



# Redchurch Street

## Conservation Area

### 1. Character Appraisal

### 2. Management Guidelines

London Borough of Tower Hamlets

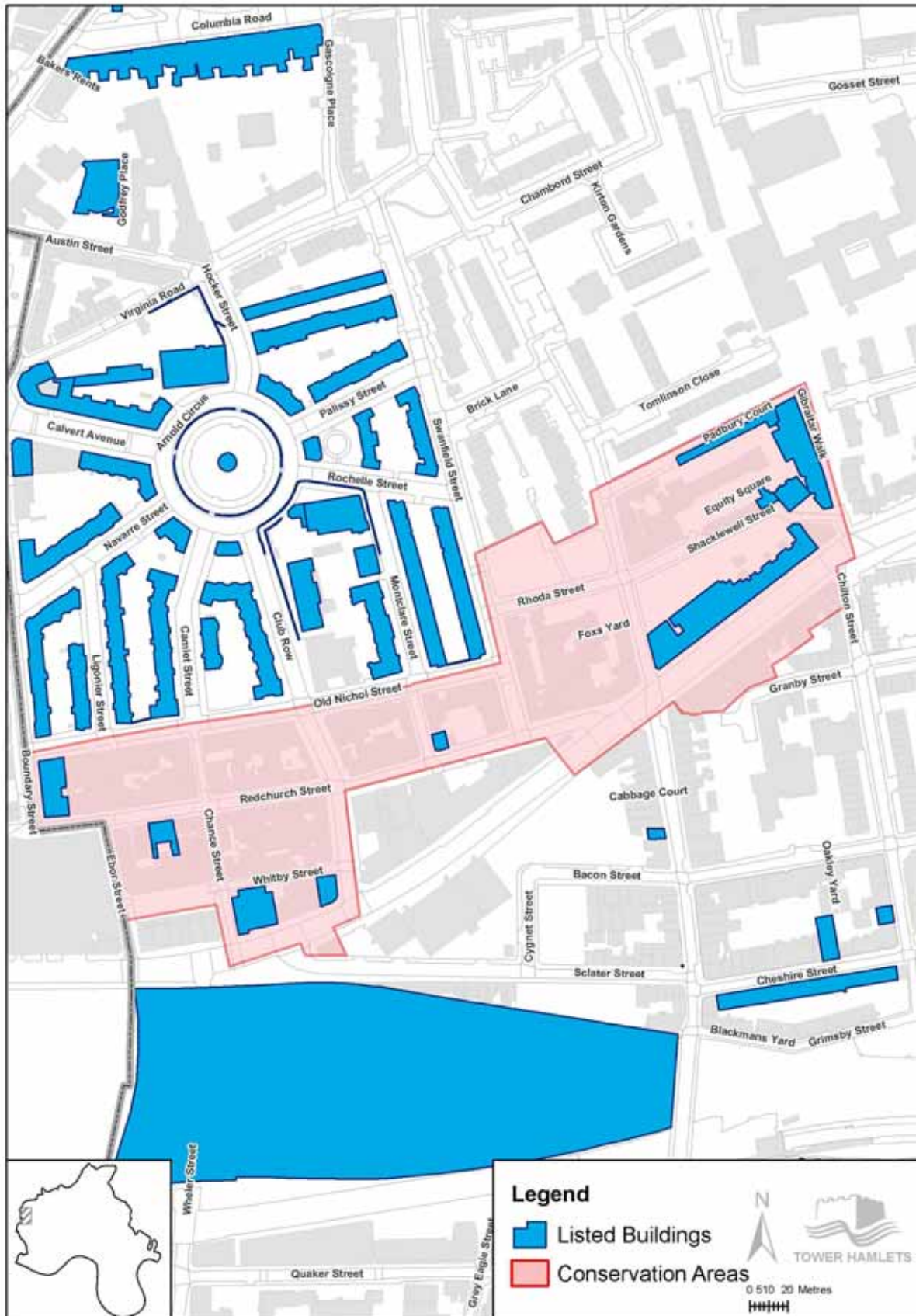
Adopted by Cabinet: 4th November 2009

## 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 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.



**REDCHURCH STREET 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 Redchurch Conservation Area, which is one of six important Conservation Areas on the City Fringe, was designated in October 2008. It is abutted to the north by the Boundary Estate Conservation Area and to the south by the Fournier Street/ Brick Lane Conservation Area.

The Redchurch Conservation Area is bounded by Old Nichol Street to the north and beyond this, Padbury Court to the north east. Redchurch Street runs south and parallel to Old Nichol Street, and is bisected by Ebor and Chance Streets, and Club Row. The south eastern boundary of the Conservation Area is a portion of Bethnal Green Road, and the streets between this to Padbury Court. North of the whole Conservation Area is the circular hub of the Arnold Circus and the streets radiating out from this southwards.

The purpose of designation is to safeguard the remaining street pattern and the buildings within it. There are 21 listed buildings and 25 locally listed buildings, and some very old buildings which are as yet unlisted. Many interesting and historic structures remain within the Area, such as the Owl & Pussy Cat Public House (formerly the Crown, probably of 17<sup>th</sup> and 18<sup>th</sup> century origins, with 19<sup>th</sup> century modifications) at 34 Redchurch Street, 3 and 5 Club Row, possibly 17<sup>th</sup> century but unlisted, 113 and 115 Redchurch Street from 1734, the handsome terrace of shops at 123 – 159 Bethnal Green Road and several locally listed buildings such as the late Victorian Knave of Hearts on Club Row (now Les Trois Garcons) and the arc of locally listed buildings at Padbury Court, Gibraltar Walk & Shacklewell Streets at the eastern end of the Conservation Area,

## History

Bethnal Green originally lay wholly within the hamlet of Stepney, and did not become a separate parish until 1743, and a metropolitan borough until 1900. Until 1743 entry to nearby Shoreditch was afforded only by a narrow strip of road to the west (see 1745 Map) and to the east laid Church Street. Church Street and this narrow strip are the

origin of the present day Redchurch Street - an old road which ran from Boundary Street in Shoreditch to Bethnal Green. Thus Redchurch Street is noteworthy for being one of the few remnants of a historic street pattern on the fringes of inner London. Boundary Street was the traditional 'boundary' between the parishes of Shoreditch and Bethnal Green.

By an Act of 1746 Bethnal Green Road (originally New Cock Lane, then Church Street) was formed on the line of an old bridleway and became the present day Bethnal Green Road, crossing the borough on an east-west axis as far as St Matthew's Church on Church Row. Confusingly, the name 'Redchurch' is believed not to have been derived from St Matthew's Church, but from the first redbrick church built in the area, St James the Great, c1840, on James Street which lay a few blocks eastward of Brick Lane (formerly Tyssen Street).

An 1802 Map (Fig: 2) outlines the trajectory of the present day configuration of Redchurch Street and Bethnal Green Road. The western portion of Bethnal Green Road, from its junction with Gibraltar Walk at the eastern end of the Conservation Area, lies in the Redchurch Street Conservation Area.

By the end of the eighteenth century the Bethnal Green section of Eastern London is clearly visible in an Estate Map c1700. (**See Fig: 1** :) The two Estates that relate to the Redchurch Conservation Area are the Nichol and Tyssen Estates. In 1680 John Nicol (or Nicoll) of Gray's Inn leased 4 and  $\frac{3}{4}$  acres to a London mason, Jon Richardson, on a 180 year lease, with permission to 'dig for bricks'. This land, which was bounded west and south by Cock Lane (**see Fig: 1**) was in turn subleased for housing by Richardson. Although Nichol was not a well known local resident many streets were named after him – Nichol Street (1683) Nichol Row (1703) Old Nichol Street (1723) and Half Nichol which was extant by 1732. The area became known simply as 'The Nichol'. Although substantial brick houses were built in the early life of 'the Nichol' district, as a consequence of housing division, subdivision and workers crammed into garrets, sheds and basements, 'Old Nichol' eventually became a byword for the worst of London's slum housing. The area was immortalised in Morrison's 1896 work, *The Child of the Jago*.





construction of the Regent's Canal in 1820's and there was a ready supply of labour (always increasing under successive waves of immigration). The downside to this prosperity was the intense competition in all sectors of industry which resulted in a proliferation of 'sweating' workshops and some of the worst housing and working conditions in England.

The predominant industry in the 'Old Nichol' area was cabinet making, chair manufacturing, French polishing and allied industries. The furniture trade was accelerated from 1820, as it was possible to bring in imported timber via the Regent's Canal. The furniture trade became one of the most important industries in Bethnal Green. To give an example of this, when in 1890, 15 acres of slum clearance was carried out, in this area alone, there were 120 cabinet makers, 74 chair makers and 24 wood cutters and sawyers.

After 1890 there was a gradual decrease in employment in the silk industry. By 1940 it was no longer possible to import raw silk from France, and the industry died out. The bombing during this period and slum clearance later made severe inroads into the furniture trade, especially after 1945 when there was an acute shortage of timber. The clothing industry however survived – Jewish immigration in the late nineteenth century (and again before and after the second world war), accelerated the numbers in the clothing trade. The workshops were small, but employed large numbers of local people. By 1901 7,310 were employed in 'dresses, - this included tailors and shirt makers, boot and seamstresses. Another 2,000 worked in textile fabrics. There were also a large number of shoemakers. This was popular employment for women.

There was also a plethora of other manufacturing carried out in Bethnal Green. The goods produced ranged from pianos, book binding, paper making (Samuel Frankel at Old Nichol Street) and soap manufacture. (42 Church Street, now Bethnal Green Road.

By the end of the Second World War, a large sector of the Borough had suffered bomb damage with considerable loss of life and many buildings destroyed, including the manufacturing equipment within them and Bethnal Green had lost much of its

industry. There was a chronic housing shortage. Private investment into the area largely ceased, and the State re-assumed the role of providing housing from this time onwards in the Borough.

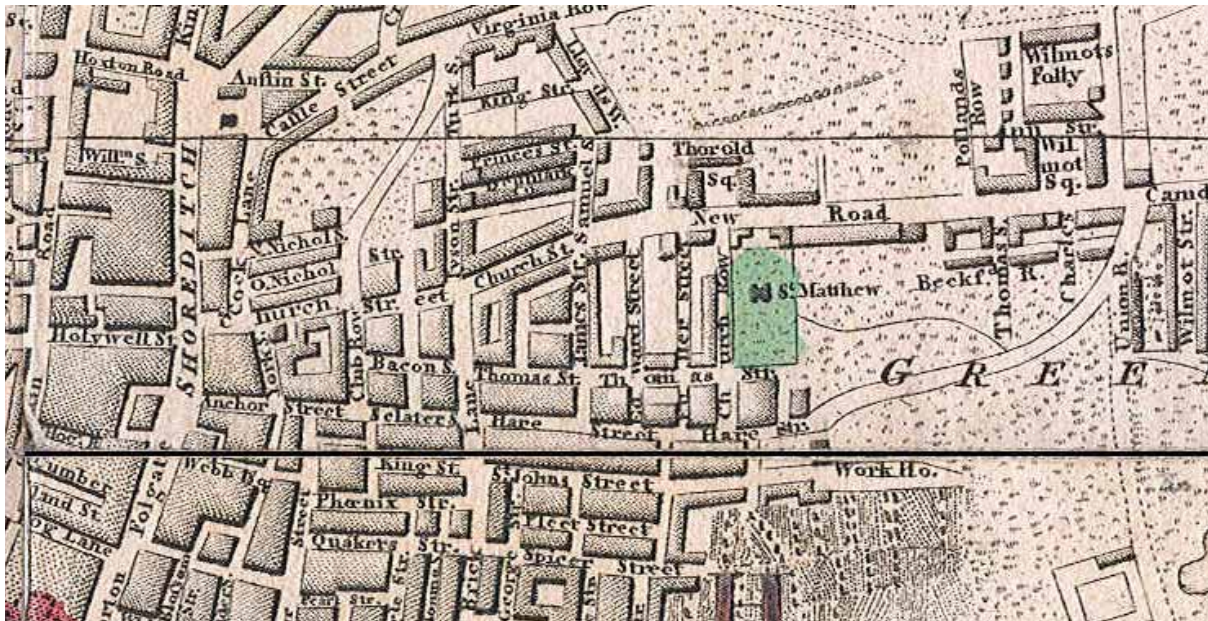


Fig 2 c1802

### Character

The Redchurch Conservation Area is characterised particularly by a tightly packed grid of streets, some of them remnants from the mid eighteenth 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. Both sides are of special interest, but the north side has an early/ mid 19<sup>th</sup> century two storey terrace and a late 19<sup>th</sup> century three storey terrace with traditional shop fronts. Both terraces are complimented by surviving 19<sup>th</sup> Century terraced houses on the south side. The old grid of streets which run north – south from Redchurch Street (Ebor, Chance and Club Row) are interesting byways themselves – this grid pattern existed as early as the 1680's., and may also be seen in the 18<sup>th</sup> Century Estates Map. The western part of Old Nichol Street, which runs parallel to Redchurch Street is the lone 'named' survivor of the 'Old Nichol', much of which was demolished with the creation of the Boundary Estate at the end of the 19<sup>th</sup> century. The grid which lay to the north of Old



Nichol Street has been replaced with the radial arms of Arnold Circus which is more or less in the middle of the site of the infamous slum ('The Jago').

The 'Redchurch' end of the Conservation Area is noteworthy for the survival of some 18th century structures, many in yellow London stock brick, sometimes with a 'London roof' behind a parapet with a cornice. There has been some modern infill, much of it has been designed flush with the existing period facades so that the overall impression is harmonious, despite the disparity in design and materials and age.

Bethnal Green Road also, the old 'New Cock Lane' survives on the same axis as when formed in 1746. The old Tyssen Estate was remembered in Tyssen St, now the northern extension of Brick Lane. This section of the Conservation Area is more marked by an incursion in the Victorian era, most noticeably with the use of soft red brick as found in the arc of red brick locally listed buildings on Shacklewell Street, Padbury Court (formerly Princes Court) and Gibraltar Walk.

In the centre of the Conservation Area there are two excellent late Victorian structures, remarkable for the attention to architectural design detail.

The old Crown (now Owl & Pussycat), at 34 Redchurch Street, probably has 17th and 18<sup>th</sup> century origins, but survives today with a 19<sup>th</sup> century stucco façade with quoins and neoclassical detail of alternating triangular and segmental pediments. The locally listed three storeys Knave of Clubs Public House (now Les Trois Garçons) which is prominently sited on the corner of Club Row and Bethnal Green Road, has a finely detailed cornice with a blocking course, rusticated stucco bands and stucco architraves.

Industry, commerce and trade have left their mark on the architecture, giving a mixed industrial character to many of the buildings in the Conservation Area. Parts may be described as 'ragged'; with a mixture of housing, retail premise and former industrial buildings.

The Victorian era saw the start of some larger scale buildings, with the introduction of some Victorian and Edwardian frontages. Many of these are red brick and are located on conspicuous corner sites. The character of the area is mixed as a result of successive phases of development. Buildings have been repaired, replaced and rebuilt, some in a piecemeal fashion.

### **Land Use**

The land use is generally mixed, comprising a variety of light industrial, retail and housing. The most prominent group of buildings is the terrace at 109-117 Redchurch Street, at the junction of Redchurch Street and Bethnal Green Road, which requires urgent repair and restoration, and 123- 159 Bethnal Green Road. Recent investment has meant that there is a good deal of development in the Conservation Area, particularly at the western end. Redchurch Street has recently seen the introduction of a hotel (The Albion), state of the art retail and studio workshops, as well as a plethora of other studios which has made the street named as 'one to be seen in' and contribute to an additional use in the conservation Area (Art Galleries). The two pubs in the area (Les Trois Garcons and the Owl & Pussycat) have good patronage and also contribute to an increasing accent on food and cafes as an alternate use of local retail buildings.

### **Scale**

The small scale and narrow dimensions of the streets give the Redchurch Street Conservation Area a unique feel in the surrounding districts compared with nearby Shoreditch and beyond. Most of the buildings on Redchurch Street and on Old Nichol Street which runs parallel to it and the small streets that run between them from north to south, (Chance, Ebor, and Club Row) are only 3 – 4 stories.

Boundary Street at the western edge of the Conservation Area is totally different in scale, being a wide traffic-ridden artery, but this bustle is a welcome contrast to the Redchurch & Old Nichol Streets leading off it to the east. To the north of the Conservation Area the scale changes again, as the tall redbrick structures of the

Boundary Estate contrast considerably with the older, shabbier range of buildings which comprise the Redchurch Street Conservation Area.

There is particularly pleasant pedestrian ambience at the eastern edge of the Conservation Area, behind the northern side of Bethnal Green Road. On Shacklewell Street, Padbury Court and Gibraltar Walk, where there are ranges of early twentieth century furniture workshops (locally listed). In marked contrast to the openness and larger scale of the nearby Boundary Estate, the character of this section of the Conservation Area is marked by the low scale and small plots of these narrow rows of red brick buildings.

### **Open Spaces**

There are no great Estates in the vicinity, nor is the area remarkable for any green public spaces. The sense of openness which is achieved with a good deal of success northwards on the Boundary Estate – complete with trees, gardens and greenery, is not found in the Redchurch Conservation Area. The strongest sense of a place is to be found in front of the new Hotel, at the junction of Redchurch Street, Cock Street and Old Nichol Street.

### **Views**

There is a variety of views throughout the Conservation Area. Looking southwards from the corner of Chance & Old Nichol Streets the street terminates in the hard silver roofing that is a portion of the proposed east London line (albeit temporary). This roofing is in stark contrast to the continuous brick frontage to the west of Chance Street and the mixed Georgian brick and modern facades across to the eastern side of the street. The Old Nichol Street corner is screened off for potential development. The view to the east down Old Nichol Street is one of continuous brick facades on both sides of this narrow street, with most of the 3 – 4 storeyed buildings having pleasing rhythmic bays of fenestration and horizontal lengths of cornices and their parapets. There is some chimney prominence on the skylines at the eastern end of the street. There are pleasing views looking eastward down the parallel streets of Shacklewell Street and Padbury Court together with the open vista of Rhoda Street. This sector of the Conservation Area has a character of its own, in terms of scale, vistas and

materials. The angled red brick building ('Unto this Last') on the corner of Brick Lane and Shacklewell Street incorporates some of the rare greenery in the Conservation Area, and together with its new, but appropriate white fascia across the corner entrance, is one of the most pleasing corners of the Conservation Area.

## **Summary**

This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture dating from the early 18<sup>th</sup> century onwards. The character and appearance of the area, as described in this appraisal, define its special qualities. There are major opportunities within this Conservation Area to improve the Buildings at Risk (as yet to be formally defined) and to proceed with the restoration of the terrace at 109-115 Redchurch Street and No.s 123 – 159 Bethnal Green Road. All these improvements will make a significant difference to the already tangible qualities that have 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 operate 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 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 the Redchurch Street Conservation Area is described in detail in the Appraisal in the first part of this document.**

In, the Redchurch Street Conservation 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.’

## Listed Buildings in the Conservation Area

### Grade II

- The Owl & The Pussycat, (formerly the Crown) 34 Redchurch St
- No 113 Redchurch Street
- Les Trois Garcons (formerly the Knave of Clubs) 25 Bethnal Green Road
- Nos 123- 159 (odd) Bethnal Green Road

### Locally Listed Buildings

- Les Trois Garcons (formerly the Knave of Clubs) 25 Bethnal Green Road
- Nos 1 – 19 Gibraltar Walk
- Nos 16 – 30 Padbury Court
- Nos 9, 11, 13, Redchurch St
- No 85 Redchurch St
- Nos 25 – 35 Shacklewell St

## 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.

Within the Conservation Area, the quality of the public realm, the surface materials, street furniture including bollards and coal holes, and other features are all integral parts of the character of the Conservation Area. 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.

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**

One of the most impressive group of late Victorian structures in this Conservation Area, is the Grade II Listed Bethnal Green Road Terrace (Nos 123 – 159), which has been earmarked for restoration. This restoration should provide the impetus for further works in the nearby Bethnal Green town centre, and is an extension of the successful repair works and conservation work recently carried out in nearby Brick Lane.

The group of buildings at the junction of Redchurch Street & Bethnal Green Road (No.s 109 to 117) near the top of Brick Lane are in desperate need of repairs and refurbishment. The buildings are in various states of poor repair, but all have excellent balanced, symmetrical facades of considerable design merit. Only No.113 is listed, and it is imperative that they are made sound and that a new use be found for them. Nos 109 to 111 and 115 should be locally listed. They form an impressive group architecturally, and would contribute significantly to the area were they to be restored.

It would be an improvement if traffic could be slowed down in deference to the historic value of the Conservation Area.

Lastly, under the tarmacadam of these streets lie the nineteenth century granite setts. Extant examples can be seen in Cock Street. The tarmacadam should be removed, and the setts made good where these have been disturbed. The effect would be to dramatically and signally reunite street surface with the buildings either side, remarkably enhancing the unity of the streetscape.

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

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 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:

1. No 143 Bethnal Green Road

Former Well & Bucket Public House

Priority - D

Designation - Listed Grade II

Condition - Poor. Unoccupied. Advertised: Freehold for Let.

Ownership - Alpha Investments Ltd. Leathertex Limited.

2. No 113 Redchurch Street.

Former weavers building, later used for the furniture trade.

Priority- A

Designation- Listed Grade II

Ownership-Private.

**Action Proposed to Secure:** Implement emergency repairs to protect building fabric.  
Discussions about possible re-use are on-going.

### Any other threats to the Conservation Area

- The encroachment of development of an inappropriate scale upon the special character of the conservation area.
- Unauthorised works and the general erosion of the streetscape.
- The noise and pollution from the heavy traffic on Bethnal Green Road is detrimental to the character of the conservation area.

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

1. Pursue the satisfactory redevelopment of the buildings at the junction of Redchurch Street and Bethnal Green Road, all potential Buildings at Risk
2. Proceed with restoration of the terrace at No 123 – 159 Bethnal Green Road
3. Investigate improving the quality of the public realm
4. Instigate a study of views of the area
5. Produce a shopfront guide.

### **References**

Victoria County History *A History of the County of Middlesex, Volume 11*

Author T.F.T. Baker (editor) Citation: 'Bethnal Green: The West: Shoreditch, Spitalfields and the Nichol'.

The Buildings of England: London 5: East

Bridget Cherry, Charles O'Brien & Nikolaus Pevsner

Yale University Press, 2005