



Globe Road

Conservation Area

1. Character Appraisal

2. Management Guidelines

London Borough of Tower Hamlets

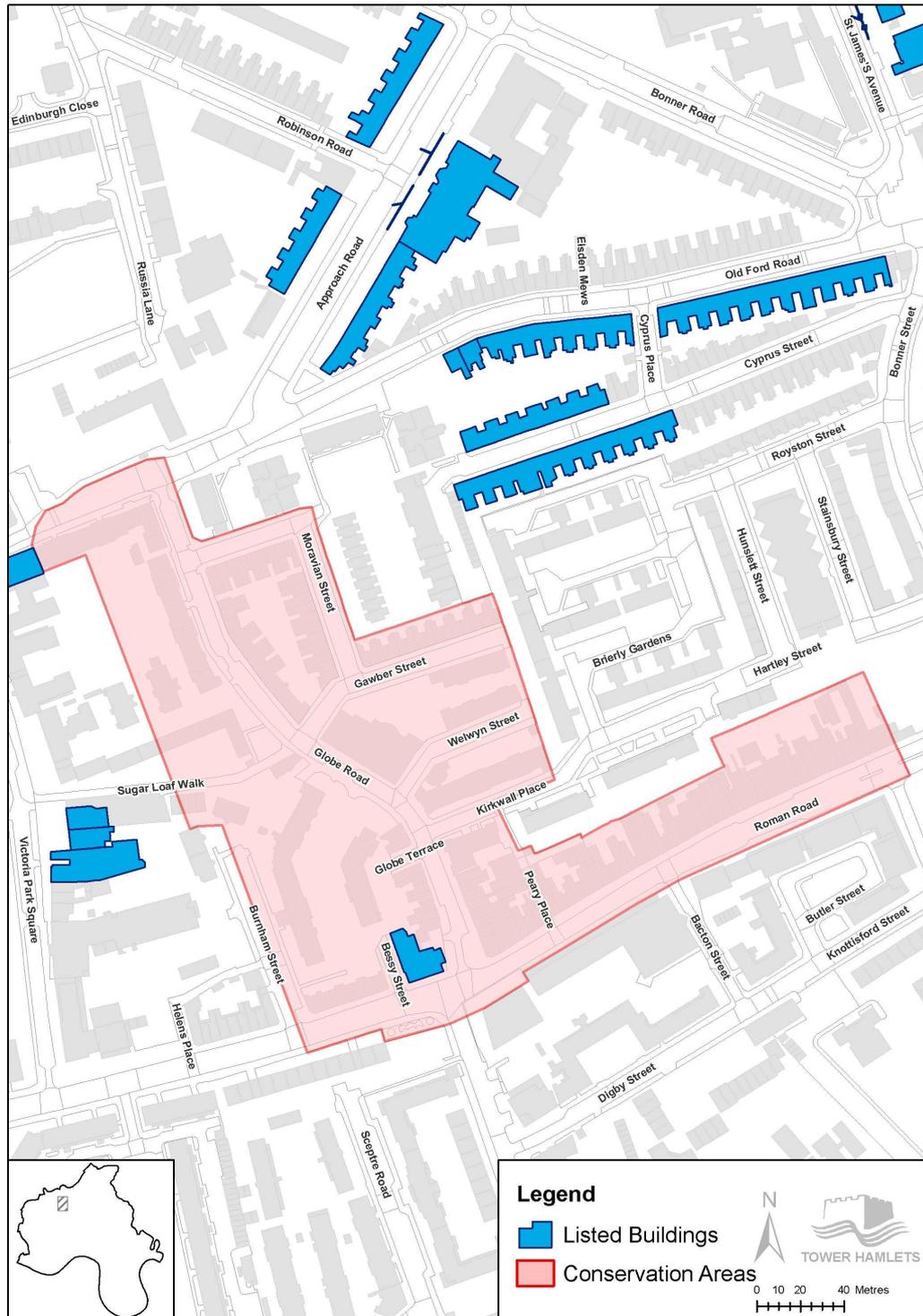
Adopted by Cabinet: 4th November 2009

Introduction

Conservation Areas are parts of our local environment with special architectural or historic qualities. They are created by the Council, in consultation with the local community, to preserve and enhance the specific character of these areas for everybody.

This guide has been prepared for the following purposes:

- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”
- To provide a detailed appraisal of the area’s architectural and historic character. To help those who have an interest in the area to understand the quality of the built environment and how they can protect, contribute to and enhance it.
- To provide an overview of planning policy and propose management guidelines on how this character should be preserved and enhanced in the context of appropriate ongoing change.



GLOBE ROAD CONSERVATION AREA

This map is indicative only and is not a planning document. For further information please contact the Council.

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1. Character Appraisal

Overview

The Globe Road Conservation Area was designated in October 1990 and extended in October 2008 to include mixed use terraces along the North side of Roman Road. It is bounded by Roman Road to the south, Old Ford Road to the north, Burnham Street to the west and Bonner Primary School to the east. The area is centred on the streetscape of Globe Road, which runs north-south through the area. Its designation highlights the areas historic significance and assures that its special character is retained.

There are many notable buildings such as The Camel Public House (277 Globe Road) and Globe Primary School along Globe Road. The Camel Pub is a good example of how community buildings can act as a positive social focus for residents. The Conservation Area also encompasses the Grade II listed building, the former Bethnal Green Fire Station (51 Roman Road), which has since been restored by the Western Order of Buddhists. The restoration and reuse of this building by the London Buddhists Centre appears to have had a regenerative influence over some of the commercial shop units in the immediate area.

History

In 1986, for local administrative purposes, the London Borough of Tower Hamlets was formed of seven neighbourhoods, one of which was Globe Town. This name was revived from the 1820s when the developing district became known by this name. This community was rapidly growing to the south of Old Ford Road between Globe Road and Regent's Canal.

The meandering Globe Road was formerly known as Theven Lane (c.1600) and then Globe Lane in 1708. It was renamed Globe Street in 1826, adopting its name from the "Old Globe" (corner of Mile End Road and Globe Road). The northern part of Globe Road was formerly known as Back Lane (1831) and the southern part as Globe Peace (1826). The name was finally changed to what is now known as Globe Road between

1870-1895. Historically the road was part of the route from the Hamlet of Bethnal Green to the church of St Dunstan's Stepney. North of Roman Road, Globe Road curves towards Old Ford Road, at the eastern boundary of the Bethnal Green village.

Historical maps of 1819 show small houses built around Globe Road. When slum clearances increased up to 1900, initiatives to produce working-class housing schemes were explored. This was attempted by Samuel Barnett's East End Dwellings Company with the red brick tenements around Globe Road. The majority of the residential development was constructed by this company between 1900 and 1906.

Character

The prevailing character of the Globe Road Conservation Area is defined by a generally homogeneous group of late Victorian dwellings. Small two storey red-brick terraces flank the eastern edge of Globe Road (north of Gawber Street) and further east, along Gawber Street and Moravian Street. They are constructed in red brick, with rendered panels under segmental relieving arches. The consistency of detail in the timber sash windows, doors and roof materials all contribute to the coherent character of the area.

South of Gawber Street are larger dwellings of 19th century mass housing including the 4 to 5 storey blocks of Merceron, Gretton, Eversham, Shepton and Mendip House. Located at Globe Road and Kirkwall Place, Mendip House (1900) with square corner towers and gables complements the Globe Primary School.

The Conservation Area boundary also includes Peary Place to the southwest. This is one of the few remaining 18th century alleyways, and runs from Kirkwall Place southwards to Roman Road. Its roofline is an essential part of its character.

The most significant building in the area is the former Old Bethnal Green Fire Station on Roman Road. Built in 1888 by Robert Pearsall, the fire station was converted to the London Buddhist Centre in 1978. The much revered landmark building is Arts and Crafts Gothic in style and constructed in red brick with stone dressing and decorated

in stamped terracotta. Other mixed use buildings along Roman Road are a characterful medley of two storey period terraces, which provide a continuous historic commercial streetscape that flows towards and up Globe Road.

Land Use

The land use character of the Globe Road Conservation Area is essentially residential; the vast majority of dwellings constructed by the East End Dwelling Company. Commercial land uses also exist in the area, particularly shopping uses along Globe Road (found south of Kirkwall Place) and along this section of Roman Road.

Scale

The scale of the area can be seen as being dissected at Gawber Street. North of this are predominantly low 2 storey terraces lining the residential streetscapes. The remaining mass housing schemes south of Gawber Street range between 4-5 storeys. 2-3 storey Victorian terraced shops are located along Globe Road approaching Roman Road.

Open Space

The Globe Road Conservation Area does not contain any significant open space component.

Views

Views in the area run along street axes, including long views along Globe Road, Old Ford Road and Roman Road. The curved nature of Globe Road gradually unfolds different views of the main road and its pleasant and varied character and scales.

Summary

This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture, dating from the 19th century. The character

and appearance of the area, as described in this appraisal, define its special qualities. There are some minor inappropriate buildings in the Conservation Area, but overall these have little impact on the qualities that led to its designation.

2. Management Guidelines

Overview

This Management Plan has been prepared in consultation with the community, to set out the Borough's commitment to high quality management of Conservation Areas and their settings. The Development Design and Conservation Team operates within the context of the Development and Renewal Directorate of the Council, alongside Major Projects, Development Control, Strategy and Building Control.

Areas are as much about history, people, activities and places as they are about buildings and spaces. Preserving and enhancing the Borough's architectural and historic built heritage over the next decades is of vital importance in understanding the past and allowing it to inform our present and future.

Conservation Areas also promote sustainability in its widest sense. The Council is committed to this in the Core Strategy its Local Development Framework (LDF). The re-use of historic buildings and places is environmentally responsible as it protects the energy and resources embodied in them and combats global warming.

Consideration of appropriate amendments to the boundary of the Conservation Area, and recommendations for additions to the register of listed buildings, either the statutory or local list, will be considered by the Council.

Who is this document for?

This is an inclusive document which will engage with many different people and organisations. It will depend on the support of the community to achieve its objectives. It is aimed primarily at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community, and their priorities are reflected in this document.

The document has also been prepared to align conservation objectives within different parts of the council, and provide a single point of reference for the management of the area. It represents our shared commitment to conserve the special architectural and historic character, and to help manage sensitive new development and refurbishment where appropriate to successfully preserve and enhance the quality and character of the area.

Outline Guidance on Applications

Before carrying out any work in this area, you will need to apply for consent even for minor work such as replacing railings. These consents include planning, listed building and Conservation Area consent, as well as others for work such as felling trees.

When planning applications in a Conservation Area are decided, the planning authority will pay special attention to whether the character of the area is preserved or enhanced. The character of Globe Road is described in detail in the Appraisal in the first part of this document.

In Globe Road, as in other Conservation Areas, planning controls are more extensive than normal. Consent is required to demolish any building, and a higher standard of detail and information is required for any application. When applying for listed building consent, please note that all parts of the building, including its interior walls, ceilings and all other internal features, are protected. Some buildings are nationally (statutorily) listed, and some are locally listed by the Borough to indicate buildings that the Borough wishes to protect.

The exact information required will vary with each application, but in general applications must include:

- A clear design statement explaining the reasons behind the various architectural, masterplanning or other design decisions.
- Contextual plans, sections and elevations of existing buildings

- Drawings, including construction details, produced at larger scale (eg. 1:50 or 1:20) clearly indicating the nature of the work proposed.
- Additional detail regarding materials and construction.
- Photos of the condition of existing building (including details where appropriate).

More details are available on the Tower Hamlets website. If in any doubt, the Council welcomes and encourages early requests for advice or information.

When alterations are proposed to listed buildings, complying with the building regulations can be particularly complex, and early consideration of building control issues can help identify potential problems early in the process.

Policies Relevant to the Conservation Area and how they are Implemented:

Any new development should have regard to national, regional and local planning policy.

- At the national level, the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Tower Hamlets to designate Conservation Areas in “areas of special architectural or historic interest”, and to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. National policy for planning and the historic environment is set out in Planning Policy Guidance 15 (PPG15).
- At the regional level, policy 4B.1 of the London Spatial Development Strategy (or London Plan) states that ‘The Mayor will seek to ensure that developments ... respect London’s built heritage.’
- At the local level, the new Local Development Framework (LDF) of Tower Hamlets states that ‘the Council will protect and enhance the historic environment of the borough’. The Core Strategy states as an objective that we will ‘Protect and celebrate our history and heritage by placing these at the heart of reinventing the Hamlets to enhance local distinctiveness, character and townscape.

- The LDF identifies the frontage along Roman Road, at the south end of the Conservation Area, as a secondary frontage to the district centre.
- Small areas of the road to the south, just outside the Conservation Area, are safeguarded.

Listed Buildings in the Conservation Area

Grade II

- London Buddhist Centre, 51 Roman Road

Highways and Transportation Issues

The quality of the streetscape, the surface materials, street furniture and other features can all be integral parts of the character of Conservation Areas. Any work carried out should respect this historic character. Anyone involved in development which impacts on public spaces should refer to the Council's Street Design Guide, TfL's own Streetscape Guidance and English Heritage's 'Streets for All' document. The ongoing cost of maintenance should also be considered carefully.

At the south end of the area, the junction with Roman Road is heavily dominated by pedestrian barriers and other highways engineering.

Works by statutory services (gas, electricity, water etc) have the potential to damage historic ground surfaces or ancient underground structures. Early consultation with the conservation team is encouraged for any works.

Opportunities and Potential for Enhancement

The Globe public house at 277 Globe Road is an important focal point within the area, at the junction with Sugar Loaf walk, connecting to the Museum Gardens, Bethnal Green. Options should be investigated for enhancing this space as a key neighbourhood focus.

Options can be explored for redesigning the low buildings at the eastern corner between Globe Road and Roman Road to restore the skyline at this point.

Also, in general, many highways engineering interventions are inappropriate for a Conservation Area. For example, options should be explored for replacing the standard road marking solutions along Roman Road. This includes the red bus stops, cross-hatching and red central reservations, where more discreet alternatives should be sought.

The speed table between the junction of Gawber and Welwyn Streets is also designed as a pedestrian crossing and is a source of confusion and conflict between motorists and pedestrians. The barriers at the traffic calming feature in Globe Road are intrusive in the street – consideration should be given to alternative ways of improving traffic safety.

It is not just the buildings and physical fabric that needs to be conserved and protected from vandalism, flytipping and crime, but also the safety and enjoyment of laneways such as Peary Place as historic and pleasant thoroughfares.

Trees, Parks and Open Spaces

There are no significant parks or open spaces in this area, although there are several areas of green space associated with housing blocks. Maintenance of these areas, including any boundary treatments, should respect the character of the area.

All trees in Conservation Areas are protected, and some trees are also covered by Tree Preservation Orders (TPO's). Notice must be given to the authority before works are carried out to any tree in the Conservation Area, and some works require specific permission. More information can be found in the Council's Guide to Trees, and on the Tower Hamlets website. Carrying out works to trees without the necessary approval can be a criminal offence, and the Council welcomes early requests for advice.

Proper cyclical maintenance of trees should take place; however care should be taken not to over-prune trees, nor to prune them out of season.

Equalities:

Valuing diversity is one of the Council's core values, and we take pride in being one of the most culturally rich and diverse boroughs in the UK. This core value has driven the preparation of this document and will continue to inform changes to this document in the future. These values will also inform changes to buildings and places where this document provides guidance to ensure inclusivity for all sections of the community.

This Character Appraisal and Management Guidelines will support the Council's aims:

- a strong spirit of community and good race relations in Tower Hamlets.
- to get rid of prejudice, discrimination and victimisation within the communities we serve and our workforce
- to make sure that the borough's communities and our workforce are not discriminated against or bullied for any reason, including reasons associated with their gender, age, ethnicity, disability, sexuality or religious belief.

Please contact us if you feel that this document could do more to promote equality and further the interests of the whole community.

Publicity

The existence of the Conservation Area will be promoted locally to raise awareness of current conservation issues and to invite contributions from the community.

Consideration of Resources Needed to Conserve the Historic Environment:

The most effective way to secure the historic environment is to ensure that buildings can continue to contribute to the life of the local community, preferably funding their own maintenance and refurbishment. Commercial value can be generated directly from the building, through its use as a dwelling or office, or through its role in

increasing the attractiveness of the area to tourists and visitors. However, it should be noted that economic reasons alone will not in themselves justify the demolition or alteration of a building in a Conservation Area. The Council will consider grant aid to historic buildings and places.

In order to meet today's needs without damaging the historic or architectural value of a building, a degree of flexibility, innovation and creative estate management may be required.

Ongoing Management and Monitoring Change:

To keep a record of changes within the area, dated photographic surveys of street frontages and significant buildings and views will be made every 5 years. Also, public meetings will be held every 5 years to maintain communications between all stakeholders and identify new opportunities and threats to the Conservation Area as they arise.

The Council recognises the contribution of the local community in managing Conservation Areas, and will welcome proposals to work collaboratively to monitor and manage the area.

In addition, the Borough's Annual Monitoring Report, prepared with the new LDF, will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.

Enforcement Strategy:

Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a listed building is a criminal offence and could result in a fine and/or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also

illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.

If listed buildings are not maintained in good repair, then the Council can step in to ensure that relevant repairs are carried out. In some circumstances, the Council itself may undertake essential repairs and recover the cost from the owner. The Council has powers of compulsory purchase, if necessary to protect Listed Buildings.

The Council will enforce conservation law wherever necessary, and will consider the introduction of Article 4 Directions to remove Permitted Development Rights where appropriate.

Further Reading and Contacts

- The Survey of London, volume 27: Spitalfields and Mile End New Town.
- The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner.
- Glimpses of Globe Town. Cunningham and Watton, 1988.

The Council encourages and welcomes discussions with the community about the historic environment and the contents of this document. Further guidance on all aspects of this document can be obtained on our website at www.towerhamlets.gov.uk or by contacting:

Tel: 020 7364 5009

Email: dr.majorprojects@towerhamlets.gov.uk

This document is also available in Libraries, Council Offices and Idea Stores in the Borough.

For a translation, or large print, audio or braille version of this document, please telephone 0800 376 5454. Also, if you require any further help with this document, please telephone 020 7364 5372.

Also, you may wish to contact the following organizations for further information:

English Heritage

www.english-heritage.org.uk

The Georgian Group

www.georgiangroup.org.uk

Victorian Society	www.victorian-society.org.uk
20 th Century Society	www.c20society.org.uk
Society for the Protection of Ancient Buildings	www.spab.org.uk

Listed Buildings at Risk:

At this time we are not aware of any listed buildings at risk in the Conservation Area.

Any other threats to the Conservation Area

- Several problems of anti-social behaviour have been reported in Peary Place .

Priorities for Action (1-5)

1. Produce Stakeholder's Guide.
2. Protect historic pubs in the area.
3. Upgrade environmental conditions in Peary Place.
4. Liaise with Better Tower Hamlets Team (BTHT).
5. Reinstatement of historic street surfaces and remove clutter.