



# London Hospital

## Conservation Area

### 1. Character Appraisal

### 2. Management Guidelines

London Borough of Tower Hamlets  
Adopted by Cabinet: 7<sup>th</sup> March 2007

### 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:

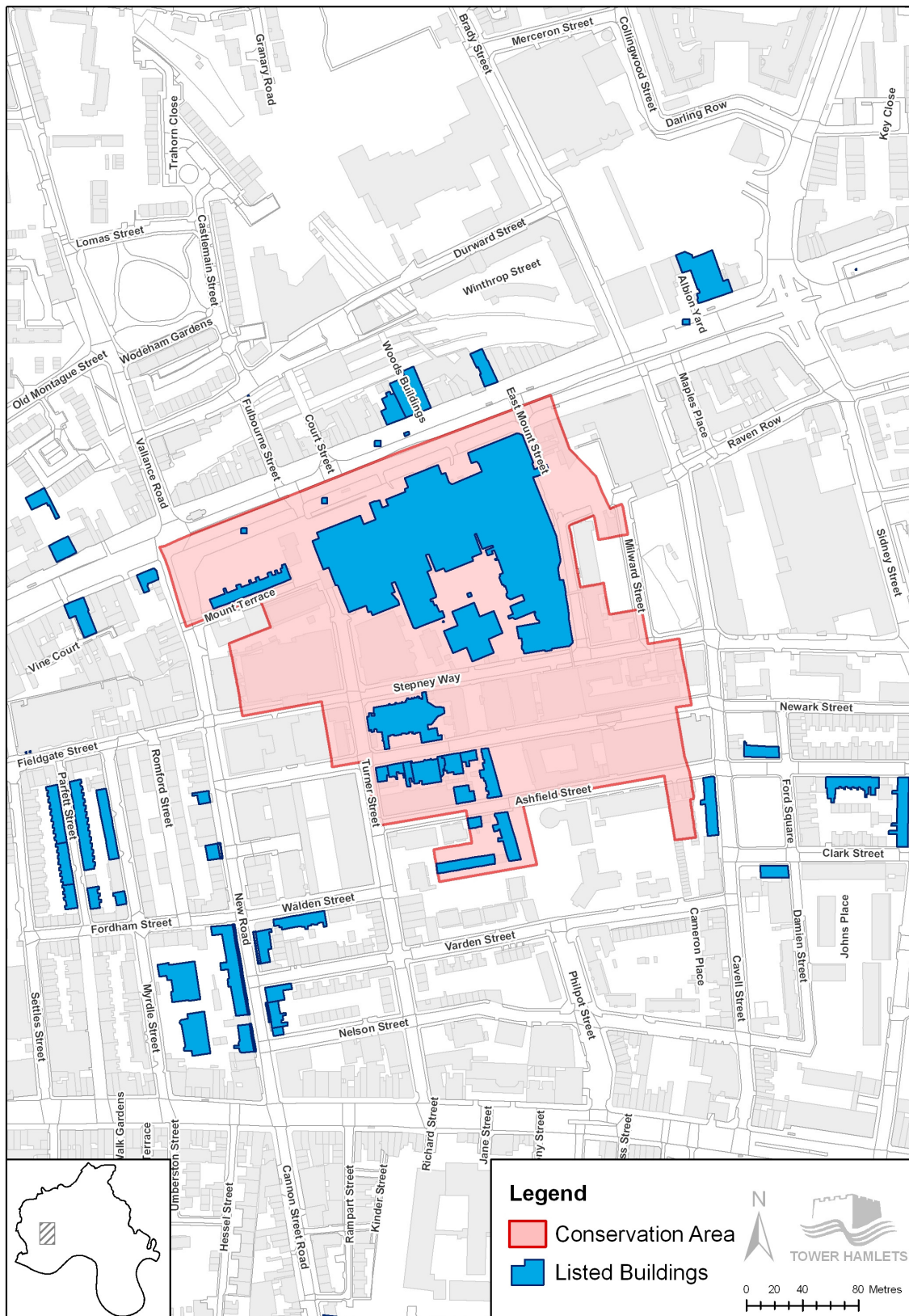
- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”
- To provide a detailed appraisal of the area’s architectural and historic character.
- To 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.

**Barts and the London NHS Trust is currently undertaking a major redevelopment of the London Hospital site which will fundamentally alter the character of this part of London.**

**The new tall buildings, approximately 90m high, will create a landmark that will be seen for miles around, but which will also make their presence felt in the surrounding residential streets to the south.**

**The historic entrance frontage to Whitechapel Road will remain, a new multi-purpose public square will form a new focus in the centre of the scheme, and several listed buildings will be enhanced around the area by the removal of hospital clutter.**

**Because of this significant ongoing change, this documents should be revised once the dust of construction has settled, and the new character of the area has established itself.**



## LONDON HOSPITAL 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 London Hospital Conservation Area was designated in April 1990, to include the hospital precinct that is located entirely on the south side of Whitechapel Road. Since its foundation in 1757, the London Hospital site has undergone incremental development over time experiencing change and alteration not only to the hospital building, but also to surrounding buildings and facilities. The establishment and reorganisation of the hospital site has resulted in a wide range of historical and architectural styles in the area.

The hospital and surrounding buildings have a strong historical link with the community and city life of the East End of London. The importance of the site itself is derived from the quality of the principal buildings, their historical associations and the relationship of those hospital facilities with their surroundings. The London Hospital site has been the scene of continuous change in response to evolving healthcare needs and provision of services.

## History

After the construction of Bow Bridge, in the early 12th century, the main road to Essex followed the present alignment of Whitechapel Road and Mile End Road. The medieval settlement of Whitechapel was focused on the church of St Mary Matfelon, which stood at the eastern end of Whitechapel High Street until its destruction after bombing in World War II. St Mary's was a chapel-of-ease to St Dunstan's Stepney, until 1329 when it became a parish church in its own right. The name of the settlement is said to derive from the white washed walls of the chapel.

Ribbon development along the Whitechapel Road existed as early as the 16th century, with pasture and market gardens behind developments. Until the early years of the 18th century, this point was the limit of London's suburban development. During the Civil War there was a fort, just west of where the London Hospital now stands and

there were defensive banks and ditches to the north and south, to protect London from Royalist attack.

By the mid 18th century, continuous ribbon development had extended beyond Dog Row (present day Cambridge Heath Road) to the east and streets were beginning to be laid out on either side of Whitechapel Road. By mid 19th century, the urbanisation of the area was complete and was moving towards the poverty and overcrowding which became synonymous with the East End at that time.

The London Hospital moved to Whitechapel in 1748, eight years after its foundation. The main building fronting Whitechapel Road, was built in 1751 to the designs of the architect, Boulton Mainwaring, and is Grade II listed. Several extensions were made in 1781, 1839, 1849, 1876 and later. The façade and large pediment is an imposing feature along Whitechapel Road, representing a good example of Georgian and Victorian classical architecture. Georgian terraces to the south and west of the hospital, Ashfield Street, Newark Street, Mount Terrace and Walden Street were laid out in the first three decades of the 19th century. Mount Terrace was built in 1810 following the removal of the Mount, an artificial mound initially constructed for the Civil War fort with spoil from the excavations for the construction of the Civil War trenches. The Mount was taken down in 1807-08, to be used in constructing roads across marshy land, in connection with the construction of the East and West India Docks.

Whitechapel Road has a great significance in the development of east London, having been a major thoroughfare since the 12th century, forming a coach link to Europe via Harwich and having been built up as part of the suburban expansion of London from as early as the 16th century. It continues today as a major movement route.

### **Character**

A distinctive character for the London Hospital Conservation Area is not identifiable because the hospital site has undergone widespread expansion and alteration. The principal buildings and surrounding area now encompass a wide range of architectural and historic styles of building.

Many large Victorian and Edwardian institutional buildings and a smaller number of later 20th century hospital blocks exist throughout the hospital site. The area also includes good early 19th century domestic terraces. The original street pattern is still largely apparent, although Philpot, Turner, East Mount and Walden Streets and Mount Terrace have been partially closed and pedestrianised.

Surrounding the hospital, much of the fabric of the original terraces remains, although many buildings have been converted from private houses to uses associated with the hospital. Turning into Newark Street, the scale and character changes considerably. The Grade II listed houses at 26-36 are late Georgian in date, of stock brick with brick and stone dressing and remain substantially unaltered.

The area contains Victorian terraced buildings with some detailed neo-Georgian style forming a homogenous and cohesive group, largely intact despite war damage and redevelopment.

### **Land Use**

The land use character of the London Hospital Conservation Area is a mixture of residential use, and also medical and institutional buildings.

### **Scale**

The piecemeal development of the area has resulted in a diversity of scales and styles in the Conservation Area. Generally, residential/domestic buildings, such as the Grade II-listed terraces on Mount Terrace and Walden Street are 2-3 storeys, with institutional buildings being of a greater scale.

### **Open Space**

The London Hospital Conservation Area is defined by a hard building edge and does not contain any significant open space.

## **Views**

Views in the area run along street axes, including the long views through Whitechapel Road, Stepney Way and Newark Street. The London Hospital site is the main visual landmark within the Conservation Area and indeed in Whitechapel, acting as a backdrop to both primary long views and terminating views along side streets in the area. The former Church of St Augustine with St Philip (converted to the London Hospital's Medical School Library) is an important focus to Turner Street, Stepney Way and Newark Street.

## **Summary**

This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture, dating from the 18<sup>th</sup> century and earlier. The character and appearance of the area, as described in this appraisal, define its special qualities. There is currently a major redevelopment of the London Hospital site within the Conservation Area, but overall the intrinsic historical and community focus were 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 Policy CP3 of 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 will be reflected in these documents after the consultation process.

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 the area is described in detail in the Appraisal in the first part of this document.**

In the London Hospital area, 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’. This is described in detail in policy CP49 of the Core Strategy of the LDF. In addition, applicants should note policy CP46 to ensure that access issues are properly addressed in work carried out in a Conservation Area.

- The London Hospital area lies just inside the area covered by the City Fringe Area Action Plan. Whitechapel is identified as a Sub-Area, which identifies the area as a health cluster, and makes proposals for the public realm to the north along Whitechapel Road. The Conservation Area also lies within the area for the more detailed Whitechapel Masterplan, which should be read in conjunction with this document.
- A proposed cycle route runs through the area from west to east.
- The London Cycle Network Plus runs from west to east along Whitechapel Road at the northern edge of the Conservation Area.

## **Listed Buildings in the Conservation Area**

### **Grade II\***

- St Augustine with St Philip's Church, Stepney Way

### **Grade II**

- 22-34 Mount Terrace
- The London Hospital, Whitechapel Road
- Statue in rear courtyard of the London Hospital, Whitechapel Road
- Pillar Box in rear courtyard of The London Hospital, Whitechapel Road
- K2 Telephone Kiosk opposite No 209, Whitechapel Road
- K2 Telephone Kiosk outside London Hospital to east of former junction with Turner Street, Whitechapel Road
- 28 Newark Street
- 30-32 Newark Street
- 34 Newark Street
- 36 Newark Street
- 38 Newark Street
- 40-42 Newark Street
- 43-69 Philpot Street (odd)
- 46-48 Ashfield Street (even, south side)

- 33-49 Walden Street

### **Locally Listed**

- 39-43 Ashfield Street (odd, north side)

### **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.

Whitechapel Road is an ancient route forming a major thoroughfare along the northern edge of the Conservation Area. The City Fringe area action plan identifies this part of the street as a District Town Centre, and proposes environmental improvements and better crossings and interchanges.

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 London Hospital Conservation Area is currently subject to significant change. As the new hospital moves forward to completion, there will be the implementation of a variety of initiatives to enhance the Conservation Area, including the laying out of two significant public spaces, namely the London Hospital square and St Philip's square. Further to this, there will be significant street improvements to unify the hospital and medical college to produce a high quality learning campus.

Continuing care will be shown to existing buildings and their integration into their new environment, particularly around the repair of building facades.

## **Trees, Parks and Open Spaces**

At present, the largest open space is the landscaped area in Philpot Street adjacent to the Nursing School. The London Hospital masterplan, will create a major new public space in the centre of the area, where the major entrances to the hospital will be located.

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.

## **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.

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](http://www.towerhamlets.gov.uk) or by contacting:

Tel: 020 7364 5009

Email: [dr.majorprojects@towerhamlets.gov.uk](mailto: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                                | <a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a>   |
| The Georgian Group                              | <a href="http://www.georgiangroup.org.uk">www.georgiangroup.org.uk</a>         |
| Victorian Society                               | <a href="http://www.victorian-society.org.uk">www.victorian-society.org.uk</a> |
| 20 <sup>th</sup> Century Society                | <a href="http://www.c20society.org.uk">www.c20society.org.uk</a>               |
| Society for the Protection of Ancient Buildings | <a href="http://www.spab.org.uk">www.spab.org.uk</a>                           |

### **Listed Buildings at Risk:**

A number of listed structures are being demolished as part of the London Hospital masterplan. While the destruction of any listed building is cause for regret, these demolitions are considered necessary to allow the new masterplan to be created.

Demolished buildings should be fully recorded for historical purposes. Where listed buildings are partially demolished as part of this masterplan, the remedial work to exposed edges and faces should be of the highest quality.

Where buildings were listed because of their association with a person, organisation or other historical fact, appropriate measures should be taken to safeguard the memory of those associations in this part of London.

### **Any other threats to the Conservation Area**

- Ongoing management of the area will be required to carefully take account of the construction and use of the new Royal London Hospital.
- The continuing expansion of the Medical College will also need to be carefully integrated into the Conservation Area.

### **Priorities for Action (1-5)**

1. Rationalise street furniture and signage.
2. Produce Stakeholder's Guide.
3. Significantly upgrade street surfaces to produce 'Medical Campus.'
4. Protect setting of smaller scale listed buildings.
5. Introduce trees and green spaces where appropriate.