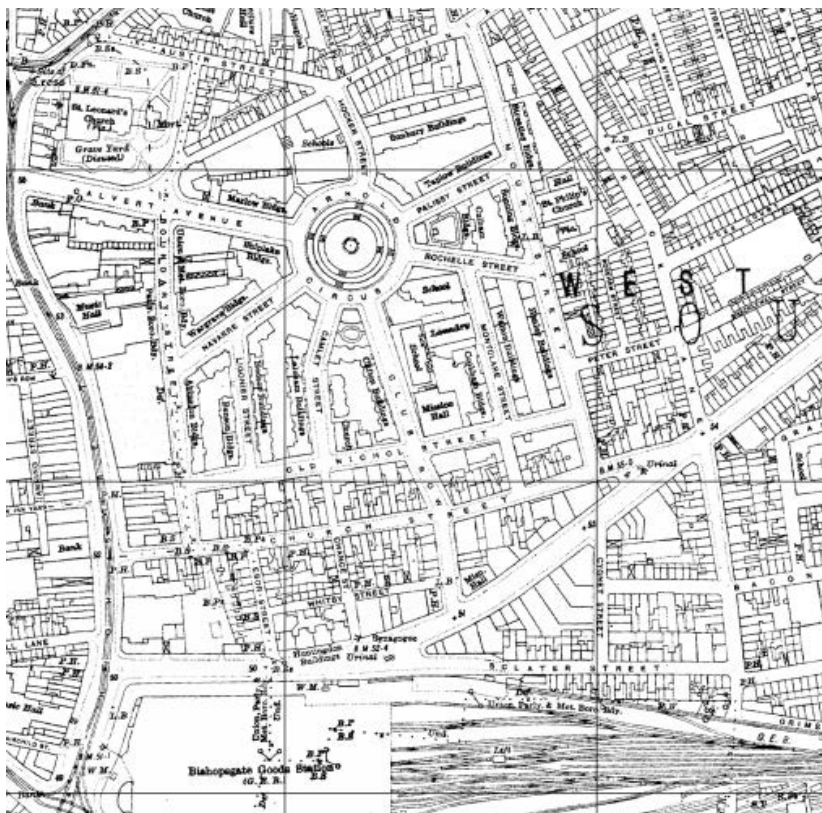


Figure 6: Extract from 1916 OS map showing the Boundary Estate to the north of Bethnal Green Road.

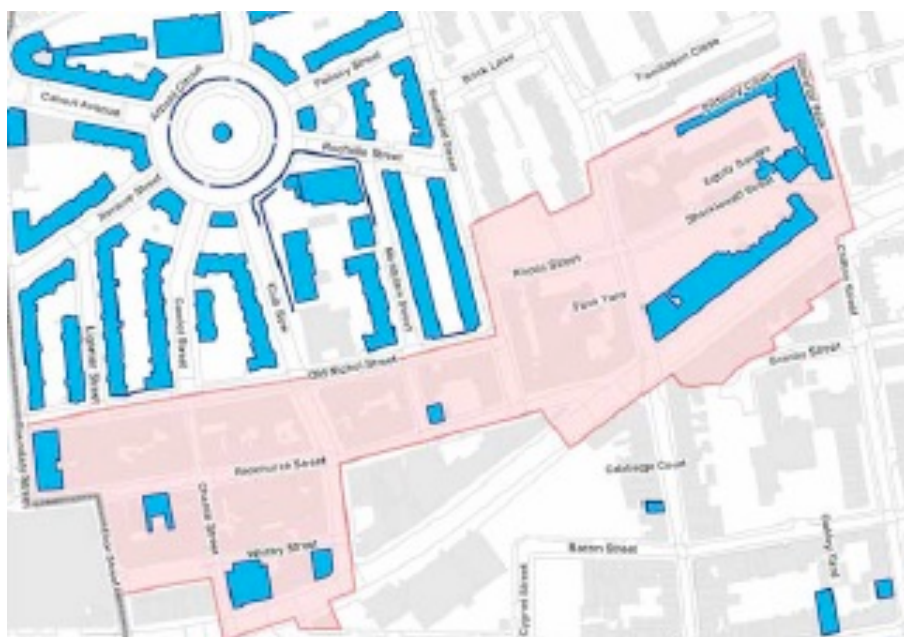


Figure 7: Redchurch Street Conservation Area boundary (Redchurch Street Conservation Area Appraisal and Management Guidelines, 2009)

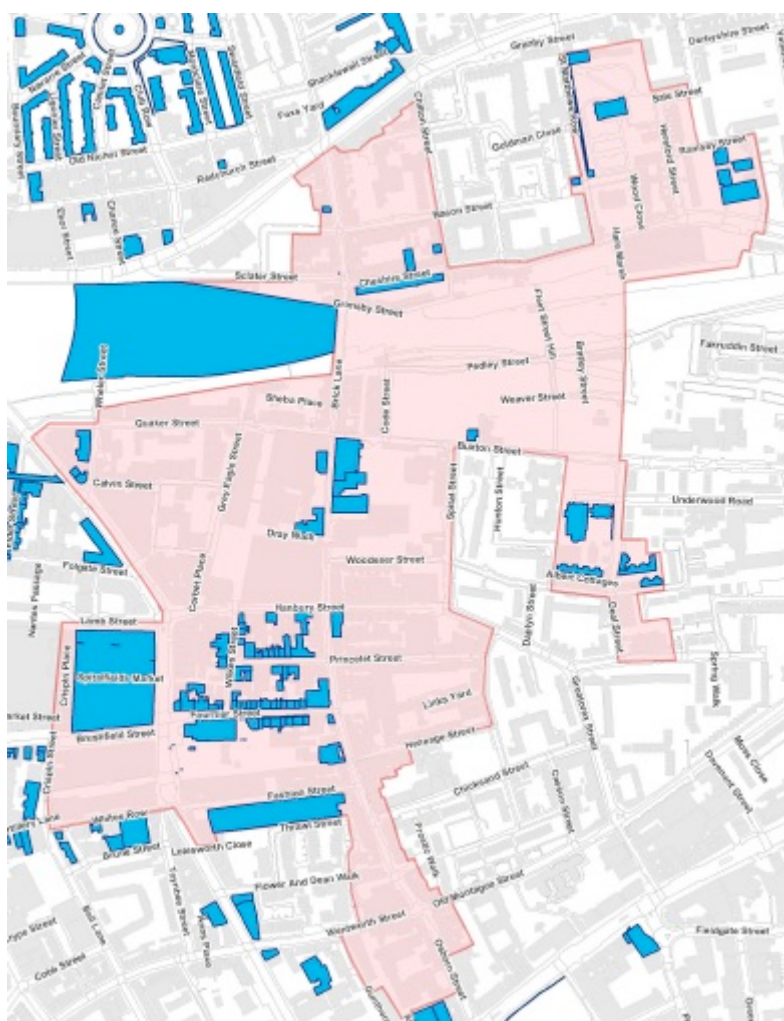


Figure 9: Brick Lane and Fournier Street Conservation Area Boundary

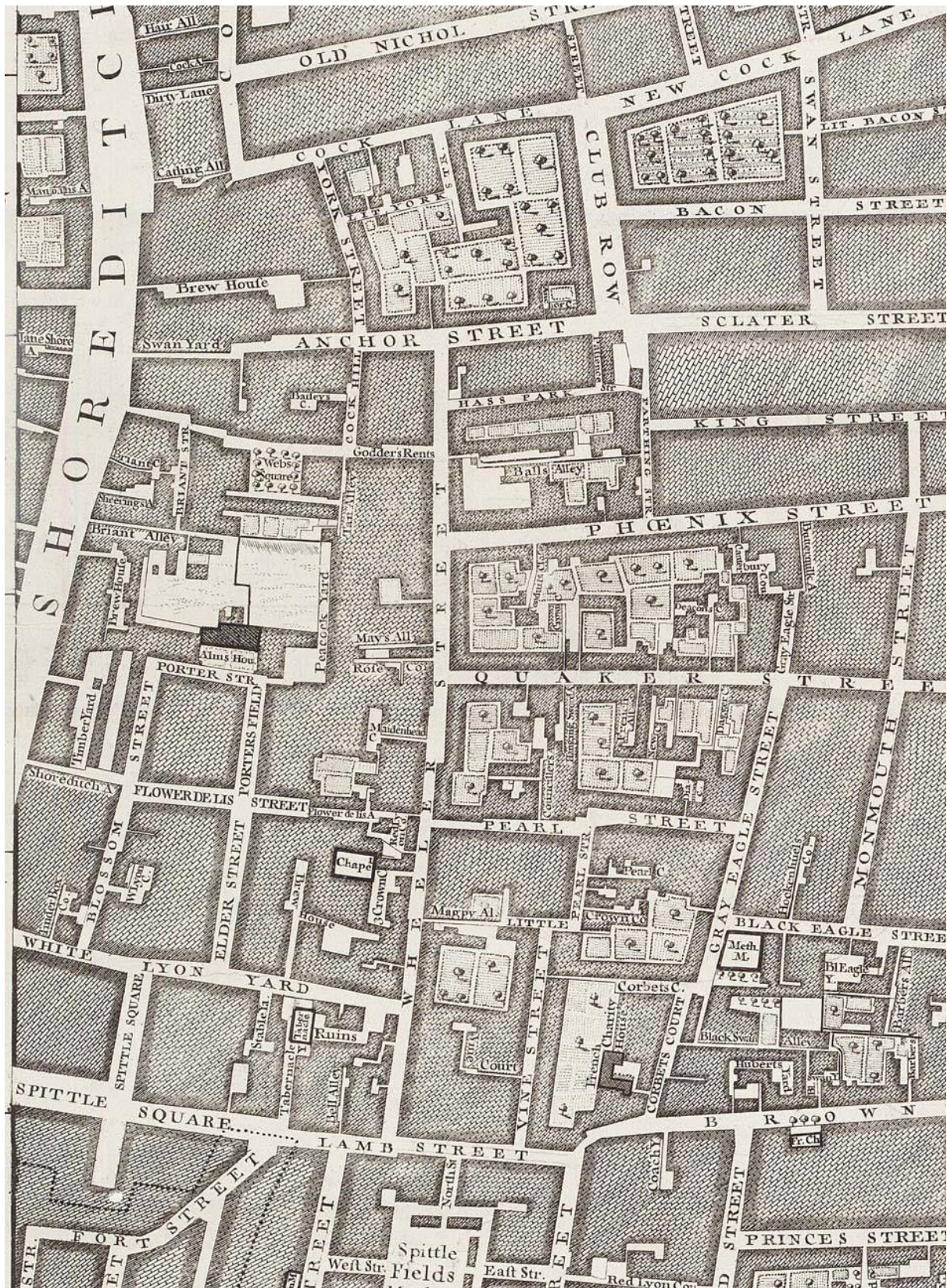


Figure 8: Rocque's map of London, 1746. The Redchurch Conservation area is now located to the south of Old Nichol Street and around Cock Lane. The Goodsyrd site is

approximately situated to the south of Anchor Street and north of Phoenix Street. The Rocque map illustrates how much the area has been transformed since the mid-18th century.

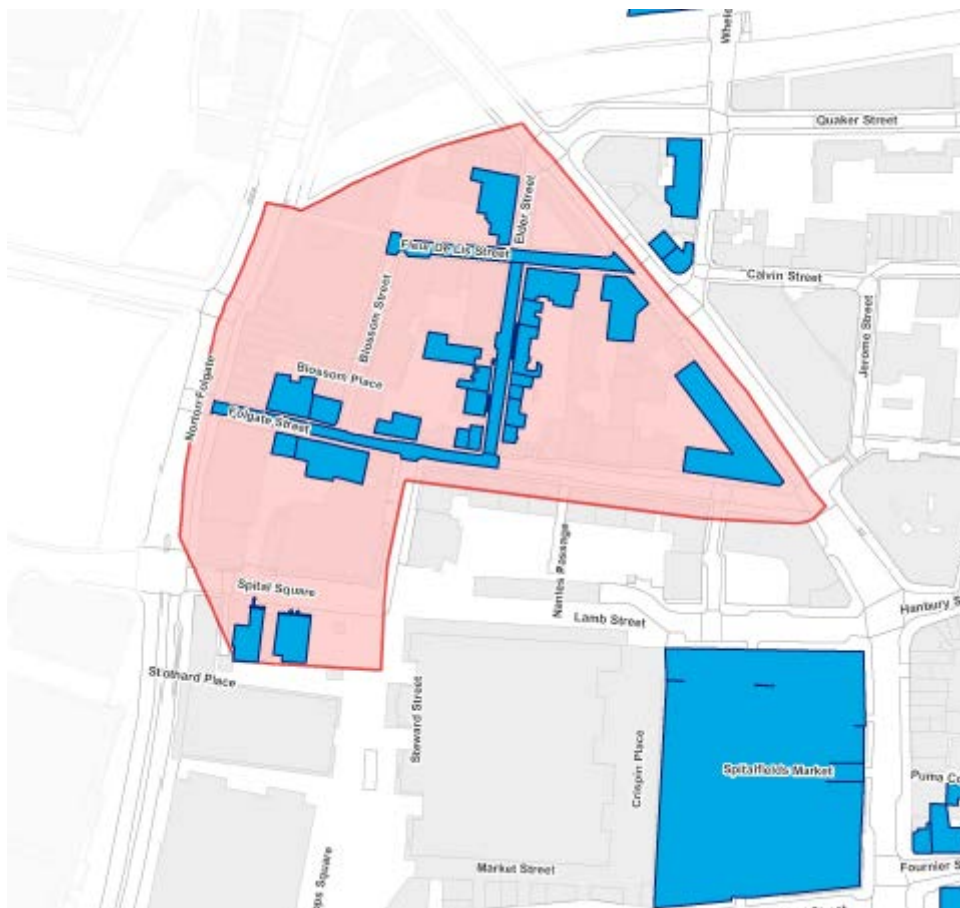


Figure 10: The Elder Street Conservation Area Boundary



Figure 11: The Knave of Clubs (Les Trois Garçons), Bethnal Green Road (location marked)



Figures 12 and 13: The grade I listed Christ Church and the grade II listed Ten Bells Public House.



Figure 14: The grade II listed Spitalfields Market.



Figure 15: The grade II listed Commercial Tavern (Commercial Street North)



Figure 16: The grade II listed nos. 133-153 Commercial Street (Commercial Street North)



Figure 17: Former Police Station, listed grade II, Commercial Street (Commercial Street North)



Figure 18: Folgate Street looking west towards Bishopsgate.



Figure 19: The grade II listed nos. 6-8 Great Eastern Street (left) and nos. 11-15 Great Eastern Street (right).



Figure 20: The grade II listed former NatWest Bank, Shoreditch High Street.



Figure 21: Grade II listed nos. 186-189, 190 and 191 Shoreditch High Street.



Figure 22: No. 196 Shoreditch High Street, grade II listed.

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