
Site Allocations – Heritage Assessment (2018)

Tower Hamlets Local
Plan 2016-2031

Strategic Planning – Plan
Making

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1. Introduction

The London Borough of Tower Hamlets is preparing a new Local Plan (2016-2031) ('the Local Plan') which sets out the overarching strategy to positively plan and manage future growth, change and development across the borough.

The Local Plan has identified sites for allocation which enables the council to demonstrate how it is positively meeting its need for housing and employment and secures land for infrastructure to support the anticipated level of growth. The purpose of this Heritage Impact Assessment is to support the Local Plan by demonstrating that how the historic environment has been considered in the site allocation methodology and selection process. It also assesses the likely impact on heritage assets that are both designated and non-designated, and whether or how, any harm can be mitigated.

2. National Planning Policy and Guidance

National Planning Policy Framework (NPPF)

Local planning authorities are responsible for assessing applications and issuing decisions related to conservation areas, listed buildings and their settings and scheduled monuments. In considering the decisions they must take account of the statutory considerations and satisfy the relevant policies within the NPPF.

The Planning (Listed Buildings and Conservations Areas) Act 1990 sets out the special regard to the desirability of preserving a listed building and/or its setting or any features of architectural or historical merit that it has. When considering conservation areas, local planning authorities should pay special regard to the desirability of preserving or enhancing its character and appearance.

Paragraph 126 of the NPPF states that: 'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment'.

There is an expectation that planning authorities should deliver sustainable development by incorporating policies and issue planning decisions concerning the historic environment to:

- recognise that heritage assets are an irreplaceable resource;
- conserve heritage assets in a manner appropriate to their significance; and
- utilise opportunities to incorporate the historic environment in to place shaping

Historic England Guidance

Historic England suggests councils undertake a Heritage Impact Assessment of the sites identified in the Strategic Environmental Assessment and the Sustainability Appraisal.

This type of assessment would need to assess:

- the contribution of the site to the significance of any of its heritage assets or those within the vicinity;
- the impact that the development of the site might have on elements that contribute to the significance of the heritage assets;
- if the development of the site is likely to cause harm, identify what measures are necessary to remove or adequately mitigate the harm;
- if mitigation measures are inadequate and the development of the site is likely to harm the significance of the heritage asset, assess whether the public benefit outweighs the harm. If there are no public benefits or the level of harm outweighs the public benefit then the site should not be allocated; and
- whether there is the potential for the allocation of the site to enhance the significance of the heritage asset.

3. Scope of the Heritage Assessment

The heritage assessment will consider all heritage assets that are designated and non-designated on the site and within the immediate vicinity. The contribution of the site to the significance of the heritage assets has broadly been considered and incorporated into the design principles for the sites that we are seeking to allocate. Grade I, II* and II listed buildings have specifically been considered and where opportunities for enhancement or mitigation against harm have been identified they have been incorporated into the design principles.

In order to assess the impact of archaeological remains on the sites, advice has been sought from the Greater London Archaeology Advice Service (GLAAS) at Historic England, and their comments have been incorporated into the assessment. These comments represent an analysis at a point in time and the final comments/approach will be addressed through the development management process. .

4. Methodology

The methodology for the Heritage Impact Assessment adopts the form of a stepped approach which comprises the application of a series of assessments to identify the potential impacts and if/how these impacts can be mitigated.

The steps take a very similar approach to those outlined in the site selection methodology set out in Advice Note 3 “The Historic Environment and Site Allocations in Local Plans”

The steps taken are as follows:

Step 1: Identify which heritage assets are affected by the potential site allocation

Step 2: Identify what impact the site allocation might have on the heritage asset

Step 3: Consider opportunities and constraints

Step 4: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

A pro-forma has been produced for each site to record the information and assessment of each stage (step 5). The assessment will be completed by addressing the questions on the pro-forma. In addition, the written summary and recommendations and design principles for all sites will be summarised in a table.

Step 1: Identify which heritage assets are affected by the potential site allocation

The desk based heritage assessment was undertaken to identify the sites allocations that contained heritage assets and/or had heritage assets adjacent to them. The information was obtained via the council's GIS system as well as through local knowledge from internal stakeholders. In this assessment all heritage assets, both designated and non-designated were considered.

It has been noted that the a number of Heritage Impact Assessments have included another step after step 1 that involves understanding what contribution the site (in its current form) makes to the significance of their heritage asset(s) as per the methodology outlined in the Historic England Advice Note 3 "The Historic Environment and Site Allocations in Local Plans".

This assessment does not include that step because a broad approach was taken at the beginning to include all heritage assets as having significance, and this was then refined through the design principles and will be further assessed during the planning application stage.

Step 2: Identify what impact the site allocation might have on the heritage asset

This stage involves making an assessment of how the allocation of the site might impact on the heritage assets. At this point the heritage assets were identified and taken into account in deciding whether the site could be allocated and where it is proposed to be allocated, preparing design principles for the site.

Step 3: Consider opportunities and constraints

This step identifies some of the possible means of avoiding harm and identifying opportunities for enhancement and these have been set out in the design principles for each site.

Step 4: Recommendation - Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness

This stage involved reviewing the design principles in conjunction with colleagues to ascertain whether, on balance the identified constraints could be overcome via mitigation measures and restoration/enhancements to heritage assets to enable the site to be suitable for allocation in accordance with the NPPF's tests of soundness.

5. Assessment and Recommendation

<p>Site Allocation: Bishopsgate Goods Yard</p> <p>Address: Shoreditch High Street</p> <p>Proposed Land Use Requirements: Housing, employment, strategic open space, community facility/local presence and leisure facility.</p>
<p>Heritage Assets:</p> <ul style="list-style-type: none">• Conservation Area: Fournier Street• Statutory listed building: Grade II listed Braithwaite Viaduct• Statutory listed building: Grade II forecourt wall and gates to old Bishopsgate Goods Station (within London Borough of Hackney boundary)
<p>Likely Impact of Allocation on Heritage Significance:</p> <p>The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.</p> <p>The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.</p>
<p>Heritage Constraints and Opportunities:</p> <p>Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.</p>
<p>Recommendation:</p> <p>Incorporate the following design principles into the site allocation:</p> <ul style="list-style-type: none">• respond positively to the existing scale, height, massing and fine urban grain of the surrounding built environment;• protect or enhance heritage assets on site including the existing grade II-listed Braithwaite viaduct, and sensitively consider its impacts on the conservation areas, strategic and local views. Development should also protect or enhance heritage assets in the surrounding areas (including within the London Borough of Hackney);• focus larger-scale buildings around Shoreditch High Street Overground station;• integrate development with the surrounding area and improve the street frontage and public realm on key routes, particularly along Wheler Street and ensure it is well integrated into public squares to the east and south of the station;• improve movement through the area and repair fragmented urban form (e.g. locate a community/local presence facility on key routes).

Recommendations from GLAAS:

The site is in the borough's tier 2 archaeological priority area for Spitalfields and Brick Lane and also in the London Borough of Hackney's tier 2 archaeological priority area for Shoreditch. Significant Roman and later remains connected with the development of London can be expected where impacts from the later railway have been limited.

The early railway heritage itself of the site is also important and buried remains of the original 1840 station, or remains of it currently hidden within later built fabric, as well as intact nineteenth century industrial archaeology features should be preserved *in situ* by any consented development scheme.

Any consented scheme should preserve and enhance the industrial archaeology of the site and an application should be accompanied by an up-to-date desk-based assessment and heritage statement that demonstrates appropriate mitigation measures including preservation, archaeological investigation and the management and public presentation of important heritage.

Site Allocation: London Dock

Address: Pennington Street

Proposed Land Use Requirements: Housing, employment, small open space, secondary school and health facility

Heritage Assets:

Statutory listed building: Grade II listed Pennington Street Warehouses (including former canteen and vaults below) along the northern boundary of the site and the grade I listed Tobacco Dock that adjoins the site to the east.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: enhancing and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- respond positively to the existing character, scale, height, massing and fine urban grain of the surrounding built environment, specifically to the north, south and east;
- protect or enhance heritage assets on site and in the surrounding areas, including the grade I listed Tobacco Dock;

Recommendations from GLAAS:

The site lies in the tier 2 Wapping archaeological priority area and the centre of the site has high potential for deeply buried remains of prehistoric and Roman date as well as the possible line of London's civil war defences.

Geoarchaeological modelling of the site has identified a buried landscape which would be affected by deep groundworks and which may preserve palaeoenvironmental evidence as well as riverside settlement and commercial activity similar to the Roman site at Shadwell, for example.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, alongside an assessment of likely impacts using the model, and proposals for evaluation and mitigation.

Site Allocation: Marian Place Gas Works and The Oval

Address: Marina Place/The Oval/Emma Street

Proposed Land Use Requirement: Housing, employment, community and social uses, strategic open space

Heritage Assets:

- Conservation area: Regents Canal conservation area and Hackney Road conservation area (part of the site falls within the Regents Canal conservation area)
- London square: The Oval
- Non-designated heritage assets: Gasholders and associated structures, Victorian buildings adjacent to Regents Canal, Georgian cottages including the associated setted street and railings.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets, including the non-designated gas holders and London square, through measures including, but not limited to: repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- respond positively to the special character of the Regents Canal conservation area and its setting, character, scale, height, massing and fine urban grain of the surrounding built environment, and specifically integrate heritage assets on site ;
- retain, reuse and enhance the existing heritage assets, including gasholders no. 2 and no.5, Victorian buildings adjacent to Regents Canal, and Georgian cottages, including the associated setted street and railings;
- re-use The Oval as new public open space which positively contributes to the surrounding buildings and well-connected to the new open space. The Oval should be fronted by a continuous building line following its footprint;
- provide active frontage set back from the canal, and positively frame the open space and The Oval to avoid excessive overshadowing;

Recommendations from GLAAS:

The site does not lie within an archaeological priority area but is likely to contain industrial archaeological and built heritage remains of the borough's nineteenth century canalside development. Surviving areas of the Hackney gravel geology may preserve prehistoric remains.

In view of the size of the site, a planning application should be accompanied by an archaeological desk-based assessment in order to inform mitigation of any impacts. This should include

assessment of the standing buildings archaeology.

Site Allocation: Whitechapel South

Address: Whitechapel Road

Proposed Land Use Requirements: Employment, housing, strategic open space, health facility, district heating facility

Heritage Assets:

- Conservation area: London Hospital and Myrdle Street
- Statutory listed buildings: Grade II Royal London Hospital and the statue and , pillar box, grade II listed buildings on Stepney Way (St. Augustine's Church), Newark Street (no.'s 26& 28; 30 & 32; 34; 36 & 36A; 38; and 40 & 42) and Ashfield Street (known as 43-69 Philpot Street), Mount Terrace (18-34), Walden Street (2-16 and 36-49), New Road (24-32 and attached railings) and other listed properties on the surrounding streets (for example, the grade II listed telephone kiosks outside of the northern boundary).
- Locally listed buildings: Whitechapel Road, Ashfield Street, Parfett Street, New Road Cavell Street and other locally listed properties within the site allocation.
- Archaeological priority area

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- respond positively to the heritage assets and existing character, scale, height, massing and fine urban grain of the surrounding built environment, including the setting of the London Hospital conservation area;
- restore and/or enhance connections between neighbouring strategic sites, particularly north of Whitechapel Road and ensure the streetscape and the wider context, including design and character are addressed;
- create a sense of place set around a public square behind the former Royal London Hospital building and new public square immediately to the east of St. Augustine with St. Philip's Church to positively integrate the life sciences and research hub with the new civic centre and the green spine;
- repair the fragmented urban form to create a legible, permeable and well-defined movement

network; and

- facilitate the delivery of consolidated interconnected open spaces to form the Green Spine which link Whitechapel district centre to Commercial Road through the following.
 - a. Provision of new and improved green open space (the Green Spine) stretching from Philpot Street to the new civic centre. It should be linear in nature and provide a direct visual link across its length.
 - b. Buildings adjacent to the Green Spine should make a positive contribution to reinforce north-south legibility with permeable routes and visual links through the new development.
 - c. Existing consented open space which has yet to be implemented on site is an integral element to the provision of 1 hectare of strategic open space and should be re-provided. Where opportunities exist, development will be expected to consolidate and integrate the consented open space with the new Green Spine to maximise its multi-functional use.

Recommendations from GLAAS:

The site lies inside the tier 2 Mile End archaeological priority area and on the edge of the tier 2 London to Colchester Roman Road archaeological priority area. There is extensive potential for significant post-mediaeval and mediaeval remains to be present at the site, connected with its location on the edge of the historic core of London.

These include several burial grounds, the projected line of the city's civil war defences, the site of an Elizabethan theatre (The Red Lion) and a mediaeval manor house.

Any planning application should be accompanied by an extensive archaeological desk-based assessment and the results of field evaluation work in order to inform the management of any new impacts.

It is likely that preservation *in situ* of significant human burials and other important remains would be a requirement of planning, if they are found to be present. Initial assessment should include an overall appraisal of the various post-mediaeval burial grounds at the site and their relative significance, informed by thorough archive and documentary research and following appropriate guidance.

Site Allocation: Bow Common Gas Works

Address: Bow Common Lane

Proposed Land Use Requirements: Housing, re-provision of employment, strategic open space and a secondary school.

Heritage Assets:

- Adjacent conservation area: Tower Hamlets Cemetery to the north-west of the site
- Locally listed building: Bow Cottage
- Bow Common Gas Works office (application with English Heritage for statutory listing)

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: enhancing, retaining and/or repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- respond positively to the setting of the two conservation areas: Tower Hamlets Cemetery and Swaton Road, and the local nature reserve, as well as the scale, height, massing and fine urban grain of the surrounding built environment;
- integrate the site with Tower Hamlets Cemetery Park through new or improved pedestrian and cycle routes;
- improve walking and cycling connections to, from and through the site, specifically to address poor permeability created by the site. These should align with the existing urban grain to support legibility, specifically joining Knapp Road to Bow Common Lane;
- improve public realm with active site edges, specifically along Bow Common Lane;
- provide active frontages along the railway to enhance the use and setting of the railway arches as a non-designated heritage asset; and

Recommendations from GLAAS:

The site is not located in an archaeological priority area. Its geology indicates some potential for early prehistoric remains from within the underlying gravels. Although there are few records of finds nearby, limited numbers of past investigations means that archaeological potential is unknown rather than low. Remains of the original 1850 gasworks may be of archaeological significance.

In view of the size of the site, a planning application should be accompanied by an archaeological desk-based assessment in order to establish if mitigation is necessary and if so what form it should

take.

Site Allocation: Crisp Street Town Centre

Address: Crisp Street/ East India Dock Road/ Kerbey Street

Proposed Land Use Requirements: Housing, retail and other compatible uses, idea store and local market.

Heritage Assets:

- Conservation area: Lansbury
- Statutory listed buildings: Grade II listed Crisp Street Market Clock Tower and the Festival Inn on the site as well as the grade II Listed Poplar Baths building that sits outside the southern boundary of the site.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: incorporating relevant set-backs, building heights, form and materials.

Recommendation:

Incorporate the following design principles into the site allocation:

- deliver a regenerated town centre for Poplar with a range of unit sizes (including those suitable for independent and small local retailers), a market square and a re-provided idea store located on East India Dock Road;
- respond positively to the existing character, scale, height, massing and urban grain of the post-war architecture and surrounding built environment, specifically the Lansbury Estate to the west and Poplar Baths to the south;
- protect and enhance heritage assets on site and in the surrounding areas, including the Lansbury Estate and conservation area to the west and Poplar Baths to the south;
- reinforce and complement local distinctiveness and create a positive sense of place with improved visual connections to, from and within the site - specifically to Langdon Park and All Saints DLR station and the characteristic clock tower.

Recommendations from GLAAS:

The site is not located in an archaeological priority area. There is some potential for deeply buried early prehistoric archaeology in the underlying gravel and in the Langley Silt deposit recorded in the north of the site.

In view of the size of the site, a planning application should be accompanied by an archaeological Desk based assessment in order to inform mitigation of impacts.

Site Allocation: Ailsa Street

Address: Ailsa Street

Proposed Land Use Requirements: Housing, employment, safeguarded waste site, small open space and primary school.

Heritage Assets:

- Conservation area: Limehouse Cut (part of the site sits within the conservation area)
- Statutory listed building: Grade II* and II listed buildings and grade II* Bromley Hall School, the Grade II listed Poplar Public Library, Former Bromley Hall on the site and the adjacent grade II listed fire station.
- Archaeological priority area

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: enhancing and/or repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- respond positively to the existing character, scale, height, massing and urban grain of the surrounding built environment;
- protect or enhance and integrate heritage assets on site, including Poplar public library and Bromley Hall and in the surrounding areas;

Recommendations from GLAAS:

The site lies in the tier 3 Lea Valley archaeological priority area, sited at the confluence of a prehistoric waterlogged tributary valley and the Lea. As with the Aberfeldy Estate, deeply buried peats sealing prehistoric features can be expected.

Evidence of the use and development of the river is likely to be preserved along with industrial archaeology. This potentially includes parts of the eighteenth century Bromley Calico Works textile printworks. Modern development impacts are unclear, although the late nineteenth century gasworks will have involved ground disturbance in the north. An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, alongside an assessment of likely impacts using the model, and proposals for evaluation and mitigation.

Site Allocation: Leven Road Gas works

Address: Leven Road

Proposed Land Use Requirements: Housing, employment , strategic open space and secondary school

Heritage Assets:

- Dismantled non-designated gas holders and associated structures

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage through measures including, but not limited to: retaining and repairing the heritage assets such as the gas holders and their associated structures, incorporating relevant set-backs, building heights, form and materials.

Recommendation:

Incorporate the following design principles into the site allocation:

- respond positively to the existing character, scale, height, massing and fine urban grain of the surrounding built environment and its riverside location In particular it should deliver an appropriate transition in scale, sensitive to the amenity of adjoining residential properties and buildings in close proximity. The new streets should complement the existing network and deliver active frontages.;
- retain and reuse parts of the dismantled gas holder no .1 within the future development.;
- reflect the industrial heritage of the site through measures such as, but not limited to, public art, landscaping and building design

Recommendations from GLAAS:

The site lies in the tier 3 Lea Valley archaeological priority area, sited at the confluence of a prehistoric waterlogged tributary valley and the Lea. As at the neighbouring Aberfeldy Estate, deeply buried peats sealing prehistoric features can be expected. Remains of the late nineteenth century gasworks may be of some industrial archaeological significance.

Modern development impacts are unclear, although there has been decontamination work at the site. An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, alongside an assessment of likely impacts using the model, and proposals for evaluation and mitigation.

Site Allocation: Aspen Way

Address: Aspen Way

Proposed Land Use Requirements: Housing, employment, strategic open space, college (re provision) community centre and associated football pitched (re-provision)

Heritage Assets:

- Conservation area: St. Mathias Church, Poplar (part of the site sits within the conservation area)
- Statutory listed building: Grade II listed Tower Hamlets College
- Statutory listed buildings: Grade II opposite the northern boundary of the site (including but not limited to St. Matthias's Vicarage and Old Poplar Town Hall and offices)
- Archaeological priority area

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- respond positively to the existing character scale, height, massing and urban grain of the surrounding built environment, including the St. Matthias Church conservation area. The setting of adjacent housing should also be protected through appropriate screening and landscaping;
- protect or enhance heritage assets on site and in the surrounding areas, including the grade II listed college building situated along the northern boundary;
- restore and/or enhance connections between neighbouring site allocations and ensure the streetscape and the wider context, including design and character are addressed;
- improve the quality of spaces around and between buildings and movement through area;

Recommendations from GLAAS:

The site straddles the tier 2 archaeological priority area for Poplar and the tier 3 archaeological priority area for the Isle of Dogs. The northern edge of the site may preserve evidence of the mediaeval and post-mediaeval development of Poplar including an eighteenth century workhouse. However, modern development is likely to restrict survival to small areas.

Deeply buried earlier remains may survive intact beneath the DLR depot and could be affected by extensive development and gravel in the north may preserve Palaeolithic evidence. A desk-based archaeological assessment addressing the above issues and proposals for evaluation and mitigation should accompany any planning application.

Site Allocation: Billingsgate Market

Address: Trafalgar Way

Proposed Land Use Requirements: Employment, housing, small open space, secondary school

Heritage Assets:

- Statutory listed : Grade I Quay Walls, copings and buttresses to the docks
- Statutory listed building: Grade II listed Accumulator Tower

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets on the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage through measures including, but not limited to: retaining and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the requirements of the Canary Wharf tall building zone (as set out in policy D.DH6), where all buildings are proposed;
- respond positively to the existing character of the surrounding built environment, particularly the dockside and the existing residential developments on the eastern side of Trafalgar Way;
- restore and/or enhance connections between neighbouring strategic site allocations and ensure the streetscape and the wider context, including design and character are addressed;
- protect or enhance the statutory listed accumulator tower;
- prevent excessive overshadowing and enable activation of the dockside by stepping back development from West India Dock; and
- maximise accessibility to the waterside and enhance its setting.

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area and neighbours the tier 2 Blackwall archaeological priority area. It contains nineteenth century dockyard heritage including buried remains of warehouses, dock walls and a standing hydraulic accumulator tower. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, taking into account the results of recent work at neighbouring Wood Wharf and for Crossrail and including proposals for evaluation and mitigation. It is likely that the archaeological aspects of most development schemes could be dealt with by condition.

Site Allocation: Crossharbour Town Centre

Address: East Ferry Road

Proposed Land Use Requirements: Housing, redevelopment of the district centre, primary school, community/local presence facility and health facility

Heritage Assets:

- The site does not contain any and is not immediately adjacent to any designated or non-designated heritage assets however the design principles set out below highlight the importance of development responding to the low rise properties to the north. Carnegie Library, a grade II statutory listed building, is situated outside of the site to the north.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the areas heritage and built form through measures including, but not limited to: incorporating relevant set-backs, building heights, form and materials.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the requirements of the Millwall Inner Dock tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed
- respond positively to the existing character of the surrounding built environment , provide a transition in scale, height massing and urban grain from the low rise nature of the immediate residential area to the north and east and address the setting of the local nature reserve and Mudchute Park;
- reinforce and complement local distinctiveness and create a positive sense of place with the provision of a new public square in the centre that frames development;
- protect or enhance the setting of the Maritime Greenwich world heritage site and other surrounding heritage assets;
- improve walking and cycling connections to, from and across the site to establish connections to the new public square, Crossharbour DLR station and Mudchute Park. These routes should acknowledge the existing urban grain to support permeability and legibility;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area. The west may contain buried nineteenth century dockyard heritage. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

Recent modelling work in connection with the nearby Westferry Printworks has provided evidence that the site may overlie a prominent gravel island that would have been attractive to settlement during prehistory. Remains similar to the bronze age platform found at Atlas Wharf may therefore be preserved at depth.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, alongside an assessment of likely impacts using the model, and proposals for evaluation and mitigation. Preservation of significant remains may be necessary.

Site Allocation: Limeharbour

Address: Limeharbour

Proposed Land Use Requirements: Housing, employment, strategic open space, primary school

Heritage Assets:

- Conservation area: Coldharbour (situated outside of the north east corner of the site)
- The site does not contain any and is not adjacent to any designated and non-designated heritage assets however any development should be designed to respect the setting of the historic docks and the setting of the Maritime Greenwich world heritage site to the south.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the requirements of the Millwall Inner Dock tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed
- provide an appropriate transition in building heights and generous spacing between buildings, in order to respect the existing character, specifically its dockside location and the surrounding low to mid-rise built environment of Cubitt Town to the south-east;
- create a series of buildings scales with a well-articulated built form and skyline, avoiding significant adverse environmental impacts, including overshadowing of adjacent sites either within the area or outside, particularly along the main routes of Marsh Wall and Limeharbour;
- protect or enhance the setting of heritage assets in and around the area, including the historic docks and the setting of the Maritime Greenwich world heritage site to the south;
- create a legible, permeable and well-defined movement network through the site, centred on Millwall and Marsh Wall connecting to the surrounding existing street network and docksides, with a new bridge crossing to the north;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area. It contains nineteenth century dockyard heritage including buried remains of warehouses, granaries and railways. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings.

Site Allocation: Marsh Wall East

Address: Marsh Wall

Proposed Land Use Requirements: Housing, employment, small open space, primary school, health facility

Heritage Assets:

- Conservation area: Coldharbour (situated adjacent to the eastern boundary of the site)
- The site does not contain any and is not adjacent to any designated and non-designated heritage assets however any development should be designed to respect the setting of the historic docks and the setting of the Maritime Greenwich world heritage site to the south.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the requirements of the Canary Wharf tall building zone designation (as set out in policy D.DH6) where tall buildings are proposed
- maintain the existing block structure, whilst respecting its dockside location and surrounding built environment, . In particular provide a transition in scale in relation to the lower rise buildings of Cubitt Town to the south-east and ensure appropriate spacing between buildings to enable visual permeability between Marsh Wall and South Dock ;
- create a series of building scales with a well-articulated built form and skyline, avoiding significant adverse environmental impacts, including overshadowing of adjacent sites either within the area or outside, particularly along the main routes of Marsh Wall and Limeharbour;
- protect or enhance the setting of heritage assets in and around the area, including the historic docks and the setting of the Maritime Greenwich world heritage site to the south;
- create a legible, permeable and well-defined movement network through the site, centred on Millwall and Marsh Wall connecting to the surrounding existing street network and dockside;
- integrate tall buildings with improved public realm and ensure development steps back from the dockside with fully accessible active frontages;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area. It contains nineteenth century dockyard heritage including buried remains of warehouses and railways, and the dock wall. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings.

Site Allocation: Marsh Wall West

Address: Marsh Wall

Proposed land use requirements: Housing, employment, small open space, primary school and health facility

Heritage Assets:

- The site does not contain any and is not adjacent to any designated and non-designated heritage assets however any development should be designed to respect the setting of the historic docks and the setting of the Maritime Greenwich World Heritage Site to the South and the historic dockside promenade.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the requirements of the two tall building zones, Canary Wharf and Millwall Inner Dock designations (as set out in policy D.DH6) that the site is situated in, where tall buildings are proposed.;
- provide appropriate building heights, whilst positively complementing the existing character, specifically dockside location and surrounding built environment, particularly the lower rise buildings of Millwall to the south-west;
- create a series of building scales with a well-articulated built form and skyline, avoiding significant adverse environmental impacts, including overshadowing of adjacent sites either within the area or outside, particularly along the main routes of Marsh Wall;
- protect and enhance the setting of the Maritime Greenwich world heritage site and other surrounding heritage assets, including the historic dockside promenade;
- prevent excessive overshadowing of the riverside and enable activation of the waterfront by ensuring development is stepped back;
- create a legible, permeable and well-defined movement network, centred on Millharbour and Marsh Wall;
- incorporate active frontages to surrounding streets and spaces, including the waterside and accessible high quality public space along the entire dockside;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area. It contains nineteenth century

dockyard heritage including buried remains of warehouses and railways, and the dock wall. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings.

Site Allocation: Millharbour South

Address: Millharbour, South

Proposed Land Use Requirements: Housing, employment, small open space, primary school, health facility

Heritage Assets:

- The site does not contain any and is not adjacent to any designated and non-designated heritage assets however any development should be designed to respect the setting of the historic docks and the setting of the Maritime Greenwich world heritage site to the South and the historic dockside promenade.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the Millwall Inner Dock tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed;
- respond positively to the surrounding built environment and its dockside location; specifically, it should step down from Marsh Wall to the smaller scale residential areas south of Millwall Dock and enable visual permeability between Millharbour and Millwall Inner Dock;
- protect and enhance the setting of the Maritime Greenwich world heritage site and other surrounding heritage assets, including the historic dockside promenade;
- protect or enhance the waterside setting, ensuring public accessibility along the entire waterfront;
- prevent excessive overshadowing and enable activation of the riverside by ensuring development is stepped back from the waterside;
- create a legible, permeable and well-defined movement network, centred on Millharbour, Pepper Street and the dockside;
- reinforce and complement local distinctiveness and create a positive sense of place along Pepper Street by supporting a mix of uses;
- incorporate active frontages to surrounding streets and spaces (including the waterside) and accessible, high quality public space along the entire dockside;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area. It contains nineteenth century dockyard heritage including buried remains of warehouses and railways, and the dock wall. As with other sites on the Isle of

Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

Recent modelling work in connection with the neighbouring Westferry Printworks has provided evidence that the site may overlie a prominent gravel island that would have been attractive to settlement during prehistory. Remains similar to the bronze age platform found at Atlas Wharf may therefore be preserved at depth.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, alongside an assessment of likely impacts using the model, and proposals for evaluation and possible mitigation. Preservation of significant remains may be necessary.

Site Allocation: Millharbour

Address: Marsh Wall, Millharbour

Proposed Land Use Requirements: Housing, employment, small open space, primary school and health facility.

Heritage Assets:

- The site does not contain any and is not adjacent to any designated and non-designated heritage assets however any development should be designed to respect the setting of the historic docks and the setting of the Maritime Greenwich world heritage site to the South and the historic dockside promenade.

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the Millwall Inner Dock tall building zone designation (as set out in policy D.DH6) that the majority of the site is situated in, where tall buildings are proposed;
- respond positively to the local character, of the surrounding built environment and its dockside location; specifically step down from Marsh Wall to the smaller-scale residential areas south of Millwall Dock;
- protect and enhance the setting of the Maritime Greenwich world heritage site and other surrounding heritage assets including the historic dockside promenade;
- prevent excessive overshadowing and enable activation of the riverside by ensuring development is stepped back from the waterside;
- create a legible, permeable and well-defined movement network, centred on Millwall Inner Dock, Millharbour and Marsh Wall;
- incorporate active frontages to surrounding streets and spaces (including the waterside) and accessible, high quality public space along the entire dockside;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area. It contains nineteenth century dockyard heritage including buried remains of warehouses and railways, and the dock wall. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings.

Site Allocation: North Quay

Address: Upper Bank Street

Proposed Land Use Requirements: Employment, housing, small open space

Heritage Assets:

- Statutory listed : Grade I Quay Walls, copings and buttresses to the docks
- Statutory listed : Grade I warehouses and general offices at western end of north Quay (outside of the site allocation boundary to the west)
- Archaeological priority area

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the requirements of the Canary Wharf tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed;
- respond positively to the existing character of the surrounding built environment and its dockside location;
- protect or enhance the waterside setting, ensuring public accessibility along the entire waterfront;
- provide active frontages and access along the dockside to create a series of interconnected spaces in accordance with the green grid;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area. It contains nineteenth century dockyard heritage including buried remains of warehouses and buried dock walls. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, taking into account the results of recent work for Crossrail. It is likely that the archaeological aspects of most development schemes could be dealt with by condition provided that the buried dock wall can be preserved *in situ*.

Site Allocation: Reuters Ltd

Address: Paul Julius Close

Proposed Land Use Requirements: Housing, employment, small open space and primary school

Heritage Assets:

- Statutory listed building: Grade II Listed Dock within the site and the Grade II Listed Northern ventilation shaft for the Blackwall Tunnel situated outside of the site adjacent to the western boundary
- Archaeological priority area

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the requirements of the Blackwall tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed;
- respond positively to the existing character, scale, height, massing and fine urban grain of the surrounding built environment, and its dockside location. Specifically, buildings should step down from the neighbourhood centre towards the river and enable visual permeability between Blackwall Way and the River Thames;
- retain, reuse or enhance the existing heritage assets, including the grade II listed dock and adjacent grade II listed northern ventilation shaft;
- integrate buildings with improved public realm and ensure development is stepped back from the riverside with fully accessible active frontages;
- improve movement through the area and repair fragmented urban form by reinforcing the route with active uses from East India DLR station and Blackwall Way towards the Thames Path and the Blackwall Yard Graving Dock;
- reinforce and complement local distinctiveness with the re-provision of the existing waterspace on site and integrate its function with the open space to maximise amenity provision;

Recommendations from GLAAS:

The site lies in the tier 2 Blackwall archaeological priority area and includes a listed dock as well as buried dockyard remains of the historic Blackwall Yard. A Neolithic burial was excavated nearby on Yabsley Street and indicates prehistoric riverside potential on higher ground at the Lea-Thames confluence.

Any planning application should be accompanied by an archaeological desk-based assessment in order to inform the management of any new impacts. As the site has the benefit of a recent planning consent, it is likely that the archaeological aspects of most development schemes could be dealt with by condition provided that significant dock heritage is preserved *in situ* and steps are taken to secure public access and presentation.

Site Allocation: Riverside South

Address: Westferry Circus

Proposed Land Use Requirements: Employment, housing and small open space

Heritage Assets:

- Statutory listed : Grade II listed former west entrance lock along the southern boundary
- Statutory listed: Grade I listed dock (outside of the site to the east)

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

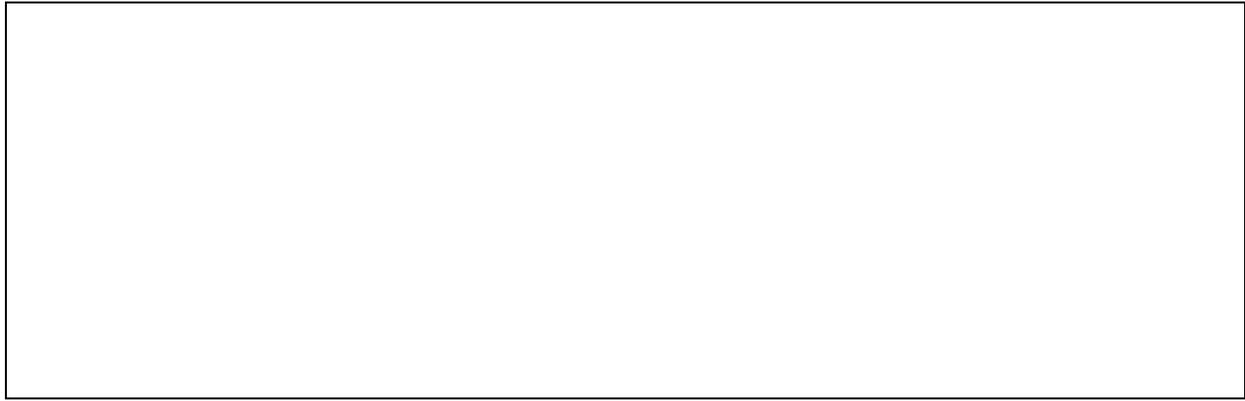
Incorporate the following design principles into the site allocation:

- comply with the requirements of the Canary Wharf tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed;
- respond positively to the existing character, of the surrounding built environment and enable visual permeability between Westferry Road and the River Thames;
- retain, reuse or enhance the existing heritage assets, including a listed lock wall that forms the eastern boundary of the site;
- integrate buildings with improved public realm and ensure development is stepped back from the riverside with fully accessible active frontages;
- protect or enhance the waterside setting, ensuring easy public access along the entire waterfront with active retail and commercial uses;

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area and was the site of eighteenth and nineteenth century docks. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present. A limited watching brief on preparatory works at the site found remains of the docks and buried peat, but the extent of current survival is not clear.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, alongside an assessment of likely impacts using the model, and proposals for evaluation and possible mitigation. Preservation of significant remains may be necessary.



<p>Site Allocation: Westferry Print Works</p> <p>Address: Westferry Road</p> <p>Proposed Land Use Requirements: Housing, employment, strategic open space, leisure centre and secondary school</p>
<p>Heritage Assets:</p> <ul style="list-style-type: none">• Setting of the Maritime Greenwich world heritage site and other surrounding heritage assets
<p>Likely Impact of Allocation on Heritage Significance:</p> <p>The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.</p> <p>The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.</p>
<p>Heritage Constraints and Opportunities:</p> <p>Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.</p>
<p>Recommendation:</p> <p>Incorporate the following design principles into the site allocation:</p> <ul style="list-style-type: none">• comply with the requirements of the Millwall Inner Dock tall building zone designation (as set out in policy D.DH6), where tall buildings are proposed within this zone;• respond positively to the existing character, of the surrounding built environment and its dockside location. Specifically, buildings should step down from Marsh Wall to the smaller scale residential properties within the and southern of the Isle of Dogs and to the west of Millharbour. Development should enable clear lines of sight between Millharbour and Millwall Outer Dock and ensure multiple visual and pedestrian permeability between Tiller Road and Millwall Outer Dock;• protect or enhance the setting of the Maritime Greenwich world heritage site and other surrounding heritage assets;• respect the waterside setting, ensuring public accessibility to the waterfront and active frontages provided with buildings stepped back.
<p>Recommendations from GLAAS:</p> <p>The site lies in the tier 3 Isle of Dogs archaeological priority area and neighbours the tier 1 Atlas</p>

Wharf archaeological priority area. Recent geotechnical modelling work at Westferry Printworks has provided evidence that the site overlies a prominent gravel island that would have been attractive to settlement during prehistory. Remains similar to and/or associated with the bronze age platform found at Atlas Wharf may be preserved at depth.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, alongside the results of evaluation fieldwork and an assessment of likely impacts using the model. Preservation *in situ* of significant remains may be necessary.

Site Allocation: Wood Wharf

Address: Prestons Road

Proposed Land Use Requirements: Housing, employment, strategic open space, primary school, idea store and health facility

Heritage Assets:

- Conservation area: Coldharbour (part of the site lies within the conservation area)
- Statutory listed: Grade I listed Blackwall Basin and Quay Walls, copings and buttresses to the docks
- Non designated heritage assets: Quay walls to northern edge of South Dock

Likely Impact of Allocation on Heritage Significance:

The site is able to accommodate at least 500 homes alongside key infrastructure which will have an impact on existing heritage assets around the site.

The location, siting, form appearance and other identified impacts are addressed in the recommendations section below and in more detail at the planning application stage.

Heritage Constraints and Opportunities:

Development will be expected to incorporate a design that maximises the enhancement of the heritage assets through measures including, but not limited to: retaining and repairing the heritage assets, incorporating relevant set-backs, building heights, form and materials and ensure that key views are maintained.

Recommendation:

Incorporate the following design principles into the site allocation:

- comply with the Canary Wharf tall building zone designation (as set out in policy D.DH6) where tall buildings are proposed;
- incorporate appropriate building heights, while respecting and being informed by the character, of the surrounding built environment and its dockside location;
- focus tall buildings in the western portion of the site, stepping down to the existing lower rise environment in Cubitt Town to the east;
- protect or enhance the Blackwall Basin and former West India Dock walls and other surrounding heritage assets;
- present excessive overshadowing and enable activation of the riverside by ensuring building are stepped back the water edge.

Recommendations from GLAAS:

The site lies in the tier 3 Isle of Dogs archaeological priority area and neighbours the tier 2 Blackwall archaeological priority area.. It contains nineteenth century dockyard heritage including buried remains of warehouses and dock walls. As with other sites on the Isle of Dogs, deeply buried prehistoric and palaeoenvironmental remains may be present.

An application for development should be accompanied by a geoarchaeological model of the site and its immediate surroundings, taking into account the results of recent work at the site and for Crossrail.

